

KEY INFORMATION

Ward Maryfield

Proposal

Conversions and Extensions to Existing Building to Form 17 Residential Apartments

Address

95 Seagate
Dundee
DD1 2ER

Applicant

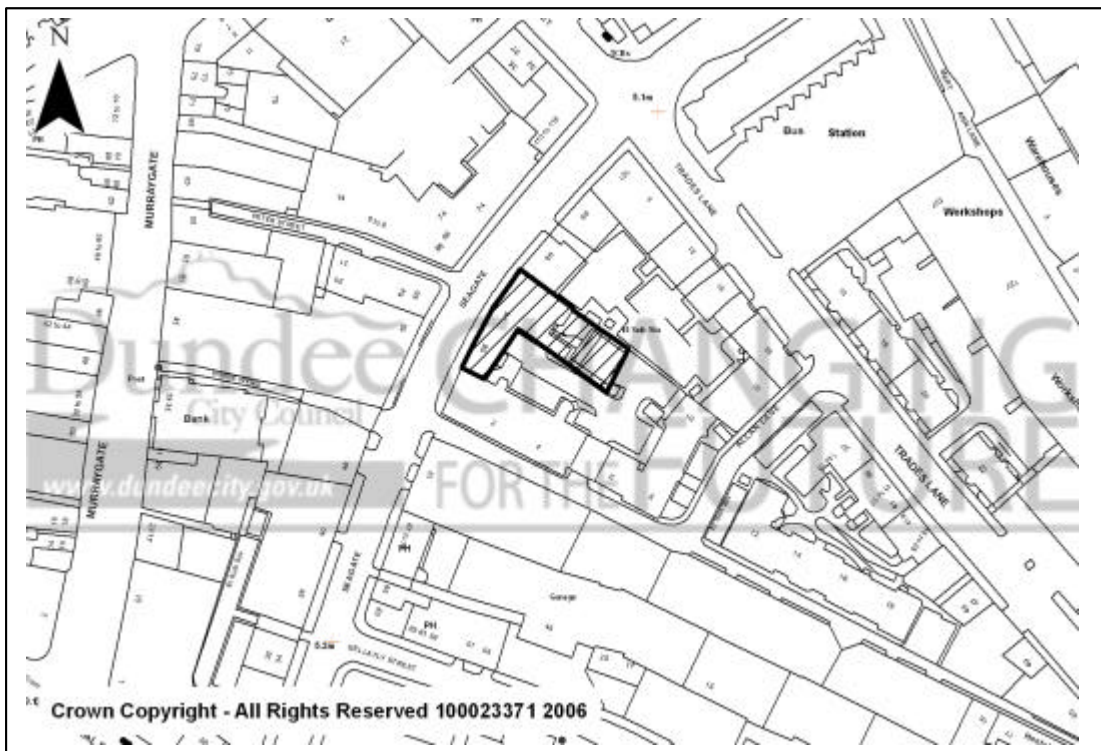
Seagate Estates Ltd
c/o Agent

Agent

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Partnership/White Young
Green Planning and Design
4 Chester Street
Edinburgh
EH3 7RA
FAO: Joanne Plant

Registered 24 June 2008

Case Officer C Walker



Listed Building Conversion Proposed in Seagate

Conversions and Extensions to an Existing Building is **RECOMMENDED FOR APPROVAL** subject to **conditions**. Report by Director of Planning and Transportation.

RECOMMENDATION

The proposed development will serve to preserve this visually important listed building. The application is recommended for **APPROVAL** subject to Historic Scotland's right of call in.

SUMMARY OF REPORT

- Listed building consent is sought to convert and extend this Category B listed building to provide a residential development of 17 flats. The building is the former Loyal Order of Shepherds premises constructed in 1907.
- Three letters of objection were received stating concerns about the impact of the development on the listed building and in particular the loss of the internal stair.
- The treatment of the listed building is handled sensitively and the proposed extensions respect its character and appearance. Internal features of interest will be retained and although the original stair will be removed, the balustrades will be salvaged and reused.

DESCRIPTION OF PROPOSAL

Listed building consent is sought to convert and extend this Category B listed building to provide a residential development of 17 flats. The proposed extensions include a new four storey extension to the rear of the existing building (with a much smaller three storey toilet block extension being demolished) and a third storey extension above the existing building. In total nine flats will be provided through the conversion of the building with an additional eight in the new build extensions. Three of the flats (all within the existing building) will have one bedroom with the other 14 having two bedrooms.

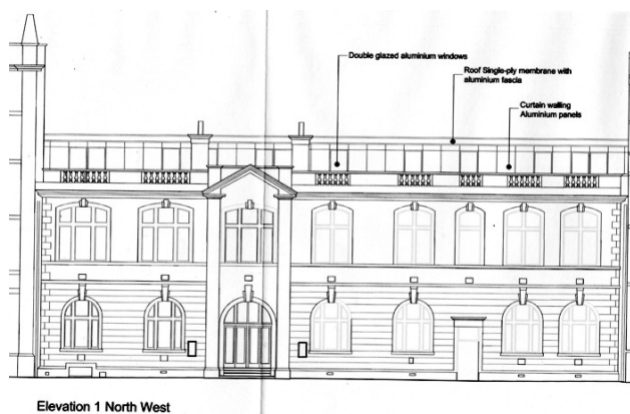
The development is designed to minimise the impact on the listed building. Thus the new third storey extension above the existing building is set back some 1.25 metres from the front elevation behind a 1.5 metre high parapet wall and has a light appearance with extensive glazing and aluminium panel curtain walling. The rear extension is a more robust structure with white render walls. It is largely concealed by high flanking walls to the south west and north east.

In response to concerns raised by the Council the applicants point out that they have amended the design and layout of the development (compared with previously submitted and withdrawn applications) to reduce the scale of the extensions with the resulting effect that the impact on the character and appearance of the listed building.

SITE DESCRIPTION

The site comprises the former Loyal Order of Shepherds premises at 95-97 Seagate. This is a two storey and basement Category B listed building constructed in 1907 (rebuilt after a fire in 1906 which destroyed it and the adjacent Watson's Bond). It is an impressive building of brick construction but with ashlar bands and detailing. Internally it is fairly modest in character but the entrance doors, tiling and iron banisters to the stairs are attractive.

Much of the building is now vacant but current occupiers include a recording studio in the basement, a chiropractor at ground floor and a marshal arts studio on the first floor. The condition of the building has deteriorated over time although it still provides an attractive elevation to the Seagate.



The building is surrounded to the sides and rear by housing occupying the former Watson's Bond, Category A listed buildings fronting onto Seagate, Trades Lane and Candle Lane. These



are substantial five storey buildings which have been converted and extended and are a full two and a half storeys higher than the application premises. The courtyard areas behind these buildings provide private parking facilities for the flats.

The Seagate to the front of the building carries high volumes of traffic and is a major bus corridor with bus stops immediately outside the building on a relatively narrow footway.

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

The following policies are of relevance:

Policies 59 and 60 on listed buildings and Policy 61 on development in conservation areas are relevant to the determination of this application.

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

Applications for planning permission and listed building consent to convert and extend this building to form 25 flats were withdrawn by the applicants in November 2007 - applications 07/00539/FUL and 07/00537/LBC refer.

There is an accompanying application for planning permission for the current proposals, the report on which appears elsewhere in this Agenda - application 08/00480/FUL refers.

PUBLIC PARTICIPATION

Applications for planning permission and listed building consent to convert and extend this building to form 25 flats were withdrawn by the applicants in November 2007 - applications 07/00539/FUL and 07/00537/LBC refer.

There is an accompanying application for planning permission for the current proposals, the report on which appears elsewhere in this Agenda - application 08/00480/FUL refers.

CONSULTATIONS

Historic Scotland were informally consulted on the proposals and were generally supportive of the proposals.

OBSERVATIONS

Statutory Requirements

In accordance with 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.

In accordance with Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 the Council is required to have special regard to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

Previous proposals for a more dominant two storey extension above the listed building were withdrawn and the current application proposes a single storey recessed extension above the front elevation. The new extension will be light in character, consisting entirely of curtain walling and glazing. Because of its low height and recessed position along with the screening provided by the much taller buildings on either side of the site, this extension will not be apparent when the building is viewed from the Seagate and will serve to preserve both the listed building and the conservation area.

The extension to the rear of the building provides a light modern design in what might otherwise be a dark courtyard area. It also involves the removal of unattractive brick extensions and will have a positive impact on the listed building and the conservation area.

The building contains significant vacancy levels and is not being well maintained. It is considered that the introduction of the proposed residential use will help to secure its future.

There are few features of interest within the listed building, apart from the mosaic and screen doors at the

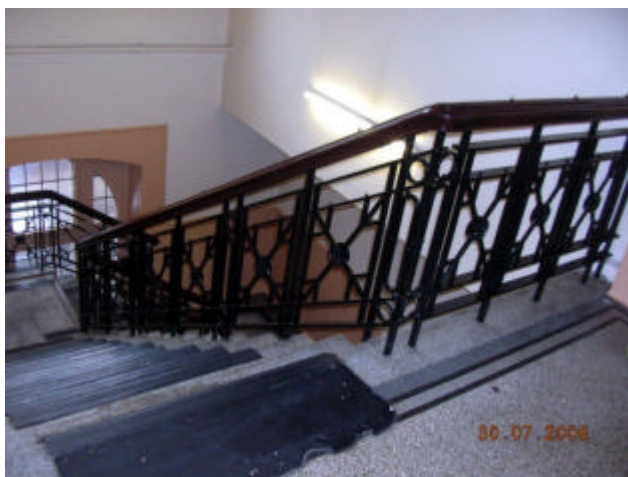
entrance and the internal stair which has attractive balustrades. The stair cannot be retained as its current location would severely hamper the conversion of the building to flats. However the applicants have agreed to salvage the balustrades for use within the development. The mosaic and screen doors will be retained.

It is considered that on this basis the development will preserve the listed building in accordance with the requirements of Section 14 of the Act and will preserve the character and appearance of the Conservation Area in accordance with Section 64 of the Act.

Other Material Considerations

a The Development Plan

The provisions of the development plan relevant to the determination of this application are specified in the Policy background section above.



Policies 59 and 60 on listed buildings and Policy 61 on development in conservation areas require a good design quality for the development, the preservation or enhancement of the architectural or historic character of the listed building and the preservation or enhancement of the conservation area. These requirements are similar to those contained in Sections 14 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and for the reasons set out in the consideration of the application against those statutory provisos it is also considered that the development complies with the provisions of the Local Plan.

b The views of Objectors

The objectors are concerned about the impact of the development on the listed building and in particular the

loss of the internal stair. These matters have already been considered in the assessment of the proposals against Sections 14 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and it was concluded that the proposals would preserve the listed building.

It is concluded from the foregoing that the proposals will preserve the listed building and the views of the objectors are not therefore accepted.

Design

The treatment of the listed building is handled sensitively and the proposed extensions respect the character and appearance of the building.

CONCLUSION

The proposed development will serve to preserve this visually important listed building.

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

The application is Recommended for APPROVAL subject to conditions.

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

- 1 The works must be begun not later than the expiration of five years beginning with the date of this consent.
- 2 samples of the finishing materials proposed to be used shall be submitted to the Council for approval and if approved the development shall be carried out only in accordance with such approved samples.
- 3 Details of the replacement of any windows in the listed building 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 salvage and reuse of the stair balustrades and the protection and retention of the mosaic flooring and entrance doors 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 To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area.
- 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.