

Report to: **Planning Committee**
 Date of Meeting: **1 November 2011**
 Report by: **Executive Director (Enterprise Resources)**

Application No CL/11/0306
 Planning Proposal: Restoration And Internal And External Repairs and Demolition Of Bothy On Rear Elevation

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : South Lanarkshire Council
- Location : Murray Memorial Chapel
Hyndford Road
Lanark

2 Recommendation(s)

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

- (1) Grant detailed planning permission (subject to conditions – based on conditions attached)

2.2 Other Actions/Notes

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

3 Other Information

- ◆ Applicant's Agent: LBG Waterston
- ◆ Council Area/Ward: 02 Clydesdale North
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (adopted 2009)**
Policy ENV 2: Local Green Network
Policy ENV4: Protection of the Natural and Built Heritage
Policy ENV24 Listed Buildings
Policy DM1: Development Management

◆ Representation(s):

- ▶ 0 Objection Letter
- ▶ 0 Support Letter
- ▶ 0 Comments Letter

◆ Consultation(s):

None

Planning Application Report

1 Application Site

- 1.1 The Murray Memorial Chapel stands in an elevated setting within an extension of the Lanark Cemetery and acts a defining landmark in the Lanark Burgh. It lies close to the ruins of the St Kentigern's Church and is one of only a few Scottish cemetery chapels. It is a Category A listed building meaning that it is considered to be of national or international importance. The Murray Memorial Mortuary Chapel was erected by philanthropist Helen Murray, descendant of diamond merchant John Murray, as a public and ecumenical mortuary chapel and bequeathed to the community in 1912. It is now owned by South Lanarkshire Council. The Chapel was designed by architect William Cowie from Ayr, and is a 2-storey symmetrical square plan building, changing to the shape of a Greek cross in its upper level. This cross is topped by a large domed, metal roof which supports a statue of a winged figure, and there are 4 decorative urns set at the base of the dome. Further smaller, roofed domes exist at the four corners of the cross.
- 1.2 The Chapel has further external detailing such as inscriptions over the main entrance, but the building is most noted for its extensive use of stained glass to the windows which range in size from single lights to Diocletian windows on first floor level at the end of each of the four arms of the cross. Internally, extensive use has been made of marble on the floor and wall plaques. The stonework externally is generally in a fair condition with the exception of heavily repaired and salt damaged stone at the wall bases of the loggia and wings. The building has a later extension on the rear (south-east) elevation which has been used as a machine store and work compound bothy.
- 1.3 The Murray Memorial Chapel has been vacant for a number of years and, as a result, has been the subject of vandalism with the large stained glass windows being a particular target. The service facilities were contained in a flat roof wing on the south-west and this has been affected by timber rot. Due to the architectural importance of the Chapel, it has appeared on the Buildings at Risk Register for Scotland since 2008.

2 Proposal(s)

- 2.1 A comprehensive programme of repair and restoration is proposed throughout the exterior and interior of the Category A listed Murray Memorial Chapel, to bring it back into use, mainly for funeral groups, but it may also be used by the local community. A detailed condition survey report which was prepared in September 2009 has been submitted in support of the application, and also a survey report, which includes a schedule of repair work for the stained glass windows.
- 2.2 In summary and in relation to the exterior, it is proposed to carry out the following:
 - Demolish the rear extension and bothy and form new window opening from the service doorway
 - Roofs – repair flat roofs and treat areas of rot. Repair the concrete structures within all roof domes, and re-clad the main dome with pre-patinated copper.

The 4 smaller domes will be re-clad in mastic asphalt, rather than copper due to their susceptibility to theft. Lead work repairs.

- Exterior masonry – Indent any damaged ashlar stonework.
- Repair the winged angel statue and replace like for like the four urns.
- Doors and windows – the existing doors and ironmongery will be retained and overhauled. The new infill window will be designed to match the surviving windows. Some windows will require an upgraded specification or grills to resist vandalism.
- Stained glass windows – extensive repairs are required and these will either be carried out in situ or at the premises of a specialist conservator.
- Floodlighting is proposed comprising lighting behind the parapet of the roof in order to illuminate the dome and a series of bollards along the driveway.

2.3 Internally, further comprehensive works will be undertaken, including:

- Walls – repairs to the internal polished sandstone and ceiling plasterwork
- Altar – re-pointed and repaired.
- Marble and tile work – re-pointed and repaired
- Internal fixtures – new lighting and heating systems

2.4 An application for Listed Building Consent has also been submitted (CL/11/0314) and this will be considered separately on the agenda.

3 Background

3.1 Local Plan Status

3.1.1 In land use terms, the site is affected by Policy ENV 2: Local Green Network which advises that development will only be permitted where it can be demonstrated that the development will enhance the existing wildlife, biodiversity, amenity and access and of particular relevance for this application, the townscape quality and amenity. The proposed alterations to this Category A Listed Building require to be assessed against Policy ENV 4: Protection of the Natural and Built Heritage. This policy states that development must preserve the listed building and its setting, and in categories of national importance, such as Category A buildings, ensure that the overall integrity of the asset is not compromised. Policy ENV 24 further states that the design and materials of any development shall respect the character and appearance of the listed building. Further design considerations are set out in Policy DM1: Development Management.

3.2 Relevant Government Advice/Policy

3.2.1 Once a building is listed, any works which could affect its character or its setting as a building of special architectural or historic interest require listed building consent. Scottish Ministers' policies on the considerations to be taken into account by planning authorities in determining applications for alterations, adaption or demolition of a listed building are set out in the Scottish Heritage Environment Policy (SHEP). 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.

3.3 Planning History

None

4 Consultation(s)

4.1 None

5 Representation(s)

- 5.1 Due to the relationship between the Chapel and neighbours (who are some distance away) no neighbour notification was required in respect of the application and no representations have been received.

6 Assessment and Conclusions

- 6.1 Detailed planning permission is sought by South Lanarkshire Council for works to the Category A listed Murray Memorial Chapel at Lanark Cemetery. It is proposed to carry out a comprehensive scheme of repair to address issues such as water ingress and vandalism, and restoration to features such as stained glass, marble flooring and statues. The Chapel would also be flood-lit. The main considerations in determining this application is its compliance with local plan policy and its impact on the character and integrity of the listed building.
- 6.2 In terms of applicable local plan policies, Policy ENV 2: Local Green Network covers Lanark Cemetery within which the Chapel sits and advises that development which will have an adverse effect on the area's value for biodiversity or as an amenity would not be supported. The proposal to repair the chapel will not impinge on the biodiversity of the area and the amenity and character of the historic graveyard will be significantly enhanced by bringing this important building back into use, primarily in association with the cemetery but also for use by the local community. The proposal is therefore acceptable in land use terms.
- 6.3 Policies ENV 4, ENV 24 and DM 1 aim to protect historical and ecological resources/assets within the built environment and the general amenity of the area. Extensive discussions have taken place which has led to the submission of proposals that are considered to be in accordance with the requirements of these policies as the repairs will be carried out sympathetically in respect of the fabric of the building, including the use of appropriate materials, and accepted methods used in the restoration of historic buildings are proposed. The demolition of the machinery store and bothy on the rear elevation will improve the aesthetics of the building and that particular corner of the cemetery, as well as being more accurate in terms of respecting the architects' original design. The schedule of works will incorporate measures to deter vandalism such as window grills or protective panels for the stained glass and they are considered to be in keeping with the character of the building. The proposed bollards along the driveway to the chapel are not considered appropriate to the setting of the listed building and a condition would be imposed if consent is granted requiring the submission of further details for approval.
- 6.4 In summary the restoration of the Murray Memorial Chapel complies with the policies of the adopted South Lanarkshire Local Plan, and would benefit the building and local community by bringing this historic landmark back into beneficial use. It is therefore recommended that planning permission be granted.

7 Reasons for Decision

- 7.1 The proposal complies with Policies ENV 2, ENV4, ENV24 and DM1of the adopted South Lanarkshire Local Plan.

Colin McDowall
Executive Director (Enterprise Resources)

24 October 2011

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations - None

- ▶ Representations - None

Contact for Further Information

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

Ailsa Graham, Planning Officer, South Vennel, Lanark, ML11 7JT
Ext 3190 (Tel :01555 673190)
E-mail: planning@southlanarkshire.gov.uk
Detailed Planning Application

CONDITIONS

- 1 The consent shall be carried out strictly in accordance with drawing numbers :
1045-06; 1045-15; 1045-16; 1045-17; 1045-001; 1045-2; 1045-3; 1045-22;
EL(63)01; EL(63)02; ML(56)01 REV A; 1045-004 REV B; 1045-005 REV A; 1045-007 REV A; 1045-020 REV A; 1045-023.
- 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 no consent is given for external lighting or bollards.

REASONS

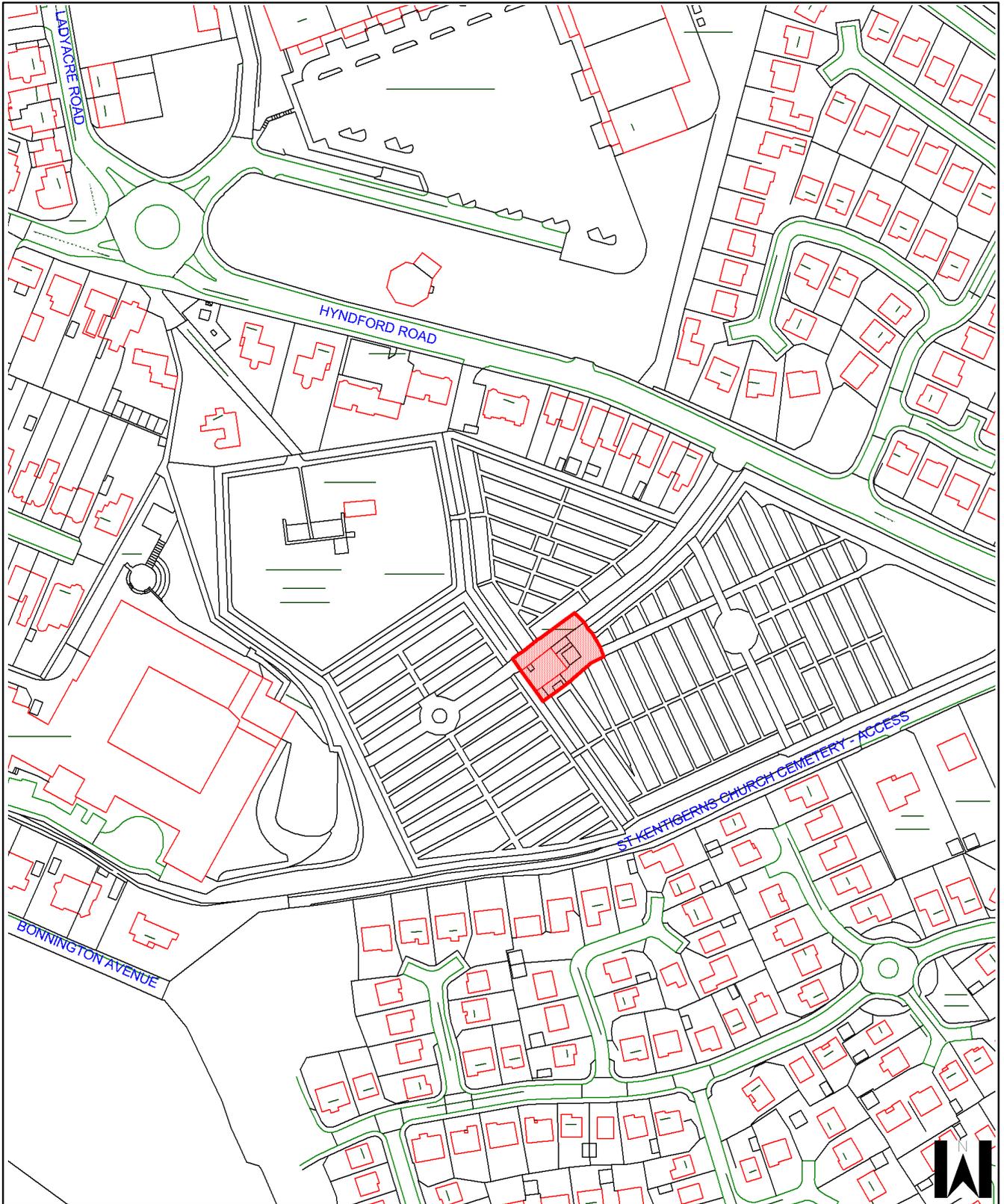
- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 2 In the interests of amenity and in order to retain effective planning control.
- 3 In the interests of amenity and in order to retain effective planning control.
- 4 In the interests of amenity and in order to retain effective planning control.

CL/11/0306

Murray Chapel, Hyndford Road, Lanark

Planning and Building Standards Services

Scale: 1: 2500



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