

	<h1>Report</h1>	Agenda Item <h2>3</h2>
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Report to: **Planning Committee**
 Date of Meeting: **3 November 2009**
 Report by: **Executive Director (Enterprise Resources)**

Application No CL/09/0183
 Planning Proposal: Refurbishment of Memorial Hall including Stone Repairs, Slate Repairs, Demolition and Rebuilding of 1 No. Chimney, Removal of Render from Side Elevation, Blocking up of Windows on East Elevation and Internal Alterations (Listed Building Consent)

1 Summary Application Information

- Application Type : Listed Building Application
- Applicant : South Lanarkshire Council
- Location : Lanark Memorial Hall
St Leonard Street
Lanark ML11 7AB

2 Recommendation(s)

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

- (1) Grant Listed Building Consent (Subject to Conditions – Based on Conditions Attached)

2.2 Other Actions/Notes

- (1) The Planning Committee has delegated powers to determine this application.
- (2) The application requires to be referred to the Scottish Ministers since it involves a Category B Listed Building.

3 Other Information

- ◆ Applicant's Agent: South Lanarkshire Council
- ◆ Council Area/Ward: 02 Clydesdale North
- ◆ Policy Reference(s): **Adopted South Lanarkshire Local Plan**
- Policy ENV24 Listed Buildings
- ◆ Representation(s):
 - ▶ 0 Objection Letters
 - ▶ 0 Support Letters
 - ▶ 0 Comments Letters
- ◆ Consultation(s):

Lanark & District Civic Trust

The Royal Burgh of Lanark Community Council

Historic Scotland

Planning Application Report

1 Application Site

- 1.1 The application site relates to the Lanark Memorial Hall, St. Leonard Street, Lanark. The building is a Category B Listed Building was erected in the memory of 232 men belonging to Lanark who lost their lives in the First World War (1914 – 1918). The prominent 3-storey, 5-bay public building is an example of restrained, neo-classical style which was popular in the inter-war period when the building was opened in April 1926. The building is constructed using natural ashlar stone and has traditional crittal style windows. The building has many architecturally significant features both externally and internally. There are however modern extensions added to the north east of the building. The building is a prominent feature within the streetscape.

2 Proposal(s)

- 2.1 South Lanarkshire Council is currently undertaking a project which involves the restoration of the Memorial Hall, and the demolition of the adjoining Cargill Social Club and erection of a new building in its place which would be linked to the Memorial Hall to provide facilities and a café for public use including an area of designed open space to the immediate north of the buildings. The restoration would include important repair works and like for like replacement where necessary, and would enable the building to provide for a much wider public use.
- 2.2 This application seeks Listed Building Consent for the refurbishment of the Memorial Hall including stone repairs, slate repairs, demolition and rebuilding of 1 No. chimney, removal of render from side elevation, blocking up of windows on the east elevation and internal alterations. Internal alterations include, the formation of 2 no slappings replacement of internal doors; reinstatement of plasterwork and renewal of heating system.
- 2.3 An application for Conservation Area Consent to demolish extensions to the north east elevation of the Memorial Hall (CL/09/0189) and an application for detailed planning consent for the erection of an extension to the Memorial Hall incorporating additional facilities and café and landscaping to the rear (CL/09/0190) are also on the agenda to be determined by this Planning Committee.

3 Background

3.1 Government Guidance

- 3.1.1 Policy SPP23: Planning and the Historic Environment confirms that listed building consent and planning permission are two separate statutory requirements. However, Planning Authorities shall ensure that consideration of listed building consents and planning applications affecting the same building are dealt with in a co-ordinated manner. Once a building is listed, any works which alter or extend the building which could affect its character or its setting as a building of special architectural or historic criteria, require listed building consent. Scottish Ministers' policies on listed building consent and on the considerations to be taken into account by planning authorities in determining listed building consent applications for alterations, adaption or demolition of a listed building as set out in the Scottish Heritage Environment Policy (SHEP).
- 3.1.2 Historic Scotland's guidance Scottish Historic Environment Policy (July 2009) recognises the significant role that historic buildings and structures have in Scotland's heritage and does this through listing such buildings. Listed buildings are protected under the Planning (Listed Buildings and Conservation Areas) (Scotland)

Act 1997. This establishes that any work which affects the character or a listed building will require listed building consent. In assessing an application for listed building consent the Planning Authority is required to have special regard to the desirability of preserving the building or its setting. Listed building consent is separate from the statutory planning process but there is a close relationship between them. Where both consents are required it is best for both applications to be submitted and dealt with at the same time. The majority of listed buildings are adaptable and can meet the ends of change while retaining their character. However, it is acknowledged that some works and demolition can adversely affect the character of a building beyond repair. There is, therefore, a presumption against demolition or other works that adversely affect the special interest of a listed building or its setting. In submitting a listed building application the applicant should provide thorough and specific details of works to be carried out. This information is crucial in assessing the application. In general, where the proposal involves like for like replacement, or alteration and adoption which sustain or enhance the beneficial use of the building, without adversely affecting the special interest of the building, consent should normally be granted.

3.2 **Local Plan Status**

- 3.2.1 The proposed alterations to this Category B Listed Building require to be assessed against policy ENV24 of the adopted South Lanarkshire Local plan. This policy requires that development including works to listed buildings proposals seek to preserve the listed building and its setting. In particular the design and materials of any development shall respect the character and appearance of the listed building.

3.3 **Planning History**

- 3.3.1 Conservation Area Consent (CL/09/0093) was granted on 8 June 2009 for the demolition of the 2 storey mid-terraced Cargill social club adjacent to the Memorial Hall.

4 **Consultation(s)**

- 4.1 **Historic Scotland** – Following extensive discussions with the applicants Historic Scotland is satisfied with the level of detail submitted in support of the application and that the changes will not have a detrimental impact on the integrity of the listed building. The applicant is working with Historic Scotland to receive grant aid funding to contribute to the project.

Response: Noted.

- 4.2 **Lanark and District Civic Trust** – do not object to this application, however request that lime mortar and appropriate stone for repairs should be used.

Response: Noted. The applicant has provided very detailed information regarding the works to be carried out and has confirmed the use of lime mortar. Any stone repairs will have the colour and indentation to match that of existing stonework.

- 4.3 **The Royal Burgh of Lanark Community Council** – do not object to the proposal; however would have preferred the use of stone instead of smooth cement in the front elevation.

Response: The use of contemporary design and mixture of materials within the front elevation of the extension has been carefully considered. The applicant has purposefully used varying materials to set the extension apart from the Memorial Hall, although an element of natural ashlar stone is used to provide an element of continuity.

5. **Representations**

- 5.1 Following the advertisement of the application in the Lanark Gazette as an application for Listed Building Consent, no letters of objection were received.

6 Assessment and Conclusions

- 6.1 The Category B Listed Lanark Memorial Hall, St Leonard Street, Lanark, is the subject of this listed building application for its refurbishment and restoration which together with the new building on the site of the adjoining Cargill Club will provide a new enhanced community facility. The main considerations in assessing this application are its compliance with local plan policy and its impact on the integrity and character of the listed building.
- 6.2 Policy ENV24 of the adopted South Lanarkshire Local Plan requires that development proposals seek to preserve the listed building and its setting. In particular the design and materials of any development shall respect the character and appearance of the listed building. In this case the proposed works aim to restore and repair the Memorial Hall to improve its appearance and ensure the natural fabric of the building is not further eroded. The applicant proposes to use specialist repair works for most elements of the building, although where erosion or damage has meant that material cannot be repaired, then a like for like replacement will be used. The proposed internal changes will also enable the Memorial Hall to have a wider public use. Historic Scotland has been involved extensively in the evolution of these proposals and they have confirmed that they are content with the scheme as now proposed.
- 6.3 In view of the above, I consider that the proposal is necessary to preserve the integrity of the listed building and complies with the aims of the relevant local plan policy. I therefore recommend that Listed Building Consent be granted.

7 Reasons for Decision

- 7.1 The proposal would contribute positively to the integrity and character of Lanark Memorial Hall. The proposal would also provide welcomed community facilities in association with the Memorial Hall. In view of the reasons stated in the report, the proposal complies with policy ENV24 of the adopted local plan.

Colin McDowall
Executive Director

26 October 2009

Previous References

- ◆ CL/09/0189
- ◆ CL/09/0093
- ◆ CL/09/0190

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations

The Royal Burgh of Lanark Community Council

28/05/2009

Lanark & District Civic Trust

22/05/2009

Historic Scotland

17/07/2009

Historic Scotland

21/07/2009

- ▶ Representations
- None

Contact for Further Information

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

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CONDITIONS

- 1 This decision relates to drawing numbers: AL(01)100, AL(01)200, AL(01)101, AL(01)102, AL(01)103, AL(01)104, AL(01)213, AL(01)210, AL(01)211, AL(01)212, Project No.1002 Drawing No.9a, Project No.1002 Drawing No.8a, Project No.1002 Drawing No.6, Project No.1002 Drawing No.2, Project No.1002 Drawing No.19, AL(01)300, AL(01)220, AL(01)221, AL(01)231, Project No.1002 Drawing No.16, Project No.1002 Drawing No.15, and Project No.1002 Drawing No.14.
- 2 The development hereby permitted shall be started within three years of the date of this permission.
- 3 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.
- 4 That the type and distribution of external finishes shall be as shown on the approved plan, but prior to the commencement of any work on site, samples of the materials to be used shall be submitted to and approved by the Council as Planning Authority.
- 5 That methodology statements as set out in letters dated 25 June 2009, 23 September 2009 and 29 September 2009 (from LBG Waterston, Chartered Architects) and the Outline Scheme of Repair by LBG Waterson dated April 2008, Chartered Architects, shall be strictly complied with and no changes shall be undertaken without the prior written approval of the Council as Planning Authority.

REASONS

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 2 To comply with section 58 of the Town and Country Planning (Scotland) Act 1997, as amended.
- 3 In the interests of amenity and in order to retain effective planning control.
- 4 In the interests of amenity and in order to retain effective planning control.
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For information only

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