

Report to: **Planning Committee**
 Date of Meeting: **1 November 2011**
 Report by: **Executive Director (Enterprise Resources)**

Application No CL/11/0314
 Planning Proposal: Renovation And Internal And External Repairs And Demolition Of Bothy On Rear Elevation (Listed Building Consent)

1 Summary Application Information

- Application Type : Listed Building Application
- Applicant : South Lanarkshire Council
- Location : Murray Memorial Chapel
Hyndford Road
Lanark

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 Attached)

2.2 Other Actions/Notes

- (1) The Planning Committee has delegated powers to determine this application
- (2) The application requires to be referred to the Scottish Ministers since it involves works to a Category A Listed Building.

3 Other Information

- ◆ Applicant's Agent: LBG Waterston
- ◆ Council Area/Ward: 02 Clydesdale North
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (adopted 2009)**
Policy ENV4: Protection of the Natural and Built Heritage
Policy ENV 24 Listed Buildings

◆ Representation(s):

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

◆ Consultation(s):

Lanark & District Civic Trust

Historic Scotland

Planning Application Report

1 Application Site

- 1.1 The Murray Memorial Chapel is a Category A listed building and is one of only a few Scottish cemetery chapels. It stands in an elevated setting within an extension of the Lanark Cemetery and acts a defining landmark in Lanark Burgh. It lies close to the ruins of the St Kentigern's Church. The Murray Memorial Mortuary Chapel was erected by philanthropist Helen Murray, descendant of diamond merchant John Murray, as a public and ecumenical mortuary chapel and bequeathed to the community in 1912. It was designed by architect William Cowie from Ayr, and is a 2-storey symmetrical square plan building, changing to the shape of a Greek cross in its upper level. This cross is topped by a large domed, metal roof which supports a statue of a winged figure, and there are 4 decorative urns set at the base of the dome. Further smaller, copper roofed domes exist at the four corners of the cross.
- 1.2 Architectural detailing is provided elsewhere on the exterior with stone features, inscriptions over the main entrance and extensive use of stained glass to the windows which range in size from single lights to Diocletian windows on first floor level at the end of each of the four arms of the cross. Extensive use has been made throughout the Chapel of polished buff sandstone and, internally, marble. The stonework externally is generally in a fair condition with the exception of heavily repaired and salt damaged stone at the wall bases of the loggia and wings. The building has a later extension on the rear (south-east) elevation which has been utilised as a machine store and work compound bothy.
- 1.3 The Murray Memorial Chapel has been vacant for a number of years and as a result has been the subject of vandalism with the large stained glass windows being a particular target. The service facilities were contained in a flat roof wing on the south-west and this has been affected by timber rot. Due to the architectural importance of the Chapel it has appeared on the Buildings at Risk Register for Scotland since 2008. The building is owned by South Lanarkshire Council.

2 Proposal(s)

- 2.1 A comprehensive programme of repair and restoration is proposed throughout the exterior and interior of the category A listed Murray Memorial Chapel. The applicant has submitted a detailed condition survey report which was prepared in September 2009, and survey report (which includes schedules of repair work) for the stained glass windows dated May 2011.
- 2.2 In relation to the exterior, it is proposed to carry out the following works:
- Demolish rear extension and bothy and form new window opening from the service doorway
 - Roofs – repair flat roofs to the loggia and the service annex and treat areas of rot. Repair the concrete structures within all roof domes, and re-clad the main dome with pre-patinated copper. The 4 domes above the ante-rooms will be re-clad in mastic asphalt, rather than copper due to their susceptibility to theft. Lead work repairs. Introduce anti-climb measures to minimise vandalism and theft.
 - Rainwater goods – clear all blockages, and renew or replace where necessary with cast iron goods. Check lead conductors.
 - Exterior masonry – replace the lead damp proof courses. Indent any damaged or deeply decayed ashlar stonework, particularly at the base of the loggia.

Pointing repairs will be carried out in a suitable lime and any stone replacement will be with natural stone selected to match the existing.

- Repair of winged angel statue and replacement like for like of the four urns.
- Doors and windows – the existing doors and ironmongery will be retained and overhauled. The new infill window will be designed to match the surviving windows. Some windows will require an upgraded specification or grills to resist vandalism.
- Stained glass windows – extensive repairs are required and these will either be carried out in situ or at the premises of a specialist conservator.
- Installation of lighting behind the roof parapet to illuminate the dome

2.3 Internally, further comprehensive works will be undertaken, including:

- Walls – repairs to the internal polished sandstone and ceiling plasterwork
- Altar – re-pointed and repaired.
- Marble and tile work – re-pointed and repaired
- Internal fixtures – new lighting and heating systems.

2.4 An associated planning application has been submitted (CL/11/0306) and this will be considered separately on this agenda.

3 Background

3.1 Government Guidance

3.1.1 Once a building is listed, any works which could affect its character or its setting as a building of special architectural or historic criteria, require listed building consent. Scottish Ministers' policies on listed building consent and on the considerations to be taken into account by planning authorities in determining listed building consent applications for alterations, adaption or demolition of a listed building are set out in the Scottish Heritage Environment Policy (SHEP).

3.1.2 The guidance contained in the SHEP (July 2009) recognises the significant role that historic buildings and structures have in Scotland's heritage and those buildings that have been categorized as listed buildings are protected under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. In assessing an application for listed building consent the Planning Authority is required to have special regard to the desirability of preserving the building or its setting. However, it is acknowledged that some works and demolition can adversely affect the character of a building beyond repair. There is, therefore, a presumption against demolition or other works that adversely affect the special interest of a listed building or its setting. In submitting a listed building application the applicant should provide thorough and specific details of works to be carried out to enable a comprehensive assessment of the proposal to be made. In general, where the proposal involves like for like replacement, or alteration and adoption which sustain or enhance the beneficial use of the building, without adversely affecting the special interest of the building, consent should normally be granted.

3.2 Local Plan Status

3.2.1 The proposed alterations to this Category A Listed Building require to be assessed against Policies ENV 4: Protection of the Natural and Built Heritage and ENV 24: Listed Buildings of the adopted South Lanarkshire Local plan. These policies require development to preserve the listed building and its setting, and in categories of national importance, such as Category A buildings to ensure that the overall integrity of the asset is not compromised. Any significant adverse effects must be clearly outweighed by social or economic benefits of national importance. Policy ENV 24

further states that the design and materials of any development shall respect the character and appearance of the listed building.

3.3 Planning History

3.3.1 None relevant.

4 Consultation(s)

4.1 **Lanark and District Civic Trust** – have no objection to the proposal as they fully support the proposals for the renovation and repair to the Murray Chapel.

Response: Noted.

4.2 **Historic Scotland** – advise that they welcome the proposed repair of the Memorial Chapel as it has been suffering from vandalism and water ingress, and has been on the Buildings at Risk Register for a number of years. Whilst Historic Scotland are content with the proposals, further details are required for a number of items including the new windows, details of railings and gates including fixing method, and method statement for cleaning or repairs to the interior marble and angel statue. In addition it appears that there will be fixtures such as internal and external lighting and heating equipment which has not been shown on the submitted plans.

Response: Extensive discussions have taken place with the agent and subsequent clarification has been provided in relation to fixtures and fittings such as heating and lighting. This further information is in the form of method statements for the repair works, and detailed drawings. On this basis the outstanding matters have been suitably addressed and the proposals are appropriate for a building of this quality. The exceptions are the type of lighting proposed to illuminate the dome and the position and design of lighting within the chapel which is not in keeping with the character of the building. It is proposed to impose conditions to withhold consent for these features.

5 Representation(s)

5.1 Following the advertisement of the application in the Lanark Gazette as an application for Listed Building Consent, no letters of representation were received.

6 Assessment and Conclusions

6.1 Listed Building Consent is sought for works to the Category A listed Murray Memorial Chapel at Lanark Cemetery. It is proposed to carry out a comprehensive scheme of repair to address issues such as water ingress and vandalism, and restoration to features such as stained glass and the marble flooring. The main considerations in determining this application is its compliance with national and local plan policy and its impact on the character and integrity of the listed building.

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) and they will result in the restoration of a significant historical building and its re-use following a period of disuse.

6.3 In terms of applicable local plan policies, these 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 in that repairs will be carried out in appropriate materials while accepted methods will be used to

carry out these works. Extensive discussions have led to a high quality programme of works which will reflect the historic and architectural character of this important building. As a result the local community will benefit from its restoration in terms of its contribution to the historic environment of the town and it being brought back into use. None of the statutory consultees have offered any objections to the principle of the works. The demolition of the timber structure which had been used as a store will not affect the character of the building and will do much to improve the appearance of the rear (south) elevation.

6.4 It is therefore recommended that Listed Building Consent be granted, subject to referral to the Scottish Ministers.

7 Reasons for Decision

7.1 The proposal would contribute positively to the integrity and character of Murray Memorial Chapel and return to use an important element of Lanark heritage. The proposal complies with Policies ENV 2, ENV 4 and ENV 24 of the adopted South Lanarkshire Local plan.

Colin McDowall
Executive Director (Enterprise Resources)

24 October 2011

Previous References

◆ CL/11/0306

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations

Historic Scotland 03/08/2011

Historic Scotland 20/09/2011

Lanark & District Civic Trust 19/07/2011

- ▶ Representations - None

Contact for Further Information

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

Ailsa Graham, Planning Officer, South Vennel, Lanark, ML11 7JT
Ext 3190 (Tel :01555 673190)
E-mail: planning@southlanarkshire.gov.uk

Listed Building Application

PAPER APART – APPLICATION NUMBER : CL/11/0314

CONDITIONS

- 1 This decision relates to drawing numbers: 1045-001; 1045-06; 1045-15; 1045-16; 1045-17; 1045-02; 1045-03; 1045-22; EL(63)01; EL(63)02; ML(56)01; 1045-004REV B; 1045-005 REV A; 1045-007 REVA; 1045-020 REV A; 1045-023 REV A.
- 2 The development hereby permitted shall be started within five years of the date of this permission.
- 3 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.
- 4 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.
- 5 That all repairs or cleaning, to stained glass and decorative glass windows and doors shall be carried out in accordance with the Method Statement prepared by the Stained Glass Design Partnership.
- 6 Stone repairs shall be carried out using natural stone indentation, samples of which shall be agreed with the Council as Planning Authority prior to the commencement of works.
- 7 That all cleaning and repairs to the marble tiled floor and the provision of ducting below the floor shall be carried out in accordance with the Method Statement shown on Drawing Nos 1045(4) REV B.
- 8 That all cleaning of, and repointing to, the stonework shall be carried out in accordance with the Method Statement shown on Drawing Nos 1045(5) REV A.
- 9 That no consent is granted for the installation of any of the external lighting or bollards shown on the submitted drawings.
- 10 That no consent is granted for the lighting within the chapel. Before work starts on site alternative details for the position of the lights and their design shall be submitted to the Council as Planning Authority and for the approval of Historic Scotland.

REASONS

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 2 To accord with the provisions of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.
- 3 In the interests of amenity and in order to retain effective planning control.

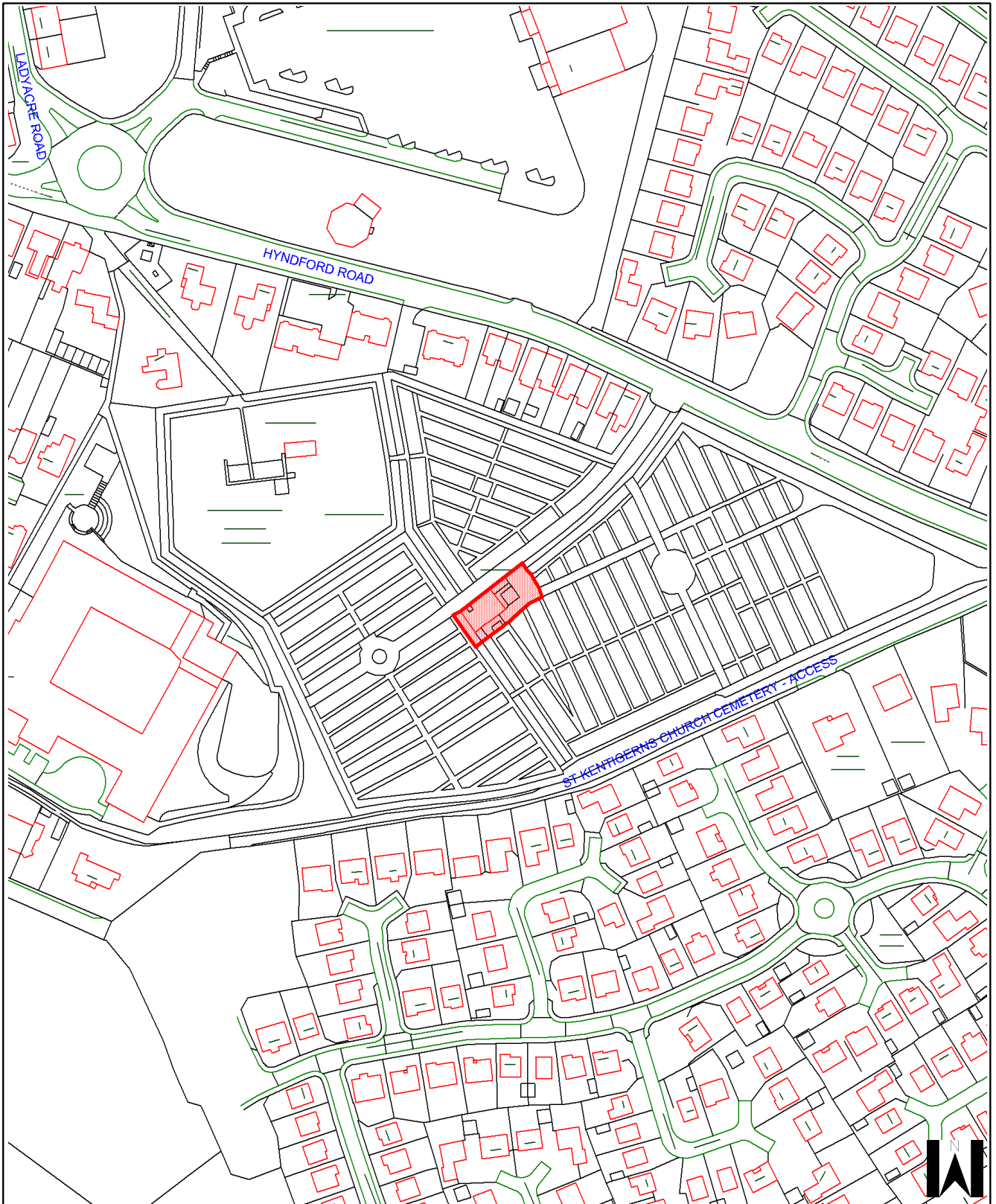
- 4 In the interests of amenity and in order to retain effective planning control.
- 5 To safeguard the character and appearance of the Listed Building.
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CL/11/0314

Murray Memorial Chapel, Hyndford Road, Lanark

Planning and Building Standards Services

Scale: 1: 2500



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