

Report to:	Planning Committee
Date of Meeting:	3 November 2009
Report by:	Executive Director (Enterprise Resources)

Application No	CL/09/0189
Planning Proposal:	Demolition of Extensions to North East Elevation of Memorial Hall (Conservation Area Consent)

1 Summary Application Information

- Application Type : Conservation Area Consent
- 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 Conservation Area 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 demolition of a building within a conservation area.

3 Other Information

- ◆ Applicant's Agent: South Lanarkshire Council
- ◆ Council Area/Ward: 02 Clydesdale North
- ◆ Policy Reference(s): **Adopted South Lanarkshire Local Plan**
 - Policy ENV4: Protection of the Natural and Built Environment
 - Policy ENV25: Conservation Areas Policy

- ◆ Representation(s):
 - ▶ 0 Objection Letter
 - ▶ 0 Support Letter
 - ▶ 0 Comments Letter

- ◆ Consultation(s):

West of Scotland Archaeology Service

Lanark & District Civic Trust

The Royal Burgh of Lanark Community Council

Planning Application Report

1 Application Site

- 1.1 The application site relates to the Lanark Memorial Hall, St Leonard Street, Lanark. The application site is within Lanark Conservation Area, specifically the extensions which adjoin the B Listed Memorial Hall building to its north east elevation. The extensions are of modern design and materials and were later additions to the original traditional building (and are therefore not listed). The extensions are not prominent from St. Leonard Street, although can be viewed from Hall Place which is located to the rear of the building. The ground floor of the extensions subject of this application currently provide a kitchen area, male and female toilets and a back stage area and store associated with the stage within the Memorial Hall. The first floor provides an additional set of toilets and 2 meeting rooms.

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 Social Club and the erection of a new building for public use including an area of designed open space. The removal of the modern extensions would contribute to both elements of the project.
- 2.2 This specific application seeks Conservation Area Consent for the demolition of extensions to the north east elevation of the Memorial Hall. The removal of these extensions is required to enable a new purpose built extension to be erected to the east of the Memorial Hall. The current facilities provided by the extensions would be improved upon by the new extension.
- 2.3 A detailed planning application for the refurbishment and alterations to, and erection of an extension to the Memorial Hall (CL/09/0190) and the erection of the extension and refurbishment of the Memorial Hall will require changes to the Category B Listed Building both internally and externally and these are subject to application for Listed Building Consent (CL/09/0183). Both applications will be considered at this Planning Committee.

3 Background

3.1 Government Guidance

- 3.1.1 Policy SPP23 – Planning and the Historic Environment advises that in considering the demolition of an unlisted building within a conservation area, its merits and its contribution to the character and appearance of the area are key considerations. The current SHEP provides further details of the consideration to be taken into account.
- 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. The term 'Conservation Area Consent' is used for application to demolish unlisted buildings in conservation areas. Planning Authorities who are themselves seeking such consent must apply directly to Scottish Ministers. Historic Scotland recognises the detrimental effect the removal or erection of a building can have on the character of a conservation area. In deciding whether conservation area consent should be granted, planning authorities should take into account the importance of the building to the character or appearance of any part of the conservation area, and the proposal for the sites future redevelopment.

3.2 **Local Plan Status**

3.2.1 The (Adopted) South Lanarkshire Local Plan identifies the site as being within Lanark Conservation Area where policies ENV4 and ENV25 applies. Policy ENV4 states that the Council will assess all development proposals in terms of their effect on the character and amenity of the natural and built environment in accordance with Scottish Planning Policy (SPP)23 – Planning and the Historic Environment. In addition, the Council will seek to safeguard Conservation Areas which are considered of national importance, ensuring that they are conserved and where appropriate enhanced. In such areas of national importance development will be permitted where the objectives of the designation and the overall indignity of the area can be shown not to be compromised. Any significant adverse effects must be clearly outweighed by social or economic benefits of national importance.

3.2.2 Policy ENV25 – Conservation Areas requires that all development and demolition within a conservation area shall preserve or enhance its character. Proposals for demolition should not be considered in the absence of a detailed planning application for redevelopment of the site. Demolition will not begin until evidence is given of contracts let for the approved redevelopment.

3.3 **Planning History**

3.3.1 Conservation Area Consent (CL/09/0093) was granted 08/06/09 for the demolition of the 2 storey mid-terraced Cargill social club adjacent to the Memorial Hall.

4 **Consultation(s)**

4.1 **Lanark and District Civic Trust** – do not object to this proposal.

Response: Noted.

4.2 **Royal Burgh of Lanark Community Council** – do not object to this proposal.

Response: Noted.

4.3 **WOSAS** – do not object to this proposal; however request that the developer secure the implementation of a watching brief to be carried out during any works on site. The buildings proposed for demolition are located on the eastern fringe of an area which could have evidence of archaeological importance dating back to the medieval burgh of Lanark. Although the development is small in scale and the previous development of the site may have disturbed or removed possible archaeological finds, a watching brief would enable the monitoring of future development for the site for any remaining evidence.

Response: Noted. A condition would be attached to any consent granted to satisfy their request.

5 **Representation(s)**

5.1 Following the advertisement of the application in the Lanark Gazette, no letters of objection were received.

6 **Assessment and Conclusions**

6.1 The applicant seeks Conservation Area Consent for the demolition of extensions to the north east elevation of the Memorial Hall. The main considerations in

determining this application is its compliance with local plan policy and its impact on the character and integrity the wider Lanark Conservation Area.

- 6.2 Policy ENV4 requires all developments to be considered in terms of their effect on the character and amenity of Lanark Conservation Area. In such an area of national importance the character and integrity of the conservation area should not be undermined; and any significant adverse impacts must be clearly outweighed by social or economic benefit of national importance. Policy ENV25 reiterates the aims of policy ENV4, in preserving the character of the conservation area. Due to the significant adverse impact which may occur when buildings are demolished within a conservation area, policy ENV25 requires that no demolition proposals will be considered in the absence of an application for the redevelopment of the site.
- 6.3 In this case, the removal of the extensions to the north east elevation of the Memorial Hall are small in scale and are not highly visible from the main public view along St Leonard Street. The extensions are modern in terms of design and materials and detract from an area that is otherwise traditional in character. In addition, the removal of the extensions would enable the site to be redeveloped as part of a wider scheme to refurbish and extend the Memorial Hall. Detailed proposals for these works are the subject of separate reports on this agenda.
- 6.4 In view of the above, I consider that the proposal complies with the aim of policies ENV4 and ENV25 of the adapted South Lanarkshire Local Plan. The removal of the extension would remove unsightly modern extensions while enabling the sensitively designed redevelopment of the site. The proposal complies with the policies in terms of its positive visual improvement of Lanark Conservation Area, and there is a detailed planning application for the redevelopment of the site on this agenda which is also recommended for approval.
- 6.5 I consider that the proposal should be welcomed and is a key development in aiding the implementation of the proposals for the Memorial Hall. I am satisfied that the proposal complies with both national guidance and local plan policy and I recommend that conservation area consent be granted.

7 Reasons for Decision

- 7.1 The proposal would contribute positively to the integrity and character of Lanark Conservation Area and allow the wider redevelopment scheme to be implemented. The proposal complies with Policies ENV4 and ENV25 of the adopted local

Colin McDowall
Executive Director (Enterprise Resources)

26 October 2009

Previous References

- ◆ CL/09/0093
- ◆ CL/09/0183
- ◆ CL/09/0190

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations
 - West of Scotland Archaeology Service 28/05/2009
 - The Royal Burgh of Lanark Community Council 28/05/2009
 - Lanark & District Civic Trust 05/06/2009

- ▶ 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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Conservation Area Consent

PAPER APART – APPLICATION NUMBER : CL/09/0189

CONDITIONS

- 1 This decision relates to drawing numbers: AL(00)100, AL(01)110, AL(01)111, AL(01)112, AL(01)113, AL(01)114 and Drawing No.2.
- 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 shall take place without the prior written approval of the Council as Planning Authority.
- 4 The developer shall secure the implementation of an archaeological watching brief, to be carried out by an archaeological organisation acceptable to the Council as Planning Authority, during all ground disturbance. The retained archaeological organisation shall be afforded access at all reasonable times and allowed to record and recover items of interest and finds. A method statement for the watching brief will be submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority prior to commencement of the watching brief. The name of the archaeological organisation retained by the developer shall be given to the Planning Authority and to the West of Scotland Archaeology Service in writing not less than 14 days before development commences.

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 order to safeguard any archaeological items of interest or finds.

