

Report To: The Planning Board

Date: 7th March 2012

Report By: Head of Regeneration and Planning

Report No: 11/0019/LB
Plan03/11

Contact Officer: Guy Phillips

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Subject: Erection of a satellite dish (in retrospect) at
Former Mount Zion Church, Church Road, Quarriers Village

SITE DESCRIPTION

The former Mount Zion Church is a Category B listed building located within the Quarriers Village Conservation Area. The building has been converted into flats.



PROPOSAL

Listed Building consent in retrospect is sought for the installation of a satellite dish on the former church tower. The dish is mounted at high level, within a door recess onto a balcony on the south east elevation of the tower. The door recess has been extended inwards and the existing door reused to allow the satellite dish to be mounted in a concealed position behind the stone balustrade around the tower balcony. It is proposed to replace the chipboard door recess in grey coloured glass reinforced plastic.



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 HR12 – Impact of Development in Conservation Areas

When assessing Conservation Area development proposals (both within and adjacent to it) consideration will be given to the impact they will have on townscape and the wider landscape, especially when viewed from adjacent transport routes and vantage points accessible to the public.

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 the Greenock Telegraph on 14th October 2011 as Development affecting a Listed Building.

SITE NOTICES

A site notice was posted on 14th October 2011 for Development affecting a Listed Building.

PUBLIC PARTICIPATION

Objections have been received from Kilmacolm Community Council and Kilmacolm Civic Trust.

The objectors are concerned that:-

- It is inappropriate to affix a satellite dish to a listed building in a Conservation Area.
- Photographs submitted with the application are not an accurate representation of the satellite dish in situ.
- The proposal is contrary to policies HR1 and HR14 of the Local Plan.

ASSESSMENT

The material considerations in the determination of the listed building application are the Local Plan, the observations of Historic Scotland, Historic Scotland's "Scottish Historic Environment Policy" and "Managing change in the Historic Environment", and the letters of objection.

Local Plan policies HR1, HR11, HR12 and HR14, the Scottish Historic Environment Policy and "Managing change in the Historic Environment" all acknowledge that alterations may be made to listed buildings and that development can take place in conservation areas.

It is not the role of the planning system to prevent or restrict access to new technologies, including satellite television but rather to manage and direct proposals to appropriate sites and positions. This is recognised by Local Plan policy and by Historic Scotland, neither of which prohibit the principle of erecting satellite dishes on listed buildings or in conservation areas. Where it is proposed to erect a dish, Historic Scotland advocate positions that do not impact on the historic profile or skyline of the building, where the overall impact is minimal and where the fabric of the building is least affected.

The dish, mounted at high level within a door recess onto a balcony on the south east elevation of the tower is in a concealed position behind the stone balustrade around the tower balcony. As a retrospective application, it is noted that the dish has no impact on the profile of the building or its skyline and the visual impact is minimal, being discretely located. Historic Scotland has been formally consulted and offers no objection to the issuing of Listed Building Consent subject to the replacement of the chipboard door recess with one of grey coloured glass reinforced plastic.

RECOMMENDATION

That the application be granted subject to conditions.

Condition

1. The glass reinforced plastic door recess, hereby approved, shall be installed within two months of the date hereof.

Reason

1. In order to safeguard the integrity of the design of the Grade B listed building and to secure the removal of the unauthorised chipboard door recess.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

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



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