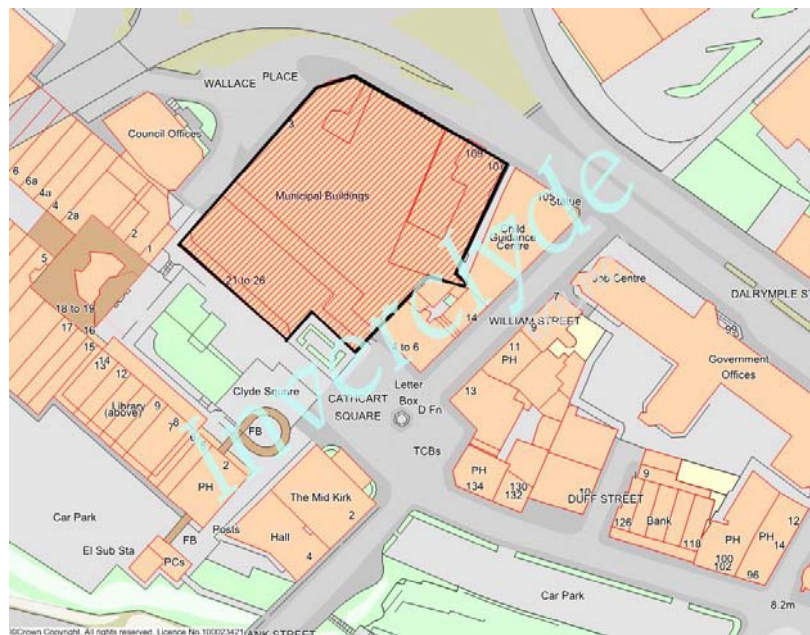


Report To:	The Planning Board	Date:	7th March 2012
Report By:	Head of Regeneration and Planning	Report No:	11/0027/LB Plan03/12
Contact Officer:	Guy Phillips	Contact No:	01475 712422
Subject:	Upgrade to foyer and toilets (partially in retrospect) at Municipal Buildings, Clyde Square, Greenock		

SITE DESCRIPTION

The site is the Grade A listed Municipal Buildings, which lies within the William Street Conservation Area, Greenock. The building comprises the Greenock Town Hall, Council Chambers and meeting rooms and office space.



PROPOSAL

The application relates to internal works to the foyer of the town hall comprising re-decoration, replacement lighting and doors and upgrading of toilet accommodation. It is now proposed to repaint column bases and dados in grey. Walls shall remain white.



LOCAL PLAN POLICIES

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.

PUBLICITY

The application was advertised in the Edinburgh Gazette and Greenock Telegraph on 23rd December 2011 as Development affecting a Listed Building.

SITE NOTICES

A site notice was posted on 23rd December 2011 as Development affecting a Listed Building.

PUBLIC PARTICIPATION

No written representations have been received.

ASSESSMENT

The material considerations in the determination of this listed building application are the Local Plan, the informal observations of Historic Scotland, and Historic Scotland's Scottish Historic Environment Policy and Managing Change in the Historic Environment.

Local Plan Policy HR11 advises that development proposals both within and adjacent to Conservation areas will be acceptable when they are sympathetic to the existing character, pattern of development and appearance of the area and a range of design matters are satisfactorily addressed. As the proposal is for internal works there is no impact on the William Street Conservation Area.

Policy HR14 advises that 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 a range of matters, including:-

(a) overall design; and

(c) materials and finishes.

I consider that the proposal to redecorate column bases and dados with grey paint is a satisfactory solution and respects the character of the Grade A listed building.

Historic Scotland's Scottish Historic Environment Policy advises that the protection of the historic environment is not about preventing change. The environment should be managed intelligently and with understanding. Managing Change in the Historic Environment advises that the interest and authenticity of a historic interior is derived from its plan form, completeness and quality of decorative schemes, materials and craftsmanship, historical/cultural associations, fixtures and any associated archaeology. I consider that the upgrade to the public foyer respects the historic interior in accordance with this guidance.

Historic Scotland representatives have attended site meetings prior and subsequent to the submission of the listed building application. Subsequently, they have offered no objections in response to an informal consultation. Given the expert view of Historic Scotland, I consider the internal works to respect the reasons for the listing of the Municipal Buildings in accordance with Policy HR14 and that the proposal merits support.

RECOMMENDATION

That the application be granted.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

1. Application form.
2. Application plans.
3. Inverclyde Local Plan.
4. Consultation response.
5. Historic Scotland's Scottish Historic Environment Policy.
6. Historic Scotland's Managing Change in the Historic Environment.



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