

Report

Report to:	Planning Committee
Date of Meeting:	17 May 2005
Report by:	Executive Director (Enterprise Resources)

Application No	EK/04/0253
Planning Proposal:	Conversion of and extension to dwellinghouse to form four flats (Listed Building Consent)

1 Summary Application Information

- Application Type : Listed Building Application
- Applicant : Peter Walker Developments Ltd
- Location : Brookfield
7 Threestanes Road
Strathaven

2 Recommendation

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

- (1) Grant Listed Building Consent (Subject to Conditions – Based Upon The Attached Conditions)

2.2 Other Actions/Notes

The Planning Committee has delegated powers to determine this application.

3 Other Information

- ◆ Applicant's Agent: J G Gray Architects
- ◆ Council Area/Ward: 32 Avondale South
- ◆ Policy References: Policy DC1 and SLP6 – Development Control
General and ENV10 – Listed Buildings of the
adopted East Kilbride and District Local Plan
would apply. The plan identifies the site as
lying within a residential area.
- ◆ Representations:
 - ▶ 25 Objection Letters
- ◆ Consultations:

Avondale Civic Society

Forestry Commission (Central Scotland Conservancy)

Historic Scotland

Leisure Services (Arboriculture)

Power Systems

Public Protection – Environmental Health (East Kilbride)

Roads and Transportation Services (East Kilbride)

S.E.P.A. (West Region)

Scottish Civic Trust

Scottish Water

Scottish Wildlife Trust

Strathaven Community Council

TRANSCO (Plant Location)

Planning Application Report

1 Application Site

- 1.1 The application site relates to Brookfield, a two storey detached c(s) listed villa and grounds (1.04 hectares) located off Threestanes Road within the built up area of Strathaven. The house itself, which has previously been extended, is located at the northern end of the site. A disused single storey outbuilding lies to the west of the house with a parking/turning area to the front. Vehicle access to the site is from Threestanes Road and is shared with an adjacent property known as Brookfield Cottage.
- 1.2 Although flat in its centre, the site slopes up slightly towards its southern, western and northern boundaries, all of which are extensively wooded in addition to the central part of the site surrounding the access road and turning areas. A small burn runs approximately west to east through the southern half of the site.
- 1.3 The site is bounded to the north and east by a small modern residential estate at Cullinpark Grove, to the south is a Council owned recreational ground and to the south east is the John Hastie Museum and other residential properties. Kirkland Park Primary School and its grounds lie to the west of the site.

2 Proposals

- 2.1 This report refers to an application for Listed Building Consent for the conversion and extension of the existing house to form four flats and for the erection of three mews cottages to the rear of the house and seven detached dwellings within the grounds to the front.
- 2.2 Three flats will be created at ground floor level with another flat at first floor level. A small single storey extension measuring approximately 4.1 by 3.5 metres will be added to the corner of the existing property and a conservatory and two small attached outbuildings will be demolished. Access to the flats will be taken by utilising the existing doorway in addition to new doorways to the front and side of the house. The outbuilding to the side of the house will be demolished.
- 2.3 This report refers to the application for Listed Building Consent only. The application for Planning Permission which is also required for alterations to the house in addition to the wider development of the site is discussed in a separate report to this committee.

3 Background

3.1 Local Plan Status

The application site is identified as lying within a residential area of Strathaven in the adopted East Kilbride and District Local Plan. The relevant policies in this instance are DC1 and SLP6 – Development Control General and ENV10 – Listed Buildings.

3.2 Relevant Government Advice/Policy

None relevant.

3.3 Planning Background

Planning permission was granted by the East Kilbride Area Committee in October 1997 for the erection of the adjacent Brookfield Cottage.

4 Consultations

A number of consultations were carried out on both this application and the accompanying application for Planning Permission. These are summarised as follows.

- 4.1 **Avondale Civic Society** – have objected to the application on the grounds of a loss of trees, the creation of large areas of parking, the scale and massing of the proposed houses, the subdivision of the listed building, the over-development of the site and the utilisation of a sub-standard road access.
Response: I do not consider that the design of the proposed additional houses is inappropriate for the site given their position and the overall site density. Similarly, I have no concerns with regard to the amount of parking to be provided which I do not consider to be inappropriate within a Conservation Area. The Council's Roads and Transportation Services Department have been consulted on the application and have raised no concerns in terms of the sightlines when leaving the site.
- 4.2 **Forestry Commission (Central Scotland Conservancy)** – have noted that the trees within the application site are semi-natural in origin and that the applicant is proposing to remove a number of these.
Response: Noted. The Council's Arboricultural Officer has been consulted on the application and his comments are detailed below.
- 4.3 **Historic Scotland** – have noted that they do not ordinarily have any formal locus in Listed Building Consent for Category C(s) listed buildings but have offered comments on the detail of the scheme.
Response: Noted. Appropriate conditions have been imposed with regard to the windows, internal features and boundary treatments. Whilst noting their concerns with regard to the principle of the development, I am of the opinion that the design and location of the houses are appropriate given the size of this site, and the distance of the dwellings from the Listed Building. I would add that I am of the opinion that the setting of the Listed Building will not be compromised as a result of the development.
- 4.4 **Leisure Services (Arboriculture)** – have noted that a number of trees within the site will require to be removed either due to their condition or as a direct result of the development. They have advised that all remaining trees should be adequately protected and that appropriate species should be planted to compensate for the trees which will be removed.
Response: Notwithstanding the submission of the tree survey, a condition will be imposed requiring the applicant to provide full details of those trees to be retained and removed and for appropriate replacement species to be provided.
- 4.5 **Power Systems** - have provided a plan showing the position of their apparatus within the site.
Response: Noted. The applicant will be advised to contact Scottish Power to discuss appropriate diversion and/or protection of these.
- 4.6 **Public Protection - Environmental Health (East Kilbride)** – have offered no objections to the proposal, subject to standard advice on hours of construction and noise.
Response: Noted. These restrictions will be brought to the applicant's attention.
- 4.7 **Roads and Transportation Services (East Kilbride)** – have offered no objections subject to conditions.

Response: Noted. Appropriate conditions have been imposed to address these matters.

- 4.8 **Scottish Civic Trust** - have objected to the proposal on the grounds of over-development of the site and the impact on the listed building.

Response: Noted. I would however refer to my comments in respect of 4.3 above with regard to the size of the site and the impact of the development on the Listed Building.

- 4.9 **Scottish Water** - have objected to the application if it is the applicants intention to drain the proposed development to the public sewer. They have however advised that this objection would be removed if the applicant bears the cost of the increase in capacity of Scottish Water's infrastructure or provides an alternative scheme.

Response: The applicant will be advised to contact Scottish Water to discuss this prior to commencing work on site. Furthermore, a standard condition will be imposed restricting occupation of the dwellings until a sewerage scheme has been constructed to the satisfaction of Scottish Water.

- 4.10 **Scottish Wildlife Trust** – have noted that a number of trees within the site would be removed and have recommended that a careful replanting scheme is chosen to ensure that any new planting offers the optimum benefit to wildlife and birdlife on the site. They have also advised that a bat survey is undertaken, that tree felling is undertaken outwith the bird breeding season and that those trees to be removed are relocated to a site elsewhere.

Response: As stated in my response to 4.4 above, a condition will be imposed requiring the submission of a replanting scheme which will be passed to the Scottish Wildlife Trust for comment. A condition will also be imposed on the requirement for a bat survey to be undertaken and the applicant will be advised that all tree removal should be undertaken outwith the bird breeding season and that trees to be removed from the site should be replanted elsewhere where feasible.

- 4.11 **S.E.P.A. (West Region)** – have offered no objections to the proposal. They have also advised that a written assurance is sought from Scottish Water that the additional flow from the development can be accommodated in the sewerage network.

Response: Noted.

- 4.12 **Strathaven Community Council** - have objected to the application on the grounds of over development of the site, the conversion of a listed building, loss of trees and poor vehicular access into the site.

Response: Noted. I consider that the proposed development of the site for ten dwellings is appropriate given the size of the site and the houses and the spacing and layout of the site. I would add that the layout accords with the advice given within the Council's Residential Development Guide. Similarly, I have no objections to the conversion of the house given that the minor external changes proposed will be acceptable in terms of materials and design and that appropriate levels of parking can be provided. As discussed above, appropriate conditions will be imposed in respect of trees and traffic/roads matters. No issues have been raised with respect to sightlines for vehicle egress from the site and Roads and Transportation Services have offered no objections in this regard.

- 4.13 **TRANSCO (Plant Location)** - have provided a plan showing the position of their apparatus within and around the site.

Response - Noted. None of their apparatus would be affected by the development.

5 Representations

5.1 Following neighbour notification and press advertisement, twenty five letters of objection have been received to both this application and the accompanying application for Planning Permission. The grounds of objection are summarised as follows.

- a) **The local water and sewage infrastructure will not cope with the proposed development.**

Response: As discussed above, the applicant will require written consent from Scottish Water for connection to the public sewer.

- b) **Traffic will increase and pedestrian safety will be compromised as a result of the development.**

Response: The Council's Roads and Transportation Services Department have been consulted on the application and have considered the proposal in terms of traffic and pedestrian safety both within the site and at the junction with Threestanes Road. They have offered no objections in principle and are satisfied that any outstanding matters can be dealt with through the imposition of appropriate conditions.

- c) **In 1997, a proposal to erect two dwellings within the walled garden adjacent to Brookfield House was reduced to one dwelling on the grounds of over-development. A total of fourteen houses and flats are now being proposed.**

Response: The proposal for the erection of the two houses in 1997 related specifically to the walled garden within which Brookfield Cottage now stands. This proposal is for the development of the entire site and has been considered differently for this reason.

- d) **The development of the site will have an adverse impact on the listed building and its setting.**

Response: As discussed in Section 4.0 above, I do not consider that the development, by virtue of the alterations proposed to the house itself or the design and location of the houses, will have an adverse impact on the building. It is my view that the principle of development within the grounds of a Listed Building can be deemed acceptable given that the design and materials of the proposed development are appropriate.

- e) **A large number of trees will be removed as part of the development proposals which is now being justified on the grounds of neglect which has affected their condition.**

Response: The applicant has provided a tree survey which shows that a significant number of trees will be removed. This has been considered by the Council's Arboricultural Officer who has advised that the trees to be retained should be adequately protected and that appropriate replacements should be provided for those which are to be removed. Appropriate conditions have been imposed to this effect.

- f) **A traffic impact assessment should be submitted as part of the application.**

Response: As stated above, the Council's Roads and Transportation Services Department have been consulted on the application and have been able to provide an adequate response based on the plans and documentation which has been provided. Given the scale and location of the proposed development, to Transport Assessment was required.

- g) **The entrance into the property would be destroyed.**

Response: I do not consider that the wall and gate piers at the entrance into the house are of particular merit and therefore have no objections to their removal.

- h) **The amenity of the neighbouring residents would be affected by the development and it would adversely affect the immediate surroundings.**

Response: The proposed development has been considered in the context of the Council's Residential Development Guide and I do not consider that either the amenity of neighbouring proprietors would be adversely affected. I do not consider that this will be the case given the location and size of the house plots in relation to the boundaries of the site. Furthermore, the site is self contained in nature and would be similar in scale and character to Cullinpark Grove adjacent.

- i) **Approving consent in this instance could create a precedent for further similar developments.**

Response: Any other developments of this type would be considered on their individual merits and in accordance with relevant Council policies.

- j) **The proposal is contrary to the Council's policies on Listed Buildings.**

Response: The Council's policy on Listed Buildings is outlined in Section 6.3 below. I do not consider that the proposal contravenes this policy.

- k) **Traffic disruption could arise on Threestanes Road when the development is being carried out.**

Response: Roads and Transportation Services have been consulted on the application and have offered no objections in this regard.

These letters have been copied and are available for inspection in the usual manner.

6 Assessment and Conclusions

- 6.1 The main issue for consideration in the assessment of this application is how the proposal relates to relevant policies contained within the adopted local plan for the area. More specifically, the proposal can be assessed firstly in terms of whether the principle of the conversion of the listed building is likely to be acceptable and if so, whether the detail of the proposal is acceptable.

- 6.2 In terms of the adopted East Kilbride and District Local Plan the site is identified as a residential area, therefore the principle of the development of the site is considered acceptable in land use terms. The proposal can be assessed against DC1 and SLP6 – Development Control General. Policy DC1 states that all proposals should take fully into account the local context and built form and that development should be compatible in terms of scale, massing and the external materials of adjacent buildings and the surrounding streetscape. Proposals should also seek to incorporate quality external materials and conform to policy SLP6.

- 6.3 Policy ENV10 – Listed Buildings is also relevant in this instance and states that the Council will use its powers to ensure the continued conservation and enhancement of listed buildings and will strictly control all development to ensure that proposed works are in keeping with the age and character of the building. In addition, the Council will presume against development which has an adverse impact on the amenity and character of listed buildings.
- 6.4 The principal consideration in the assessment of this application is the effect of the development on the existing listed building and I note the concerns raised. I do not however consider that the alterations proposed to the building itself are inappropriate. None of the internal works proposed will affect any traditional features such as stairs, or cornicing and I intend to impose a condition requiring these to be retained. I am also satisfied that the external alterations proposed are acceptable and intend to impose a condition requiring the installation of traditional wooden sash and case windows and for the proposed external materials of the extension to match the existing house.
- 6.5 Both the observations of the consultees and the concerns raised by the objectors have been noted. Taking account of the above, I recommend that Listed Building Consent is granted.

Iain Urquhart
Executive Director (Enterprise Resources)

4 May 2005

Previous References

- ◆ EK/04/0170 – Conversion and extension to dwellinghouse to form four flats and erection of four mews cottages and seven detached dwellings at Brookfield, 7 Threestanes Road, Strathaven (withdrawn).
- ◆ EK/04/0523 – Conversion of and extension to dwellinghouse to form four flats and erection of three mews cottages and eight detached dwellings (Amendment to EK/04/0270) at Brookfield, 7 Threestanes Road, Strathaven (Withdrawn).

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

▶ Consultations

Avondale Civic Society	18/03/05
Forestry Commission (Central Scotland Conservancy)	26/03/05
Historic Scotland	18/03/05
Power Systems	18/02/05
Leisure Services (Arboriculture)	16/02/05

Public Protection - Environmental Health (East Kilbride)	18/02/05
Roads and Transportation Services (East Kilbride)	21/04/05
S.E.P.A. (West Region)	10/03/05
Scottish Civic Trust	18/02/05
Scottish Water	17/03/05
Scottish Wildlife Trust	23/02/05
Strathaven Community Council	23/02/05
TRANSCO (Plant Location)	14/02/05

► Representations

Representation from :	Wendy Gilmour, 33 Lethame Road, Strathaven, ML10 6DU, DATED 22/02/05
Representation from :	Mr John Leslie, Toppletrees, 1 Cullinpark Grove, Strathaven, ML10 6EN, DATED 01/03/05
Representation from :	L Johnman, 2 Cullinpark Grove, Strathaven, ML10 6EN, DATED 25/02/05
Representation from :	Mr J Johnstone, 5 Cullinpark Grove, Strathaven, ML10 6EN, DATED 23/02/05
Representation from :	CM Hassall, 14 Cullinpark Grove, Strathaven, Lanarkshire, DATED 09/03/05
Representation from :	David Powell, 7 Cullinpark Grove, Strathaven, ML10 6EN, DATED 08/03/05
Representation from :	Marjory Macgregor, 7 Cullinpark Grove, Strathaven, ML10 6EN, DATED 08/03/05
Representation from :	Wm, I S and J F Prentice, "Heathcote", 25 Lethame Road, Strathaven, ML10 6AD, DATED 08/03/05
Representation from :	S M Hassall, 14 Cullinpark Grove, Strathaven, Lanarkshire, DATED 02/03/05
Representation from :	Mr Peter Mansell-Moullin, 12 Cullinpark Grove Strathaven ML10 6EN, DATED 03/03/05
Representation from :	Mr Peter Mansell-Moullin, 12 Cullinpark Grove Strathaven ML10 6EN, DATED 06/03/05

Representation from :	Mrs M L Mansell-Moullin, 12 Cullinpark Grove, Strathaven, ML10 6EN, DATED 07/03/05
Representation from :	Norma H Leslie, Toppletrees, 1 Cullinpark Grove, Strathaven, ML10 6EN, DATED 28/02/05
Representation from :	Mrs Christine Smillie, 14 George Allan Place, Strathaven, ML10 6EH, DATED 17/03/05
Representation from :	Alan Stevenson, 45 Lethame Road, Strathaven, ML10 6DU, DATED 17/03/05
Representation from :	Edith Young, 10 Lethame Gardens, Strathaven, DATED 17/03/05
Representation from :	Alistair E. Barclay, 15 Kirklandpark Avenue, Strathaven, DATED 17/03/05
Representation from :	W. Smillie, 8 Cullinpark Grove, Strathaven, ML10 6EN, DATED 16/02/05
Representation from :	Mrs M Smillie, 8 Cullinpark Grove, Strathaven, ML10 6EN, DATED 16/02/05
Representation from :	Tracey Sheeran, 6 Cullinpark Grove, Strathaven, ML10 6EN, DATED 16/02/05
Representation from :	Jean Jenkins, Brookvale, 4 Threestanes Road, Strathaven, ML10 6DX, DATED 25/03/05
Representation from :	Edward Sheeran, 6 Cullinpark Grove, Strathaven, ML10 6EN, DATED 16/02/05
Representation from :	Claire Mitchell, 20 Lethame Road, Strathaven, ML10 6AD, DATED 16/03/05
Representation from :	Mrs M B Smart, 10 Cullinpark Grove, Strathaven, ML10 6EN, DATED 18/03/05
Representation from :	G A Smart, 10 Cullinpark Grove, Strathaven, ML10 6EN, DATED 18/03/05

Contact for Further Information

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

Philip Jamieson

Tel :01355 806327

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 That the facing materials to be used for the external walls of the listed building extension hereby approved shall match in colour and texture those of the existing adjoining building on the site to the satisfaction of the Council as Planning Authority.
- 5 All external colours shall be agreed in writing with the Council as Planning Authority prior to the commencement of works.
- 6 That the new windows proposed for the listed building shall match the originals in all aspects of their design and in their main method of opening to the satisfaction of the Council as Planning Authority.
- 7 That all original internal features within the listed building such as fireplaces, doors, cornicing, skirtings and facings, other than those approved to be removed under the terms of this consent, shall be retained to the satisfaction of the Council as Planning Authority.
- 8 Repairs to the slated roof areas to the listed building shall be undertaken in natural slate to match existing.

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

EK/04/0253

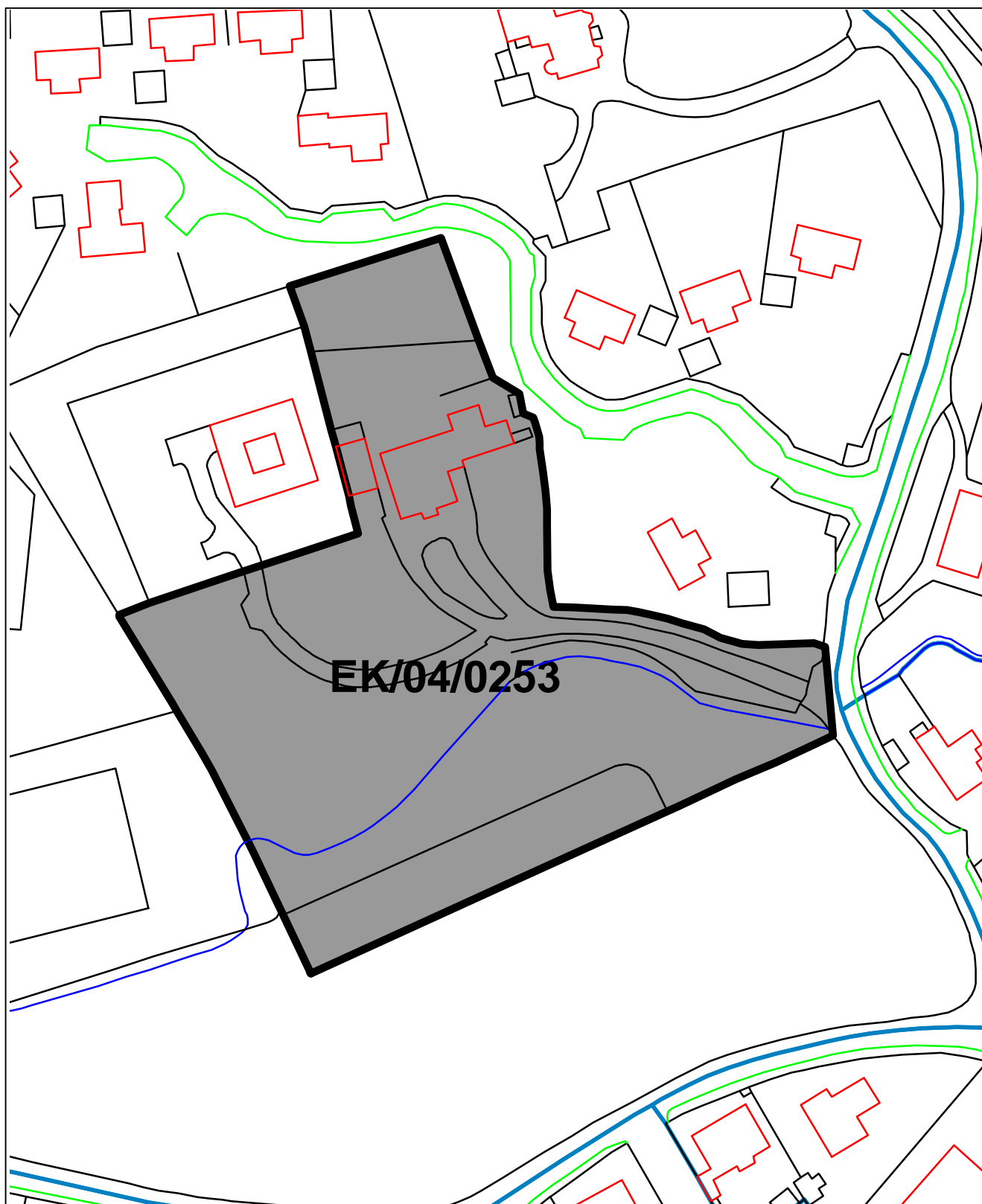
BROOKFIELD, 7 THREESTANES ROAD, STRATHAVEN

Planning and Building Control Services

Scale: 1: 1250

For information only

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