

Report To: The Planning Board

Date: 6 June 2012

Report By: Head of Regeneration and Planning

Report No: 12/0069/IC & 12/0003/LB
Plan 06/12

**Local Application
Development**

**Contact
Officer:** Guy Phillips

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Subject: Formation of two ventilation louvers 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. A vehicular carriageway runs through the building from Cathcart Square to Wallace Place. In October 2010 planning permission and listed building consent were granted to infill the collonade on the Clyde Square frontage to provide additional office accommodation. In September 2011 planning permission and listed building consent were granted for minor alterations to the permissions granted in October 2010 comprising minor increases in internal floor levels, the formation of a disabled access ramp and the installation of exhaust louvers for smoke ventilation within windows and indented stone arches in the vehicular carriageway.



PROPOSAL

It is proposed to provide two additional louvers for smoke ventilation within two indented stone arches within the carriageway. Slappings have been formed and work is in progress to install the smoke ventilation plant. As a result, the proposal is retrospective.

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.

PUBLICITY

The planning application was advertised in the Greenock Telegraph on 23rd March 2012 as a Development Affecting a Conservation Area. The listed building application was advertised on the same date in the Edinburgh Gazette and the Greenock Telegraph as Development Affecting a Listed Building.

SITE NOTICES

Site notices were posted on 23rd March 2012 for Development Affecting a Conservation Area and Development Affecting a Listed Building.

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 comprise the formation of two smoke ventilation louvers within the carriageway of the listed building. 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 requires consideration. The proposed louvers are contained within high level indented arches and I consider their visual impact to be acceptable. Overall, I consider the proposal merits support.

RECOMMENDATION

That the application be granted.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

1. Application form and plans
2. Inverclyde Local Plan
3. Consultation Replies
4. Scottish Historic Environment Policy
5. Listed building consents 10/0016/IC & 11/0014/LB
6. Planning permissions 10/0206/IC & 11/0160/IC



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