

Report

Report to:	Hamilton Area Committee
Date of Meeting:	7 November 2007
Report by:	Executive Director (Enterprise Resources)

Application No	HM/07/0412
Planning Proposal:	Erection of Extension to Public House and Demolition of Existing House to Form Additional Parking Associated with The Public House (Listed Building Consent) at Camphill Vaults, 1/3 Main Street, Bothwell

1 Summary Application Information

- Application Type : Listed Building Application
- Applicant : Mr Robert Laurie
- Location : Camphill Vaults
1/3 Main Street
Bothwell

2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

- (1) Grant Listed Building Permission (Subject to Conditions – based on the conditions attached).

2.2 Other Actions/Notes

- (1) The Area Committee has delegated powers to determine this application.

3 Other Information

- ◆ Applicant's Agent: CRGP Limited
- ◆ Council Area/Ward: 16 Bothwell and Uddingston
- ◆ Policy Reference(s): **Adopted Hamilton District Local Plan**
Policy ED24 – Bothwell Village Centre
Policy DC1 – Development Control General
Policy EN4 – Conservation Areas
Policy EN25 – Heritage Preservation
South Lanarkshire Planning Policies
SLP6 – Development Control – General
Finalised South Lanarkshire Local Plan
(after modifications)
Policy COM5 – Village and Neighbourhood Centres
Policy DM1 – Development Management
Policy ENV4 – Protection of the Natural and Built Environment
Policy ENV24 – Conservation Areas

Policy ENV23 – Listed Buildings

- ◆ Representation(s):

- ▶ 0 Objection Letters

- ◆ Consultation(s):

- AHSS

- Planning & Building Control HQ (Conservation Officer)

- Scottish Civic Trust

- Historic Scotland

Planning Application Report

1 Application Site

- 1.1 The application site is located in a prominent location on Main Street, Bothwell. The application site currently incorporates a 2 ½ storey category C(S) Listed Building used as a public house and associated car parking area. There is also an existing unlisted house, with garage and associated parking and garden ground located within the application site. Two flats exist on the upper level above the public house.
- 1.2 The application site is largely rectangular in shape and extends to 0.14 hectares. It is bound to the north by a commercial property, to the south by private house, to the east by a public road and to the west by an area of land which currently appears to be disused and is unmaintained.
- 1.3 The existing public house is located at the entrance to the Bothwell Village Centre when travelling through Bothwell from the south. The gable of Camphill Vaults is in a prominent location and is faced with a relatively unattractive roughcast which requires to be replaced or upgraded in the near future.
- 1.4 The application site is located within the Bothwell Conservation Area and currently has vehicular access from Ferry Road, a private road.

2 Proposal

- 2.1 The applicant seeks detailed planning permission for the erection of a 1½ storey flat roofed side extension to the public house, the installation of new signage and some stone cleaning to the front façade. The proposal also involves the demolition of an existing unlisted 1½ storey house and detached garage to allow for a new car parking area providing parking for 25 cars to serve the public house. A small section of the public house is also proposed to be demolished to incorporate the proposed car park.
- 2.2 The proposed extension will be used for restaurant dining and is of a contemporary design. The extension involves a large area of glazing on the front elevation, a flat roof and contemporary designed windows on the side elevation.
- 2.3 The applicant also proposes some minor internal alterations to the existing public house, which is a category C(S) listed building. These internal alterations will involve the partial removal of some internal walls to create an 'open plan' bar lounge area. The applicant also proposes to create additional openings in the gable of the listed building to allow access to the proposed extension.

3 Background

3.1 Local Plan Status

- 3.1.1 The application site is located within the Bothwell Village Centre, as designated by Policy ED24 of the adopted Hamilton District Local Plan and Policy COM5 of the Finalised South Lanarkshire Local Plan (as modified). Policies ED24 and COM5 recognise the Bothwell Village Centre as an area of mixed uses. The Council will consider all proposals in terms of the overall balance between retail and non-retail uses in the context of the need to meet consumer expectations, their effect on

adjacent and surrounding land uses, their environmental impact on the centre and their traffic implications.

- 3.1.2 Policies DC1 of the adopted Hamilton District Local Plan and Policy DM1 of the Finalised South Lanarkshire Local Plan (as modified) provide general development management guidance. These policies require all planning applications to take due regard to the local context and built form of the area. Proposals should take cognisance of scale, position and materials of surrounding buildings and landscape. SLP6 of the South Lanarkshire Planning Policies supports these policies.
- 3.1.3 The site is also identified in the development plan as being within a Conservation Area. As such, Policy EN4 – Conservation Areas of the adopted Hamilton District Local Plan and Policies ENV4 and ENV24 of the Finalised South Lanarkshire Local Plan (as modified) are relevant when determining this application. These policies seek to preserve and enhance the character of the conservation area. Developments will be assessed in terms of their effect on the character and amenity of the natural and built environment. Proposals should take account of design, materials, scale and siting within the conservation area and should respect their setting within the conservation area.
- 3.1.4 Policy ENV23 – Listed Buildings of the Finalised South Lanarkshire Local Plan (after modifications) notes that development of listed buildings shall preserve the building or its setting, or any features of special architectural or historic interest which it has.
- 3.1.5 Policy EN25 – Heritage Preservation of the adopted Hamilton District Local Plan notes the physical heritage of the district should be safeguarded. There will be a general presumption against development that would destroy, adversely impinge or significantly damage any heritage feature, including listed buildings.
- 3.2 Relevant Government Guidance
- 3.2.1 Relevant guidance is provided in National Planning Policy Guideline (NPPG) 18 Planning and the Historic Environment and Planning Advice Note (PAN) 71 – Conservation Area Management and the Memorandum of Guidance of Listed Buildings and Conservation Areas.
- 3.2.2 NPPG18 notes that it is desirable to protect and enhance the character and appearance of conservation areas. Local Planning Authorities have a duty to bring forward proposals for the preservation or enhancement of conservation areas. Contemporary architecture and innovative new design can also contribute significantly to the character and appearance of a conservation area.
- 3.2.3 PAN71 notes that the designation of conservation areas are a means to safeguard and enhance the sense of place, character and appearance of our most valued historic spaces.
- 3.2.4 The 'Memorandum of Guidance on listed buildings and conservation areas' notes that a well designed modern structure may be better as it will not read as part of the original building and may not affect its appearance so radically.

3.3 Site History

- 3.3.1 In terms of site history, planning permission (HM/05/0015) and listed building consent (HM/05/0023) was sought for the erection of a traditional style one storey side extension to the existing public house. These applications were however withdrawn by the applicant due to issues relating to parking and design.
- 3.3.2 Planning Permission (HM/06/0418), Listed Building Consent (HM/06/0446) and Conservation Area Consent (HM/06/0445) were then sought for the extension of public house and demolition of existing house to form additional parking associated to public house. Again, these applications were withdrawn by the applicant due to design issues relating to the applications.
- 3.3.3 In addition to this planning permission, the applicant has sought Planning Permission (HM/07/0419) and Conservation Area Consent (HM/07/0411) for the proposed development. These applications have also been put forward to the Hamilton Area Committee for determination.

4 **Consultations**

- 4.1 **Historic Scotland** – were consulted in respect of this application and confirmed that they have no comments to make in respect to the proposal.
Response: Noted.
- 4.2 **Architectural Heritage Society** – note that they find the proposal in principle acceptable. It is suggested that the success of the extension depends on providing an alternative setting for the listed building that accords with the quality and character of the existing. The ashlar sandstone provides a valuable visual link between the old and the new. It is noted that proportion is equally important and the AHSS would like to see a stronger expression of basic proportions which would involve the continuity of the fascia and cornice levels into the extension.
Response: Noted. The applicant's agent has confirmed that the change in design has been considered but was discounted due to the conflict it would create with the setting to the existing building and the effect it would have on the appearance of the proposed extension. A design statement has been submitted in support of the applications, considering various design options. The design of the proposed extension will be fully considered in the Assessment and Conclusions section of this report.
- 4.3 **Scottish Civic Trust** – object to the proposed development and state that the extension makes no acknowledgement to the architectural styles, materials or floor levels of the main building. The proposal involves the use of ashlar materials, which creates an interesting mix of traditional and modern materials. It is suggested that it appears possible, without greatly altering the design, to pick up on the lines and proportions of Camphill Vaults and thus improve the design of the extension.
Response: Noted. As explained above, the change in proportions of the extension were considered and discounted by the applicant as it was considered that they would not improve the visual appearance and setting of the extension or its impact on the Listed Building and Conservation Area. The design of the proposed extension will be discussed in greater detail in the Assessment and Conclusions Section of this report.

- 4.4 **Planning & Building Control HQ (Conservation Officer)** – notes that through pre-application discussion he is now satisfied that an acceptable design standard has been reached, subject to suitable conditions. In terms of the demolition of the unlisted building, he is satisfied that the cottage does not make an important contribution to the character of the Conservation Area or the townscape.

Response: Noted.

5 Representations

- 5.1 The application was advertised in the Hamilton Advertiser and the Edinburgh Gazette. No letters of objection were received as a result of these adverts.
- 5.2 Nine letters of objection were received with regards to the Planning Application (HM/07/0419) for the proposed development. The points of objection have been summarised in the Planning Application Committee Report for HM/07/0419 which has also been put forward to the Hamilton Area Committee for determination.

6 Assessment and Conclusions

- 6.1 The applicant seeks Listed Building Consent for the erection of a 1½ storey side extension to the existing category C(S) listed building. The proposal also involves installation of a new signage on the front elevation of the Listed Building and stone cleaning/removal of paint from the stonework of the listed building. Internally, the applicant proposes to remove a number of internal walls and create openings in the existing gable to provide access into the proposed extension. The determining issues relate to the sites previous history, compliance with local plan policy and affect on the character of the Listed Building. The applicant has also submitted Planning Application and Conservation Area Consent applications for the proposed development which have also been put forward to the Hamilton Area Committee for determination.
- 6.2 In terms of the planning history for the application site, the applicant has submitted a number of applications for the extension to the public house in the past. These previous applications have been mentioned above in Section 3.3 of this report. The initial proposal involved the erection of a single storey side extension of a 'traditional' design. There were however a number of issues associated with this proposal, including lack of parking and inappropriate design, which subsequently resulted in these initial applications being withdrawn. Through detailed pre-application discussions with the Council's Planning Service, the applicants agent has altered and adapted their initial proposal to the current scheme. The applicants approach is to utilise a modern, contemporary design for the extension, as opposed the initial traditional proposal. During the pre-application discussions between the Planning Service and the applicant and his agent, certain changes have been incorporated into the design, such as the change in external facing materials from wooden panels to red ashlar sandstone, incorporation of windows into the side elevation to 'break-up' the gable elevation and the alteration and re-design of the car park to maximise the parking spaces which can be provided within the application site.

- 6.3 In terms of the internal alterations, the applicant has noted on the plans that the existing ornate plasterwork, cornicing, dado rails and service bar will be retained as features within the building. A condition has been attached to ensure these will be retained. A number of 'downstands' will be retained where the existing walls have been removed. The existing rooms are currently very small, enclosed private rooms. The proposal to remove them, whilst retaining the important features is considered acceptable. The retained features will acknowledge the history of the public house whilst providing a modern public house which will be open and inviting to members of the public.
- 6.4 The gable of the public house is externally unattractive at present and contains no features internally or externally which clearly require to be retained. The proposed openings in the gable will provide an access from the public bar into the proposed extension/restaurant.
- 6.5 Whilst the proposed side extension is not traditional in design, it respects the integrity and character of the adjoining category C(S) listed building and surrounding Conservation Area by way of the proposed materials and form. The applicant's architect has made a conscious effort to differentiate the proposed extension from the adjoining building, creating a clear division between the 'traditional' and the 'contemporary'. The proposed extension has been designed in such a way to be 'read' separately from the listed building.
- 6.6 The extension has also been designed to appear 'subservient' and will not rival the presence of the existing listed building on the streetscape. The front elevation of the extension is recessed from Main Street, which again acknowledges the existing building and does not attempt to compete with it. The proposed extension has also been orientated to address Ferry Road and acknowledge the corner position of the application site. Furthermore, the proposed red ashlar sandstone materials acknowledges the predominant red sandstone material of the surrounding area whilst appearing modern.
- 6.7 In terms of the proposed external alterations to the signage and stonework attached to the listed building, it is acknowledged that the stonework on the front elevation of the building requires some remedial work to improve its aesthetic appearance. In terms of the proposed signage, whilst it is again of a contemporary design, similar to the proposed materials of the extension, it provides a link from the old traditional building to the new contemporary extension. As such, I am satisfied that the signage is acceptable in this instance.
- 6.8 Whilst concerns have been raised by the AHSS and the Scottish Civic Trust have objected I am satisfied that the proposed extension has been designed to a high standard and both acknowledges the traditional character of the adjoining building and the Conservation Area but also sets itself apart in a contemporary and modern manner. Furthermore Historic Scotland have not objected to the proposal and the Council's Conservation Officer is satisfied with the amended scheme submitted. The proposed materials are also of a high standard and as such, I am satisfied that the proposed development can justify the demolition of the cottage, located within the Conservation Area. However this matter will be considered in detail in relation to the Conservation Area Consent application.

- 6.9 I am satisfied that the proposed development complies with Local Plan Policy. As discussed above, I am satisfied that the design of the proposed extension will not adversely affect the amenity of the Village Centre nor the setting of the listed building as a result of the high standard of design used in the extension. As such, I am satisfied that the proposed development complies with Policies DC1, EN4 and EN25 of the adopted Hamilton District Local Plan, Policies DM1, ENV4, ENV23 and ENV24 of the Finalised South Lanarkshire Local Plan and SLP6 of the South Lanarkshire Planning Policies.
- 6.10 In summary, the proposed development complies with Local Plan Policy and I am satisfied that all matters raised within the consultation responses received during the determination of the application have been adequately addressed. It is therefore considered that the application is acceptable and I recommend the application for approval subject to the attached conditions.

7 Reasons for Decision

- 7.1 The proposal complies with Policy ED24, DC1, EN4, EN25 of the adopted Hamilton District Local Plan, Policies COM5, DM1, ENV4, ENV23 and ENV24 of the Finalised South Lanarkshire Local Plan and SLP6 of the South Lanarkshire Planning Policies as well as relevant government guidance detailed within NPPG18, PAN 17 and the 'Memorandum of Guidance on Listed Buildings and Conservation Areas'.

Iain Urquhart
Executive Director (Enterprise Resources)

19 October 2007

Previous References

- ◆ HM/07/0419

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Design Statement
- ▶ Consultations

Scottish Civic Trust

20/06/2007

Historic Scotland

22/06/2007

AHSS

04/07/2007

Planning & Building Control HQ (Conservation Officer)

03/08/2007

- ▶ Representations: None

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

Donald Wilkins, Planning Officer, Brandon Gate, Hamilton

Ext 3513 (Tel :01698 453513)

E-mail: Enterprise.hamilton@southlanarkshire.gov.uk

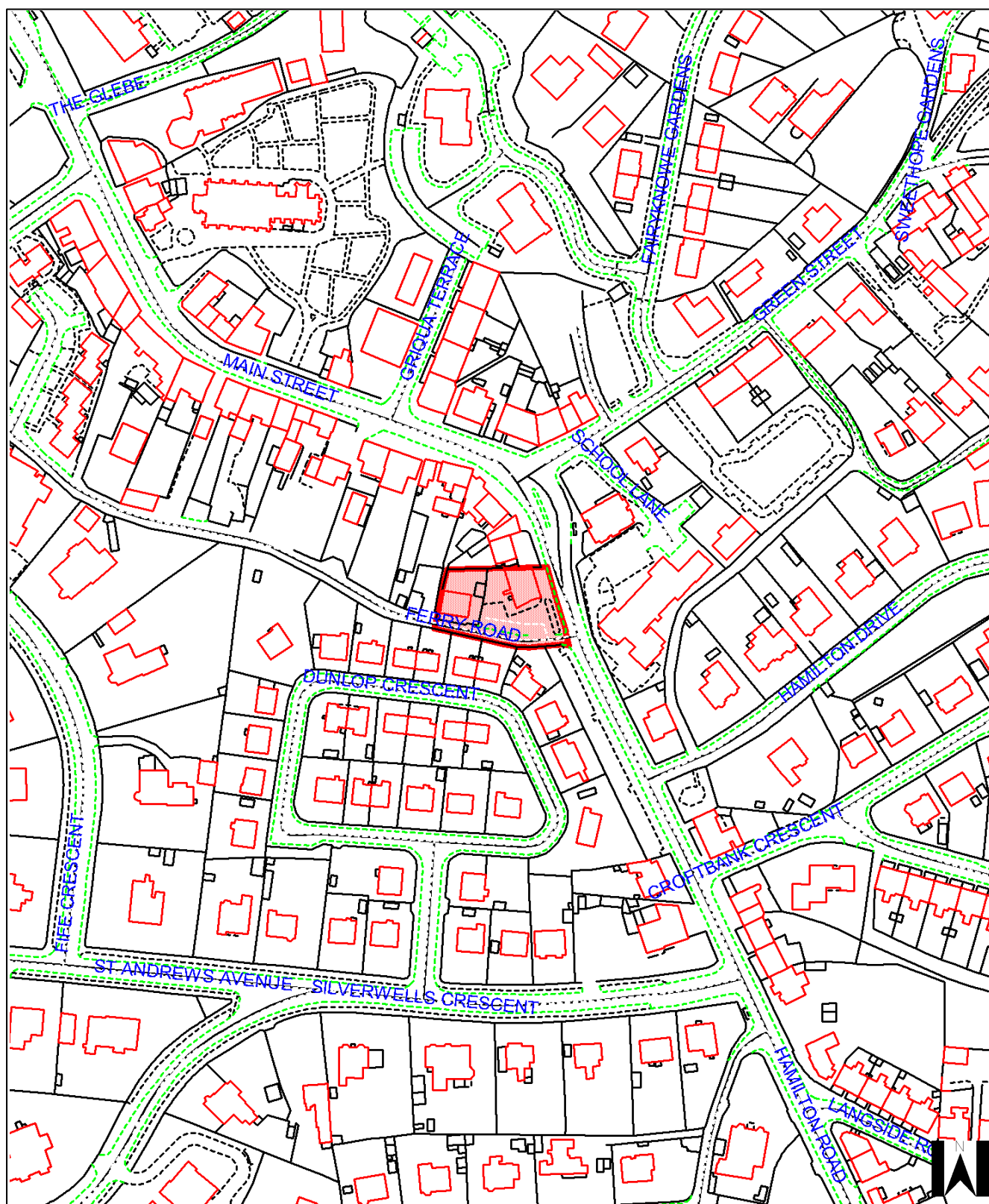
CONDITIONS

- 1 That the development hereby permitted shall be started within five years of the date of this permission.
- 2 That the development shall be carried out strictly in accordance with the plans hereby approved and no change to the design or external finishes shall take place without the prior written approval of the Council as Planning Authority
- 3 That before any development commences on site or before any materials are ordered or brought to the site, details and samples of all materials to be used as external finishes on the development shall be submitted to and approved by the Council as Planning Authority.
- 4 That prior to the implementation of the works hereby approved, a sample panel of the proposed external finish shall be provided and no further work on the site shall be commenced until the written approval of the Council as Planning Authority has been granted for this or other such finish as may be acceptable to the Council. The approved sample panel shall remain in place throughout construction.
- 5 That the existing ornate plasterwork, cornicing, dado rail and service bar shall be retained and made good where necessary.
- 6 Details of the extent of stonework repairs and details of the treatment required shall be agreed with the Council as Planning Authority once cleaning is complete and prior to the commencement of works on this aspect.
- 7 A sample panel of stonework repairs shall be prepared to match the cleaned stonework in colour, texture and coursing for inspection and written approval from the Council as Planning Authority prior to the commencement of this aspect of the works.
- 8 A chemical paint removal method only shall be used. A detailed specification of the treatment proposed shall be submitted for approval by the Council as Planning Authority. A sample panel on an inconspicuous part of the building shall be prepared for inspection and written approval before work commences.

REASONS

- 1 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interests of amenity and in order to retain effective planning control.
- 3 In the interests of amenity and in order to retain effective planning control.
- 4 To safeguard the character and appearance of the Listed Building.
- 5 In the interests of amenity.
- 6 In the interests of amenity and in order to retain effective planning control.
- 7 In the interests of amenity and in order to retain effective planning control.
- 8 In the interests of amenity and in order to retain effective planning control.

For information only



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