

Report

Report to:	Hamilton Area Committee
Date of Meeting:	7 November 2007
Report by:	Executive Director (Enterprise Resources)

Application No	HM/07/0411
Planning Proposal:	Erection Of Extension To Public House And Demolition Of Existing Dwellinghouse To Form Additional Parking Associated With The Public House (Conservation Area Consent) at Camphill Vaults, 1/3 Main Street, Bothwell

1 Summary Application Information

- Application Type : Conservation Area Consent
- Applicant : Mr Robert Laurie
- Location : Camphill Vaults
1/3 Main Street
Bothwell

2 Recommendation(s)

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

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

2.2 Other Actions/Notes

- (1) The Area Committee has delegated powers to determine this application.
- (2) This application requires to be referred to Historic Scotland as it involves the demolition of a building in a Conservation Area.

3 Other Information

- ◆ Applicant's Agent: CRGP Limited
- ◆ Council Area/Ward: 16 Bothwell and Uddingston
- ◆ Policy Reference(s): **Adopted Hamilton District Local Plan**
Policy ED24 – Bothwell Village Centre
Policy DC1 – Development Control General
Policy EN4 – Conservation Areas
Policy EN25 – Heritage Preservation
South Lanarkshire Planning Policies
SLP6 – Development Control – General
Finalised South Lanarkshire Local Plan
(after modifications)
Policy COM5 – Village and Neighbourhood Centres
Policy DM1 – Development Management
Policy ENV4 – Protection of the Natural and

Built Environment
Policy ENV23 – Listed Buildings
Policy ENV24 – Conservation Areas

◆ Representation(s):

▸ 0 Objection Letters

◆ Consultation(s):

AHSS

Scottish Civic Trust

Historic Scotland

Planning & Building Control HQ (Conservation Officer)

West of Scotland Archaeology Service

Planning Application Report

1 Application Site

- 1.1 The application site is located in a prominent location on Main Street, Bothwell. The application site currently incorporates a 2 ½ storey listed public house and associated car parking area and an existing unlisted house, with garage and associated parking and garden ground. Two flats also exist on the upper level above the public house.
- 1.2 The application site is largely rectangular in shape and extends to 0.14 hectares. It is bound to the north by a commercial property, to the south by private dwellinghouses to the east by a public road and to the west by an area of land which currently appears to be disused and is unmaintained.
- 1.3 The existing public house is located at the entrance to the Bothwell Village Centre when travelling through Bothwell from the south. The gable of Camphill Vaults is in a prominent location and is faced with a relatively unattractive roughcast which requires to be replaced or upgraded in the near future.
- 1.4 The application site is located within the Bothwell Conservation Area and currently has vehicular access from Ferry Road, a private road.

2 Proposal

- 2.1 The applicant seeks Conservation Area Consent for the demolition of an existing unlisted 1½ storey house and detached garage located within Bothwell Conservation Area. This proposal forms part of a larger scheme for the erection of a 1½ storey side extension to a category C(S) listed building to be used for restaurant dining.
- 2.2 The existing unlisted house and garage on the application site are required to be demolished to accommodate the car parking area required to serve the extended public house.

3 Background

3.1 Local Plan Status

- 3.1.1 The application site is located within the Bothwell Village Centre, as designated by Policy ED24 of the adopted Hamilton District Local Plan and Policy COM5 of the Finalised South Lanarkshire Local Plan (as modified). Policies ED24 and COM5 recognise the Bothwell Village Centre as an area of mixed uses. The Council will consider all proposals in terms of the overall balance between retail and non-retail uses in the context of the need to meet consumer expectations, their effect on adjacent and surrounding land uses, their environmental impact on the centre and their traffic implications.
- 3.1.2 Policies DC1 of the adopted Hamilton District Local Plan and Policy DM1 of the Finalised South Lanarkshire Local Plan (as modified) provide general development management guidance. These policies require all planning applications to take due regard to the local context and built form of the area. Proposals should take cognisance of scale, position and materials of surrounding buildings and landscape. SLP6 of the South Lanarkshire Planning Policies supports these policies.

3.1.3 Policy ENV23 – Listed Buildings of the Finalised South Lanarkshire Local Plan (after modifications) notes that development of listed buildings shall preserve the building or its setting, or any features of special architectural or historic interest which it has.

3.1.4 The site is also identified in the development plan as being within a Conservation Area. As such, Policy EN4 – Conservation Areas of the adopted Hamilton District Local Plan and Policies ENV4 and ENV24 of the Finalised South Lanarkshire Local Plan (as modified) are relevant when determining this application. These policies seek to preserve and enhance the character of the conservation area. Developments will be assessed in terms of their effect on the character and amenity of the natural and built environment. Proposals should take account of design, materials, scale and siting within the conservation area and should respect their setting within the conservation area.

3.2 Relevant Government Guidance

3.2.1 Relevant guidance is provided in National Planning Policy Guideline (NPPG) 18 Planning and the Historic Environment, Planning Advice Note (PAN) 71 – Conservation Area Management and the Memorandum of Guidance of Listed Buildings and Conservation Areas.

3.2.2 NPPG18 notes that it is desirable to protect and enhance the character and appearance of conservation areas. Local Planning Authorities have a duty to bring forward proposals for the preservation or enhancement of conservation areas. Contemporary architecture and innovative new design can also contribute significantly to the character and appearance of a conservation area.

3.2.3 PAN71 notes that the designation of conservation areas are a means to safeguard and enhance the sense of place, character and appearance of our most valued historic spaces.

3.2.4 The 'Memorandum of Guidance on listed buildings and conservation areas' notes that a well designed modern structure may be better as it will not read as part of the original building and may not affect its appearance so radically. In terms of the demolition of unlisted buildings within the Conservation Area, the Memorandum of Guidance notes that details of the 'replacement development' should be provided at the same time as the application to demolish the unlisted building so that the proposals can be considered together.

3.3 Site History

3.3.1 In terms of site history, planning permission (HM/05/0015) and listed building consent (HM/05/0023) was sought for the erection of a traditional style one storey side extension to the existing public house. These applications were however withdrawn by the applicant due to design issues.

3.3.2 Planning permission (HM/06/0418), Listed Building Consent (HM/06/0446) and Conservation Area Consent (HM/06/0445) were then sought for the extension of public house and demolition of existing house to form additional parking associated to public house. Again, these applications were withdrawn by the applicant due to design issues.

- 3.3.3 In addition to this application, the applicant has sought Listed Building Consent (HM/07/0412) and planning permission (HM/07/0419) for the proposed development. These applications have also been put forward to the Hamilton Area Committee for determination.

4 Consultations

- 4.1 **Historic Scotland** – were consulted in respect of this application and confirmed that they have no comments to make in respect to the proposal.
Response: Noted.
- 4.2 **Architectural Heritage Society** – note that they find the proposal in principle acceptable. It is suggested that the success of the extension depends on providing an alternative setting for the listed building that accords with the quality and character of the existing. No objection has been made in respect of the proposed demolition.
Response: Noted. The applicant has confirmed that the design change suggested has been considered but was discounted due to the conflict it would create with the setting to the existing building and the effect it would have on the appearance of the proposed extension.
- 4.3 **Scottish Civic Trust** – object to the proposed demolition and consider it to be detrimental to the character of the Conservation Area and to the neighbouring Category C(S) listed building.
Response: Noted. This matter will be fully considered in the Assessment and Conclusions Section of this report.
- 4.4 **Planning & Building Control HQ (Conservation Officer)** – notes that through pre-application discussions he is now satisfied that an acceptable design standard has been reached, subject to suitable conditions. In terms of the demolition of the unlisted building, he is satisfied that the cottage does not make an important contribution to the character of the Conservation Area and townscape.
Response: Noted.
- 4.5 **West of Scotland Archaeology Service** – raised no objection to the proposed development. The application site is located within the identified archaeological sensitive historic core area of Bothwell. Usually the developer would be asked to undertake an archaeological evaluation prior to the determination of the application, however due to the previous development of the site, which has been disturbed to an unknown degree, WoSAS request a condition be attached to the consent, should permission be granted, to ensure the site could be preserved by record through archaeological excavation. It is not anticipated that large scale archaeological works will be necessary.
Response: Noted. The condition suggested by WoSAS will be attached to the consent, should permission be granted.

5 Representation(s)

- 5.1 The application was advertised in the Hamilton Advertiser and the Edinburgh Gazette. No letters of objection were received as a result of these adverts.

- 5.2 Nine letters of objection were received with regards to the Planning Application (HM/07/0419) for the proposed development. These points of objection have been summarised in the Planning Application Committee Report (HM/07/0419) which has also been put forward to the Hamilton Area Committee.

6 Assessment and Conclusions

- 6.1 The applicant seeks Conservation Area Consent for the demolition of an existing 1½ storey house and detached garage located within Bothwell Conservation Area. The proposed demolition forms part of a larger proposal to extend the adjacent public house and to improve car parking and the demolition is required to allow for the creation of 25 car parking spaces. The determining issues relate to the sites previous history, compliance with local plan policy and affect of the demolition of the existing house on the character and appearance of the Conservation Area. The applicant has also submitted a Planning Application and Listed Building Application for the proposed development which have also been put forward to the Hamilton Area Committee for determination.
- 6.2 In terms of the planning history for the application site, the applicant has submitted a number of applications for the extension to the public house in the past. These previous applications have been mentioned above in Section 3.3 of this report. The initial proposal involved the erection of a single storey side extension of a 'traditional' design. The initial proposal did not however involve the demolition of the unlisted house located within the Conservation Area. As a result the applications were withdrawn due to the lack of parking and inappropriate design. The proposal submitted in 2006, detailed in paragraph 3.3.2 above, involved the demolition of the house with the Conservation Area. These applications were again withdrawn by the applicant following discussions with the Planning Service due to the lack of adequate parking and an inappropriate design. The applicants agent has engaged in detailed pre-application discussions with the Planning Service and altered and adapted their initial proposal to the current scheme. The applicants approach is to utilise a modern, contemporary design for the extension. During the pre-application discussions between the Planning Service and the applicant and his agent, certain changes have been incorporated into the design, such as the change in external facing materials of the proposed extension from wooden panels to red ashlar sandstone, incorporation of windows into the side elevation to 'break-up' the gable elevation and the alteration and re-design of the car park to maximise the parking spaces which can be provided within the application site.
- 6.3 In terms of the demolition of the existing cottage to accommodate the proposed development, the applicant's agent submit that the cottage has no architectural merit and does not add to the character of the area due to its location and access. The applicant's agent also suggests that the benefits of the proposed development to the local area far outweigh the loss of the building. To determine whether the demolition of the house is justified it is therefore appropriate to consider both the condition of the house and its contribution to the Conservation Area and whether the proposed development is of a high enough standard of design and capable of providing a positive contribution to the local area and Conservation Area.
- 6.4 The existing house is located on Ferry Road, a private unmade road which is infrequently used. The house generally goes unnoticed from Main Street, which is the only public road from which the house can be viewed. The house, primarily constructed in red sandstone, is of a reasonable and habitable condition however the

gables of the house have been roughcast some time ago and have become relatively unattractive. The front elevation of the house has been maintained in a reasonable/good condition. The roof is constructed in slate and there is a large box dormer on the front. There is also a single, detached, flat roofed garage made of red brick to the side of the house.

- 6.5 The house is accessed via an infrequently used private road. The only section of the house which can be viewed from a public road is the unattractive gable which has been roughcast in the past. Although the house is in a habitable condition, it has no significant architectural or historical merit and has been altered in relation of the dormer extensions in the past. Furthermore, the building has UPVC windows. As a result of these points, the building and more recent garage is not considered to provide a significant contribution to the Conservation Area. This aside however, the demolition of the house within the Conservation Area required to be justified with a high standard replacement.
- 6.6 In terms of the proposed development, whilst the proposed side extension is not traditional in design, it respects the integrity and character of the adjoining category C(S) listed building and surrounding Conservation Area by way of the proposed materials and form. The applicant's architect has made a conscious effort to differentiate the proposed extension from the adjoining building, creating a clear division between the 'traditional' and the 'contemporary'. The proposed extension has been designed in such a way to be 'read' separately from the listed building.
- 6.7 The extension has also been designed to appear 'subservient' and will not rival the presence of the existing listed building on the streetscape. The front elevation of the extension is recessed from Main Street, which again acknowledges the existing building and does not attempt to compete with it. The proposed extension has also been orientated to address Ferry Road and acknowledge the corner position of the application site. Furthermore, the proposed red ashlar sandstone materials acknowledges the predominant red sandstone material of the surrounding area whilst appearing modern.
- 6.8 In terms of the consultations carried out with Historic Scotland, Architectural Heritage Society, Scottish Civic Trust and the Council's Conservation Officer, one objection has been received with regards to the demolition of the unlisted building. Scottish Civic Trust maintain that the removal of this house would be detrimental to the character of the Conservation Area and to the neighbouring Category C(S) listed building. The merits of the unlisted house have been discussed above and I do not support the objection from the Scottish Civic Trust.
- 6.9 I am satisfied that the proposed extension has been designed to a high standard and both acknowledges the traditional character of the adjoining building and the Conservation Area but also sets itself apart in a contemporary and modern manner. The proposed materials are also of a high standard. As such, I am satisfied that the proposed development can justify the demolition of the cottage, located within the Conservation Area.
- 6.10 Furthermore, I am satisfied that the proposal adheres to the relevant Local Plan Policy contained within the adopted Hamilton District Local Plan and the Finalised South Lanarkshire Plan (after modifications) detailed above within Section 3 of this report.

6.11 In summary, the proposed development complies with Local Plan Policy and I am satisfied that all matters raised within the consultation responses received during the determination of the application have been adequately addressed. It is therefore considered that the application is acceptable and I recommend the application for approval subject to conditions.

7 Reasons for Decision

7.1 The proposal complies with Policy ED24, DC1, EN4, EN25 of the adopted Hamilton District Local Plan, Policies COM5, DM1, ENV4, ENV23 and ENV24 of the Finalised South Lanarkshire Local Plan and SLP6 of the South Lanarkshire Planning Policies as well as relevant government guidance detailed within NPPG18, PAN 17 and the 'Memorandum of Guidance on Listed Buildings and Conservation Areas'.

Iain Urquhart
Executive Director (Enterprise Resources)

19 October 2007

Previous References

♦ HM/07/0419

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Design Statement
- ▶ Consultations

West of Scotland Archaeology Service 22/06/2007

Historic Scotland 02/07/2007

Scottish Civic Trust 19/07/2007

AHSS 04/07/2007

Planning & Building Control HQ (Conservation Officer) 03/08/2007

- ▶ Representations: None

Contact for Further Information

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

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E-mail: Enterprise.hamilton@southlanarkshire.gov.uk

Conservation Area Consent

PAPER APART – APPLICATION NUMBER : HM/07/0411

CONDITIONS

- 1 That prior to the commencement of the demolition of the building hereby approved copies of the contracts which have been let for the redevelopment of the site shall be submitted to the satisfaction of the Council as Planning Authority.
- 2 That notwithstanding the requirements of condition 1 above, the cleared site shall be kept in a neat and tidy condition at all times to the satisfaction of the Council as Planning Authority.
- 3 That no development shall take place within the application site as outlined in red on the approved plans until the developer has secured the implementation of a programme or archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeology Service.
- 4 That before any works hereby approved are started the Royal Commission on the Ancient and Historical Monuments of Scotland shall be notified of the proposed works and thereafter allowed a period of up to 3 months to record the building during which time the removal of the building shall not be undertaken.

REASONS

- 1 To safeguard the character and appearance of the Conservation Area.
- 2 To safeguard the character and appearance of the Conservation Area.
- 3 To ensure that provision is made to address areas of archaeological interest.
- 4 To comply with Section 7(2)(b)(c) and 66(3) of the Planning (Listed Building and Conservation Areas)(Scotland) Act 1997.

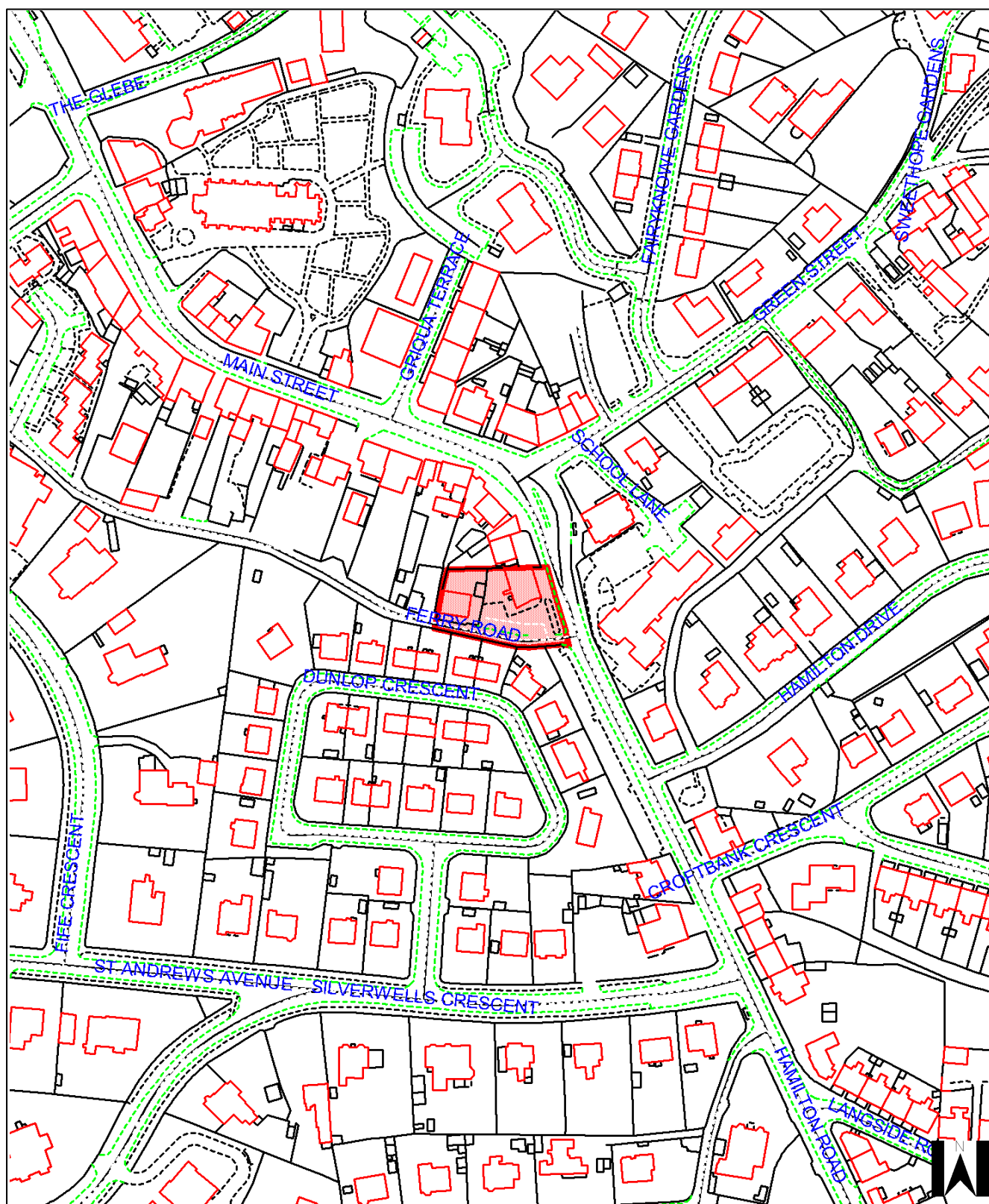
HM/07/0411

Camphill Vaults, 1-3 Main Street, Bothwell

Planning and Building Standards Services

Scale: 1: 2500

For information only



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