

Report To: The Planning Board

Date: 1 August 2012

Report By: Head of Regeneration and Planning

Report No: 12/0013/LB  
Plan 08/12

Contact Officer: Guy Phillips

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Subject: Parapet repairs at  
McLean Museum and Library, 15 Kelly Street, Greenock

## SITE DESCRIPTION

The McLean Museum and Library at Kelly Street, Greenock is a category A listed building. Entrances to the museum and library are from Kelly Street and Union Street respectively. The rear (south west) elevation fronts Watt Street. During a storm in January this year a section of castellated stone parapet on the Watt Street elevation was blown down.



## PROPOSAL

It is proposed to reinstate the parapet and to reinforce it with concealed metal dowels and ties.

## 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 metal tie rods being fixed into mortar joints where possible.

## PUBLICITY

The application was advertised in the Greenock Telegraph and the Edinburgh Gazette on 25th May 2012 as development affecting a Listed Building.

## **SITE NOTICES**

A site notice was posted on 25th May 2012 as 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.



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. Historic Scotland offers no objection to the proposal to strengthen the reinstated parapet with metal dowels and ties and I am in agreement with their recommended condition.

Overall, I consider the proposal merits support.

## **RECOMMENDATION**

That the 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:

Where possible, metal tie rods shall be fixed into the mortar joints.

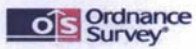
Reason

To minimise damage to masonry.

Stuart Jamieson  
Head of Regeneration and Planning

## BACKGROUND PAPERS

1. Application form
2. Application Plans
3. Inverclyde Local Plan
4. Consultation response
5. Scottish Historic Environment Policy



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