

Report to: **Planning Committee**
 Date of Meeting: **8 February 2011**
 Report by: **Executive Director (Enterprise Resources)**

Application No CR/10/0202
 Planning Proposal: Internal Refurbishment and Conversion of Former Burgh Primary School into a New Business Centre

1 Summary Application Information

- Application Type : Listed Building Application
- Applicant : Regeneration Services
- Location : Former Burgh Primary School
King Street
Rutherglen
Glasgow
G73 1JY

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

- (i) The Planning Committee has delegated powers to determine this application.
 (ii) The application requires to be referred to the Scottish Ministers as it involves a Category B Listed Building.

3 Other Information

- ◆ Applicant's Agent: The McLennan Partnership Ltd
- ◆ Council Area/Ward: 12 Rutherglen Central and North
- ◆ Policy Reference(s): **Adopted South Lanarkshire Local Plan 2009**
Policy ENV4 – Protection of the Natural and Built Environment
Policy ENV24 – Listed Buildings
Policy ENV25 – Conservation Areas

◆ Representation(s):

- ▶ 1 Objection Letter
- ▶ 0 Support Letters
- ▶ 0 Comments Letters

◆ Consultation(s):

Planning & Building Standards HQ (Conservation Officer)

Architectural Heritage Society for Scotland

Scottish Civic Trust

Historic Scotland

Planning Application Report

1 Application Site

- 1.1 The application site is formed by the former Burgh Primary School and its grounds which lie towards the west end of King Street, Rutherglen. The site, which lies within Rutherglen town centre, is bounded to the north by High Street, to the south by King Street, to the east by a public house and the rear of the tenement flats on Queen Street and to the west by a garage on King Street and a residential property on High Street. The site is flat, rectangular in shape and extends to approximately 1580 square metres. The former school building is a category 'B' listed building and the site is located within the Rutherglen Conservation Area.

2 Proposal(s)

- 2.1 The applicant has applied for listed building consent for a change of use from primary school to new business centre. The proposed development seeks to comprehensively refurbish the former school building and to convert it to a new business centre comprising some 16 new office spaces with ancillary meeting rooms, toilets etc. It is also proposed to install a new glass sided lift in the atrium space within the building to provide access for all.
- 2.2 The former school playground will be converted to a new car park for the business centre which will be landscaped. The only access to the site for both vehicles and pedestrians will be taken from King Street using the existing school access. Disabled parking bays and a new disabled access ramp will be provided at the main entrance to the building. A new bin store will be formed on the western boundary at the front of the building while a new covered bicycle store will be provided on the eastern boundary. All the external boundary walls will be cleaned and have any graffiti fully removed. The existing metal railings will be stripped and repainted.

3 Background

3.1 Local Plan Policy

- 3.1.1 In terms of the adopted local plan, the listed building application is affected by Policies ENV4 – Protection of the Natural and Built Environment, ENV24 – Listed Buildings and ENV25 – Conservation Areas.

3.2 Relevant Government Advice/Policy

- 3.2.1 Relevant government guidance is set out within the consolidated Scottish Planning Policy 2010. The SPP advises that changes to listed building should be managed to protect its special interest while enabling it to remain in active use and that enabling development may be considered acceptable to achieve the retention of such structures. It further advises that government guidance is set out within the Scottish Historic Environmental Policy (SHEP).

The SHEP states that “the sustainable use and management of the historic environment means recognising the advantages to be gained from retaining the existing building and ensuring their special interest is protected”. It notes, however, that listed buildings will require alteration and adaptation if they are to remain in beneficial use, and will be at risk if such alteration and adaptation is unduly constrained.

3.3 **Planning History**

- 3.3.1 Listed Building consent has been granted in the past for the demolition of the toilet block and bin store (Planning Application No. CR/09/0236) and the renovation of the windows and stone repairs to the former school building (Planning Application No. CR/10/0192).
- 3.3.2 However it should also be noted that detailed planning consent is also being sought for the proposed development, under Planning Application No. CR/10/0213 and it is also to be considered at this committee.

4 **Consultation(s)**

- 4.1 **Planning and Building Services (HQ) - Conservation Officer** – considers the proposed conversion scheme to be a sensitive restoration with any new elements being designed to be clearly separate from the original fabric of the building, It is suggested that the original internal doors be retained and upgraded to meet the one hour fire regulations. It is also suggested that the bin store be related to the rear or side of the building. Notwithstanding this, however, there are no objections to the proposed development subject to conditions relating to the retention of original features, details of method of paint removal, sample materials, colour schemes and no lowered ceilings. The principle of the access ramp to the main entrance is accepted but detailed drawings are asked of this element and that it should not abut the face of the main elevation.

Response – Noted. The applicant advises that the original doors cannot be upgraded to the one hour fire rating however the replacement doors will match the details of the existing doors. The bin stores cannot be relocated as the proposed site is the optimal location for adequate access for a refuse lorry. The bin store will have a timber screen and will be softened by new landscaping around the store. The required drawings for the access ramp will be submitted and agreed prior to any work starting, the ramp will sit clear of the existing elevation and the materials for the ramp will be traditional red sandstone base and copings with slender metal up stands and railings. After further consultation, the Conservation Officer has confirmed that this is acceptable and should listed building consent be granted appropriate conditions should be imposed.

- 4.2 **Historic Scotland** – consider the proposed changes to be sympathetic and largely non-invasive, enabling the building to function in its new role. Whilst it is regretted that the original timber doors cannot be used, these doors should not be skipped and either stored in situ or offered for salvage. The principle of the ramp to the main door is also acceptable. However further details should be provided and these details should include the submission of drawings at a scale of 1:20 to ensure the proposed works do not affect the façade and main door steps/platt.

Response – Noted. Should listed building consent be granted appropriate conditions shall be imposed.

- 4.3 **Architectural Heritage Society for Scotland (AHSS)** – raise concerns regarding the proposed access ramp as it is the Society's view that it threatens to undermine the elegance of the front façade and suggest alternative design solutions.

Response – Noted. At the present time it is proposed that the existing boundary railings will be repaired and repainted in keeping with the existing concept of the building. However the access ramp is required to comply with the Disability Discrimination Act and is thus a necessary addition to the building. The proposed ramp has been designed in a manner to differentiate it from the traditional features of the building and to ensure that there is no need for internal invasive alteration works which could affect the building's internal original features. AHSS consider the internal ramp to be the simplest solution but this is not the case as it would involve

removing part of the existing fabric and would have a detrimental impact on the visual quality of the building both internally and externally, lowering the front door out of character with the rest of the building. The proposed option is in line with the overall concept of minimal interventions to the building and in the opinion of the Council's Conservation Officer and Historic Scotland, is an acceptable solution. Subject to the imposition of appropriate conditions the proposed ramp is therefore considered to be acceptable.

4.4 **Scottish Civic Trust** – no response to date.

Response – Noted.

5 Representation(s)

5.1 Following advertisement of the proposed development in the local press and the Edinburgh Gazette one letter of objection has been received. The grounds of objection have been summarised below:

a) **The plans submitted do not provide any associated landscaping with the proposed car park. Landscaping should be provided to mitigate any adverse impact the proposed car park would have on the setting of the listed building and that of the character of the conservation area. Trees would help reduce CO2 emissions as well as have a positive impact on the environment.**

Response: The applicant has submitted amended plans that include the provision of trees and other landscaping. If the related planning application is granted consent an appropriate condition shall be imposed to ensure a suitable scheme is implemented and maintained.

b) **There is no provision for covered cycle parking and in order to reduce CO2 emissions, encourage active travel and support sustainable transport this is a serious omission.**

Response: The applicant has submitted amended plans that include the provision of a new covered bicycle store within the car park.

c) **South Lanarkshire Council's Sustainable Development Strategy 2007 clearly indicates the Council's commitment to sustainable development and the applicant should be made to reconsider the proposed layout for the car park to ensure that as many of the principles of the strategy are achieved.**

Response: The applicant has submitted amended plans that include the provision of landscaping and a covered bicycle store within the car park. This in turn has led to a reduction in the number of parking spaces from 29 to 20. The disabled parking provision has not been affected.

The above letter has been copied and is available for inspection in the usual manner and on the Planning Portal.

6 Assessment and Conclusions

6.1 The applicant has applied for Listed Building Consent to undertake repairs and renovations of the former Burgh Primary School, a 'B' Listed Building, to allow the building to be converted into a business centre. A Design Statement has been submitted setting out the details of the proposed works in terms of methodologies and materials. The building is located within the Rutherglen town centre and also lies within Rutherglen Conservation Area.

6.2 As with all applications the proposed development must be assessed against the relevant development plan policies affecting the development and any other material considerations. In this instance the relevant development plan is the adopted South

Lanarkshire Local Plan 2009 from which Policies, ENV4 – Protection of the Natural and Built Environment, ENV24 – Listed Buildings and ENV25 – Conservation Areas are relevant.

- 6.3 Policy ENV4 – Protection of the Natural and Built Environment requires the Council to assess development proposals in terms of their effect on the character and amenity of the natural and built environment and further guidance is provided within Policies ENV24 – Listed Buildings and ENV25 – Conservation Area. Policy ENV24 states that development affecting a listed building or its setting shall, as a first principle, seek to preserve the building and its setting, or any features of special architectural interest which it has. The layout, design, materials, scale, siting and use of any development shall be sensitive to, and respect the character and appearance of, the listed building and its setting. Policy ENV25 seeks to ensure that any development and demolition within a conservation area or affecting its setting shall preserve or enhance its character and that the design, materials, scale and siting of any development shall be appropriate to the character of the conservation area and its setting.
- 6.4 By seeking the repair and refurbishment of the existing building using approved materials and methodologies it is considered that the renovated building will enhance both the listed building and the conservation area and as such the proposal complies with these local plan policies.
- 6.5 As regards the consultees whilst concerns have been expressed by AHSS in relation to the proposed ramp, no objections were received from either the Council's Conservation Officer or Historic Scotland, indeed support was generally expressed for the repair and refurbishment of the building. Both welcomed the proposed development but sought re-assurances, through conditions, and appropriate conditions shall be imposed to ensure the works are carried out to the satisfaction of both parties.
- 6.6 One letter of objection has been submitted, in relation to the impact of the proposed car park and sustainable travel. However, the applicant has amended the plans to address these concerns and I am satisfied that the proposed car parking and landscaping layout is acceptable.
- 6.7 The proposed development will ensure that the historic fabric of this listed building will be sensitively protected whilst allowing the building to be refurbished to a modern standard. The proposed development would be in accordance with the local plan, safeguarding the future of this former school as well as providing quality office space within the town centre. It is therefore recommended that listed building consent is granted. However as the development relates to a Category 'B' Listed Building it should be noted that the application will require to be referred to the Scottish Ministers.

7 Reasons for Decision

- 7.1 The proposed development accords with Policies ENV4, ENV24 and ENV25, of the adopted South Lanarkshire Local Plan and will not be detrimental to the character or setting of this category 'B' listed building or that of Rutherglen Conservation Area

Colin McDowall
Executive Director (Enterprise Resources)

24 January 2011

Previous References

- ◆ CR/09/0236 - Demolition of toilet block extension and bin store (Listed Building Application) – Granted 29/03/10
- ◆ CR/10/0192 - Renovation of existing windows and stone repairs to B listed building, granted Listed Building Consent 16/11/10.

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations

Planning & Building Standards HQ (Conservation Officer)	21/09/2010
Historic Scotland	21/01/2011
Architectural Heritage Society For Scotland	20/09/2010

- ▶ Representations

Representation from : John Hutchison, 2/1 Queen Street, Rutherglen , Glasgow,
G73 1JP, DATED 14/09/2010

Contact for Further Information

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

Bill Kerr, Planning Officer, 380 King Street, Rutherglen
Ext 847 5141, (Tel :0141 613 5141)
E-mail: Enterprise.cam-ruth@southlanarkshire.gov.uk

CONDITIONS

- 1 This decision relates to drawing numbers:
2010-11/B/101;
2010-11/B/102 Amendment A;
2010-11/E/001;
2010-11/E/002;
2010-11/E/003;
2010-11/E/004;
2010-11/E/005;
2010-11/P/100;
2010-11/P/101;
2010-11/P/200 Amendment A;
2010-11/P/201 Amendment A;
2010-11/P/202;
2010-11/P/203;
2010-11/P/204.
- 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 development hereby approved shall be carried out in accordance with The McLennan Partnership Ltd. Design Statement dated August 2010 - Revision A. such that all original features are retained to the satisfaction of the Council as Planning Authority. For the avoidance of doubt these features include, the moulded dados, cornices, cast iron balustrades (with the exception of the baluster affected by the new glass lift), wrought iron panels, timber handrails, corniced posts, tiling, cast iron radiators and cast iron vent grilles.
- 5 That before development starts 1:20 scale drawings of the disabled access ramp to the main entrance shall be submitted to and approved in writing by the Council as Planning Authority. These drawings shall include elevation, section and coping profiles of the structure.
- 6 That before development starts details of the method of paint removal for the interior tiles shall be submitted to and approved in writing by the Council as Planning Authority. These details shall include the submission of a sample panel.
- 7 No lowered ceilings shall be introduced into any of the main office spaces.
- 8 That before development starts the finished colour scheme for the steel structure of the new glass lift shall be submitted to and approved in writing by the Council as Planning Authority.
- 9 That the original internal timber doors that are to be replaced, shall be replaced on

a like for like basis and the original doors shall not be skipped but either stored in-situ or offered for salvage.

- 10 That before development starts details of the covered bicycle store shall be submitted to and approved in writing by the Council as Planning Authority.

REASONS

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 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 safeguard the character and appearance of the Listed Building.
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For information only

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