

Report

Report to:	Cambuslang and Rutherglen Area Committee
Date of Report:	13 March 2018
Report by:	Executive Director (Community and Enterprise Resources)

Application No	CR/17/0207
Planning Proposal:	Installation of Bi-Folding Doors to Existing Flatted Dwelling

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Mr Scott MacGregor
- Location : 76A Blairbeth Road
Burnside
Rutherglen
G73 4JA

Recommendation(s)

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

- (1) Refuse detailed planning permission - for reasons stated

2.2 Other Actions/Notes

The Area Committee has delegated powers to determine this application

3 Other Information

- ◆ Applicant's Agent: Colin Crawford
- ◆ Council Area/Ward: 11 Rutherglen South
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan (adopted 2015)**
Policy 4 - Development management and placemaking
Policy 15 - Natural and Historic Environment
Natural and Historic Environment, Supplementary Guidance (2015)
NHE3 - Listed buildings
Development management, placemaking and design supplementary guidance (2015)
DM2 - House extensions and alterations

◆ Representation(s):

- ▶ 0 Objection Letters
- ▶ 0 Support Letters
- ▶ 0 Comments Letters

◆ Consultation(s): None

Planning Application Report

1 Application Site

- 1.1 This application relates to a ground floor flat at 76A Blairbeth Road in Rutherglen. The property forms part of the ground floor of the late 19th century, stylised Greek revival Blairbeth Terrace that was listed as a Category 'B' listed building on 23 March 1992. The site is located within an established residential area.

2 Proposal

- 2.1 The proposal is for the removal of the existing rear door and window, cutting away the surrounding stone wall to form an opening to install aluminum bi-folding doors leading to an existing garden courtyard.

3 Background

3.1 Local Plan Status

- 3.1.1 Within the adopted South Lanarkshire Local Development Plan, Policy 4 Development Management and Placemaking states that development proposals should take account of the local context and built form and ensure that there is no significant adverse impact on built heritage.

- 3.1.2 Policy 15 Natural and Historic Environment is also relevant. This policy emphasises that all development proposals will be assessed in terms of their effect on the character and amenity of the natural and built environment. In particular the policy states that development which would affect a listed building will only be permitted where there is no significant adverse impact on the building.

- 3.1.3 Policy NHE3 Listed Buildings states that development affecting a listed building should seek to preserve the building and its setting, and any special features that it has. The layout, design, siting and use of any materials shall be sensitive to, and respect the character and appearance of the listed building and its setting. Any proposals for repairs, alterations and extensions to listed buildings shall demonstrate a sound knowledge and understanding of the building, and demonstrate a full awareness of its cultural significance and all phases of its development.

- 3.1.4 Policy DM2 House Extensions and Alterations states that alterations will be considered favorably where it can be demonstrated that the proposals siting, scale design and materials respects the character of the existing dwelling and the wider area. Development proposals will be required to take account of any supplementary guidance prepared by the Council, where relevant to the proposal.

3.2 Relevant Government Advice/Policy

- 3.2.1 Scottish Planning Policy (SPP) recognises the importance of the historic environment as a key part of Scotland's cultural heritage. Alterations and extensions to listed buildings should be managed to protect their special interest while enabling them to remain in active use. The layout, design, materials, scale, siting and use of any development which will affect a listed building or its setting should be appropriate to its character, appearance and setting. However, in some cases the importance of the heritage asset is such that change may be difficult or may not be possible. Decisions should be based on a clear understanding of the importance of the heritage assets.

- 3.2.2 The Historic Environment Scotland Policy Statement (2016) (HESPS) charges the planning authority to have special regard to the desirability of preserving the listed building, or its setting, or any features of special architectural or historic interest which it possesses.

- 3.2.3 Historic Environment Scotland provides guidance notes on developments affecting Listed Buildings. The relevant document in this instance is Managing Change in the Historic Environment Guidance - External Walls – (published Oct. 2010), 4.5 - New Openings. This document states that the formation of a new opening in a wall needs to be considered in light of the overall composition of the wall and assessed as to whether or not it would be consistent with the existing design. Care should be taken to ensure that the cumulative effect of new openings does not harm the special interest of the building.
- 3.2.4 SPP, the HESPS and the Managing Change in the Historic Environment guidance note published by Historic Environment Scotland should be taken into account by planning authorities when determining applications for development which may affect the historic environment.

4.1 Planning History

- 4.1 An associated application for Listed Building Consent has been received for this proposal (CR/17/0173). That application is also on the agenda for this Area Committee meeting with a recommendation of refusal.

5. Consultation(s)

- 5.1 No consultations were required for this particular planning application.

6. Representation(s)

- 6.1 The statutory neighbour notification was carried out, however following this exercise no letters of representation were received.

7 Assessment and Conclusions

- 7.1 The applicant seeks planning consent for the removal of an existing rear door and window and stone butt to form aluminium bi-folding patio doors. The aluminium doors would be finished with a black coating. The unique architectural and historic interest of the building has been recognised by Historic Environment Scotland and is reflected in its category 'B' listing. The main determining issue in assessing this proposal is compliance with local and national planning policy and in particular it's impact on the character and appearance of the listed building.
- 7.2 Policy 4 Development Management and Placemaking states that development proposals should take account of the local context and built form and should ensure that there is no significant adverse impact on built heritage. Policy 15 Natural and Historic Environment states that all development proposals will be assessed in terms of their effect on the character and amenity of the natural and built environment. In particular the policy states that development which would affect a listed building will only be permitted where there is no significant adverse impact on the building. Policy DM2 - House extensions and alterations states that alterations will be considered favorably where it can be demonstrated that the proposals siting, scale design and materials respects the character of the existing dwelling and the wider area. Policy NHE3 Listed Buildings seeks to ensure that the layout, design, siting and use of any materials shall be sensitive to, and respect the character and appearance of the listed building and its setting. Any proposals for repairs, alterations and extensions to listed buildings shall demonstrate a sound knowledge and understanding of the building, and demonstrate a full awareness of its cultural significance and all phases of its development.

- 7.3 The proposed alteration is considered to alter significantly the character of the building on this considered elevation and the window alignment with the floors above will be lost with this modern intervention. Cutting away the existing fabric of the building will result in a permanent structural modification. The rear courtyard is currently accessed by the existing door on this elevation and the proposal will provide the same function whilst substantially altering the character of this elevation. It is the combination of the stylised Greek revival details and features on this Terrace which merits this building its category 'B' listing which is of regional importance. Whilst the works may be considered relatively minor on an unlisted property, it is the accumulation and precedent of small changes that degrade the integrity and character of the listed building as a whole, which ultimately defeats the purpose of their protection. The alteration is not considered to be sensitive to, or respect the character and appearance of the listed building. The proposal does not reflect the design or materials of the original building and is considered to have an adverse impact on the local built heritage. The proposal is therefore considered to conflict with Policy 4, 15, DM2 and NHE3 of the adopted South Lanarkshire Local Development Plan.
- 7.4 The SPP, HESPS and Historic Environment Scotland guidance notes all direct local authorities to manage change to listed buildings whilst protecting the building's special interest. The proposal is not considered to comply with the relevant national guidance and under the associated listed building application it is noted that Historic Environment Scotland has advised that the proposal will have an adverse impact on the special interest and character of the building.
- 7.5 In light of the above, it is recommended that the planning application is refused.

8 Reason for Decision

- 8.1 The proposal fails to comply with Policy 4, 15, DM2 and NHE3 of the South Lanarkshire Local Development Plan and the associated supplementary guidance in that it would adversely impact on the character and appearance of the listed building.

Michael McGlynn
Executive Director (Community and Enterprise Resources)

27 February 2018

Previous References

- ◆ CR/17/0173

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Development Plan 2015 (adopted)
- ▶ Neighbour notification letter dated 31 October 2017

Contact for Further Information

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

Evelyn-Ann Wilson, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB

Ext 5059 (Tel : 01698 455059)

E-mail: evelyn-ann.wilson@southlanarkshire.gov.uk

REASONS FOR REFUSAL

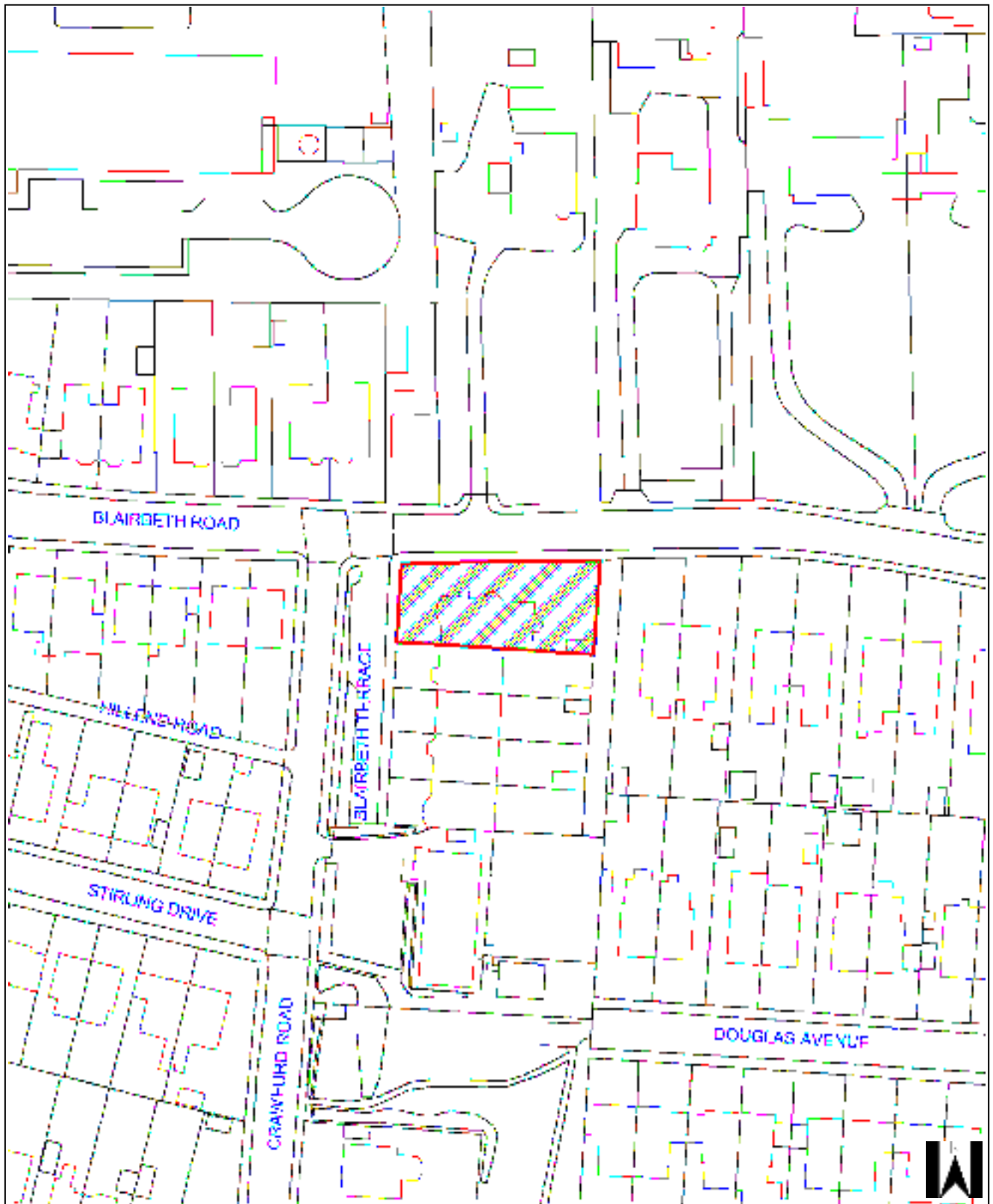
- 1 That the proposal is contrary to Policy 15: Natural and Historic Environment of the South Lanarkshire Local Development Plan (2015) as the proposal does not enhance the conservation value of the site, and does not respect the character and appearance of the listed building or its setting.
- 2 The proposal is contrary to Policy 4: Development Management of the South Lanarkshire Local Development Plan (2015) as the proposal would have an adverse impact on the local built heritage.
- 3 The proposal is contrary to Policy NHE3 Listed Buildings of the South Lanarkshire Local Development Plan Natural and Historic Environment Supplementary Guidance 9 as the alteration does not preserve the building and features of special architectural interest.
- 4 The proposal is contrary to Policy DM2: House extensions and alterations of the South Lanarkshire Local Development Plan Development Management Placemaking and Design Supplementary Guidance 3 as the proposal does not complement the character of the building and does not take account of the supplementary guidance prepared by the Council, which is relevant to the proposal.

CR/17/0207

76A Blairbeth Road, Rutherglen

Planning and Building Standards

Scale: 1: 1250



For information only

For information only