

Report to: **Planning Committee**
 Date of Meeting: **23 August 2011**
 Report by: **Executive Director (Enterprise Resources)**

Application No CL/11/0045
 Planning Proposal: Alterations and erection of extension to auction ring (Listed Building Consent)

1 Summary Application Information

- Application Type : Listed Building Application
- Applicant : Arianna Properties Ltd
- Location : The Stone Ring
Braidfute Retail Park
Old Market 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) If members agree with the recommendation the application requires to be referred to Historic Scotland since it involves a Category B Listed Building.

3 Other Information

- ◆ Applicant's Agent: C B Richard Ellis
- ◆ Council Area/Ward: 02 Clydesdale North
- ◆ 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):

Lanark & District Civic Trust

Planning Application Report

1 Application Site

- 1.1 The application relates to the Stone Auction Ring within the site of the former Lanark auction market on Hyndford Road in the town. The building is a category B listed building, octagonal in shape, which was retained following the redevelopment of the site as a retail park. It sits in an elevated position adjacent to and overlooking Hyndford Road to the south, beyond which are residential properties. The retail park surrounds the site on the other three sides, with the retail units, access road that serves the retail park and the car park to the north and vacant land to the east and west.

2 Proposal(s)

- 2.1 Listed building Consent is sought to repair the existing fabric, make alterations and erect an extension onto the existing 19 Century B Listed stone built auction room as part of proposals to convert the building into a restaurant/bar. A report on a detailed planning permission for the change of use of the building to form a restaurant/bar and ancillary takeaway facility is found elsewhere on the agenda.
- 2.2 The existing building has a footprint of 252 sq.m with the extension amounting to 290 sq.m in the form of a flat-roofed semi-circular enclosure on the northern and western elevations. Materials include white render, a stone basecourse to match the existing building, aluminium windows and an aluminium band feature panel. An existing porch which is in poor repair and does not form part of the original fabric of the building would be demolished. The existing slate roof and timber rooflights will be repaired. Internal walls, existing windows and the timber ceiling will be repaired to match the existing fabric.

3 Background

3.1 Local Plan Status

- 3.1.1 The proposed alterations to this Category B Listed Building require to be assessed against Policies ENV4 and ENV24 of the adopted South Lanarkshire Local plan. These policies require development to preserve the listed building and its setting. Any significant adverse effects must be clearly outweighed by social or economic benefits of national importance. Policy ENV24 further states that the design and materials of any development shall respect the character and appearance of the listed building.

3.2 Relevant Government Advice/Policy

- 3.2.1 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).
- 3.2.2 The guidance contained in the SHEP (July 2009) recognises the significant role that historic buildings and structures have in Scotland's heritage. 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.

3.3 **Planning History**

3.3.1 This late 19 Century stone built octagonal auction room was part of a series of buildings that made up the old Lanark Auction Market. Detailed planning permission was granted for what is now Braidfute Retail Park in June 2004. The approved layout showed the retention of stone ring but no use was granted for it at the time (CL/03/0752). In 2007 planning permission was granted for the use of the building as a ceramic pottery workshop (CL/07/0169) however this consent has not been implemented.

4 **Consultation(s)**

4.1 **Lanark and District Civic Trust** – have no objection to the proposal and support the reuse of the auction ring. The Civic Trust also made observations on the use of materials on the building in both the repair of the existing building and for the proposed extension.

Response: Noted.

5 **Representation(s)**

5.1 Following the advertisement of the application in the Edinburgh and Lanark Gazettes as an application for Listed Building Consent, no letters of representation have been received.

6 **Assessment and Conclusions**

6.1 Listed Building Consent is sought for works to the Category B stone auction room at Braidfute Retail Park. It is proposed to repair and alter the existing building along with the erection of a sympathetically designed extension to create a new use for this landmark building as a restaurant/bar. The building has lain unused for several years after the redevelopment of the former auction market as a retail park with the owners unable to secure a new tenant or use for the distinct building. The main considerations in determining this application is its compliance with local plan policy and its impact on the character and integrity of the listed building.

6.2 In terms of applicable local plan policies, Policy ENV 24 states that as a first principle development should seek to preserve the building and its setting, or any features of special architectural interest which it has. Development should be sensitive to, and respect the character and appearance of, the listed building and its setting. The building is a prominent feature in the townscape and any extension and alteration must be sympathetic to respect the octagonal shape. In this case, a clear design concept to separate the new from the old has been developed. This has resulted in a submission which combines the sensitive repair and reuse of the existing building and the addition of a low sitting extension with smooth clean lines and modern finishes which is subservient to the existing building. The extension has been designed to tie its flat roof design into the existing box gutter detail on the auction ring which will allow the existing roof structure of the listed building to be seen in its entirety therefore helping to preserve the overall integrity of the structure. The demolition of the later porch is also considered acceptable. The proposals are

considered to be in accordance with the requirements of the policy and the principles set out in the SHEP in that repairs will be carried out with appropriate materials and that the extension will respect the character and appearance of the listed building.

6.3 It is therefore recommended that Listed Building Consent be granted, subject to referral to Historic Scotland.

7 Reasons for Decision

7.1 The proposal would contribute positively to the integrity and character of the auction ring and return to use an important element of Lanark heritage. The proposal complies with Policies ENV4 and ENV24 of the adopted South Lanarkshire Local plan.

Colin McDowall
Executive Director (Enterprise Resources)

8 August 2011

Previous References

◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations

Lanark & District Civic Trust

23/02/2011

- ▶ 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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Listed Building Application

PAPER APART – APPLICATION NUMBER: CL/11/0045

CONDITIONS

- 1 This decision relates to drawing numbers: LAN 00A, LAN 01, LAN 03D, LAN 04D, LAN 05A, LAN 06, LAN 07 AND LAN 08
- 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 Repairs to the slated roof areas shall be undertaken in natural slate to match existing.
- 6 All external colours shall be agreed in writing with the Council as Planning Authority prior to the commencement of works.
- 7 If any stone cleaning is proposed, details and method statement for the proposed works shall be provided to and written approval obtained from the Council as Planning Authority prior to the commencement of work.
- 8 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.
- 9 All raking out of mortar pointing shall be carried out using hand and not power tools to avoid damage to the stonework. The pointing shall be done in lime mortar and 'flush pointed' and a sample area of pointing shall be prepared for the approval of the Council as Planning Authority.
- 10 That any alterations to the existing fabric required for a building warrant not already shown on the approved plans shall be subject of a further application for Listed Building Consent.

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.
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- 7 To safeguard the character and appearance of the Listed Building.
- 8 In the interests of amenity and in order to retain effective planning control.
- 9 To safeguard the character and appearance of the Listed Building.
- 10 These details have not been provided or approved.

CL/11/0045

Planning and Building Standards Services

The Stone Ring, Braidfute Retail Park, The Old Market Road,
Leamington Spa

Scale: 1: 5000

For information only

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