

KEY INFORMATION

Ward Lochee East

Proposal

Conversion of former sports hall to form 30 flats

Address

55 Burnside Street
Burnside Street
DUNDEE

Applicant

Balcraig Properties Ltd
8 Main Street
DUNDEE
DD3 7E2

Agent

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CHESTER CH1 1SA

Registered 7 Aug 2006

Case Officer Eve Jones



Proposed Conversion of Former Warehouse in Burnside Street

The conversion of former sports hall to form flats is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed development complies with the relevant policies in the Dundee Local Plan Review 2005 and represents an acceptable beneficial use for an important Listed Building. Recommendation **APPROVE** subject to conditions.

SUMMARY OF REPORT

- Listed Building consent is sought for the conversion of a former sports centre, previously a jute warehouse, to form 30 flats with alterations to the building.
- The building forms part of the original Camperdown Works and was originally a railway warehouse where the jute was off loaded from the railway at the high level on the east of the building and then stored in the building for issue to the main mill to be processed.
- The stone shell and slate roof of the building remains and is in sound structural condition although all windows and most of the door openings have been built up. The original flooring and central columns have virtually all been removed but the building is divided into 6 portions by massive cross walls.
- The following policies of the Dundee Local Plan 2005 are of relevance: Policy 59 - Alternative use for Listed Buildings; Policy 60 - Alterations to Listed Buildings and The Memorandum of Guidance on Listed Buildings and Conservation Areas. The proposal complies with the policies and the guidance.
- Historic Scotland have been involved in the project from an early stage and have given advice and guidance which has been followed by the applicant.

DESCRIPTION OF PROPOSAL

Listed Building consent is sought for the conversion of a former sports centre, previously a jute warehouse, to form 30 flats with alterations to the building comprising new windows and doors, the formation of ground floor and external parking areas and partial excavation of the existing railway embankment.

SITE DESCRIPTION

The building forms part of the original Camperdown Works and was originally a railway warehouse where the jute was off loaded from the railway at the high level on the east of the building and then stored in the building for issue to the main mill to be processed. Thus the building appears to be single storey to the embankment and is two or three storey to the yard to the west. The railway embankment to the north has been removed to enable the "sister" warehouse building to be converted to housing. The railway bridge, which is a fine Listed structure, remains between the two buildings and is connected to the application site by a massive bridge abutment of dressed ashlar stone. The retaining wall to the east side of the railway embankment is a similar massive stone structure up to 6 metres high. The stone shell and slate roof of the building remains and is in sound structural condition although all windows and most of the door openings have been built up. The original flooring and central columns have virtually all been removed but the building is divided into 6 portions by massive cross walls.

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 59 - Alternative use for Listed Buildings

Policy 60 - Alterations to Listed Buildings

Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:

The Memorandum of Guidance on Listed Buildings and Conservation Areas is of relevance.

Non Statutory Statements of Council Policy

There are no non statutory Council policies relevant to the determination of this application.

SUSTAINABILITY ISSUES

The following sustainability policy implication arises from this application:

Built Environment. The proposed development will ensure the retention and beneficial use of a B Listed Building which forms an important part of the Built Environment of the City.

SITE HISTORY

06/00778/FUL Planning application for conversion of the building to form 30 flats is considered elsewhere on this agenda. An earlier planning and listed building application for conversion of this building to 38 flats was withdrawn to enable the applicant to amend the proposals following discussions with officers and Historic Scotland.

PUBLIC PARTICIPATION

The application was the subject of statutory advertisements and no objections were received

CONSULTATIONS

There were no adverse comments from Consultees. As noted above, Historic Scotland have been involved in the project from an early stage and have given advice and guidance which has been followed by the applicant in this second application.

OBSERVATIONS

In accordance with the provisions of Section 25 of the Act the Committee is required to consider

- a whether the proposals are consistent with the provisions of the development plan; and if not
- b whether an exception to the provisions of the development plan is justified by other material considerations

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 For Listed Buildings states:

"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."

This proposal is for the conversion of a listed building worthy of retention to form flats. Flats are the only form of residential development which is suitable for this site due to the scale and structure of this building. Part of this building has previously been in use as a sports centre but has been vacant for some time. The scale and structure of the building makes alternative uses difficult to achieve. The site lies within a residential area and the "sister" building to the north was converted to residential use some time ago. It is considered that the proposed development complies with Policy 59.

Policy 60: Alterations To Listed Buildings states:

"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 stone shell and slate roof of the building remains and is in sound structural condition although all windows and most of the door openings have been built up. The proposed change of use will involve the replacement of the windows, additional windows on the west elevation and on the east elevation where part of the building will be revealed by the removal of part of the railway embankment. Three windows on the south elevation will be filled in. The former ground floor vehicle doors will be widened to allow ground floor parking. Full details of the window proposals have been submitted. The alterations to this former mill building are essential to allow it to be brought back into beneficial use. It is concluded that the proposals comply with Policy 60.

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:

The Memorandum of Guidance on Listed Buildings and Conservation Areas is of relevance and supports alternative use for listed buildings in order to ensure their retention. As noted, Historic Scotland have been involved since the pre-application stage and the partner Listed Building application will be referred to Historic Scotland for ratification.

Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

Section 59 of the Act requires that in considering whether to grant planning permission for development which affects a listed building or its setting, the planning authority shall have special regard to the desirability of preserving the building or its setting. It is concluded for the reasons set out above, that the proposed development will preserve the building and its

setting in accordance with these requirements.

It is concluded from the foregoing that sufficient weight can be accorded to the material considerations such as to justify the grant of planning permission in accordance with the provisions of the development plan. It is therefore recommended that planning permission be granted with conditions.

Design

As noted in the text of the report, the alterations to the building are acceptable.

CONCLUSION

This is a particularly large former Mill building, constructed on a massive scale and this has been a key factor in the housing conversion which is now proposed. The resulting flatted development follows considerable discussion between the applicant, agent, officers of the Council and Historic Scotland. The development complies with the Development Plan and with National Guidance on Listed Buildings. Accordingly, the application is Recommended for APPROVAL subject to conditions. If Members are minded to approve the application, it must be referred to Historic Scotland in the first instance.

RECOMMENDATION**Recommendation 1**

This consent shall not be issued unless and until Historic Scotland has formally decided that the application will not be called in for determination by Scottish Ministers.

Recommendation 2

It is recommended that Listed Building consent be granted subject to the following conditions.

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

- 1 The works must be begun not later than the expiration of 5 years beginning with the date of this consent
- 2 Remedial works to the fabric of the building shall be carried out using retained demolition material or new materials to replicate the original. Samples

of materials to be used shall be provided on site for the approval of the City Council prior to the commencement of remedial works and if approved, the works shall be carried out in accordance with such approved details.

- 3 Full details of the position and form of all proposed ducts, flues and vents shall be submitted prior to the commencement of development and if approved, the development shall be carried out only in accordance with such approved details.
- 4 The new windows, doors and balconies shall be in accordance with the submitted details.
- 5 Prior to the commencement of development, full details of the method for the infilling of the existing windows on the south side of the building shall be submitted for approval and if approved, the works shall be carried out only in accordance with such approved details.
- 6 Full details of the proposed elevated terrace on the east elevation at the line of the railway platform is required to be submitted prior to the commencement of development and if approved such works shall be completed only in accordance with such approved details. For the avoidance of doubt it should be noted that access to the terrace shall only be from each individual flat and there shall be no direct access along the length of the building.
- 7 Full details of the finishing treatment of the east wall, following the removal of the embankment, shall be submitted to the Council for approval and if approved, the works shall be carried out only in accordance with such approved details.

Reasons

- 1 To comply with Section 16 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.
- 2 In order to safeguard the appearance of the statutorily listed building and to improve its architectural appearance.

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