

	<h1>Report</h1>	Agenda Item <h1>5</h1>
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Report to:	Planning Committee
Date of Meeting:	10 March 2009
Report by:	Executive Director (Enterprise Resources)

Application No	CL/08/0483
Planning Proposal:	Alterations and Extension to Former Estate Office

1 Summary Application Information

- Application Type : Listed Building Application
- Applicant : Mr & Mrs John Fraioli
- Location : Cornhill House Hotel
Coulter
ML12 6QE

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 Listed).

2.2 Other Actions/Notes

- (1) The Planning Committee has delegated powers to determine this application.
- (2) If Members are minded to grant Listed Building Consent. The application requires to be referred to Scottish Ministers because it relates to a Category B-listed building.

3 Other Information

- ◆ Applicant's Agent: Alex Cullen & Co.
- ◆ Council Area/Ward: 03 Clydesdale East
- ◆ Policy Reference(s): **Upper Clydesdale Local Plan (Adopted 1996)**
 - Policy 52: Listed Buildings

Finalised South Lanarkshire Local Plan – (As Modified)

- Policy ENV4: Protection of the Natural and Built Environment
- Policy ENV23: Listed Buildings

- ◆ Representation(s):
 - ▶ 0 Objection Letters
 - ▶ 0 Support Letters

▸ 0 Comments Letters

◆ Consultation(s):

Historic Scotland

Scottish Civic Trust

Planning Application Report

1 Application Site

- 1.1 The application site (1.63 ha) consists of Cornhill House Hotel, the Court of Offices, surrounding grounds, car park and main access road. The principal focus of the application relates to the Court of Offices (a category B-listed building) which is situated to the south of the main hotel. It is formed around a courtyard with the right hand wing containing dormers, a porch and a hayloft access. Sections of the roof are currently protected by tarpaulin. The central section contains coach houses with semi-circular arched doorway. The left wing is largely derelict and most of the roof has fallen in. The intact roof areas are finished in natural slate whilst the walls are built of random rubble with ashlar stone marking the windows and door margins and wall edges. Doors have vertical boarding and there is evidence of ornate woodwork on the dormers and porch. Other features include stone chimney heads, piend roofs and projecting eaves. To the rear of the central bay is a brick built extension containing a plant room. The existing gross floor area is 686 m² and historically the building contained bothy accommodation, coach houses, hay barn, stables, storage and estate offices associated with the estate attached to Cornhill House. A random rubble wall attached to the west elevation forms an enclosed garden with access via an opening
- 1.2 The Court of Offices was designed by William Leiper who also designed Cornhill House and farm creating, a cohesive built environment within a functioning estate. Unfortunately the building has since declined and is now considered to be at risk.
- 1.3 The Court of Offices is bound to the north, west and east by the hotel grounds and to the south by an access road and beyond by Cornhill Grove a small residential development containing 9 large detached dwellings built in the last four years.

2 Proposal(s)

- 2.1 The applicant seeks Listed Building Consent for a change of use and restoration of the existing buildings with alterations and extension to form additional hotel accommodation. A separate report on a tandem detailed planning application (CL/08/0500) will also be put before this Committee.
- 2.2 The conversion will result in the full restoration of the exterior allowing the retention of most of the existing features. The existing window and door openings will be utilised although for practical purposes some doors will be transformed into windows and vice-versa. In particular the arched doorways will become large windows with astragal divisions. In addition a new dormer and door will be formed. A u-shaped extension (200 m² in area) will be formed around the alignment of the existing boundary wall which encloses a grassed area. An access piend will be formed which links the old with the new building. The extension will be single storey with the pend roof finished in natural slate. The walls will be finished in wet dash render to distinguish it from the random rubble original building. The brick plant room will be left in situ.
- 2.3 The proposal also involves the formation of an access link from the hotel to the private access to the front of the Court of Offices which also serves Cornhill Grove. The purpose is to provide a route an area of car parking to the rear of the hotel and to take account of adjustments to title deeds as a result of land transfers to Muir Homes who developed Cornhill Grove.

- 2.4 The conversion and extension will allow the formation of 15 twin/double bedrooms with ensuite bathrooms for use by paying guests. Although separate the main hotel will be accessed via a new pathway. This development is an integral part of the hotel business plan and it will enhance its potential. A detailed planning application (CL/08/0499) for the erection of 4 houses on land to the east of the site is the subject of a separate report.

3 Background

3.3.1 Relevant Government Advice

- 3.1.2 Policy NPPG18: Planning and Historic Environment advises that in determining an application for Listed Building Consent every effort should be made to preserve the building, its setting and any features of architectural or historic merit. New uses should be found for vacant buildings where its original use is no longer viable. The historic environment is a finite, non-renewable resource which should be preserved for future generations. In terms of sustainability, recycling of existing buildings is encouraged as means of minimizing redevelopment and material costs.

3.2 Local Plan Status

- 3.2.1 In the Upper Clydesdale Local Plan (Adopted), Policy 52: listed Buildings states the Council will monitor the condition and appearance of all listed buildings and utilise its powers of protection where necessary.
- 3.2.2. In the Finalised South Lanarkshire Local Plan – (As Modified), Policy ENV4: Protection of the Natural and Built Environment states the Council will assess all development proposals in terms of their effect on the character and amenity of the natural and built environment. In doing so the Council will seek to safeguard listed buildings ensuring they are conserved and where appropriate enhanced. Development affecting B-listed buildings will only be permitted where the integrity of the protected resource is not undermined. Policy ENV23: Listed Buildings states 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.

3.3 Planning History

- 3.3.1 In 2000, planning permission and listed building consent was granted for the erection of a single storey extension to Cornhill House to form a function room and accommodation (CL/00/0241 and CL/00/0242). The function room has now been built and includes ancillary accommodation including foyer, toilets, cloakroom and servery. In July 2005 Planning Permission (CL/04/0156) was granted for 9 dwellings after a Section 75 Agreement was concluded to ensure that money accrued from the sale of the land was used to finance the function suite extension to Cornhill House Hotel plus works to the Court of Offices to make the building wind and water tight.

4 Consultation(s)

- 4.1 **Scottish Civic Trust** – insufficient information has been submitted regarding windows, doors etc that are to be replaced. It appears that many of the existing doors are to be replaced with four panelled doors which are rather suburban in character. Where existing doors remain they should be repaired and retained and any new doors should be in a similar style. The existing windows should be retained and repaired where possible and new windows should be timber sashes to match existing.

Response: Conditions can be applied ensuring the retention and repair of existing windows/doors where possible and that all new windows/doors should match existing.

- 4.2 **Historic Scotland** – the principle of the restoration is to be welcomed. The building relates well to the adjacent Category B Cornhill House and other ancillary buildings on the estate. Due to its deteriorating condition the building also features on the Buildings at Risk Register. Initially they expressed concerns about the size and plan of the proposed extension. In the response the applicant has submitted amended plans following which this consultee has withdrawn their objections to the extension. They do advise that larger scale drawings should be produced of the eaves, barge boards and timber porch while the details still survives so these can be accurately reproduced. More details should be submitted concerning the doors and windows. The new external doors should be vertically boarded as existing rather than panelled. The introduction of slate vents, trickle vents on windows, terminals and cowls or grills for appliances and extractors will usually have a noticeable adverse effect on the character of the building. Further details should be submitted.

Response: The applicant has confirmed that no vents will be formed through the existing walls and that roofline vents which are unobtrusive will be utilised. In terms of carrying out repairs and restoration of the existing Court of Offices reliance shall be placed in photographic records and the Building itself for replacing like for like timber facings, backgrounds etc. in that the building is still intact in places for reference for replacements. The proposed eaves treatment to the new extension section will have exposed rafter ends, but kept quite plain with the minimum projection and fitted with cast iron rainwater goods. I am satisfied that these matters and the submission of larger scaled drawings can be covered by condition. I am also of the opinion that the doors should be vertically boarded to reflect the existing and as such a condition will be applied requiring the submission of alternative door designs.

5 Representation(s)

- 5.1 In response to the advertisement of the application as a Development Affecting the Setting of a Listed Building in the local press no letters of representation were received.

6 Assessment and Conclusions

- 6.1 The application seeks Listed Building Consent for change of use and restoration of the existing Court of Offices Building with alterations and extension to form 15 hotel bedrooms with en-suite. The main determining issue is whether the proposal complies with relevant Local Plan policies taking account of Government advice and comments received from Historic Scotland and the Scottish Civic Trust.
- 6.2 In the Upper Clydesdale Local Plan Policy 52 recommends monitoring the condition of listed buildings and utilising powers to enforce remedial works where necessary. The Council have been aware of the deterioration of the building for some time and are encouraged by the proposed restoration. Remedial works to protect the roof from water ingress have been initiated as part of a Section 75 agreement attached to the Planning Consent (CL/04/0156) for 9 houses.
- 6.3 In the Finalised South Lanarkshire Local Plan - (As Modified) Policies ENV4 and ENV23 aims to preserve the character and setting of listed buildings and ensure that any new development shall be appropriate. The building is B listed and on the Buildings at Risk Register. The proposed restoration will save an important historic

building whilst being integral to the business development of the hotel thereby securing its long term viability and important contribution to the local economy. The new extension follows the alignment of the walled garden respecting the sense of enclosure. It will be set back from the frontage of the existing building and its ridgeline will be lower than the existing. By being finished in render and taking account of the aforementioned the extension will read as being secondary and the slate finish will create cohesion between the old and new whilst maintaining the originally Court of Offices building as the principal visual focus. I consider the extension to have been appropriately designed, and the restoration of the Court of Offices will result in significant gains to the built heritage and also enhance the setting of the nearby Cornhill House (B-Listed). In view of this I conclude that the proposal complies with policies ENV4 and ENV23.

- 6.4 By finding a new use for a vacant building which secures its long term future and utilising the existing elevations in the restoration project the proposal adheres with the principles of sustainability as set down in NPPG18: Planning and the Historic Environment.
- 6.5 Historic Scotland and the Scottish Civic Trust have highlighted issues concerning details of existing and replacement features. The need for doors to be designed to reflect the existing has also been raised. In consideration I am satisfied that appropriate conditions can be applied to ensure such details are approved in consultation with Historic Scotland prior to the commencement of work. It should be noted that the applicant was responsible for the high quality renovation of the Cornhill House which was in a poor condition when it was purchased. Given his track record I am satisfied that a similar quality will be provided in this case,
- 6.6 The proposal will find an appropriate use for the building supportive of the existing hotel business. The restoration will address the pressing problem of dereliction and result in significant amenity and heritage gains. In the context of the existing building the proposed extension has been sympathetically designed in a manner which ensures the character of the B-Listed building will not be spoilt. After careful consideration I recommend that listed Building Consent be granted.

7 Reasons for Decision

- 7.1 The proposal complies with Policy 52 of the Upper Clydesdale Local Plan (adopted) and Policies ENV4 and ENV25 of the Finalised South Lanarkshire Local Plan – (As Modified). The restoration will result in significant improvements to visual amenity, save an important historic building and enhance the setting of Cornhill House by reinstating a building in a ruinous state which is detrimental to the amenity of the area.

Iain Urquhart
Executive Director (Enterprise Resources)

23 February 2009

Previous References

- ♦ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations
 - Planning & Building Control HQ (Conservation Officer) 19/09/2008
 - Historic Scotland 19/09/2008
 - Scottish Civic Trust 23/10/2008
 - Historic Scotland 30/01/2009

- ▶ Representations
 - None

Contact for Further Information

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

Ian Hamilton, Planning Officer, South Vennel, Lanark ML11 7JT
Ext 810 3186 (Tel :01555 673186)
E-mail: Enterprise.lanark@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 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 hereby granted for the type and distribution of external finishes as shown on the approved plan, and no work shall commence on site until samples of alternative materials have been submitted to and approved in writing by the Council as Planning Authority.
- 5 Repairs to the slated roof areas shall be undertaken in natural slate to match existing.
- 6 That the roof of the extension and the roof areas on the original to be replaced or reinstated shall be clad externally in natural slate to match existing.
- 7 That all the existing windows and doors detailed on the approved plans (Drawing no 971/3A) which are not beyond repair shall be retained and any necessary replacements shall match the originals in terms of design, dimensions and materials.
- 8 That ventilation from the en-suite bathrooms shall be via Harcon slate roof vents and that specifications and plans detailing the location of these vents on the roof areas shall be submitted to and approved by the Council as Planning Authority in consultation with Historic Scotland.
- 9 That all new doors detailed on the approved drawings shall be vertically boarded to match the existing.
- 10 All external colours shall be agreed in writing with the Council as Planning Authority prior to the commencement of works.
- 11 That before any work starts on site, plans at a scale of 1: 20 or larger and specifications of new windows and doors, the glazed panels in the arched openings, the barge boards, eaves, dormers and porch to be reinstated shall be submitted to and approved by the Council as Planning Authority in consultation with Historic Scotland.

REASONS

- 1 To accord with the provisions of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.
- 2 To safeguard the character and appearance of the Listed Building.
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