

KEY INFORMATION

Ward The Ferry

Proposal

Complete demolition of house in a Conservation Area

Address

Land West of Library
Queen Street
Broughty Ferry

Applicant

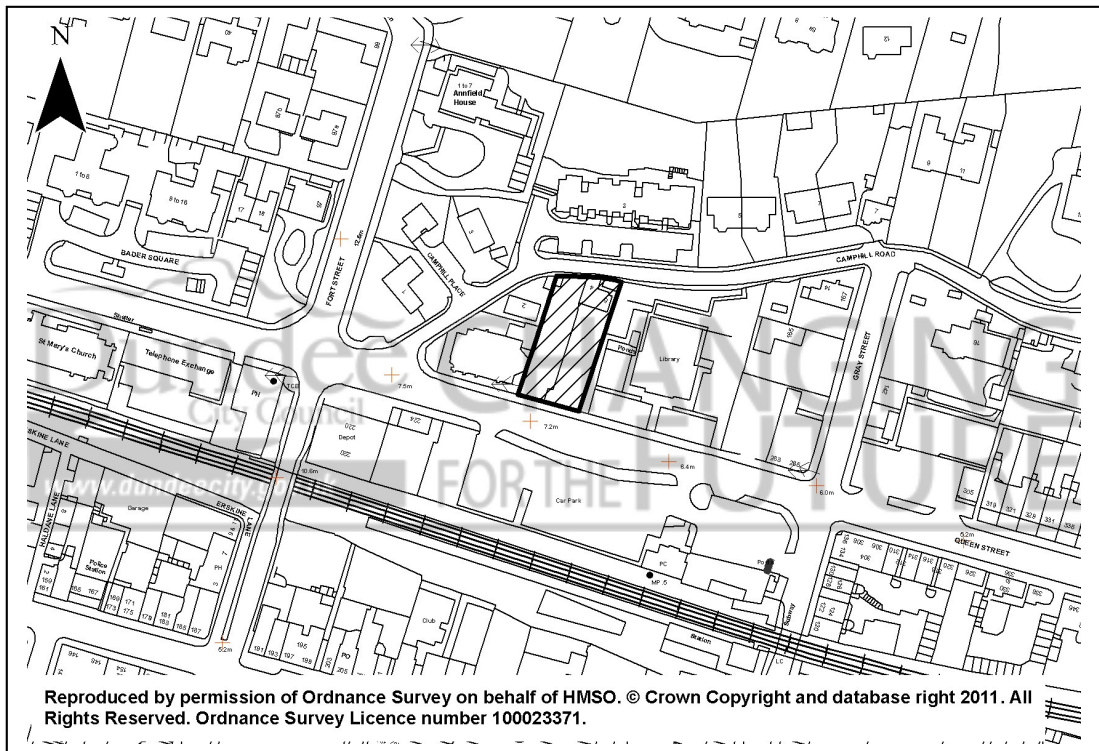
Broomvale Ltd
c/o ARKTX Chartered
Architects
187 Strathmartine Road
Dundee
DD1 3BL

Agent

ARKTX Chartered Architects
187 Strathmartine Road
Dundee
DD1 3BL

Registered 12 Nov 2010

Case Officer Paul Macari



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Demolition of House in Forthill Conservation Area

The complete demolition of a house in a conservation area is **RECOMMENDED FOR REFUSAL**. Report by Director of City Development.

RECOMMENDATION

The proposed demolition of the existing dwellinghouse in order to replace it with a 23 bedroom hotel on land to the west of Broughty Ferry Library, Queen Street fails to satisfy the requirements of Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and Policy 62 of the Dundee Local Plan Review 2005. The application is therefore recommended for REFUSAL.

SUMMARY OF REPORT

- This application seeks conservation area consent for the demolition of the existing 2 storey building on land to the west of Broughty Ferry Library, Queen Street, Broughty Ferry.
- Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and Policy 62 (Demolition of Listed Buildings and Buildings in Conservation Areas) of the Dundee Local Plan Review 2005 is relevant to the outcome of this application.
- Broughty Ferry Community Council have objected to the proposed redevelopment of the application site on the grounds that the loss of the existing house would have an adverse effect on the Forthill Conservation Area.
- The proposals are contrary to the requirements of Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and Policy 62 of the Adopted Local Plan.

DESCRIPTION OF PROPOSAL

This application seeks conservation area consent to demolish the existing two storey dwellinghouse at land to the west of Broughty Ferry Library, Queen Street Broughty Ferry.

It is proposed to erect a hotel in place of the existing 2 storey dwelling on site. The proposed hotel is the subject of planning application ref: 10/00668/PPPL which appears elsewhere on the agenda.

In accordance with the Council's Scheme of Delegation, this application is being reported to the Development Management Committee at the request of an Elected Member.

SITE DESCRIPTION

The application site is located between Camphill Road and Queen Street. The site takes the form of a rectangular piece of ground with the large 2 storey dwelling located in the northern sector of the site abutting Camphill Road. The existing house is split level with the ground floor accessed from Queen Street and the first floor accessed from Camphill Road.

The site is enclosed by stone built boundary walls. There is a 2-3m high privet hedge reinforcing the southern boundary of the site. Vehicle access to the site is taken from Queen Street along a driveway which follows the western boundary of the site leading to a central parking area. The remainder of the site is sown in grass.

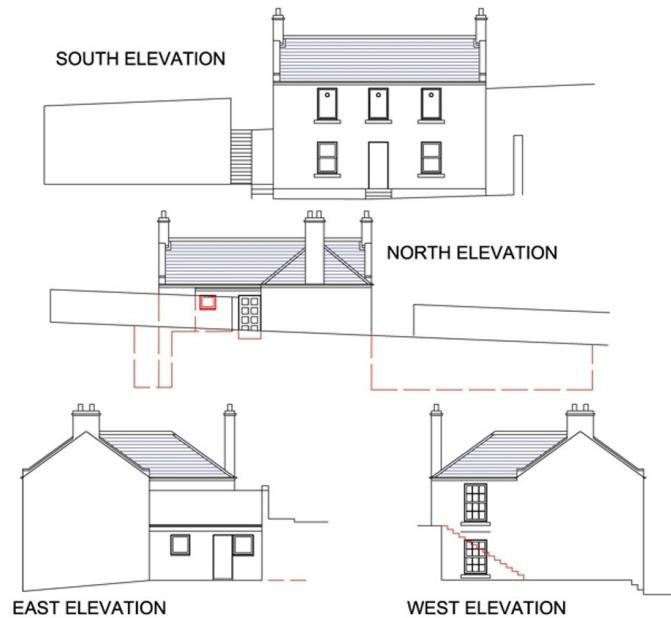
The existing house on site is 2 storeys in height and is stone built with a pitched roof finished in natural slate. The building has a render finish on the southern (front) elevation with the rear elevation having been painted white. The existing house has timber framed sliding sash and case windows as well as cast iron rainwater goods.

The application site is situated between the C(s) listed library building and the B listed Gulistan restaurant. The site is also situated within Forthill 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 2005

The following policies are of relevance:

Policy 62 (Demolition of Listed buildings and Buildings in Conservation Areas) - this policy shall only support applications to demolish listed buildings or buildings that are worthy of retention in a Conservation Area that are fully supported by reports on their condition and marketing history.

Scottish Planning Policies, Planning Advice Notes and Circulars

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

The following are of relevance:

- Scottish Planning Policy 2009; and
- Scottish Historic Environment Policy 2009.

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

An application for planning permission for the erection of a hotel in place of the existing 2 storey dwellinghouse on site has been submitted to the Council for consideration. Planning application ref: 10/00668/PPPL appears elsewhere on this agenda.

PUBLIC PARTICIPATION

As this is an application for conservation area consent, there are no statutory requirements for the Council or Applicant to notify neighbours. However, a site notice has been displayed adjacent to the application site and this application has been advertised in the Edinburgh Gazette and Dundee Evening telegraph as demolition in a conservation area.

No objections have been received from neighbouring residents.



CONSULTATIONS

Broughty Ferry Community Council has objected to the proposed demolition of the existing building on site on the grounds that its loss would adversely affect the Forthill Conservation Area.

OBSERVATIONS

In accordance with the provisions of Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, special regard must be given to the affect of the proposed development on the character and appearance of the conservation area.

In assessing applications to demolish unlisted buildings in conservation areas the Scottish Historic Environment Policy 2009 (which is referred to in Scottish Planning Policy 2009) states that an assessment should be made of the importance of the building to the character or appearance of the conservation area and the proposals for the redevelopment of the site. If the buildings are of any value it suggests that a positive attempt should be made to retain them. It also states that consent to demolish should be given only where there are acceptable proposals for the redevelopment of the site.

In this case the structure under consideration is a detached house which is visible from both Queen Street and Camphill Road. The house dates from the mid 19th century and is not listed. The house is of a stone construction with a pitched roof finished in natural slate. The house has timber framed sliding sash and case windows and black painted cast iron rainwater goods.

No reports on the condition of the existing building on site or information relating to the marketing history of the building have been submitted to the Council for consideration.

The existing building does not appear to have any structural defects with the external appearance of the building appearing to be in good condition. In its current form the existing building by virtue of its traditional form and split level design is considered to contribute positively to the character of

the Forthill Conservation Area and is an integral part of the Camphill Road streetscape.

The demolition of the existing house is required to clear the site to erect a new 23 bedroom hotel and health spa (application ref: 10/00668/PPPL refers).

The proposed hotel shall be orientated north south and shall take up the whole of the application site. The hotel and health spa shall be spread over 4 levels. The design is very simple but clearly modern. The scale of the hotel is not in keeping with the scale of the adjacent listed buildings. The building shall have a conspicuous appearance that shall detract from the appearance and setting of adjacent listed buildings, the respective historic Queen Street and Camphill Road streetscapes as well as the character of the surrounding Forthill Conservation Area.



It is concluded from the foregoing that the proposed demolition of the existing 2 storey dwellinghouse and its replacement with a modern 4 storey hotel shall have an adverse impact on the character and appearance of the historic Forthill Conservation Area.

Other Material Considerations

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

The Development Plan

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

It is the aim of Policy 62 (Demolition of Listed buildings and Buildings in Conservation Areas) to only support applications to demolish listed

buildings or buildings that are worthy of retention in a Conservation Area that are fully supported by reports on their condition and marketing history.

The requirements of Policy 62 have been addressed in the assessment of the proposals against the requirements of Section 64 of the Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997, the Scottish Historic Environment Policy 2009 and the Scottish Planning Policy 2009 above. The proposed demolition of the existing dwellinghouse on the application site and its replacement with a 4 storey hotel shall adversely impact on the character and setting of the historic Forthill Conservation Area.

It is concluded from the foregoing that the proposal does not comply with the provisions of the development plan.

Views of Broughty Ferry Community Council

Broughty Ferry Community Council has objected to the proposed demolition of the existing building on grounds that its loss shall adversely affect the Forthill Conservation Area.

These concerns have been addressed in the assessment of the proposals against the requirements of Section 64 of the Planning(Listed Buildings and Conservation Areas)(Scotland) Act 1997 and Policy 62 (Demolition of Listed Buildings and Buildings in Conservation Areas) of the Dundee Local Plan

Review 2005. The concerns of the Community Council are supported.

It is concluded from the foregoing that sufficient weight can be accorded to the material considerations outlined above to justify the refusal of conservation area consent. It is therefore recommended that conservation area consent be refused.

Design

The existing dwellinghouse located on the application site is of a traditional design and finish typical of the period in which it was built. The split level design of the house is characteristic of properties located on the southern side of Camphill Road and is considered to contribute significantly to the historic Camphill Road streetscape and the character of the surrounding Forthill Conservation Area. The proposed

hotel is of a very modern yet simple design finished in modern materials. The hotel by virtue of scale and massing shall overdevelop the application site while also dominating the Queen Street and Camphill Road streetscapes detracting from the appearance of the B listed Gulistan restaurant and C(s) listed Broughty Ferry Library.

CONCLUSION

The proposed demolition of the existing dwellinghouse fails to satisfy the requirements of Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and Policy 62 of the Dundee Local Plan Review 2005. It is therefore recommended that conservation area consent is refused.

RECOMMENDATION

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

Reason

- 1 The existing 2 storey split level dwellinghouse by virtue of its age, traditional design and finish is an integral part of the historic Camphill Road streetscape, makes a positive contribution to the character of the Forthill Conservation Area and the setting of adjacent listed buildings. In the absence of any reasoned justification for the removal of the existing house on site and the erection of a 4 storey hotel in its place that shall overdevelop the application site, detract from the setting of adjacent listed buildings as well as adversely affect the character of the surrounding Forthill Conservation Area, the proposals fail to meet the Statutory duty set out in Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.