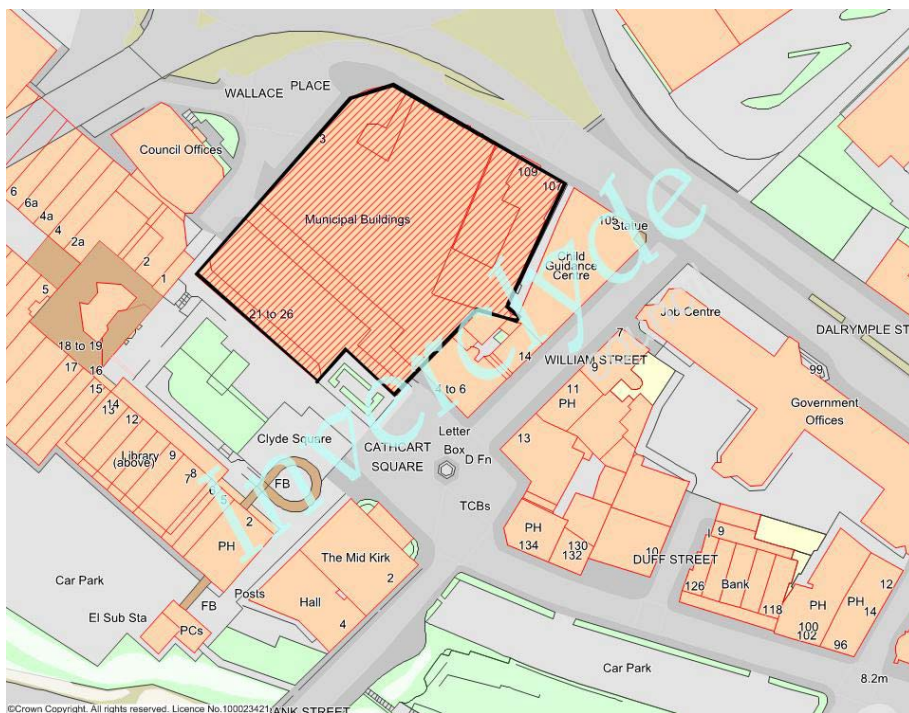


Report To:	The Planning Board	Date:	1 August 2012
Report By:	Head of Regeneration and Planning	Report No:	12/0012/LB & 12/0147/IC Plan 08/12
Contact Officer:	Guy Phillips	Contact No:	01475 712422
Subject:	Increase in existing door opening within Municipal Building Carriageway to form a DDA compliant staff entrance into the Customer Contact Centre at Greenock Town Hall, 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.



PROPOSAL

It is proposed to carry out alterations to an existing doorway in the carriageway. The doorway is not original to the listed building, comprising a narrow opening formed below a high level window and equipped with a plywood flush door. It is proposed to widen the opening to match the width of the high level window, form stone mouldings and fit a recessed panelled door. The proposed panelled door matches the design of Victorian doors fitted throughout the carriageway.

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 listed building application was advertised in the Edinburgh Gazette and the Greenock Telegraph on 11th May 2012 as development affecting a Listed Building. The planning application was advertised in the Greenock Telegraph on 11th May 2012 as development affecting a Conservation Area.

SITE NOTICES

A site notice was posted on 11th May 2012 for development affecting a Listed Building and 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.



Key to the assessment of the proposal against policies HR1, HR11 and HR14 are the informal observations of Historic Scotland 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. Historic Scotland is supportive of the proposal.

As the carriageway through the Municipal Buildings is accessed by the public, the visual impact of the revised doorway requires consideration. I consider the design to be an improvement upon the utilitarian appearance of the existing opening and flush door, serving as an enhancement to the Conservation Area.

Overall, I consider the proposal merits support.

RECOMMENDATIONS

1. 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.
2. That planning permission 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/LB, 11/0014/LB & 12/003/LB
6. Planning permissions 10/0206/IC, 11/0160/IC & 12/0069/IC/0147/IC



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