

Report to: **Planning Committee**
 Date of Meeting: **13 December 2011**
 Report by: **Executive Director (Enterprise Resources)**

Application No: HM/11/0191
 Planning Proposal: Installation of Ventilation Louvres in North Elevation of Building

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : South Lanarkshire Council
- Location : Almada Street
Hamilton
ML3 0AA

2 Recommendation(s)

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

- (1) Grant Detailed Planning Permission – (Subject to Conditions – Based on Conditions Listed)

2.2 Other Actions/Notes

- (1) The Planning Committee has delegated powers to determine this application

3 Other Information

- ◆ Applicant's Agent: South Lanarkshire Council
- ◆ Council Area/Ward: 17 Hamilton North and East
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (adopted 2009)**
ECON 3 - Strategic Locations for Work and Business Policy
DM1 – Development Management Policy

◆ Representation(s):

- ▶ 0 Objection Letters
- ▶ 0 Support Letters
- ▶ 0 Comments Letters

◆ Consultation(s):

Environmental Services

Planning Application Report

1 Application Site

- 1.1 The application site relates to the Council Headquarters building at Almada Street, Hamilton. The building is a prominent and highly visible structure within Hamilton and is surrounded by a variety of uses including residential, commercial and other offices. The building is approximately 62 metres high with 17 floors of office accommodation.
- 1.2 The building is a Category 'A' Listed Building with mosaic clad sides and aluminium/glazed curtain walling at the front and rear.

2 Proposal(s)

- 2.1 This application seeks permission for the installation of external louvres (26 in total) to the rear (Clydesdale Street) elevation of the building. The louvres, which will be 1000 x 300mm in size and 50mm in depth, would be positioned within existing metal infill panels. Two louvres will be installed to each floor, one at each end close to the stairwells, from Level 3 through to Level 15. The proposed louvres will be coloured to match the existing panels on site.
- 2.2 A statement submitted in support of the application advises that the louvres are required to allow the renewal of mechanical and electrical installations throughout the building. These works will be undertaken on a floor by floor basis, without the need to decant the whole building. It is noted that proposals to replace the existing system of services with a similar system to existing was considered but was unacceptable as it would require a full decant of the building, take considerably longer and would incur significant additional cost and disruption to Council services.
- 2.3 The works proposed are also the subject of a separate application (HM/11/0190), for Listed Building Consent which will be presented for consideration separately at this Committee.

3 Background

3.1 Local Plan Policy

- 3.1.1 The adopted South Lanarkshire Local Plan identifies Hamilton as being a Strategic Location for Work and Business (Policy ECON3).
- 3.1.2 All planning applications are required through Policy DM1 – Development Management - to take account of the local context and be comparable in external materials used and should have no significant adverse impact on the local environment.
- 3.1.2 Policy ENV4 – Protection of the Natural and Built Environment and Policy ENV24 – Listed Buildings of the above plan covers proposals which affect listed buildings however these policies are more relevant to the consideration of the associated listed building consent application.

3.2 Relevant Government Advice/Policy

- 3.2.1 None relevant to this planning application.

3.3 **Planning Background**

- 3.3.1 The Council Headquarters building has been the subject of a number of applications over the years. However, there is no recent planning history considered relevant to the determination of this application.
- 3.3.2 An application of this nature would normally be delegated however as the Council have an ownership interest in the building the application requires to be considered by Committee in accordance with new planning legislation which came into force in 2009.

4 **Consultation(s)**

- 4.1 **Environmental & Strategic Services** – have no objections subject to the inclusion of an advisory notes relative to noise during construction and demolition.
Response: Noted. An advisory notes can be included on consent given.

5 **Representation(s)**

- 5.1 Statutory neighbour notification was undertaken in respect of the proposals however no letters of representation have been received.

6 **Assessment and Conclusions**

- 6.1 The application seeks consent for the installation of external louvres to the rear of the Council Headquarters building. The main determining issues in assessing this proposal are whether it accords with local plan policy.
- 6.2 The adopted South Lanarkshire Local Plan identifies the area as Strategic Location for Work and Business (Policy ECON3), however the application proposal raises no issues in this regard.
- 6.3 Whilst it is proposed to install 26 louvres onto the north elevation of the building given the size of each louvre and the proposal to match their colour with that of existing panels, it is considered that any visual impact from their installation would be minimal and have no significant or adverse visual effect on the local environment or very importantly, the building itself. In terms of Policy DM1 – Development Management - the works are considered acceptable.
- 6.4 In terms of the Policies ENV4 – Protection of the Natural and Built Environment Policy and ENV24 – Listed Buildings, which apply due to the buildings status as a Listed Building, these policy considerations are more appropriately assessed through the determination of the associated application for Listed Building Consent (HM/11/0190) which is presented separately to this Committee for consideration.
- 6.5 No third party representations have been received and there have been no adverse comments for statutory consultees.
- 6.6 Overall the proposal will permit an upgrade of the building and assist in the Council in the continued provision of its service functions with limited disruption. The proposed works will not have a detrimental impact on the external appearance of the building.
- 6.7 On the basis of the above it is therefore recommended that planning permission be granted, subject to the conditions attached.

7 Reasons for Decision

- 7.1 The development accords with the Policy ECON3 - Strategic Location for Work and Business Policy DM1 – Development Management of the adopted South Lanarkshire Local Plan.

Colin McDowall
Executive Director (Enterprise Resources)

24 November 2011

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Plan 2009

- ▶ Consultations
 Environmental Services

11/05/2011

Contact for Further Information

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

James Watters, Planning Officer, Montrose House, Hamilton
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Detailed Planning Application

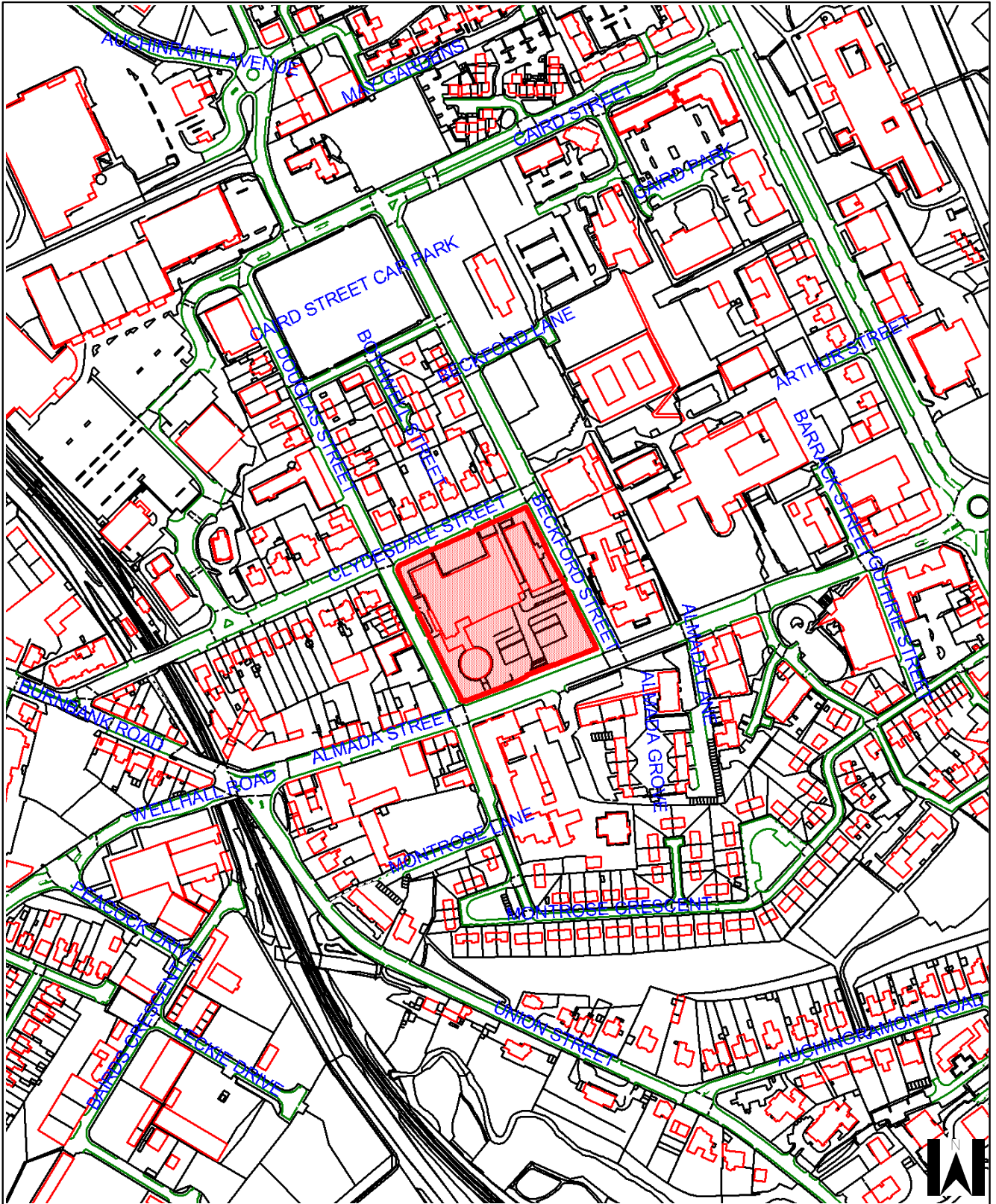
PAPER APART – APPLICATION NUMBER: HM/11/0191

CONDITIONS

- 1 The consent shall be carried out strictly in accordance with drawing numbers:
 - AL(00) 01
 - AL(00) 02
 - AL(03) 01
 - AL(03) 02
 - AP(03) 01
- 2 That notwithstanding the terms of Condition 1 above and prior to any works commencing on site , a final finished louvre, coloured to match the existing panels on site, shall be submitted to, and approved 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 To retain effective planning control.



For information only

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