
Report To:	The Planning Board	Date:	7th September 2011
Report By:	Head of Regeneration and Planning	Report No:	11/0014/LB & 11/0160/IC Plan 09/11
			Local Application Development Listed building
Contact Officer:	Guy Phillips	Contact No:	01475 712422
Subject:	Proposed alterations to Municipal Buildings to provide additional office accommodation (amendment to Listed Building Consent 10/0016/LB and Planning Permission 10/0206/IC) at Municipal Buildings, Clyde Square, Greenock		

SITE DESCRIPTION

The grade A listed Municipal Buildings are located on the south side of Clyde Square within the William Street Conservation Area, Greenock. The ground floor frontage comprises a collonade with polished granite, Corinthian columns and contains the grand entrance to the building. A vehicular carriageway runs through the listed building from Cathcart Square to Wallace Place. In October last year planning permission and listed building consent were granted to infill the collonade to provide additional office accommodation. Site works have been ongoing for a number of months.

PROPOSAL

Minor revisions are proposed to the alterations granted planning permission and listed building consent last year. An increase in the level internal ground floor and the new mezzanine floor level by approximately 70mm and 26mm respectively, the formation of intake and exhaust louvers for smoke ventilation and the construction of a disabled access ramp are proposed. The louvers are proposed to be formed within existing windows and indented stone arches within the listed building's carriageway. The proposed disabled access ramp is also proposed to be formed in the carriageway. It replaces a temporary ramp constructed at the entrance to the lift. It is to be finished in natural stone and equipped with a steel handrail.

This report considers applications for listed building consent and planning permission.

LOCAL PLAN POLICIES

Local Plan Policy HR1 - Designated Environmental Resources and Built Heritage

Development that would adversely affect, directly or indirectly, the natural or built heritage resources listed in Schedule 9.1 and where indicated, on the Proposals Map, will not normally be permitted.

Having regard to the designation of the environmental resource and built heritage, exceptions will only be made where:

- (a) Sites of Special Scientific Interest (SSSI) will not be compromised;
- (b) visual amenity and townscape will not be compromised;
- (c) no other site, identified in the Local Plan as suitable, is available;
- (d) the social and economic benefits of the scheme outweigh the total or partial loss of the environmental resource;
- (e) the developer has demonstrated that the impact of the development on the environment will be minimised; and
- (f) the loss can be compensated by habitat creation/site enhancement elsewhere, and where there are satisfactory arrangements to achieve this.

Local Plan Policy HR11 - Development Within and Adjacent to Conservation Areas

Development proposals both within and adjacent to Conservation Areas will be acceptable where they are sympathetic to the existing character, pattern of development and appearance of the area and the following matters are satisfactorily addressed, as appropriate:

- (a) siting and orientation of new buildings;
- (b) overall design and style;
- (c) scale of building, extension or alteration;
- (d) design details;
- (e) finishing materials; and
- (f) landscaping and boundary materials.

Local Plan Policy HR14 - Alterations and Extensions to Listed Buildings

Proposals to alter or extend a listed building must respect the reasons for listing, be of a high standard and will only be approved where the proposed works are satisfactory in terms of the following matters (as and where appropriate):

- (a) overall design;
- (b) scale and form;
- (c) materials and finishes;
- (d) landscaping proposals;
- (e) form of boundary enclosure; and
- (f) compliance with Policy HR1.

CONSULTATIONS

Historic Scotland - No objections subject to the colour and size of the louvers matching the windows and infill panels.

PUBLICITY

The listed building application was advertised in the Edinburgh Gazette and the Greenock Telegraph on 1st July 2011 as Development affecting a Listed Building. The planning application was further advertised in the Greenock Telegraph on 1st July 2011 as Development affecting a Conservation Area.

SITE NOTICES

Site notices were posted on 1st July 2011 for Development affecting a Listed Building and Development affecting a Conservation Area.

PUBLIC PARTICIPATION

No written representations have been received.

ASSESSMENT

The material considerations in the determination of this proposal are the Local Plan, Historic Scotland's Scottish Historic Environment Policy and the consultation response.

Policies HR1, HR11 and HR14 combined seek to ensure that works to listed buildings in conservation areas have an acceptable impact. The revisions proposed to the approved design affect internal floor levels and the carriageway through the listed building only. As such, I consider there to be no impact on the Conservation Area.

Key to the assessment of the proposal against policies HR1, HR11 and HR14 are the informal observations of Historic Scotland on the listed building application and application of the Scottish Historic Environment Policy. The investment in listed buildings to encourage their long term well being is supported, as is the use of quality materials in modern design. Historic Scotland is supportive of the proposal.

As the carriageway through the Municipal Buildings is accessed by the public, the visual impact of the proposed ventilation louvers and disabled access ramp require consideration. The proposed louvers are contained within existing openings and indented arches and can be painted to match the colour of window frames. As existing, many of the windows onto the carriageway are equipped with bars and extract fans. I consider the impact of the proposed louvers to be acceptable. The proposed disabled ramp is of modest scale, finished in natural stone, equipped with a simple handrail and shall allow for the continued passage of vehicles through the carriageway. I also consider its design to be acceptable.

Overall, I consider the proposal merits support.

RECOMMENDATION

That the planning application be granted subject to condition.

Condition

1. No development shall commence until a sample of the proposed stone for the disabled access ramp has been submitted to and approved in writing by the Planning Authority: development thereafter shall proceed utilising the approved stone, unless the Planning Authority gives its prior written approval to any alternatives.
2. The proposed louvers shall be painted white to match the window frames and the dimensions shall be no greater than the existing infill panels.

Reason

1-2. To ensure a continuity of finishes with the Grade A listed building.

That the listed building application be referred to Historic Scotland as required by section 12 of the Planning (Listed Buildings in Conservation Areas) (Scotland) Act 1997 with a recommendation that listed building consent be granted subject to condition.

Condition

1. No development shall commence until a sample of the proposed stone for the disabled access ramp has been submitted to and approved in writing by the Planning Authority: development thereafter shall proceed utilising the approved stone, unless the Planning Authority gives its prior written approval to any alternatives.
2. The proposed louvers shall be painted white to match the window frames and the dimensions shall be no greater than the existing infill panels.

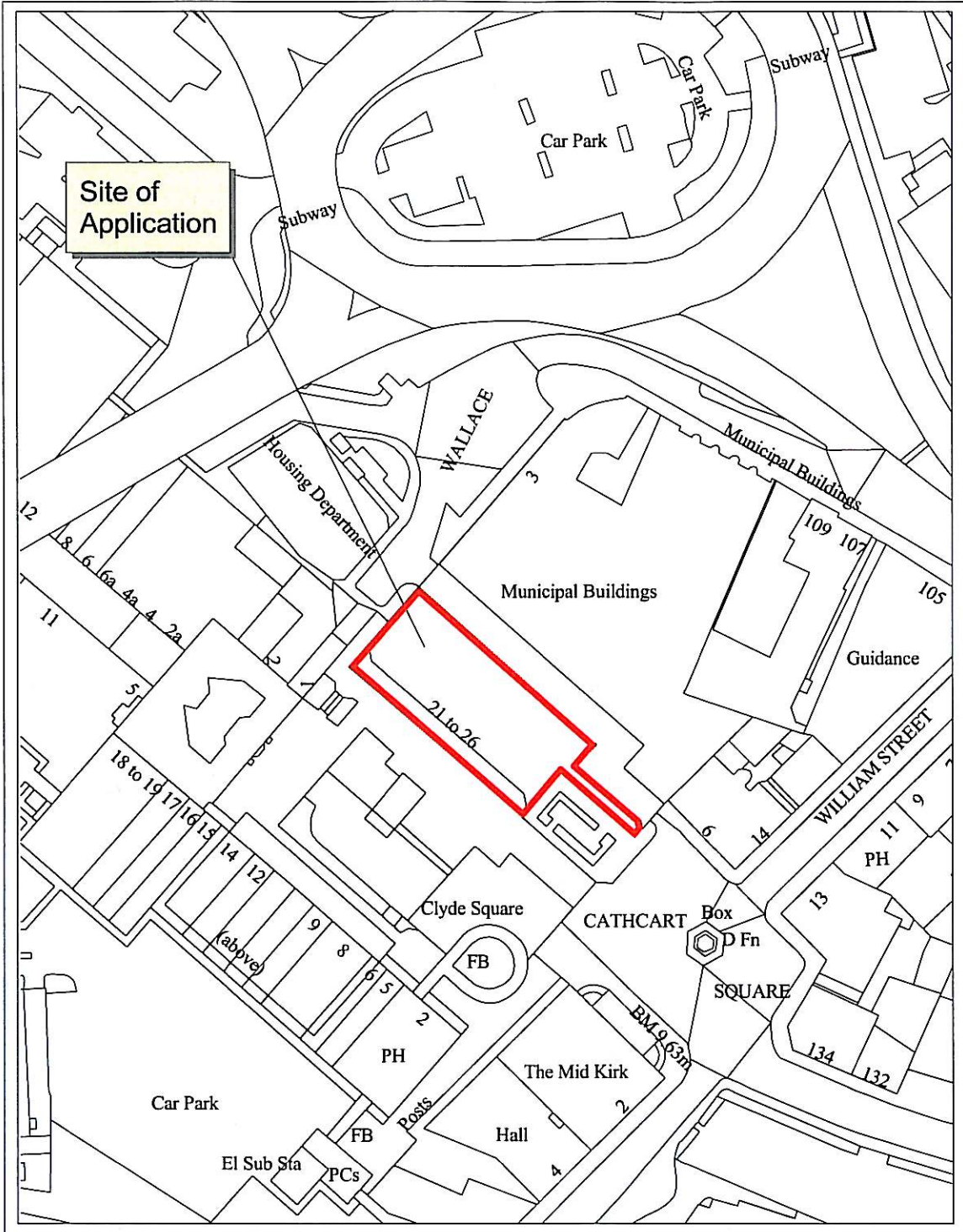
Reason

- 1-2. To ensure a continuity of finishes with the Grade A listed building.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

1. Application form
2. Application plans
3. Inverclyde Local Plan
4. Consultation Responses
5. Scottish Historic Environment Policy
6. Listed building consent 10/0016/IC
7. Planning permission 10/0206/IC



Drawing No. 11/0160/IC Municipal Buildings, Greenock.

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Date: 16:08:11



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