

Report

Report to:	East Kilbride Area Committee
Date of Meeting:	11 May 2005
Report by:	Executive Director (Enterprise Resources)

Application No	EK/05/0038
Planning Proposal:	Demolition of existing dwelling and erection of children's nursery (Conservation Area Consent)

1 Summary Application Information

- Application Type : Conservation Area Consent
- Applicant : Mr & Mrs S Gibb
- Location : 7 Townhead Street
Glassford

2 Recommendation(s)

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

- (1) Grant Conservation Area Consent (Subject to Conditions – based upon the conditions attached)

2.2 Other Actions/Notes

- 1) The Area Committee has delegated powers to determine the application
- 2) The application requires to be referred to the Scottish Ministers as it involves the demolition of a building within the Conservation Area

3 Other Information

- ◆ Applicant's Agent: Campbell & Morris Associates
- ◆ Council Area/Ward: 31 Avondale North
- ◆ Policy Reference(s): Policies ENV8 and SLP6 of the adopted East Kilbride and District Local Plan

- ◆ Representation(s):

None

- ◆ Consultation(s):

Avondale Civic Society

Historic Scotland

Royal Commission on Ancient and Historic Monuments

Scottish Civic Trust

Planning Application Report

1 Application Site

- 1.1 The application relates to a site on the corner of Station Road and Townhead Street in Glassford. The site is currently occupied by a single storey derelict cottage and associated farm outbuildings. The site is bounded to the north by the land currently being developed for housing by Persimmon Homes.

2 Proposal

- 2.1 The applicant intends to demolish the existing building and erect a children's nursery. The proposed building will consist of a single storey wing fronting Townhead Street with a 1 ½ storey wing to the rear. The building will be finished externally in slate effect roof tiles, timber framed windows, white render with sections of timber cladding and buff blocks.
- 2.2 Internally the building will provide four separate areas for children of different ages, kitchen and toilet facilities and staff accommodation. Ten parking spaces will be provided within the site. The applicants have indicated that they will operate a minibus pick up and drop off service for children using the nursery.

3 Background

- 3.1 The application site is located within the Glassford Conservation Area. The proposal can be assessed against Policy ENV8 (Conservation Areas) and Policy SLP6 (Development Control – General) of the East Kilbride and District Local Plan. Policy ENV8 relates to Conservation Areas and states that the Council will presume against all development which fails to ensure that the character and appearance of the conservation area is enhanced or preserved. Policy SLP6 states that all planning applications should take into account the local context. A full discussion of the proposal against these policies is contained in Section 6.0 below.

4 Consultation(s)

- 4.1 **Scottish Civic Trust objected to the demolition of the existing building as it marks the edge of the Conservation Area and could be refurbished and extended. They also objected to the form and materials proposed for the new building.**

Response: Noted. The applicant has submitted a supporting statement outlining why the building could not be reused, given its structural condition. A condition will be attached to ensure the use and distribution of quality materials. (Conditions 3 and 4)

- 4.2 **Historic Scotland provided informal comments which stated that any demolition within Conservation Area must be carefully considered and must be justified in terms of there being no opportunity to refurbish and reuse the building.**

Response: The application will require to be referred to Historic Scotland as it constitutes demolition of an unlisted building within a Conservation Area. The applicants have submitted a justification for the demolition of the building.

- 4.3 **Avondale Civic Society raised no objections to the principle of demolition of the property, however requested that the design be simplified in terms of materials.**

Response: Noted and a condition relating to materials will be attached to any consent issued. (Conditions 3 and 4)

- 4.4 **Royal Commission on the Ancient and Historic Monuments (RCAHMS) raised no objections but pointed out the applicants responsibilities in terms of notifying RCAHMS.**

Response: Noted. A copy of RCAHMS's letter has been sent to the applicant.

5 Representation(s)

Following statutory neighbour notification and advertising the proposal in both Strathaven Echoes and the Edinburgh Gazette, no letters of representation were received.

6 Assessment and Conclusions

- 6.1 The applicant intends to demolish the existing building located on the site and erect a children's nursery. The nursery would be of a modern design but would be constructed in traditional materials.
- 6.2 The proposal can be assessed against the policies contained within the adopted East Kilbride and District Local Plan. The site is located within the Conservation Area and therefore Policy ENV8- Conservation Areas would apply. Policy ENV8 states that the Council will strictly control and will presume against all development that fails to ensure that the character and appearance of the Conservation Area would be preserved or enhanced. The existing building is in a considerable state of disrepair and the applicant has submitted a statement justifying its demolition on the grounds that it cannot be converted or refurbished. The Memorandum of Guidance issued by Historic Scotland states that demolition of unlisted buildings in Conservation Areas may be appropriate where the structural condition of the building rules out its retention at reasonable cost. I am satisfied that this is the case with the existing building at 7 Townhead Street. In terms of a replacement building, Historic Scotland's guidance states that where the property to be demolished does not form part of a unified street block, the replacement building does not have to be a replica of the one proposed for demolition. Again I am satisfied that this is the case.
- 6.3 Policy SLP6 relates to development control in general and states that all new developments should aim to enhance the quality and appearance of the local environment. Whilst the design of the building does not replicate the traditional buildings within the Conservation Area, the materials proposed reflect the surroundings and are appropriate to the Conservation Area. I am satisfied therefore that the replacement building is of an acceptable design. The use of the site for a children's nursery is appropriate in terms of the local plan designation. The site is identified as residential however uses such as children's nurseries would be appropriate in these areas.
- 6.4 The application will require to be referred to Historic Scotland as it constitutes demolition of an unlisted building within a Conservation Area.

- 6.5 Given the above, I would raise no objections to the proposal and therefore recommend that Conservation Area Consent is granted, subject to ratification by Historic Scotland.

Iain Urquhart
Executive Director (Enterprise Resources)

3 May 2005

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
 - Avondale Civic Society 21/02/05
 - Historic Scotland 09/03/05
 - RCAHMS 31/01/05
 - Scottish Civic Trust 19/04/05
- ▶ Representations None

Contact for Further Information

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

Lesley Campbell, Planning Officer

Ext 6314 (Tel :01355 806314)

E-mail: Enterprise.ek@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 All external colours shall be agreed in writing with the Council as Planning Authority prior to the commencement of works.
- 5 That before development starts, full details of the design and location of all fences and walls, including any retaining walls, to be erected on the site shall be submitted to and approved by the Council as Planning Authority.
- 6 That before the development hereby permitted is occupied or brought into use, all the fences or walls for which the permission of the Council as Planning Authority has been obtained under the terms of Condition No.5 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 7 That notwithstanding the provisions of the Town and Country Planning (Control of Advertisements)(Scotland) Regulations 1984, no fascia signs, adverts or projecting signs shall be erected on the premises without the prior written consent of the Council as Planning Authority.
- 8 That before the nursery hereby approved is completed or brought into use, the new vehicular access so far as it lies within the boundaries of the road abutting the site, shall be constructed in accordance with the specification and to the satisfaction of the Council as Roads and Planning Authority.
- 9 That before the nursery hereby approved is completed or brought into use, a dropped kerb access to the site shall be constructed in accordance with the specification and to the satisfaction of the Council as Roads and Planning Authority.

- 10 That before the development hereby approved is completed or brought into use, a minimum two metre wide footway shall be constructed along the frontage of the site to the specification and satisfaction of the Council as Roads and Planning Authority.
- 11 That before the nursery hereby approved is completed or brought into use, all of the parking spaces shown on the approved plans shall be laid out and constructed to the satisfaction of the the Council as Roads and Planning Authority and thereafter shall be maintained to the entire satisfaction of the Council.
- 12 The surface of the access shall be so trapped and finished in hardstanding as to prevent any surface water or deleterious material from running onto or entering the highway.
- 13 That the developer shall arrange for any alteration, deviation or reinstatement of statutory undertakers apparatus necessitated by this proposal all at his or her own expense.
- 14 That no part of the development shall be occupied until the site is served by a sewerage scheme constructed to the specification and satisfaction of Scottish Water as Sewerage Authority.
- 15 That no development shall commence until details of surface water drainage arrangements have been submitted to and approved in writing by the Council as Planning Authority; such drainage arrangements will require to comply with the principles of sustainable urban drainage systems.

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 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.
- 5 These details have not been submitted or approved.
- 6 In the interests of amenity and in order to retain effective planning control.
- 7 To safeguard the amenity of the area.
- 8 In the interest of public safety
- 9 In the interest of public safety
- 10 In the interest of public safety
- 11 To ensure the provision of adequate parking facilities within the site.
- 12 In the interest of public safety
- 13 In order to retain effective planning control
- 14 To ensure the provision of a satisfactory sewerage system
- 15 To ensure that the disposal of surface water from the site is dealt with in a safe and sustainable manner, to return it to the natural water cycle with minimal adverse impact on people and the environment and to alleviate the potential for off-site flooding.

EK/05/0038

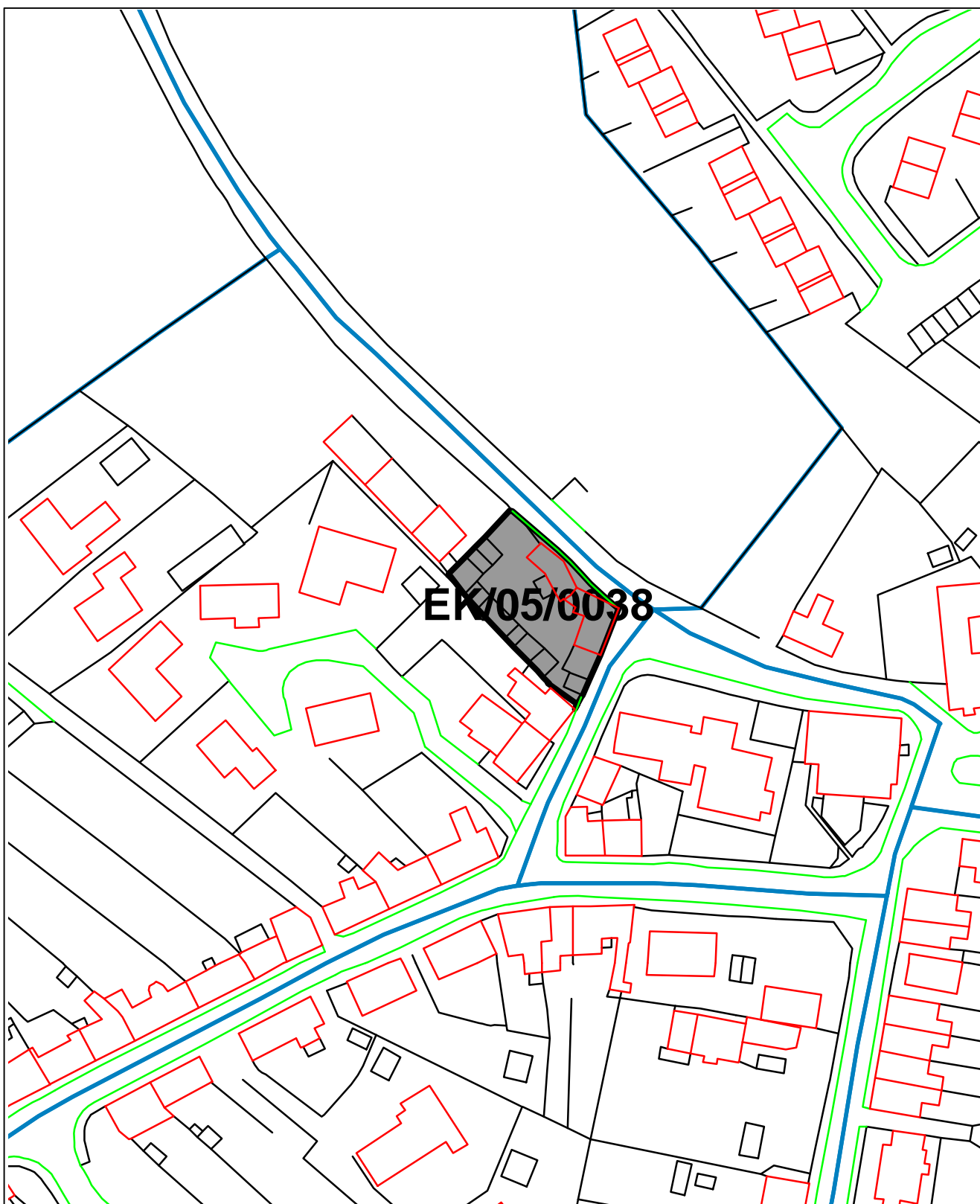
7 TOWNHEAD STREET, STRATHAVEN

Planning and Building Control Services

Scale: 1: 1250

For information only

For information only



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office.
© Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
South Lanarkshire Council, Licence number 100020730. 2005