

KEY INFORMATION

Ward North East

Proposal

Fixing 3 no antennae face mounted to brick chimney stack, associated equipment, housing and ancillary development

Address

1 Heron Rise
Dundee
DD4 9DH

Applicant

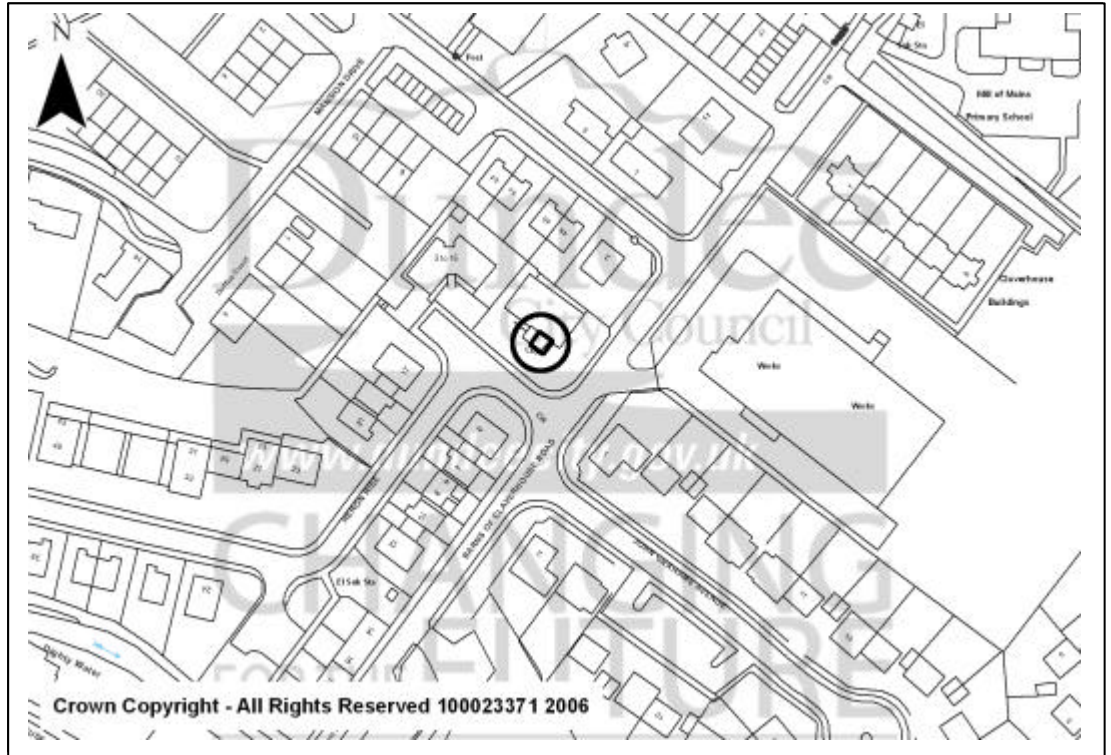
T Mobile UK Ltd
Hatfield Business Park
Hatfield
Herts AL10 9BW

Agent

Daly International
Dalziel House
Lark Way
Strathclyde Business Park
Bellshill ML4 3RB

Registered 11 Feb 2008

Case Officer Stephen Page



Proposal for Mobile Telephone Antennae on Listed Chimney at Heron Rise

The fixing of 3 antennae to a brick chimney stack is **RECOMMENDED FOR REFUSAL**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposal detracts from the appearance of the Category A Listed Building and Conservation area by reason of design and appearance. It is therefore contrary to the statutory duty as set out in Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 to have special regard to the desirability of preserving listed buildings. The application is recommended for **REFUSAL**.

SUMMARY OF REPORT

- The application seeks permission for the installation of three externally mounted antennae and associated cable trays on the Category A listed Chimney at the northern end of Heron Rise, and for the installation of ground mounted equipment to the north of the building.
- The Chimney lies within the Trottick Conservation Area.
- Seven letters of objection were received concerned about the effect of the proposal on the character of the listed building. With additional concerns over the effect on the conservation area, visual appearance, potential impact on health and interference with television signals.
- Historic Scotland states that the proposal does not conform to the Memorandum of Guidance on Listed Buildings and Conservation Areas (1998) and that the proposals would have a detrimental impact on the character of the listed building.
- The proposal detracts from the appearance of the Listed Building and the Conservation Area, For reasons of design and appearance has been found not to comply with Section 14 of the Planning (Listed Buildings and Conservation Areas) Scotland Act 1997.

DESCRIPTION OF PROPOSAL

The proposal involves the installation of three antennae on the brick chimney above select fireplaces in Heron Rise. The Antennae are to be fitted to the south-west, south-east and north-east elevations, at a height of approximately 25 metres, with an associated cable tray to run the full height of the chimney on its north-east side.

A ground based equipment Cabinet is to be placed at a bin store area to the north of the building.

SITE DESCRIPTION

The site lies to the north east end of Heron Rise within the Trottick Conservation Area. The chimney is a Grade A Listed building associated with the former mill buildings in the area.

POLICY BACKGROUND

Dundee and Angus
Structure Plan 2001-2016

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

Dundee Local Plan 2005

Policy 60: Alterations To Listed Buildings - the alteration of a listed building will only be acceptable where the proposals have regard to the preservation or enhancement of its architectural or historic character. Alterations will not be permitted where the works would diminish the architectural integrity of the building or its historic interest.

The City Council will provide specific supplementary guidance on the following: window and door alterations, advertisements, shopfronts, roller shutters, treatments to masonry and painting and use of materials.

Scottish Planning Policies,
Planning Advice Notes and
Circulars

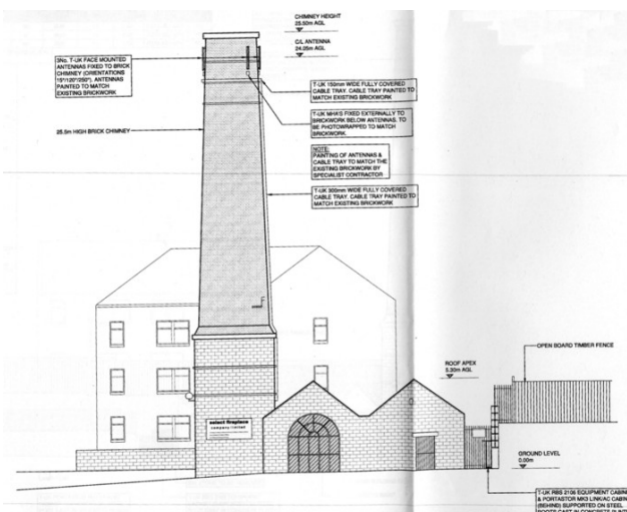
The following are of relevance:

NPPG 18: Planning and the Historic Environment sets out the framework for dealing with applications relating to listed buildings. It makes particular

reference to the "Memorandum of Guidance on Listed Buildings and Conservation Areas" which provides more detailed guidance on listed building proposals.

NPPG 19: Radio Telecommunications - this national guidance encourages pre-application discussions to determine the most appropriate siting and design approaches. It acknowledges the benefits of modern telecommunications and seeks to encourage such development as being essential to a modern economy and contributing to sustainable objectives. It gives advice on the siting and design of masts.

Planning Advice Note 62: Radio Telecommunications - this provides best practice advice on the process of site selection, including advice for listed buildings and conservation areas.



Non Statutory Statements of Council Policy

The following policy statement is of relevance:

Telecommunications Developments:
Non Statutory Planning Policies,
revised 2007.

SUSTAINABILITY ISSUES

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

SITE HISTORY

The building was originally part of the Claverhouse Bleachfield and Mill, which dates from before 1843. More recently the area was redeveloped for

residential use with the building at the base of the chimney being converted for retail use.

An accompanying application for planning permission also exists on this agenda - application reference 08/00095/FUL.

PUBLIC PARTICIPATION

The application was advertised as affecting a listed building and seven letters of objection were received concerned about the effect of the proposal on the character of the listed building, the effect on the conservation area, visual appearance, potential impact on health and interference with television signals.

CONSULTATIONS

Comments have been received from Historic Scotland indicating that the proposal conflicts with the Memorandum of Guidance on Listed Buildings and Conservation Areas (1998) and in their opinion would have a detrimental impact on the character of the listed building.

OBSERVATIONS

In accordance with the provisions of Section 14 of the 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.

The Chimney forms an important landmark in the Trottick Conservation Area and is an important category A Listed building within this former industrial area.

Whilst the brickwork of the chimney does display signs of disrepair and has been strengthened by the addition of metal collars, the addition of modern equipment is considered to be wholly unacceptable in terms of affecting the character of the building. The cable trays would detract from the plain finish of the main section of the stack and wall beneath, cut across horizontal detailing at the base of the stack and would alter the appearance of the simple string courses at the top. The antennae would interrupt the horizontal emphasis of the string courses. The

proposed additions would give the affected elevations a cluttered appearance which would be at odds with the existing elegant and simply detailed character of the stack.

It is concluded from the proposed development detracts from the appearance of the Category A listed building and the Trottick Conservation Area. By reasons of its design and appearance is considered contrary to the statutory duty as set out in section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 to have special regard to the desirability of preserving the listed building and its setting in a Conservation Area.

Other Material Considerations

The other material considerations to be taken into account are as follows:

The Development Plan

Policies 60 of the adopted Dundee Local Plan Review have regard to the preservation and enhancement of listed buildings and conservation areas: This matter has already been considered in the assessment of the proposals in the observations section above and it was found that the proposal is not sympathetic to the appearance of the Category A Listed building.

Accordingly the proposal does not comply with policy 60 of the Dundee Local Plan Review 2005.

Objections

Nine Letters of objection were received in respect of this application, concerned about the effect of the proposal on the character of the listed building.

Character Of Listed Building and effect on Conservation Area and Appearance: These matters have already been considered in the observations section above and the views of the objectors in this regard are supported by the council.

It is concluded from the foregoing that there are no material considerations such as to justify the grant of listed building consent.

Design

The proposal involves the addition of three exterior antennae to the top of a category A listed chimney. Each antennae is approximately 1.2metres in

height, placed in a vertical fashion and painted to match the existing paintwork. In addition an associated exterior mounted cable tray is required to run the full vertical height of the chimney on its north side with a second tray wrapping round the chimney on three sides, The cable trays are to be painted to match the existing paintwork.

It is considered that the cable trays and antennae would detract from the large plain finish of the chimney and wall and interrupt the horizontal detailing and string courses of the chimney.

The proposal also involves the installation of ground mounted cabinets at a bin store. These cabinets are of a standard industrial design and offer no positive design features for the conservation area, however, they are mounted in a location which renders them largely unseen from the public areas and nearby housing, except from the roadway/footway to the immediate south west.

CONCLUSION

The proposed development detracts from the appearance of a Category A listed building. By reasons of design and appearance is considered contrary to the statutory duty as set out in Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, 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.

RECOMMENDATION

It is recommended that consent be REFUSED for the following reasons:

Reasons

- 1 The proposed development detracts from the appearance of a Category A listed building and by reasons of design and appearance is considered contrary to the statutory duty as set out in Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, to have special regard to the desirability of preserving listed buildings and conservation areas.