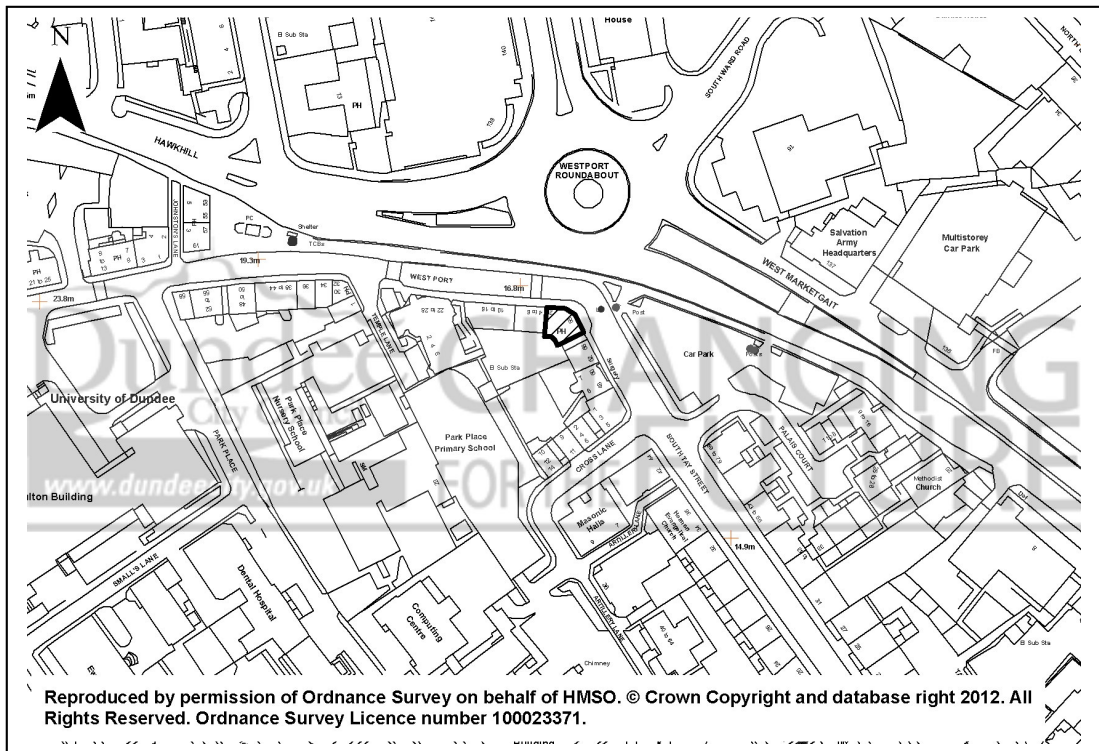


KEY INFORMATION

Ward West End

Proposal

Painting the outside of the building

AddressPublic House
2 West Port
Dundee**Applicant**Perth Hospitality
5 Bingham Terrace
Dundee
DD4 7HQ**Agent**Peter Inglis Architects
Unit 21
Gemini Crescent
Dundee
DD2 1SW**Registered** 19 Mar 2012**Case Officer** B Knox

Painting of West Port Public House

The painting of the outside of the building is **RECOMMENDED FOR APPROVAL**. Report by Director of City Development.

RECOMMENDATION

The application for permission to paint the frontage of the property is considered to be acceptable and in accordance with Policies 60 and 61 of the Dundee Local Plan Review 2005. The relevant sections of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 are considered to be discharged. The application is therefore recommended for approval.

SUMMARY OF REPORT

- The application proposes the painting of the outside of the building. It is proposed to paint two elevations which face onto two different streets.
- No objections have been received in relation to the application.
- The application is considered to be in accordance with the Development Plan and discharges the statutory duties set out in the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.
- The application is being reported to Committee as the property is owned by the Council.

DESCRIPTION OF PROPOSAL

The application proposes the painting of the outside of the building. As the property is located within the University Conservation Area there are no permitted development rights to apply colour to the exterior of a building. Therefore planning permission is required in this instance.

It is proposed to paint two elevations which face onto two different streets. One elevation facing onto South Tay Street is to be painted and the other elevation facing onto West Port is to be painted also. The main entrance doors are to be included in the painting works. However, the corner stone section of the building is to be unaltered. The application details indicate that it is proposed to paint the exterior walls in a deep blue colour known as Antwerp Blue (RAL colour 5009).

The work has been carried out since the time the application was submitted.

SITE DESCRIPTION

The application site is located in the west of the city on the corner of South Tay Street and West Port. The property is currently in use as a public house and occupies the ground floor of a four storey block that runs from some way up West Port to round the corner and onto South Tay Street.

The block is finished in sandstone and there is a corner feature section which includes the application site. The application property has previously been painted in the same sections where the painting is now being proposed.

The site is located in the University Conservation Area and is a Category B Listed Building.

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 60: Alterations to Listed Buildings.

Policy 61: Development in Conservation Areas.

Scottish Planning Policies,



Planning Advice Notes and Circulars

There are no policies 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

There is no relevant planning history in relation to the property.

PUBLIC PARTICIPATION

The Statutory Neighbour Notification procedure was carried out and the application was advertised in the press for neighbour notification purposes.

No objections have been received in relation to this application

CONSULTATIONS

No adverse comments have been received from any of the consultees.

OBSERVATIONS

Statutory Requirements

Section 25 of the Act provides that an application for planning permission (other than for a national development) shall be determined in accordance the development plan unless other material considerations indicate otherwise.

The Development Plan

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

In terms of Policy 60: Alterations to Listed Buildings alterations are only acceptable where the proposals have regard to the preservation or enhancement of its architectural character. In terms of Policy 61: Development in Conservation Areas, proposals should also preserve or enhance the surrounding area.

As discussed, the application seeks planning permission for the painting of the outside of the building. The works have been carried out since the submission of the application but the frontage areas were formerly white in colour and so was the entrance door. The proposal is for permission to paint these areas a deep blue colour and the applicants have provided the colour specification for this. The colour that permission is sought for is an attractive blue colour and it is considered to be to the enhancement of the property and surrounding area. It is of a suitable tone and does not stand out in an obtrusive manner. It is therefore considered to be acceptable and in accordance with Policies 60 and 61 of the Dundee Local Plan Review 2005.

Statutory Duty

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires that the Council have special regard to any buildings or other land in a conservation area and special attention shall be paid to the desirability of preserving and enhancing the character and appearance of the area.

Similarly, Section 59 of the planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires planning authorities, in considering applications that affect listed buildings, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which they possess.

These issues have been discussed in relation to the relevant policies of the Dundee Local Plan 2005 where it was concluded that the painting of the exterior areas of the building marked on the submitted plans is to the enhancement of the frontage which was previously painted white. The blue colour is attractive and improves the overall finish of the frontage. It is considered appropriate that the existing area that is unpainted stone is left as it is to preserve the character and appearance of the Listed Building. It is therefore considered that the approval of the application discharges the above statutory duties set out above.

It is considered that there are no material planning considerations of relevance to the determination of this application. It is therefore recommended that planning permission be granted in accordance with the Development Plan and the Statutory duties.

Design

As discussed above in relation to the Development Plan, the proposed colour is considered to be acceptable and will enhance the appearance of the Listed Building and surrounding Conservation Area.

CONCLUSION

In conclusion, the application complies with Development Plan Policy and the approval of the application also discharges the statutory duties of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act

1997. There are no material considerations to justify a decision contrary to this.

RECOMMENDATION

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

- 1 No Conditions attached to this consent

Reason

- 1 No Reasons attached to this consent.