

Report To: The Planning Board

Date: 5 December 2012

Report By: Head of Regeneration and Planning

Report No: 12/0300/IC &
12/0025/LB
Plan12/12

Local Application
Development

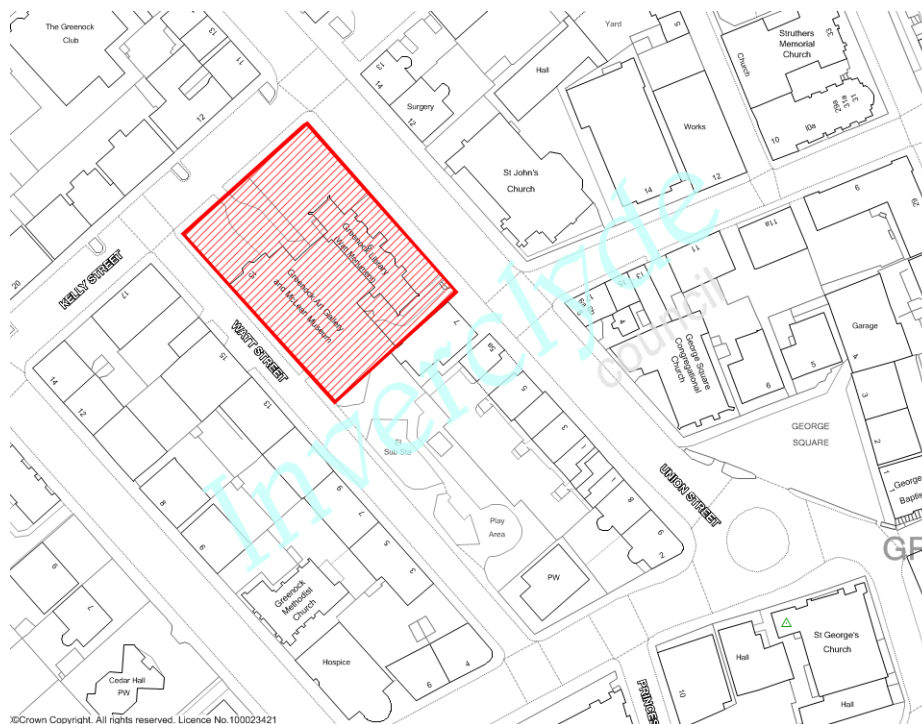
Contact Officer: Guy Phillips

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Subject: Installation of external lightning protection system at
McLean Museum and Art Gallery, 15 Kelly Street, Greenock

SITE DESCRIPTION

The Category A listed Watt Museum and McLean Museum lies within the Greenock West End Conservation Area and is bound by Union Street to the north east, Kelly Street to the north west and Watt Street to the south west. Adjoining to the south east is a two storey office building (fronting Union Street) and a play area (fronting Watt Street).



PROPOSAL

This report considers applications for planning permission and listed building consent.

It is proposed to install a lightning protection system comprising a network of 25mm PVC insulated tape on the roof and 8mm PVC insulated conductor wires on each of the street elevations (two onto Union Street, three onto Kelly Street and two onto Watt Street).

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 applications were advertised in the Greenock Telegraph on 12th October 2012 as development affecting a conservation area and development affecting a listed building. The listed building application was also advertised in the Edinburgh Gazette on 12th October 2012.

SITE NOTICES

Site notices were posted on 12th October 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 planning application are the Inverclyde Local Plan and Historic Scotland's Scottish Historic Environment Policy and Managing Change in the Historic Environment.

Policy HR1 of the Local Plan advises that development that would adversely affect the Conservation Area will not normally be permitted. Exceptions will only be made in a range of circumstances, including (b) visual amenity and townscape will not be compromised.



The best measure, I consider, to determine whether or not the proposal safeguards visual amenity and townscape is to assess it against Policies HR11 and HR14 and Historic Scotland's Scottish Historic Environment Policy and Managing Change in the Historic Environment.

Policy HR11 advises that development proposals within Conservation Areas will be acceptable where they are sympathetic to the existing character, pattern of development and appearance of the area and a range of matters are satisfactorily addressed, including (e) finishing materials. Policy HR14 advises that proposals to alter a listed building must respect the reasons for listing, be of a high standard and satisfactory in terms of a range of matters, including (c) materials and finishes. The PVC coating for the roof tapes and conductor wires is available in a choice of colours. In order to minimise the visual impact upon the listed building and the Conservation Area I consider it prudent to condition the colours to ensure a best match with the building.

Historic Scotland's Scottish Historic Environment Policy advises that the protection of the historic environment is not about preventing change. The dynamic environment should be managed intelligently and with understanding. Managing Change in the Historic Environment (also by Historic Scotland) advises that new external fixtures should be sited to maintain the special architectural or historic interest, integrity and fabric of the building. There are no

objections to this proposal from Historic Scotland following consultation. I consider the provision of a lightning protection system is essential to the maintenance of the fabric of the listed building and its contents. Visual impact from the narrow roof tapes and conductor wires upon the listed building and conservation area is, I further consider, minimal.

Overall, I consider that the proposal satisfies Historic Scotland's guidance and the relevant criteria of Local Plan Policies HR11 and HR14. As a result it satisfies the aim of Policy H1 of not compromising visual amenity and townscape.

RECOMMENDATION

1. That planning be granted subject to the following condition:-

No development shall commence until the colours of the PVC insulation for the roof tape and conductor wires (hereby approved) have been submitted to and approved in writing by the Planning Authority: development thereafter shall proceed utilising the approved materials unless the Planning Authority gives its prior written approval to any alternatives.

Reason

To minimise the visual impact on the listed building and on the Greenock West End Conservation Area.

2. That the listed building application be formally referred to Historic Scotland with a recommendation that listed building consent be granted subject to the following condition:-

No development shall commence until the colours of the PVC insulation for the roof tape and conductor wires (hereby approved) have been submitted to and approved in writing by the Planning Authority: development thereafter shall proceed utilising the approved materials unless the Planning Authority gives its prior written approval to any alternatives.

Reason

To minimise the visual impact on the listed building and on the Greenock West End Conservation Area.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

1. Application forms and plans
2. Inverclyde Local Plan
3. Consultation response
4. Historic Scotland's Scottish Historic Environment Policy
5. Historic Scotland's Managing Change in the Historic Environment



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