

Report To: The Planning Board

Date: 6 November 2024

Report By: Director, Environment and Regeneration

Report No: 24/0156/IC

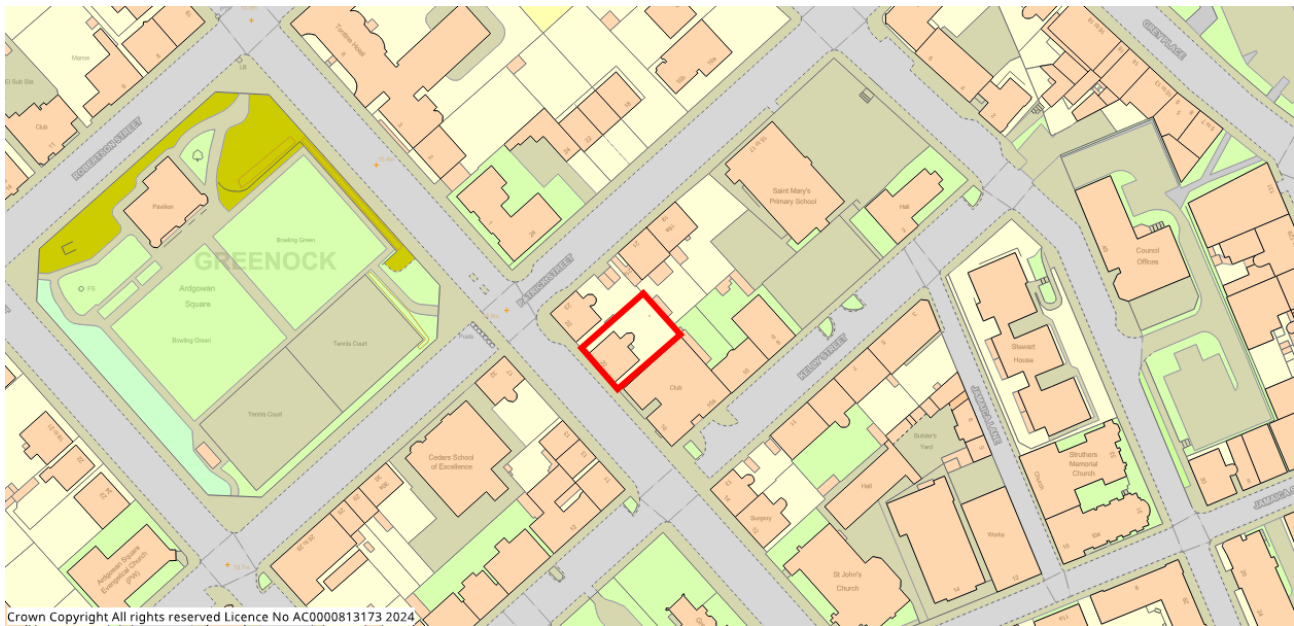
Local Application  
Development

Contact  
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Subject: Change of use of offices on first floor and attic floor to 6 serviced accommodation units for short term lets; external alterations including alterations of windows and installation of slate vents within the roof at

20A Union Street, Greenock



## SUMMARY

- The proposal is acceptable when assessed against National Planning Framework 4.
- The proposal accords with the adopted and proposed Inverclyde Local Development Plans.
- There have been 6 representations objecting to the application.
- The recommendation is to GRANT PLANNING PERMISSION subject to conditions.

Drawings may be viewed at:

[24/0156/IC | Change of use of offices on first floor and attic floor to 6 serviced accommodation units for short term lets; external alterations including alterations of windows and installation of slate vents within the roof | 20A Union Street Greenock PA16 8JL \(inverclyde.gov.uk\)](#)

## **SITE DESCRIPTION**

The application site relates to the first floor and attic floor of a two and a half storey and basement sandstone building, which has a slatted roof, timber sash and case windows and pilaster doorpiece. The property is a Category 'C' listed building. It is located on the eastern side of Union Street, within the Greenock West End Conservation Area and also within the Greenock town centre. The premises was most recently occupied by offices but is currently vacant. There is no allocated parking for the building and parking is on-street. Garden ground and the access door is located at the rear. The surrounding area is mixed in use, with commercial and business premises typically on the ground floor and flatted residential properties on upper floor levels.

## **PROPOSAL**

Planning permission is sought for the change of use of the first and attic floor to 6 serviced accommodation units to be used as short term lets.

It has been indicated that the lets are to be available all year round with the average length of stay 2.7 nights approximately 137 times a year. Each of the proposed units has 1 bedroom and capacity for 2 people.

External alterations proposed include: the installation of conservation style vents on the front and rear roof slopes; the removal of the central window within the dormer window at the rear to accommodate a new internal wall partition; obscured glass fitted within a window on the rear elevation and a window on a side elevation; a new fixed frame fitted onto a window at the rear; removal of an existing ventilation grille on the rear elevation and infilling with matching stone; installation of new downpipes; installation of a new light at the side elevation; and the stairway balustrade painted black.

A separate application for listed building consent 24/0018/LB has been submitted for the external alterations referred to above as well as internal alterations associated with the change of use.

## **DEVELOPMENT PLAN POLICIES**

### **NATIONAL PLANNING FRAMEWORK 4**

NPF4 was adopted by the Scottish Ministers on 13th February 2023. NPF4 forms part of the statutory development plan, along with the Inverclyde Local Development Plan and its supplementary guidance. NPF4 supersedes National Planning Framework 3 (NPF3) and Scottish Planning Policy (SPP) (2014). NPF3 and SPP no longer represent Scottish Ministers' planning policy. The Clydeplan Strategic Development Plan and associated supplementary guidance cease to have effect from 13th February 2023 and as such no longer form part of the development plan.

NPF4 contains 33 policies and the following are considered relevant to this application.

#### **Policy 1 - Tackling the climate and nature crisis**

When considering all development proposals significant weight will be given to the global climate and nature crises.

#### **Policy 2 - Climate mitigation and adaption**

- a) Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible.
- b) Development proposals will be sited and designed to adapt to current and future risks from climate change.

c) Development proposals to retrofit measures to existing developments that reduce emissions or support adaptation to climate change will be supported.

### **Policy 7 - Historic assets and places**

d) Development proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced. Relevant considerations include the:

- i. architectural and historic character of the area;
- ii. existing density, built form and layout; and
- iii. context and siting, quality of design and suitable materials.

### **Policy 14 - Design, quality and place**

a) Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale.  
b) Development proposals will be supported where they are consistent with the six qualities of successful places:

Healthy: Supporting the prioritisation of women's safety and improving physical and mental health.  
Pleasant: Supporting attractive natural and built spaces.  
Connected: Supporting well connected networks that make moving around easy and reduce car dependency.

Distinctive: Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity.

Sustainable: Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience, and integrating nature positive, biodiversity solutions.

Adaptable: Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can be changed quickly to accommodate different uses as well as maintained over time.

Further details on delivering the six qualities of successful places are set out in Annex D.

c) Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.

### **Policy 27 - City, town, local and commercial centres**

a) Development proposals that enhance and improve the vitality and viability of city, town and local centres, including proposals that increase the mix of uses, will be supported.

b) Development proposals will be consistent with the town centre first approach. Proposals for uses which will generate significant footfall, including commercial, leisure, offices, community, sport and cultural facilities, public buildings such as libraries, education and healthcare facilities, and public spaces:

- i. will be supported in existing city, town and local centres, and
- ii. will not be supported outwith those centres unless a town centre first assessment demonstrates that:
  - all centre and edge of centre options have been sequentially assessed and discounted as unsuitable or unavailable;
  - the scale of development cannot reasonably be altered or reduced in scale to allow it to be accommodated in a centre; and
  - the impacts on existing centres have been thoroughly assessed and there will be no significant adverse effect on the vitality and viability of the centres.

## **Policy 30 - Tourism**

b) Proposals for tourism related development will take into account:

- i. The contribution made to the local economy;
- ii. Compatibility with the surrounding area in terms of the nature and scale of the activity and impacts of increased visitors;
- iii. Impacts on communities, for example by hindering the provision of homes and services for local people;
- iv. Opportunities for sustainable travel and appropriate management of parking and traffic generation and scope for sustaining public transport services particularly in rural areas;
- v. Accessibility for disabled people;
- vi. Measures taken to minimise carbon emissions;
- vii. Opportunities to provide access to the natural environment.

e) Development proposals for the reuse of existing buildings for short term holiday letting will not be supported where the proposal will result in:

- i. An unacceptable impact on local amenity or the character of a neighbourhood or area; or
- ii. The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits.

## **ADOPTED 2019 LOCAL DEVELOPMENT PLAN POLICIES**

### **Policy 1 - Creating Successful Places**

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing development proposals, consideration must be given to the factors set out in Figure 3. Where relevant, applications will also be assessed against the Planning Application Advice Notes Supplementary Guidance.

### **Policy 11 - Managing Impact of Development on the Transport Network**

Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network. Development should comply with the Council's roads development guidelines and parking standards. Developers are required to provide or contribute to improvements to the transport network that are necessary as a result of the proposed development.

### **Policy 22 - Network of Centres Strategy**

The preferred locations for the uses set out in Schedule 6 are within the network of town and local centres identified in Schedule 7. Proposals which accord with the role and function of the network of centres as set out in Schedule 7 and the opportunities identified in Schedule 8 will be supported. Proposals for Schedule 6 uses outwith the network of centres or not conforming with the role and function of a particular centre will only be supported if it can be demonstrated that:

- a) there is not a suitable sequentially preferable opportunity;
- b) there will not be an unacceptable impact on the vibrancy, vitality or viability of other centres within the network of centres; and
- c) there are clear community or economic benefits that can be best achieved at the proposed location.

Proposals for Business (Class 4), residential and hotel uses will also be supported in town and local centres.

## **Policy 27 - Tourism Development**

Proposals for change of use of tourism related facilities will only be supported where it can be demonstrated that they are no longer viable as a business in their current use. Development of tourism related facilities will be supported in appropriate locations where:

- a) it avoids adverse impact on the amenity and operation of existing and adjacent uses;
- b) major trip-generating proposals can be travelled to by sustainable modes of transport; and
- c) it is appropriately sited and designed for its location and avoids significant adverse impact on the green network and historic buildings and places.

## **Policy 28 - Conservation Areas**

Proposals for development, within or affecting the setting of a conservation area, are to preserve or enhance the character and appearance of the area. In assessing such proposals regard will be had to any relevant Conservation Area Appraisals or other information relating to the historic or architectural value of the conservation area. Where the demolition of an unlisted building is proposed, consideration will be given to the contribution the building makes to the character and appearance of the conservation area. If such a building makes a positive contribution to the area, there will be a presumption in favour of retaining it. Proposals for demolition will not be supported in the absence of a planning application for a replacement development that preserves or enhances the character and appearance of the conservation area.

**Planning Application Advice Note (PAAN) 7** "Windows and Rooflights in Conservation Areas and Listed Buildings" applies.

**Planning Policy Supplementary Guidance – 'Short Term Lets'**

## **PROPOSED 2021 LOCAL DEVELOPMENT PLAN POLICIES**

### **Policy 1 - Creating Successful Places**

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing and assessing development proposals, consideration must be given to the factors set out in Figure 2 and demonstrated in a design-led approach. Where relevant, applications will also be assessed against the Planning Application Advice Notes and Design Guidance for New Residential Development Supplementary Guidance. When assessing proposals for the development opportunities identified by this Plan, regard will also be had to the mitigation and enhancement measures set out in the Strategic Environmental Assessment Environmental Report.

### **Policy 12 - Managing Impact of Development on the Transport Network**

Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network.

Development should comply with the Council's roads development guidelines and parking standards, including cycle parking standards.

Developers are required to provide or financially contribute to improvements to the transport network that are necessary as a result of the proposed development.

### **Policy 23 - Network of Centres Strategy**

The preferred locations for the uses set out in Schedule 5 are within the network of town and local centres identified in Schedule 6. Proposals which accord with the role and function of the network of centres as set out in Schedule 6 and the opportunities identified in Schedule 7 will be supported.

Proposals for Schedule 6 uses outwith the network of centres or not conforming with the role and function of a particular centre will only be supported if it can be demonstrated that:

- a) there is not a suitable sequentially preferable opportunity;
- b) there will not be an unacceptable impact on the vibrancy, vitality or viability of other centres within the network of centres; and
- c) there are clear community or economic benefits that can be best achieved at the proposed location.

Proposals for Business (Class 4), residential and hotel uses will also be supported in town and local centres.

### **Policy 27 - Tourism Development**

Proposals for change of use of tourism related facilities will only be supported where it can be demonstrated that they are no longer viable as a business in their current use. Development of tourism related facilities will be supported in appropriate locations where:

- a) it avoids adverse impact on the amenity and operation of existing and adjacent uses;
- b) major trip-generating proposals can be travelled to by sustainable modes of transport; and
- c) it is appropriately sited and designed for its location and avoids significant adverse impact on the resources protected by the Plan's historic buildings and places, and natural and open spaces chapters.

### **Policy 28 - Conservation Areas**

Proposals for development, within or affecting the setting of a conservation area, are to preserve or enhance the character and appearance of the area. In assessing such proposals regard will be had to any relevant Conservation Area Appraisals or other information relating to the historic or architectural value of the conservation area.

Where the demolition of an unlisted building is proposed, consideration will be given to the contribution the building makes to the character and appearance of the conservation area. If such a building makes a positive contribution to the area, there will be a presumption in favour of retaining it. Applicants should demonstrate that every reasonable effort has been made to secure the future of the building. Proposals for demolition will not be supported in the absence of a planning application for a replacement development that preserves or enhances the character and appearance of the conservation area.

**Draft Planning Application Advice Note (PAAN) 7** "Windows and Rooflights in Conservation Areas and Listed Buildings" applies.

### **Planning Policy Supplementary Guidance – 'Short Term Lets'**

#### **CONSULTATIONS**

**Head of Service - Roads and Transportation** – advises as follows:

- Parking should be provided in accordance with the National Roads Development Guidelines.
- The existing use of the premises as Class 4 Office which requires 1 space per 30m<sup>2</sup>. The current GFA is 186m<sup>2</sup>. Therefore, the current parking requirement for the premise is 7 spaces.
- The application proposes a change of use of the premises to 6 serviced accommodation units for short term lets, each with 1 bedroom. This requires 6 parking spaces. Should there be more bedrooms than mentioned above the Planning Service should advise. As this parking requirement is less than the current use as an office there is no additional parking required.

- The cycle parking requirement for the overall development is 3 spaces. The applicant should demonstrate how this will be achieved.

## **PUBLICITY**

An advertisement was placed in the Greenock Telegraph on 16th August 2024 due to development affecting a conservation area.

## **SITE NOTICES**

A site notice was posted on 16th August 2024 due to the proposal affecting a conservation area.

## **PUBLIC PARTICIPATION**

The application was the subject of neighbour notification. Six representations have been received objecting to the proposal. The grounds of objections are summarised as follows:

- Noise and general disruption from occupants/visitors.
- Parking problems and road issues. At present insufficient parking on street.
- Increased rubbish. Who takes responsibility for putting bins out? Short term let occupants don't often take ownership.
- Vermin problems may occur if hygiene is not maintained.
- People congestion.
- Anti-social behaviour.
- The property overlooks neighbouring properties and gardens.
- Concern of no on-site supervision.
- Short term occupants will have less respect for property in terms of amenity/maintenance.
- No benefits to the local community.
- Will change the character of the area.
- Devaluation of surrounding properties.
- Ground floor and basement will be next for short term let accommodation.
- Environmental concern. Bats roosting in the attic of the building.
- Photo survey indicates the property is in good order. This does not reflect the existing position. Pipes, gutters in need of repair, vegetation removal from building, overgrown vegetation into neighbouring properties, overgrown access path and gardens, rat infestation issue.
- No external maintenance works proposed. Concern for character of building and wider area.
- Works are ongoing internally, with disregard for the planning process.
- Contractor vans parked outside the property on the bus stop.
- No details of fire safety measures.
- How will arrival/departure times be monitored or enforced?

## **ASSESSMENT**

The material considerations in the assessment of this application are: National Planning Framework 4 (NPF4); the 2019 adopted Inverclyde Local Development Plan (LDP); the 2021 proposed Inverclyde Local Development Plan; Inverclyde Planning Policy Supplementary Guidance - 'Short Term Lets'; adopted and draft PAAN 7 on "Windows and Rooflights in Conservation Areas and Listed Buildings"; Historic Environment Scotland's Policy for Scotland (HEPS) and the Managing Change in the Historic Environment Guidance Notes; the consultation response; and the amenity impact.

Both the adopted and proposed Inverclyde Local Development Plans locate the site within Greenock Town Centre and within the Greenock West End Conservation Area where Policies 7, 14 and 27 of NPF4, Policies 1, 22 and 28 of the adopted LDP and Policies 1, 23 and 28 of the proposed LDP apply. As the application is for the change of use of a premises from offices to 6 serviced

accommodation units for short term let, which is a tourism related use, Policy 30 of NPF4, Policies 11 and 27 of the adopted and Policy 12 proposed LDP also apply. Both adopted and draft PAAN 7 and the HES Policy and Guidance apply in respect of the external alterations proposed to this listed building within the conservation area.

The qualities of being 'Connected', 'Sustainable' and 'Adaptable' in Policy 14 of NPF4 are relevant to this application. The relevant qualities in Policy 1 of the LDPs are being 'Resource Efficient', through making use of existing buildings and previously developed land; 'Easy to Move Around', by being well connected and recognising the needs of pedestrians and cyclists; and 'Safe and Pleasant' which can be achieved through avoiding conflict with adjacent uses and minimising the impact on traffic and parking on the street scene.



View of the front elevation of 20a Union Street, Greenock.

### Change of use

The proposed change of use from a currently vacant office to serviced accommodation conforms to the 'Sustainable', 'Adaptable' and 'Resource Efficient' qualities which contribute to a successful place, in accordance with Policy 14 of NPF4 and Policy 1 of both LDPs. The development supports the commitment to investing in the long-term value of buildings by enabling to be brought into active use, allowing flexibility to accommodate different uses and would improve upon the vitality and vibrancy of the town centre, as supported by Policy 27 of NPF4. Residential accommodation, particularly on upper levels of buildings is a common characteristic within the town centre and within this area.

The respective town centre policies, Policy 22 and 23, state that residential and hotel uses will also be supported in town and local centres. Short term lets are not specifically identified in Schedule 6 or Schedule 5 as being suitably located within the town centre. Notwithstanding, being in the town centre the site is accessible by a variety of transport modes and is a sustainable location. The town centre contains a variety of commercial uses which this proposal would not be out of this general character. The proposed use can therefore be considered to accord with the role and function of the



town centre. The proposed use in general terms accords with the terms of Policy 27 of NPF4, Policy 22 of the adopted LDP and Policy 23 of the proposed LDP. Furthermore, the development in this town centre location also complies with Inverclyde Planning Policy Supplementary Guidance on 'Short Term Lets'.

It is important to fully consider how this use will impact the amenity of the surrounding area, considering immediate residential neighbours and the impact of transient visitors and the associated servicing/maintenance/cleaning of the service accommodation between stays as a potential to cause disturbance. The short-term let use whilst an alternative form of residential accommodation is not considered to be out of character with the wider area. This is a town centre location where a degree of noise associated with other and a mix of uses within the area is to be expected. This proposed use will be similar to the residential activity and noise typically associated with a residential property. The same applies for rubbish generated from the use of the properties. It is not considered to exceed that experienced by long-term residents.

It should be noted that subsequent consents of a similar nature within the same building or neighbouring buildings and properties could result in an emerging cumulative residential amenity impact, changing the nature of the locality from one of conventional owner occupation and long-term tenancy arrangements to one associated with a short-term transient use. This area is not currently experiencing a cumulative impact from short term lets. Overall, the area will broadly remain characterised by long term tenancy or owner occupation of property, and this proposed change of use to short-term letting is not considered a significant alteration to the profile of the local area.

Should any excessive noise result from the use of the serviced accommodation units this should be reported to the Council's Public Protection Service to investigate under their remit and any anti-social behaviour reported to Police Scotland.

There is potential for direct economic benefits from the proposal. Use of the properties for lets opens the possibility of further spending on goods and services. However, this is difficult to quantify, and it is not possible to state unequivocally what proportion of a tourist's net spend would be local in nature. It is likely, however, that the economic impact would be positive. The proposal creates 6 units for the purpose of short-term lets following conversion from offices and therefore any loss of long-term residential accommodation is not relevant in this instance. The proposal is therefore considered to be acceptable under Policy 30 of NPF4.

In considering the impacts of the development on traffic and parking on the street scene, the Head of Service - Roads and Transportation advises that 6 parking spaces are required and 3 cycle parking spaces. The proposed use requires less parking than the office use and no additional parking is required. The site is in a town centre location and in proximity to public transport connections, notably a bus stop located immediately adjacent to the property on Union Street. In respect of cycle parking, it is considered that this requirement can be fulfilled within the curtilage of the property. Taking this all into consideration, it is not considered that the development would have an adverse impact on the operation of the transport and active travel networks. The development therefore accords with Policy 11 of the adopted LDP and Policy 12 of the proposed LDP. The development also meets the quality of being 'Safe and Pleasant' through minimising the impact of traffic and parking on the street scene. As the development meets all relevant qualities of successful places, it accords with the 'Connected' quality of Policy 14 of NPF4 and quality of 'Easy to Move Around' within Policy 1 of both LDPs.

#### External alterations

The Greenock West End Conservation Area Appraisal identifies the site as being within the South-East Character Area which was first developed in the late Georgian-early Victorian era. It features a regular grid pattern with relatively higher density/smaller plot size with buildings close to the street line and building types: 2 storey and basement town houses; 3 storey tenements. The Appraisal advises that in assessment of this planning application, the Council shall consider it in relation to the relevant LDP Policies and Supplementary Guidance (PAANs) and recommends that development proposals should be in accordance with the prevailing form of historic development, including the

scale, massing and historic layout of buildings, should respect the setting of existing buildings, should protect significant views within the public realm, and should use high quality, durable, complementary materials.

In assessing how the proposal will impact on the existing building's special architectural and historical interests, it shall be assessed against the "Managing Change in the Historic Environment" guidance notes. The notes of most relevance to the proposal are on 'Windows', 'Roofs' and 'External Fixtures'. Additionally relevant is the Inverclyde adopted and draft guidance within PAAN 7 on "Windows and Rooflights in Conservation Areas and Listed Buildings".

The guidance on 'Windows' advises that location and design are key considerations. Altered window openings must carefully avoid disruption to the characteristics of the surrounding external and internal context. Permanent blocking up of windows should only occur where the window makes very little contribution to the character of the building. If the window is of any interest, evidence of the opening, such as the window surrounds, cill, lintel or relieving arch should be retained, preferably with the window kept in-situ with blocking materials set behind.

Both PAAN 7 advises that for Category C listed buildings, replacement windows should match the design of the original windows, although variations to the method of opening will be considered. For example, if the building was originally fitted with sash and case windows, traditional timber sash and case windows or tilting sash windows manufactured in either timber, uPVC or aluminium with a plasticated wood grain finish are acceptable options. The window frame colour should match the original and where appropriate, glazing bars should match the original in position and size. Glazing bars should match the original in terms of position and size.

The guidance on 'Roofs' states that ventilation of roof spaces is essential to avoid a build-up of damp. Where ventilation is required directly through the roof covering, the ventilators should be minimal in number, carefully selected to fit flush with the surrounding roof covering and located to minimise their impact.

The guidance on 'External Fixtures' advises that new fixtures should be sited to maintain the special architectural or historic interest, integrity and fabric of the building. Secondary elevations, outbuildings and roof valleys or flats that are out of sight of principal views can often accommodate new fixtures without significant impact. Close attention to routing any pipework away from principal elevations will help minimise the visual effect of new equipment. The means of fixing should be non-ferrous to prevent structural damage or staining.

The alteration and removal of the rear central dormer window to enable an internal wall partition is proposed to be undertaken in a sensitive manner to ensure that the dormer window in its entirety remains largely unaltered externally in terms of position, design and form. Furthermore, it is located at rear subsidiary elevation at roof level and therefore not significantly visible from the street/wider conservation area.

The proposed replacement window at the rear elevation respects the form and design of the existing window, including the position of the glazing bar. It is considered necessary that detailed specifications of the replacement window be submitted and approved. This can be addressed by a planning condition.

The fitting of obscured glazing within two windows (at the rear and side elevation windows) follows the existing design and form of the window by retaining the glazing bar/transom position and is therefore a sensitive and acceptable alteration.

The use of 'conservation style' roof vents is acceptable. They are sited appropriately with an acceptable overall visual impact. Detailed specification of the vents will be addressed by a condition. The same applies to the siting of new pipework, which is to be located on subsidiary elevations. All fixings to be non-ferrous can be secured by condition of any grant consent, to comply with the HES guidance on 'External Fixtures'.

Overall, the external alterations are to be undertaken sensitively to enable the adaptability of the building whilst preserving the historic integrity, character and amenity of the building, streetscape and wider Greenock West End Conservation Area.

### Representations

With regards to the objections received that have not already been addressed above the following comments are made. The properties would not cause any adverse overlooking/loss of privacy implications to neighbouring properties. There is no significant structural works to the roof which would cause any adverse disruption to biodiversity. The property maintenance is the responsibility of the owner. Repair and maintenance work to be undertaken, impact on property values, fire safety measures, arrival/departure times are not material considerations in the determination of this planning application. The agent has confirmed that no works which require consent have been undertaken.

### Overall conclusion

The development accords with Policies 7, 14, 27 and 30 of NPF4; Policies 1, 11, 22, 27 and 28 of the adopted LDP, Policies 1, 12, 23, 27 and 28 of the proposed LDP and Inverclyde Planning Policy Supplementary Guidance on 'Short Term Lets', adopted and draft PAAN 7 on "Windows and Rooflights in Conservation Areas and Listed Buildings", HES' policy and guidance, and the guidance within the Greenock West End Conservation Area Appraisal. The development is in accordance with the relevant policies and there are no material considerations which outweigh these.

### **RECOMMENDATION**

That the application be granted subject to the following conditions:

1. The development to which this permission relates must be begun within 3 years from the date of this permission.

Reason: To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).

2. No development or work shall commence until detailed specification of the replacement window, slate vents (which shall be conservation style) and pipes (including material, form, design, colour, composition, thickness) has been submitted to and approved in writing by the Planning Authority. Development thereafter shall proceed utilising the approved materials.

Reason: In the interests of ensuring the replacement/new materials are an appropriate match to the existing to protect the architectural integrity, character and appearance of this Category C Listed Building with the Greenock West End Conservation Area.

3. For the avoidance of doubt the means of fixings of all new external components shall be non-ferrous unless any alternative is agreed with the Planning Authority.

Reason: To prevent damage or staining of the external walls of the building and to accord with Historic Environment Scotland guidance on 'External Fixtures'.

Stuart Jamieson  
Director, Environment and Regeneration

Local Government (Access to Information) Act 1985 – Background Papers. For further information please contact Carrie Main on 01475 712413.