

KEY INFORMATION

Ward The Ferry

Proposal

Demolition of the south hall and two outbuildings on the east elevation; small extension on the north east elevation; elevational alterations to form openings; and the erection of four flats on the cleared site to the south.

Address

St Aidans Church Hall
100 St Vincent Street
Broughty Ferry

Applicant

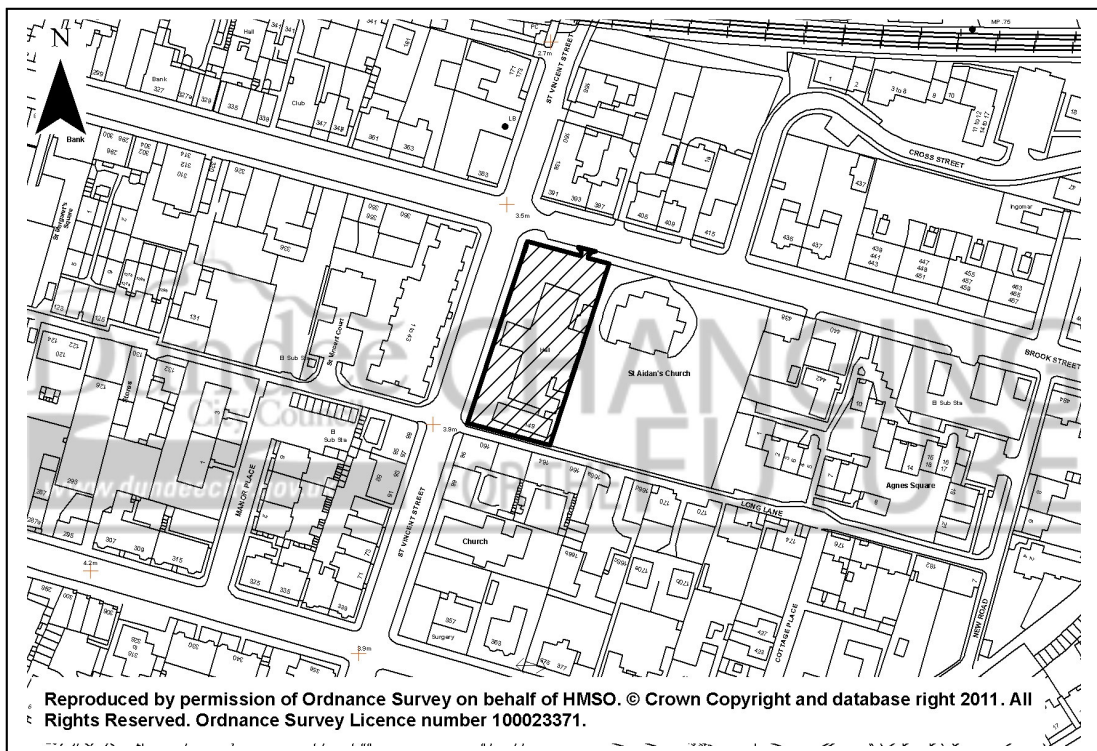
Mr David Shepherd
Taylor Shepherd Homes Ltd
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Forfar

Agent

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Registered 29 Dec 2010

Case Officer P Macari



Demolition of Extensions to St Aidans Church Hall

The demolition of the south hall and two outbuildings on the east elevation; small extension on the north east elevation and elevational alterations is **RECOMMENDED FOR APPROVAL** subject to **conditions**. Report by Director of City Development.

RECOMMENDATION

It is concluded that the proposed development complies with Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and Policies 59 and 60 of the Dundee Local Plan Review 2005. The concerns of Broughty Ferry Community Council are not supported and there are no material considerations that would justify refusal of the application in these circumstances. Therefore this application is recommended for **APPROVAL**.

SUMMARY OF REPORT

- Listed building consent is sought for alterations and extensions, including partial demolition, of St Aidan's Church Hall on St Vincent Street, Broughty Ferry to form Funeral Directors and two houses.
- Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 is relevant to the outcome of this application as are Policies 59 (Alternative Uses of Listed Buildings) and 60 (Alterations to Listed Buildings) of the Dundee Local Plan Review 2005.
- Broughty Ferry Community Council has objected to the proposals on the grounds that the original coping stones delineating the boundaries of the site shall be removed when the proposed railings are erected.
- The concerns of the Community Council are not supported.

DESCRIPTION OF PROPOSAL

Listed building consent is sought for alterations and extensions, including partial demolition, of St Aidan's Church Hall on St Vincent Street, Broughty Ferry to form Funeral Directors and two houses.

The proposal includes retaining and restoring the original C(s) listed building and the removal of the existing lean to extensions adjoining the eastern elevation and the brick-built Kippen Hall at the south end of the site.

A single storey flat roofed modern extension adjoining the eastern elevation of the listed building shall be erected to facilitate the conversion of part of the listed building to Funeral Directors. An enabling development of four flats shall be built in place of the existing Kippen Hall building.

It is proposed to create a new vehicle access and parking area in the south western corner of the site to provide six parking spaces for the four flats and two houses. It is proposed to surface the existing parking area serving the Funeral Directors and the proposed parking area serving the residential units in granite setts.

The proposals shall also involve the reinstatement of railings onto the coping stones around the boundary of the site.

The Applicant has submitted a detailed design statement in support of the proposals.

In accordance with the Council's Scheme of Delegation this application is being reported to the Development Management Committee as Broughty Ferry Community Council has objected to the proposed development.

SITE DESCRIPTION

The application site is located on the east side of St Vincent Street and south side of Brook Street. The site lies to the east of Broughty Ferry's main shopping and commercial centre. The existing property on the site is a C(s) listed single storey hall building with stone walls and slate roof. A B listed church building is located immediately to the east with a cemetery behind backing onto Long Lane. The

cemetery is also B-listed. There is a stone boundary wall along the east boundary of the site. There are three and four storey tenement flats on the south side of Long Lane. There are 3 storey sheltered flats on the opposite side of St Vincent Street and single storey cottages on the opposite side of Brook Street.

The church hall is a former school building which was built in 1874. It has T-plan halls, which were formerly separate girls and boys entrances to the school. St Aidan's church took over the buildings in 1913 to use them as church halls. There are semi-circular



arched details above the entrance doors. The windows are traditional sash and case with 8-pane glazing patterns. There is a single storey red brick later extension at the south end of the site, known as Kippen Hall. There are no formal car parking spaces at present and cars park to the west and north of the building. There is a footpath along the north side of the site, next to Long Lane.

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:

Policy 59: Alternative uses for Listed Buildings - suitable alternative uses will be considered for listed buildings where this is necessary to secure their future. Any adaptation of the fabric must be undertaken carefully and sensitively and have minimum impact on the architectural and historic interest, character and setting of the building. Reference should be made to other policies in the Plan.

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:

Scottish Planning Policy 2010

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

The proposal includes the re-use of listed buildings and this is considered a sustainable solution to redevelopment of this site.

SITE HISTORY

Planning application 09/00014/FUL sought planning permission for the alteration and extension including partial demolition of St Aidan's Church Hall to form 45 bed residential care home. This application was approved by the Development Management Committee on 20 April 2009.

Listed building application 09/00012/LBC sought consent for alterations and extension including partial demolition of the C(s) listed St Aidan's Church Hall building to form 45 bed residential care home. This application was approved by the Development Management Committee on 20 April 2009.

Planning application 10/00763/FULL appears elsewhere on the Agenda and seeks planning permission for the partial demolition and conversion of the former church hall to Funeral Directors, two houses and the erection of four flats at St Aidan's Church Hall.

PUBLIC PARTICIPATION

There is no statutory requirement within the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 for neighbour notification. However, this application was advertised in the Edinburgh Gazette and Dundee Evening Telegraph. In addition, a site notice has been displayed detailing the proposed redevelopment of the application site.

No letters of objection have been received from neighbouring residents.

CONSULTATIONS

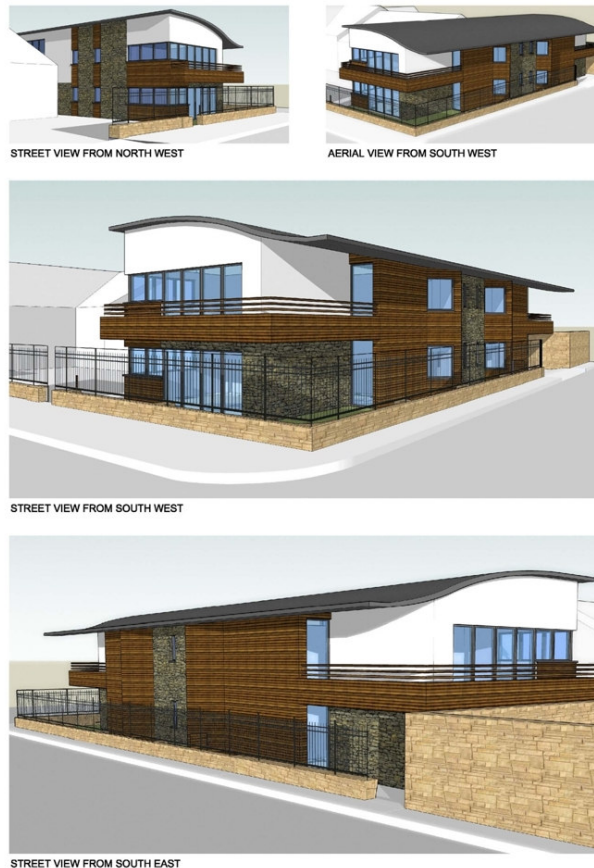
Broughty Ferry Community Council have objected to the proposals on the grounds that the reinstatement of the railings around the periphery of the application site should be on stone plinths/copings as opposed to re-constituted stone or facing brick copings.

Members will already have had access to the Community Council letter and the points raised are considered in the Observations Section of the report.

OBSERVATIONS

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.

The proposed development complies with the requirements of the Act. The single storey extension to the eastern



elevation of the listed building and the enabling development of four flats are well designed and due care and consideration have been given to the height, massing and materials of the surrounding buildings and those on the site. It is accepted that the original church hall building on the site is of significant architectural merit and this is reflected in the sensitive restoration works proposed. The Applicant's desire to preserve the character and enhance the appearance of the C(s) listed building is demonstrated through the proposed repair and restoration of the existing windows, the installation of secondary glazing, the removal of the poorly designed Kippen Hall and lean to extensions to the eastern and southern elevations of the building and

the retention and exposure of the ornate roof trusses within the proposed houses and Funeral Directors.

It is considered that the development will preserve the character of the listed building and that the requirements of Section 14 of the Act are discharged.

The Development Plan

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

Policy 59 (Alternative Uses of Listed Buildings) is supportive of proposals for the re-use of listed buildings where this is necessary to secure their future. Only proposals that involve careful and sensitive adaptation of the building's fabric shall be supported.

The proposed conversion of the existing church hall to form Funeral Directors and 2 houses shall restore the external appearance of the existing building. This shall be accomplished through the retention and repair of the existing windows and doors on the front elevation of the building. In addition the small lean to extensions built on to the rear elevation of the building shall be removed to restore the rear elevation of the building. Internally the decorative truss details and high ceilings shall be retained and exposed within the Funeral Directors and houses to maintain the character of the listed building. The proposed

adaptation of the listed building shall facilitate the sustainable re-use of the building preserving the architectural and historic character of the building.

The proposals satisfy the aims of Policy 59 (Alternative Uses of Listed Buildings) of the Dundee Local Plan Review 2005.

Policy 60 (Alterations to Listed Buildings) is supportive of proposals that seek to enhance or restore the character and appearance of listed buildings. The proposals shall involve the restoration of the exterior of the C(s) listed building repairing and restoring the existing windows and doors. Although the proposals shall involve the erection of a modern flat roofed extension to the eastern

elevation of the building, the existing lean to brick built extensions and the poorly designed and maintained Kippen Hall shall be removed restoring the listed building back to its original form. The modern flat roofed extension shall be set back from the northern building line and shall appear ancillary to the main building so as not to detract from the historic character or appearance of the building.

In addition, the railings that formerly enclosed the application site shall be re-instated with the areas of hard standing surfaced in granite setts to enhance the appearance of the listed building. It is proposed to erect the railings on top of the existing coping stones that delineate the boundaries of the application site.

The proposed redevelopment of the application site satisfies the requirements of Policy 60 (Alterations to Listed Buildings) of the Dundee Local Plan Review 2005.

It is concluded from the foregoing that the proposal complies with the provisions of the development plan.

Other Material Considerations

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

- a The Views of Broughty Ferry Community Council.

Broughty Ferry Community Council have objected to the proposals on the grounds that the reinstatement of the railings around the periphery of the application site should be on stone plinths/copings as opposed to re-constituted stone or facing brick copings.

The Applicant has confirmed that the original plinths/stone copes that remain in situ shall be re-used in the re-instatement of railings enclosing the application site. The design of the railings and their attachment to the existing stone coping stones/plinths shall be controlled by condition should the Committee be minded to grant planning permission.

- b Design Statement

The design statement submitted in support of the re-development of St Aidan's Church Hall demonstrates that the proposals including the

interventions to the listed building shall sympathetically facilitate the re-use of the listed building by restoring the character of the building and enhancing its appearance.

- c National Policy and Guidance

The works to the C(s) listed building including the erection of a single storey flat roofed extension to the eastern (rear) elevation shall restore the character and enhance the appearance of the building.

The proposals therefore adhere to the guidance contained within the Scottish Planning Policy 2010 and the Scottish Historic Environment Policy 2009.



It is concluded from the foregoing that insufficient weight can be accorded to the concerns of the Community Council to justify the refusal of listed building consent. The development will preserve and enhance the character of the C(s) listed church hall building. It is therefore recommended that listed building consent is granted subject to conditions.

Design

The design of the proposal is considered acceptable and will preserve and enhance the character of the original building and surrounding area.

CONCLUSION

It is concluded that the proposed development complies with Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and Policies 59 and 60 of the Dundee Local Plan Review 2005. The concerns of Broughty Ferry Community Council are not supported and there are no material considerations that would justify refusal of listed building consent.

Therefore this application is recommended for APPROVAL.

RECOMMENDATION

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

- 1 Prior to the commencement of work on site, details of the proposed finishing materials shall be submitted to the Council for written approval. Thereafter, the restoration of the C(s) listed St Aidan's Church Hall building and the erection of the enabling development of four flats shall be carried out in strict accordance with the details approved by this condition.
- 2 Prior to the commencement of work on site, details of the works involved to repair and restore the existing windows in the C(s) listed building shall be submitted to the Council for written approval. Thereafter, the works to repair and restore the existing windows shall be carried out in accordance with the details approved by this condition. For the avoidance of doubt, the replacement of any of the existing windows in the C(s) listed building shall not be permitted without prior written approval from the Council.
- 3 Details of the proposed boundary railings and their attachment to the existing coping stones shall be submitted to the Council for written approval before any development is commenced on site and if approved the railings shall be erected only in full accordance with the details approved by this condition prior to the Funeral Director's becoming operational and houses and flats being occupied whichever is the earliest.
- 4 Prior to the commencement of work on site, details of the proposed materials to be used to surface the car parking areas serving the Funeral Directors, houses and flats shall be submitted to the Council for written approval. Thereafter, the

car parking areas shall only be surfaced in materials approved by this condition.

Reasons

- 1 In the interests of safeguarding the appearance of the C(s) listed building.
- 2 In the interests of safeguarding the historic appearance of the C(s) listed building.
- 3 To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area.
- 4 In the interests of enhancing the setting of the C(s) listed building.