

**5 APPEAL DECISION – 19/00299/LBC (LBA-180-2006)  
LAND AT FORMER TAY ROPE WORKS, MAGDALEN YARD ROAD, DUNDEE DD2 1BA  
(AN2-2020)**

Planning application reference 19/00297/FULL sought planning permission for the demolition of the existing buildings and erection of 5 no houses and 4 no flats within the site of the former Tay Rope Works. The application was approved by the Planning Committee, following a vote, at its meeting on 12th August, 2019.

The associated application for Listed Building Consent reference 19/00299/LBC sought consent for the demolition of the Category C Listed former Tay Rope Works façade. The application was refused by the Planning Committee following a vote at the same meeting. The reason for refusal was the applicant's failure to demonstrate that the stonework of the existing listed façade is beyond retention or reuse within the associated residential development. The loss of fabric within this prominent listed façade was considered to have a detrimental impact on the aesthetic integrity of the local streetscape and the West End Lanes Conservation Area. The application was therefore considered to be contrary to the requirements of Policy 50 (Demolition of Listed Buildings and Buildings within Conservation Areas) and Policy 51 (Development in Conservation Areas) of the Dundee Local Development Plan 2019. The application also failed to satisfy the requirements of the relevant provisions of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

The applicant appealed the decision to refuse listed building consent to the DPEA on 24th September, 2019. Following review, the appointed Reporter upheld the appeal and GRANTED PLANNING PERMISSION subject to a condition on 9th December, 2019. The Reporter concluded that the condition of the façade, including the pilasters, would prevent reasonable repair but that the retention of the signage is achievable and important in preserving a link to the site's industrial heritage. The Reporter therefore allowed the appeal subject to a condition ensuring that the signage is effectively incorporated into future redevelopment of the site.