

	<h1>Report</h1>	Agenda Item <h1>6</h1>
---	-----------------	--------------------------------------

Report to: **Planning Committee**
 Date of Meeting: **26 May 2009**
 Report by: **Executive Director (Enterprise Resources)**

Application No HM/07/0675
 Planning Proposal: Renovation Including Internal Alterations, Extension and Partial Demolition of Building and Erection of Double Garage (Listed Building Consent)

1 Summary Application Information

- Application Type : Listed Building Consent
- Applicant : Townfield Construction
- Location : Toll House
52 Carlisle Road, Ferniegair, Hamilton

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 Historic Scotland as it relates to the partial demolition, renovation and extension of a Category B listed building.

3 Other Information

- ◆ Applicant's Agent: Munro Associates
- ◆ Council Area/Ward: 17 Hamilton North and East
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (adopted)**
Policy ENV 23 - Listed Buildings Policy

- ◆ Representation(s):
 - ▶ 2 Objection Letters

- ◆ Consultation(s):

Architectural Heritage Society (AHSS)

Historic Scotland

Planning Application Report

1 Application Site

- 1.1 The application relates to the Thomas Telford Toll House which is a Category B listed building located on the southern side of Carlisle Road at the southern edge of Hamilton. The site is essentially 'L' shaped and extends to approximately 0.14 hectares. It comprises a mixture of trees and scrub including regenerating ash and elder and it slopes down towards the River Avon. The site is bounded to the north by the River Avon and the Thomas Telford Avon Bridge which is a Category A listed structure, to the south by residential properties and associated landscaping, to the east by the Carlisle Road (A72) and to the west by an area comprising of a mix of scrub and woodland. Access to the site is via a track off Carlisle Road.

2 Proposal(s)

- 2.1 The applicant seeks listed building consent for the renovation of the Toll House including internal alterations, extension and partial demolition of the building and the erection of a detached double garage. The application was submitted in tandem with a detailed planning application for the same proposal and two separate outline planning applications for the erection of single dwellinghouses on land to the west of the site referred to as Plots A and B. The two outline applications were submitted as part of a funding strategy to enable the restoration and extension of the Toll House.
- 2.2 Specifically, the proposed works comprise the demolition of an existing two storey lean-to extension built onto the rear elevation of the original house and the erection of an extension measuring approximately 102 square metres in floor area located along the north-west elevations of the existing building. The extension would be single storey in height and would incorporate a link corridor with a flat roof which would tie the main part of the extension onto the existing house. The proposed materials include black slate to the roof of the house with a lead covering to the flat roof link corridor of the extension, stone walls to match those of the existing building and timber sash and case windows. Initially the applicant intended to form a hipped roof onto the extension, however, following discussions with the Planning Service in consultation with Historic Scotland the applicant has agreed to utilise a flat roof incorporating turf or sedum.
- 2.3 The existing building would be renovated to provide two bedrooms, a hall and an en-suite bathroom on the lower floor and a hall, two bedrooms and two en-suite bathrooms on the upper floor which is positioned level with the adjacent Carlisle Road. The proposed extension would incorporate a living room and dining area, kitchen, hall and study with the hall and study located within a corridor linking the main part of the extension to the original house. A detached single storey double garage incorporating a pitched roof would be located along the southern boundary of the site adjacent to the existing access track.
- 2.4 A tree survey was undertaken which concludes that some shrub clearance and tree felling is required in the vicinity of the building. In addition to the Tree Survey, a Planning Statement, Cost Plan and Ecological Report were submitted with the application as supporting documents.

3 Background

3.1 **Local Plan Status**

- 3.1.1 The application site is located on land designated as Green Belt in the adopted South Lanarkshire Local Plan. However, the relevant policy for the assessment of this proposal is Policy ENV 23 - Listed Buildings Policy. The content of this policy and how it relates to the proposal is assessed in detail in Section 6 of this report.

3.2 **Relevant Government Advice/Policy**

- 3.2.1 SPP23 – Planning and the Historic Environment states that once a building is listed, any demolition works, or any works which alter or extend the building in a way which would affect its character or its setting as a building of special architectural or historic interest, require listed building consent. It is for the planning authority to:
- consider whether the proposed works will require listed building consent;
 - notify Scottish Ministers where the planning authority is minded to grant listed building consent in the case of Category A, B and the demolition of C(S) buildings;
 - determine the application, except where cases are called in by Scottish Ministers for their own determination or where the local authority is the applicant.
- 3.2.3 SPP23 goes on to say that it may be appropriate to consider enabling development if this can be shown to be the only means of retaining a listed building. In such cases, development must be managed carefully and a high quality end product achieved which protects the listed building and its setting and is the minimum necessary to enable its conservation and re-use. The new development should be designed to retain and enhance the special interest, character and setting of the listed building.

3.3 **Planning Background**

- 3.3.1 There is no recent planning history relating to this site. However, as stated above, the application for listed building consent was submitted in tandem with a detailed planning application for the renovation and extension of the Toll (HM/07/0690) in addition to the submission of two separate outline planning applications for the erection of single dwellinghouses on land to the west of the site referred to as 'Plots A and B (HM/07/0691 & HM/07/0687). The two outline applications were submitted as part of a funding strategy to enable the restoration and extension of the Toll House. These applications appear elsewhere on the Committee Agenda.

4 **Consultation(s)**

- 4.1 **Architectural Heritage Society (AHSS)** – have no objections to the proposal and state that they are pleased to see this historic Toll House being rescued and restored. The extension is a very acceptable and imaginative design solution to the problem of providing adequate accommodation.

Response: Noted.

- 4.2 **Historic Scotland** – Historic Scotland welcome the principle of the restoration of the Toll House, however, they have requested a greater level of information including further details regarding the proposed re-roofing works, window details, watergoods, glazed link etc.

Response: Noted. The applicant has agreed to the use of a flat living roof and details relating to this roof and the other matters raised were submitted and considered to be acceptable. Conditions would be incorporated into any consent granted to ensure the use of appropriate finish materials.

- 4.3 **Scottish Civic Trust** - have no objections to the proposal and state that they are pleased to see plans submitted for this long neglected building. However, they consider that if the extension had a flat roof it would reduce the impact on the listed building and that a turf roof should be considered. The materials specified appear to be suitable for the site and as much original material should be retained and re-used during the buildings restoration as possible.

Response: Noted and amended drawings were submitted which show the incorporation of a flat turf roof.

5 Representation(s)

- 5.1 The application was advertised in the Hamilton Advertiser as Development Requiring Listed Building Consent. Two letters of objection were received. The grounds of objection are summarised as follows:

- (a) **Any extension to the Toll House would detract from and completely change the character of the building, the Avon Bridge, the view downstream from the Old Avon Bridge and the surrounding area.**

Response: Neither Historic Scotland, the Scottish Civic Trust nor the AHSS raised any objections to the proposed renovation and extension of the Toll House.

These letters have been copied and are available for inspection in the usual manner. As some of the comments made in these representations relate to the application for planning permission (HM/07/0690) and the applications for new dwellings (HM/07/0687 & HM/07/0691) these comments are considered in the appropriate reports.

6 Assessment and Conclusions

- 6.1 The determining issues in consideration of this application are its compliance with existing national and local plan policy and the impact of the proposed development on the setting of the listed building.
- 6.2 The proposal relates to the renovation of the Toll House including internal alterations, extension and partial demolition of the building and the erection of a detached double garage. In terms of national planning policy, SPP23 – Planning and the Historic Environment is relevant to the assessment of this application. SPP23 confirms the procedures that the planning authority is required to follow in relation to any demolition works or any works which alter or extend a listed building in a way which would affect its character or its setting as a building of special architectural or historic interest. It goes on to say that it may be appropriate to consider enabling development if this can be shown to be the only means of retaining a listed building. In such cases, development must be managed carefully and a high quality end product achieved which protects the listed building and its setting and is the minimum necessary to enable its conservation and re-use. The new development should be designed to retain and enhance the special interest, character and setting of the listed building. In this instance, it is considered that the proposed renovation works and link extension have been designed in a sensitive manner in order to retain and enhance the special interest, character and setting of the listed building. I am, therefore, satisfied that the proposals conform with national planning policy guidance.
- 6.3 In terms of local plan policy, Policy ENV 23 - Listed Buildings Policy in the adopted South Lanarkshire Local Plan is relevant to the assessment of the application. Policy

ENV 23 states that Development affecting a listed building or its setting shall preserve the building or its setting, or any features of special architectural or historic interest which it has. The layout, design, materials, scale, siting and use of any development shall be appropriate to the character and appearance of the listed building and its setting. Proposals for the total or substantial demolition of a listed building will only be supported where it is demonstrated beyond reasonable doubt that every effort has been exerted by all concerned to find practical ways of keeping it.

- 6.4 In this instance, the proposal relates to the partial demolition of the building and specifically the two storey extension located to the rear of the property which is poorly founded and pulling the original west elevation of the building and causing serious cracking. The Toll House has remained vacant and in a derelict condition for a number of years and it is included on the Scottish Civic Trust National Register of Buildings at Risk and approval of the application would enable the required restoration of the building. It is considered that the proposed alterations are acceptable in terms of their scale, design and finish materials and that the extension will be in keeping with the character and appearance of the existing listed building. The extension would be located in its proposed position following previous discussions with Historic Scotland. It would be positioned at a lower level and as such it would have no detrimental impact on the character of the original building. Neither Historic Scotland, the Scottish Civic Trust nor the AHSS raised any objections to the proposal and whilst concerns were raised in relation to particular aspects of the design and finish materials, following discussions with the Planning Service amended drawings were submitted which appropriately address the matters raised and conditions would be attached to the consent to ensure the use of acceptable finish materials to the exterior of the building. It should be noted that the application requires to be formally referred to Historic Scotland as it relates to the partial demolition, renovation and extension of a Category B listed building.
- 6.5 In summary, I am satisfied that the proposal is acceptable, that it has no adverse impact on the character and appearance of the listed building and that it complies with local plan policy. I, therefore, recommend that Listed Building Consent be granted subject to the attached conditions.

7 Reason for Decision

- 7.1 The proposal has no adverse impact on the character and appearance of the listed building and complies with Policy ENV 23 of the adopted South Lanarkshire Local Plan.

Iain Urquhart
Executive Director (Enterprise Resources)

18 May 2009

Previous References

HM/07/0687
HM/07/0690
HM/07/0691

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations

Architectural Heritage Society (AHSS)	12/10/2007
Scottish Civic Trust	23/10/2007
Historic Scotland	11/10/2007

▶ Representations

Representation from : Wilf Vangenechten, Avon Bridge Lodge, HAMILTON, ML3 7DB, DATED 08/10/2007

Representation from : G Goodridge-Cox, Avonmill House, HAMILTON, ML3 7UH, , DATED 08/10/2007

Contact for Further Information

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

Jim Blake, Planning Officer, Brandon Gate, Hamilton
Ext 3508 (Tel :01698 453508)
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 the facing materials to be used for the external walls of the extension hereby approved shall match in colour and texture those of the existing building on the site to the satisfaction of the Council as Planning Authority. Details and samples of the materials to be used shall be submitted to and approved by the Council as Planning Authority prior to any work commencing on site.
- 4 Repairs to the slated roof areas shall be undertaken in natural slate to match existing. Details and samples of the materials to be used shall be submitted to and approved by the Council as Planning Authority prior to any work commencing on site.
- 5 That the roof of the extension hereby approved shall be finished in sedum.
- 6 Stone repairs, including those to chimneys, shall precisely match the colour and texture of the existing stone (as cleaned). Details and samples of the materials to be used shall be submitted to and approved by the Council as Planning Authority prior to any work commencing on site.
- 7 That all windows in the dwellinghouse and extension shall be traditionally opening timber sash and case.

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 To ensure satisfactory integration of the proposed extension with the existing building both in terms of design and materials.
- 4 In the interests of amenity and in order to retain effective planning control.
- 5 In the interests of amenity and in order to retain effective planning control.
- 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.

For information only

For information only

