

SITE DESCRIPTION

The application site is the ground floor former bank premises located on the corner of Princes Street and Church Street, Port Glasgow and adjacent to the entrance of St Andrew's Church. The building is three storeys high, finished in blonde sandstone on street elevations and in render to the rear and featuring a grey slate roof and traditional white timber sash and case windows painted white. Located within Port Glasgow Town Centre, the property is a Category B listed building.

PROPOSAL

It is proposed to undertake alterations to facilitate the use as a new betting office. Externally, two air conditioning condensing units and two satellite dishes are proposed to the rear of the southern elevation adjacent to 47 Princes Street and a window will replace the nightsafe. Retrospectively, the application includes replacement of the ATM with a sash and case window.

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.

PROPOSED LOCAL DEVELOPMENT PLAN POLICIES

Policy HER4: Alteration, Extension and Demolition of Listed Buildings

There is a presumption in favour of the retention of listed buildings, and their demolition, in full or in part, will only be accepted after a full assessment of the importance and condition of the building have been undertaken. Proposal to alter, extend or demolish a listed building must respect the

reasons for listing, be of a high standard and will be approved only where the proposed works do not adversely affect the special interest of the building and are satisfactory having regard to Historic Scotland's SHEP and "Managing Change in the Historic Environment" guidance note series.

CONSULTATIONS

Head of Safer And Inclusive Communities - due to the tonal aspect of the air conditioning units, the noise generated is within Noise Rating Curve 25 (between the hours of 23:00 and 07:00) and Noise Rating Curve 35 (between the hours of 07:00 and 23:00) when measured within the nearest noise sensitive property.

PUBLICITY

The application was advertised in the Greenock Telegraph on 15th March 2013 as development affecting a listed building.

SITE NOTICES

A site notice was posted on 15th March 2013 for development affecting a listed building.

PUBLIC PARTICIPATION

The application was subject of neighbour notification, a press advertisement and a site notice. Two objections were received.

The concerns raised can be summarised as follows:

- There are an adequate number of bookmaker's premises already within Port Glasgow town centre;
- The proposed alterations will distract from the appearance of the B listed building and from the views to the adjacent church building;
- The new satellite dishes will have an unacceptable impact on the appearance of the listed building and views to the adjacent church;
- The window from which the nightsafe has been removed is not as per the existing drawings or original listing;
- The satellite dishes may interfere with the radio microphones used during church services.
- The air conditioning condensers will put the congregation of the adjacent church at health risk as they vent towards the church;
- It is not clear if the door pediment and lion brackets will be retained;
- Works to remove the ATM have already been undertaken without permission;
- The use of the premises may potentially cause flooding;
- Winter flowering cherry trees exist adjacent to the site contrary to the applicant's statement; and
- There are no areas to collect and store waste which may be placed in bins in front of the access to the church.

I will consider these concerns in my assessment.

ASSESSMENT

The proposed works will facilitate the formation of a new betting office. The previous use of the premises was, however, that of a bank, and as it and a betting office are both Class 2 uses, planning permission is not required for a change of use. This application only considers the external alterations to the building.

The material considerations in the assessment of the application are the Inverclyde Local Plan, the proposed Inverclyde Local Development Plan, the Scottish Historic Environment Policy (SHEP), Historic Scotland's Managing Change in the Historic Environment Guidance Notes, the impact upon the listed building, the impact on residential amenity, the consultation response and the objection received.

Policy HR1 of the Inverclyde Local Plan seeks to ensure that development does not adversely affect the natural or built heritage resources listed in Schedule 9.1. Listed buildings are a built heritage resource. This policy is reflected in Policy HER4 of the proposed Local Development Plan. Policy HR14 indicates that the criteria for the assessment of development proposals to listed buildings are overall design, scale and form, materials and external finishes, and compliance with policy HR1.

Examining the external changes, the ATM was a modern feature and the loss of this does not impact on the historic interest of the building. The timber sash and case window has been reinstated following the removal. The removal of the nightsafe is also acceptable and the reinstatement of the sash and case window will create a symmetrical appearance to the front elevation. I note concern regarding the incorrect depiction of this in the drawings submitted and this has been amended accurately. The existing timber storm doors will be retained and refurbished with a new timber entrance door sited behind. The condenser units and satellite dishes are new features and will be located on the exterior of the building. I consider these are located within the most discrete and least sensitive location towards the rear of the building. Whilst visible from the new car park to the rear, it is considered that they will have a minimal impact on the historic character of the building and this is outweighed by the benefit of the new use to ensure the building does not remain vacant. Historic Scotland also takes this view in their consultation response.



Considering residential amenity, I note that the floors above the premises have planning permission to be converted to 4 flatted dwellings. The Head of Safer and Inclusive Communities advises that due to the tonal aspect of the conditioning units, the noise from them is within Noise Rating Curve 25 (between the hours of 23:00 and 07:00) and Noise Rating Curve 35 (between the hours of 07:00 and 23:00) when measured within the nearest noise sensitive property, including the upper floors of the building which have the live planning permission for residential flats. The applicant considers that this requirement will be achieved and a condition can therefore be applied in this regard.

With regard to the outstanding points raised in the objections, there is no proposal to alter or remove the door pediment and lion brackets to the front elevation. There is nothing to suggest that the satellite dishes will interfere with radio microphones during church services or that the air conditioning condensers will put the congregation of the adjacent church building at risk for health reasons. The proposal does not impact on any adjacent trees nor will the proposal result in an increased risk of flooding. The issue of the disposal of waste is addressed under other legislation and is not a material consideration in the assessment of this application. Whilst I share concern that the ATM was removed prior to permission being granted, this alone does not justify the refusal of the application.

Overall, I consider that the internal and external alterations to the property have an acceptable impact on the appearance of the listed building and are not to the detriment of its overall character and appearance. I am therefore satisfied that the proposal presents no conflict with policies HR1, HR14, proposed Local Development Plan Policy HER4, and the proposal is in accordance of Historic Scotland's Guidance and the SHEP which both seek to preserve the integrity of the Historic Environment. There will also be an acceptable impact on residential amenity.

RECOMMENDATION

That the application be granted subject to the following condition:

Due to the tonal aspect of the conditioning units hereby permitted, the noise from them shall be within Noise Rating Curve 25 between the hours of 23:00 and 07:00 and Noise Rating Curve 35 between the hours of 07:00 and 23:00 when measured within the nearest noise sensitive property.

Reason

To protect nearby residents from undue noise and disturbance.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

1. Application forms and plans
2. Inverclyde Local Plan
3. Proposed Inverclyde Local Development Plan
4. Scottish Historic Environment Policy (SHEP)
5. Historic Scotland's Managing Change in the Historic Environment Guidance Notes
6. Planning Practice Advice Note No 13 on Signage and Advertisements
7. Consultation response
8. Objections received.



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