

Report

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Report to:	Hamilton Area Committee
Date of Meeting:	30 November 2011
Report by:	Executive Director (Enterprise Resources)

Application No	HM/11/0190
Planning Proposal:	Installation of Ventilation Louvres to North Elevation of Building (Listed Building Consent) at Council Headquarters, Almada Street, Hamilton

1 Summary Application Information

- Application Type : Listed Building Application
- Applicant : South Lanarkshire Council
- Location : Council Headquarters
Almada Street
Hamilton
ML3 0AA

2 Recommendation(s)

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

- (1) Grant Listed Buildings Consent – (Subject to Conditions – Based on Conditions Listed)

2.2 Other Actions/Notes

- (1) The Hamilton Area Committee has delegated powers to determine this application
- (2) In accordance with the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, this application, if approved, requires to be referred to Scottish Ministers as it relates to works carried out to a category 'A' listed building.

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)**
ENV 4 - Protection of the Natural and Built Environment Policy
ENV 24 - Listed Buildings Policy

- ◆ Representation(s):
 - ▶ 0 Objection Letters
 - ▶ 0 Support Letters
 - ▶ 0 Comments Letters

- ◆ Consultation(s):

Historic Scotland

Planning Application Report

1 Application Site

- 1.1 The application site relates to the Council Headquarters building at Almada Street, Hamilton. The site is surrounded by a variety of uses which includes residential, commercial and offices. The building is a multi-storey structure (17 floors) which represents a highly visible feature within Hamilton.
- 1.2 The Council Headquarters 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 Listed Building Consent for the installation of external louvers (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 sited within existing metal infill panels. Two louvres will be installed to each floor, one at each end, from Level 3 through to Level 15. The proposed louvres will be coloured to match the existing panels on site.
- 2.2 A detailed HQ Services Replacement Review/Statement was submitted in support of the application. In general terms it advises that the installation of the louvers is required to facilitate the renewal of mechanical and electrical installations, including the installation of a new air handling system, throughout the building. The proposed works can be undertaken on a floor by floor basis, without the need to decant the whole building. A proposal to replace the existing services with a similar system was considered unacceptable on the basis that it would require a full decant of the building for a long period incurring significant additional cost and disruption to Council services.

3 Background

3.1 Local Plan Policy

- 3.1.1 In assessing this application Policies ENV4 – Protection of the Natural and Built Environment and Policy ENV24 – Listed Buildings of the adopted South Lanarkshire Local Plan must be taken into consideration.
- 3.1.2 Policy ENV4 – Protection of the Natural and Built Environment – acknowledges that category 'A' Listed Buildings are of national importance. It requires the Council to assess all development proposals affecting such buildings in terms of the effect on the character of such designations. It further advises that development will only be permitted where the objectives of the designation and the overall integrity of the building is not compromised.
- 3.1.3 Through Policy ENV24 – Listed Buildings - any proposals affecting a listed building or its setting shall, as a first principle, seek to preserve the building and its setting. Any proposals for alterations to a listed building should, it states, demonstrate a sound knowledge and understanding of the building and an awareness of its cultural significance.
- 3.1.4 The works proposed are also the subject of a separate application (HM/11/0191), for detailed planning permission which will be presented for consideration separately at this Committee.

3.2 Relevant Government Advice/Policy

- 3.2.1 With regards to listed buildings Scottish Planning Policy (February 2010) 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. It advises that in most cases such changes, if approached carefully, can be managed without adversely affecting the special interest of the building.

3.3 Planning History

- 3.3.1 The Council Headquarters building has been the subject of a number of applications over recent years. However, there is no planning history considered relevant to the determination of this application.

4 Consultation(s)

- 4.1 **Historic Scotland** – have advised that they have assessed the information submitted and accept the reasoning behind the proposed methodology. However, they consider it appropriate in this instance to recommend the inclusion of a condition requiring the submission, and approval, of a final finished sample of the proposed louvers, including colour match.

Response: Noted. This requirement can be conditioned as part of any consent issued.

5 Representation(s)

- 5.1 The application was advertised in the local press, Edinburgh Gazette and a site notice erected. In response no letters of representation were received.

6 Assessment and Conclusions

- 6.1 The application seeks consent for the installation of external louvers to the rear elevation of the Council Headquarters building. The main determining issues when assessing this proposal are whether the proposed works accord with national and local plan policy and the impact on the existing listed building and its setting.
- 6.2 In terms of national planning policy guidance, as detailed within Scottish Planning Policy 2010, the proposals raise no significant issues or conflicts with the general aims of the guidance with the Scottish Historic Environmental Policy (SHEP).
- 6.3 In terms of applicable local plan policies (Policies ENV4 – Protection of the Natural and Built Environment Policy and ENV24 – Listed Buildings), which generally aim to protect historical and ecological resources/assets within the built environment, the proposals are considered to be in accordance with the requirements of these policies.
- 6.4 Whilst it is proposed to install 26 louvres in the north elevation of the building, given the size of each louvre and the desire to match their colour with that of the existing panels, it is considered that any visual impact from their installation would be minimal. As a result there will be no significant or adverse impact on the local environment, the building itself or the status of the building as a listed building. Indeed given the mass of the building in comparison with the proposed louvres, I am of the view that the proposed louvres will ‘blend’ in with the existing building and would not be “read” as additional features on the façade of the property. On this

basis it is considered that there is no conflict with the aims of Policies ENV4 and ENV24.

- 6.5 No third party representations have been received and there have been no adverse comments for statutory consultees.
- 6.6 The proposal will permit an upgrade of existing facilities and assist in the Council in providing its service functions with limited disruption. The proposed works will not have a detrimental impact on the external appearance and will not impact on the designation of the building as an A listed structure.
- 6.7 On the basis of the above it is therefore recommend that listed building consent be granted, subject to referral to Scottish Ministers.

7 Reasons for Decision

- 7.1 The development accords with the policies of the adopted South Lanarkshire Local Plan (Policies ENV4 – Protection of the Natural and Built Environment, ENV24 – Listed Buildings) and does not conflict with government guidance, as set out with Scottish Planning Policy 2010 (SPP) or the Scottish Historic Environmental Policy (SHEP).

Colin McDowall
Executive Director (Enterprise Resources)

14 November 2011

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Plan 2009
- ▶ Press advert, Hamilton Advertiser dated 12 May 2011
- ▶ Press advert, Edinburgh Gazette dated 13 May 2011.
- ▶ HQ Services Replacement Review, K Tait Engineers, February 2011.

- ▶ Consultations

Historic Scotland

01/06/2011

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
Ext 4970 (Tel: 01698 454970)
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Listed Building Application

PAPER APART – APPLICATION NUMBER: HM/11/0190

CONDITIONS

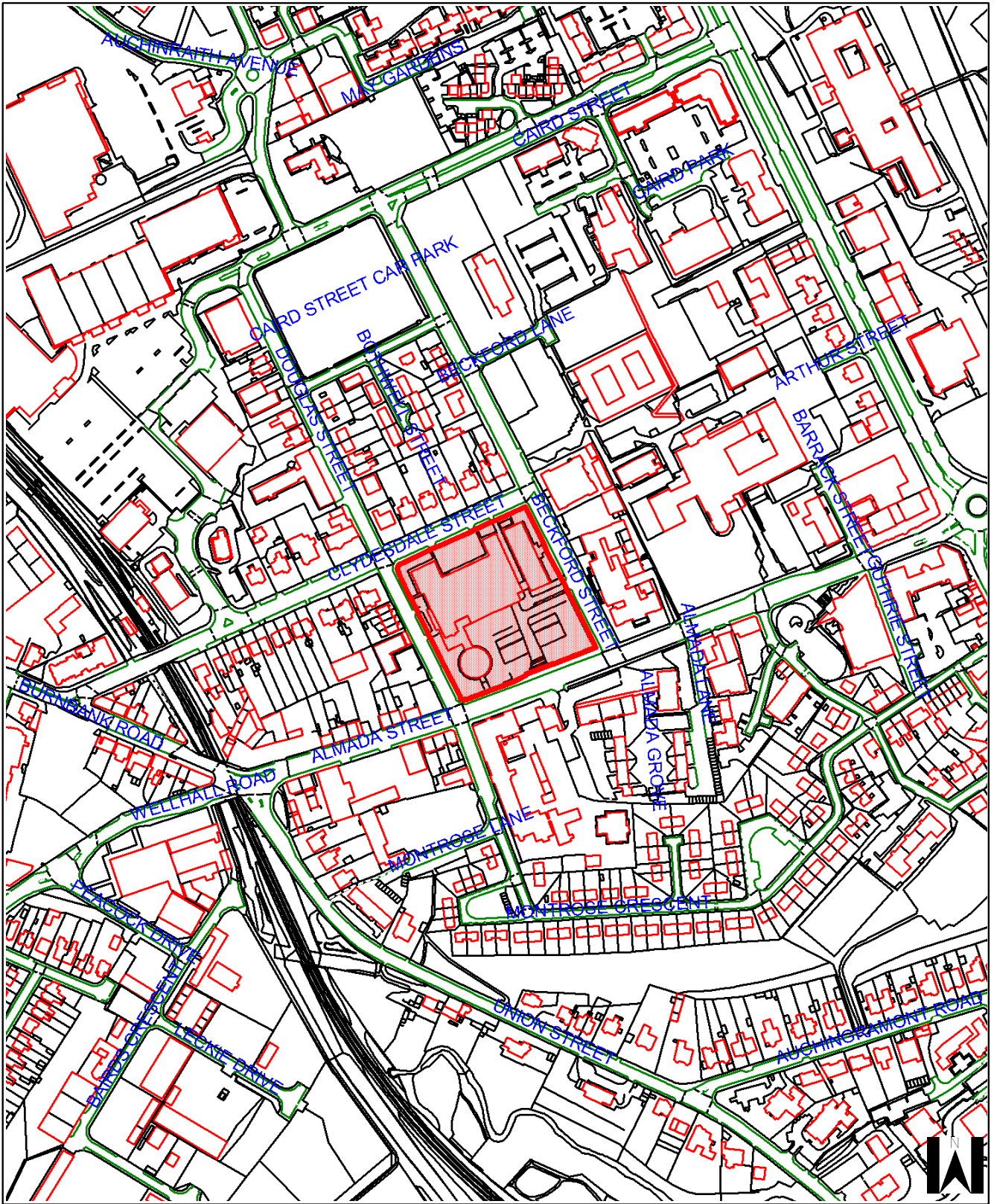
- 1 This decision relates to drawing numbers:

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 panel, coloured to match the existing panels on site, shall be submitted to, and approved by, the Councils as Planning Authority in conjunction with Historic Scotland.

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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