

KEY INFORMATION

Ward Maryfield

Proposal

Change of use to form 24 No 2 bedroom residential units including new dormers and rooflights.

Address

80 High Street
Dundee
DD1 1SD

Applicant

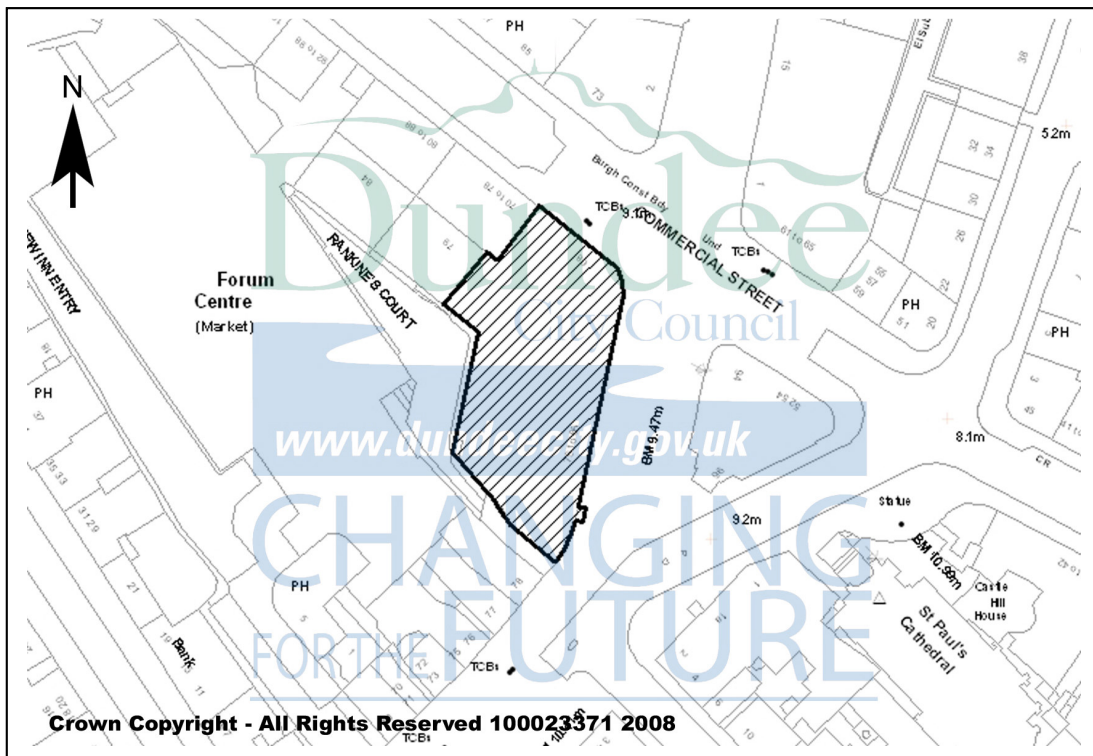
Darco Property
48 Charles Street
London
W1J 5EN

Agent

Keppie Planning & Urban
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160 West Regent Street
Glasgow
G2 4RL

Registered 21 Dec 2007

Case Officer C Walker



Housing Conversion for Listed Building

The change of use to form 24 No 2 bedroom residential units including new dormers and rooflights is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed development will introduce an appropriate use into the upper floors in a manner which will preserve the listed building and its features of interest. The application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Listed building consent is sought to carry out internal and external alterations to the listed building in connection with a change the use of the upper floors to form 24 flats.
- No public comment on the application was received and Historic Scotland has informally commented that they are generally supportive of the proposals subject to the sensitive treatment of the historic fabric of the building.
- The new dormers and roof lights to the front of the building and the alterations to the rear to form balconies are unobtrusive and respect the character and appearance of the listed building. The internal changes do not affect the historic fabric of the listed building.
- The application is recommended for **APPROVAL** subject to Historic Scotland's opportunity to call it in for determination.

DESCRIPTION OF PROPOSAL

Listed building consent is sought to carry out internal and external alterations to the listed building in connection with a change the use of the upper floors to form 24 flats.

The original areas of the listed building on the south western side of the pend at Rankines Court will be converted to form a 2 bedroom flat at second floor level and a 3 bedroom maisonette incorporating the pillared tea room and art deco room third and fourth floor levels. The second floor level has no internal features of interest but the third floor level (pillared tea room) has a very attractive interior. Rather than subdivide this space, which would damage its character and appearance, it is proposed to retain it as a single space forming the lower level of a maisonette flat. This large space could be used as a lounge area or as a workspace area linked to and ancillary to the residential occupation of the maisonette flat. The top floor level (art deco room) would be subdivided to form the kitchen and bedroom areas.

The remainder of the building (apart from the retained facade) is new and it is proposed to form dormer windows and roof lights in the roof of the building and to form new balconies on the rear of the building.

SITE DESCRIPTION

The site comprises the former Arnotts store, a Category A listed building on High Street and Commercial Street. It was built in the 1870's as a result of the 1871 City Improvement Act when Commercial Street was built on an impressive scale with uniform facades. The building was occupied by D M Browns Department Store in 1888 which subsequently expanded to occupy the whole block by 1914. The building has been in retail use ever since.

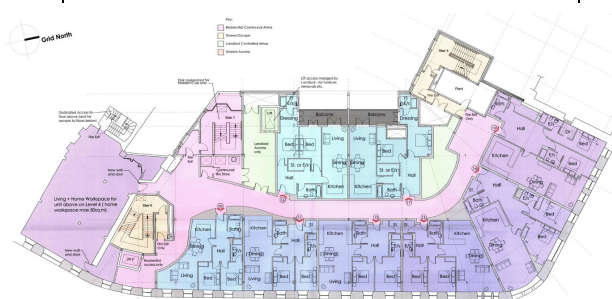
It has been modified on many occasions since then, most recently in 2005 when most of the building was demolished with the facade being retained. The redevelopment and facade retention involved a repair of the attractively detailed stone work and the domed roof with cast iron crown

and flagpole. Internally the principal features of interest, the Edwardian Pillared Tea Room and Art Deco Room, both above the section of building at 78 High Street, were



restored.

To the north west, Commercial Street continues as no 68-110 built in a similar style and also Category A listed. The ground floors are occupied by commercial premises and upper floors are in residential use. At Rankine's Court the storage buildings continue to the north west and on the opposite side of the road is the Forum Centre. To the south west High Street continues on to Gardyne's Land, and these medieval buildings are also Category A listed.



This is a Category A listed building occupying a prominent site in the Central Area Conservation Area.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

There are no policies relevant to the determination of this application.

Dundee Local Plan Review 2005

Policy 60 Alterations to Listed Buildings requires such alterations to have regard to the preservation or enhancement of the listed building.

Scottish Planning Policies, Planning Advice Notes and Circulars

There are no statements of Government policy relevant to the determination of this application.

Non Statutory Statements of Council Policy

There are no non statutory Council policies relevant to the determination of this application.

SUSTAINABILITY ISSUES

There are no specific sustainability policy implications arising from this application.

SITE HISTORY

Planning permission and listed building consent were granted in 2003 to convert and redevelop the former Arnotts building to provide retail floor space - applications 02/00652/FUL and 02/00653/LBC refer. These consents were implemented but the building has remained vacant above first floor level.

There is a current application for planning permission for this development, the Report on which appears elsewhere in this Agenda - application 07/01126/COU refers.

PUBLIC PARTICIPATION

The proposal was advertised as a listed building application and no public comment was received.

CONSULTATIONS

Historic Scotland has informally commented that they are generally supportive of the proposals subject to the sensitive treatment of the historic fabric of the building.

OBSERVATIONS

In accordance with the provisions of Section 14 of the provisions of Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, the Council is required to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

In this case the significant issues relate to the alterations to the roof, where new dormers and roof lights are proposed and the treatment of the internal spaces known as the pillared tea room and art deco room.

The roof of this building was rebuilt when it was converted as part of a retail development. Prior to its rebuilding, it had many dormer windows constructed over time as part of the Arnotts Department Store but the current slated mansard roof only has dormers above the part of the building on the south western side of the pend at Rankines Court and at the corner "Pineapple" feature at the junction of High Street and Commercial Street. It is proposed to form 9 additional dormers and 7 roof lights on the building to provide light to the top floor flats. The proposed dormers are round headed dormers designed to match the existing dormers on the building and both the dormers and the roof lights are aligned with windows on the lower floors of the building.

It is considered that the alterations to the roof to form additional dormers and roof lights will not adversely impact on the character or appearance of the listed building taking into account the following factors:

- 1 There are currently and have historically been dormers on the roof of this building.
- 2 The design of the dormers replicates that of the original dormers on the building and the roof lights are designed to be as unobtrusive as possible
- 3 The siting of the dormers and roof lights replicates the fenestration pattern on the lower levels of the building.

The alterations to the rear of the building to form balconies affect a modern glazed section of the building and will not adversely impact on the listed building.

In terms of the treatment of the interior of the building, the pillared tea room is being retained as a single space forming the lower level of a maisonette flat and the formation of residential accommodation in the upper level in the art deco room will not adversely impact on its character or appearance.

It is considered that on this basis the development will not have an adverse impact on the listed building.

Other Material Considerations

The other material consideration to be taken into account is the adopted Dundee Local Plan Review 2005.

Policy 59 supports suitable alternative uses for listed buildings. It is considered that the proposed use is suitable and that converting these vacant areas will help to secure the future of the upper floors of this important listed building.

Policy 60 requires alterations to a listed building to have regard to the preservation or enhancement of its architectural or historic character.

This matter has already been considered in the assessment of the proposed development against Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and it was considered that the proposal would preserve the character and appearance of the listed building.

Design

No significant alterations to this imposing listed building are proposed. The new dormers and roof lights to the front of the building and the alterations to the rear to form balconies are unobtrusive and respect the character and appearance of the listed building. The internal changes do not affect the historic fabric of the listed building.

CONCLUSION

The proposed development will preserve the listed building and its features of interest.

RECOMMENDATION

Recommendation 1

This consent shall not be issued unless and until Historic Scotland has formally decided that the listed building application will not be called in for determination by the Scottish Government.

Recommendation 2

It is recommended that consent be GRANTED subject to the following conditions:

- 1 The works must be begun not later than the expiration of 5 years beginning with the date of this consent.
- 2 Exact details of the proposed new dormers and roof lights using drawings to a scale of 1:10 or similar shall be submitted to the Council for approval before any development is commenced and if approved the development shall be carried out only in full accordance with such approved details. In particular the proposed roof lights shall be reduced in size to the minimum requirements for daylight under the Building Standards.
- 3 Details of any alterations to the former tea room and art deco areas to form a maisonette flat including the configuration of the stone stair forming the link between the 2 levels shall be submitted to the Council for approval before any development is commenced and if approved the development shall be carried out only in full accordance with such approved details.
- 4 Details of the replacement windows to achieve the required levels of noise attenuation for the flats shall be submitted to the Council for approval before any development is commenced and if approved the development shall be carried out only in full accordance with such approved details.

Reasons

- 1 To comply with Section 16 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.
- 2 In order to safeguard the appearance of the statutorily listed building and to improve its architectural appearance.
- 3 In order to safeguard the appearance of the statutorily listed building and to improve its architectural appearance.
- 4 In order to safeguard the appearance of the statutorily listed building and to improve its architectural appearance.