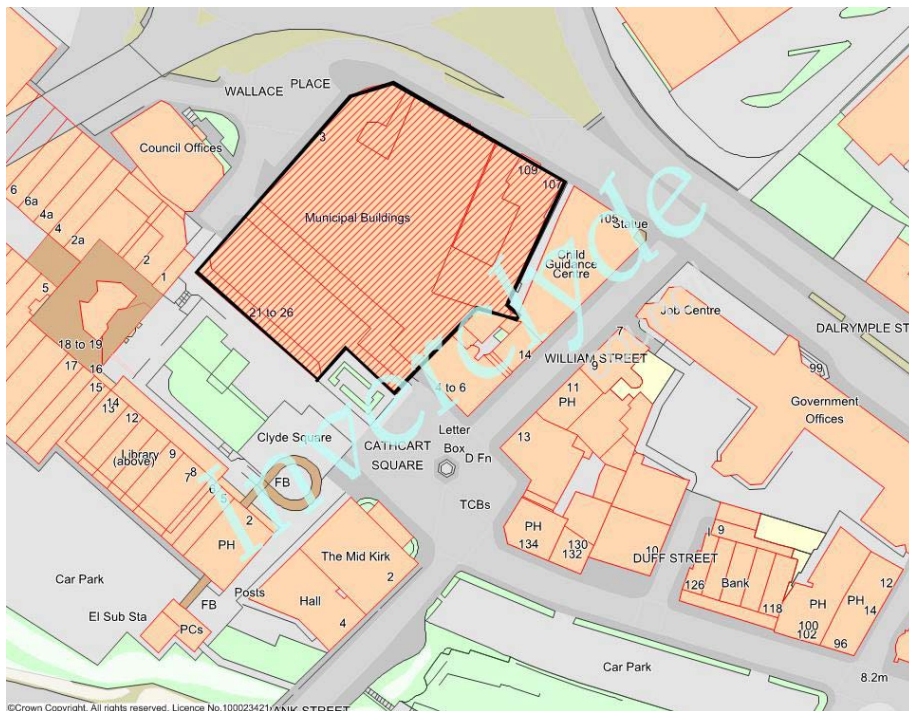


Report To:	The Planning Board	Date:	3rd October 2012
Report By:	Head of Regeneration and Planning	Report No:	12/0023/LB Plan 10/12
Contact Officer:	Guy Phillips	Contact No:	01475 712422
Subject:	Internal refurbishment of office and toilets at Municipal Buildings, Clyde Square, Greenock		

SITE DESCRIPTION

The Banking Hall within the Municipal Buildings is the subject of this application. The Municipal Buildings is a category A listed building.



PROPOSAL

Listed building consent is sought for internal alterations to facilitate the formation of a new open plan office. The works consist of the removal of the existing partitions and the conversion of an existing store to a small tea preparation area. The existing carpet tile floor coverings are to be renewed to protect the existing ornate tiled floor below. The walls and doors are also to be painted and the existing toilets refurbished. Alterations to electrics are also to be made to accommodate the proposed new office function.

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 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 31st August 2012 as development affecting a Listed Building.

SITE NOTICES

A site notice was posted on 31st August 2012 for Development Affecting a Listed Building.

PUBLIC PARTICIPATION

No 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 and HR14 combined seek to ensure that works to listed buildings have an acceptable impact. Key to the assessment are the informal observations of Historic Scotland, which supports and welcomes the investment in the listed building.



I consider that the removal of the modern partitions serve to reinstate the grand interior of the banking hall's original form. Modernisation of toilet accommodation is also welcome.

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. Historic Scotland's Scottish Historic Environment Policy.
4. Consultation reply



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