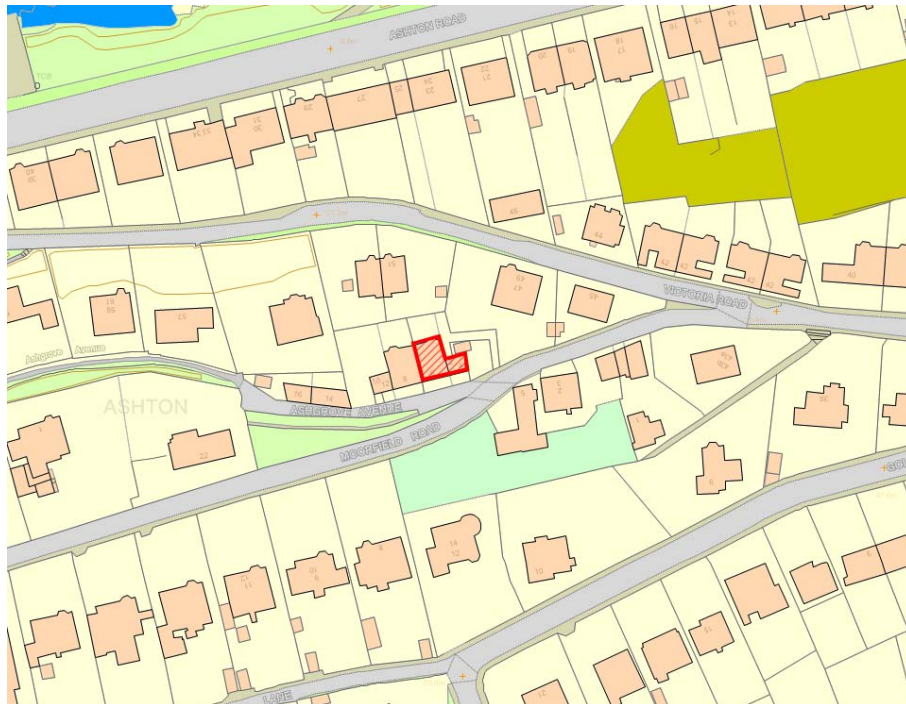

Report To:	The Planning Board	Date:	4th September 2013
Report By:	Head of Regeneration and Planning	Report No:	13/0018/LB Plan 09/13
Contact Officer:	Guy Phillips	Contact No:	01475 712422
Subject:	External gas pipework (in retrospect) at 4 Ashgrove Avenue, Gourock		

SITE DESCRIPTION

Located within an established residential area of Gourock, 4 Ashgrove Avenue is a first floor flat within a Grade C listed Victorian building sited at the junction with Moorfield Road.



PROPOSAL

Listed building consent in retrospect is sought for the installation of an external gas pipe. The flat's gas supply enters the building immediately above ground floor level on the north east (side) elevation, adjacent to the entrance door. A new pipe has been connected at this point, rising parallel to the doorway before turning at first floor level towards the corner of the building, before running along the front elevation for approximately 4m before turning vertically to enter the building at first floor window cill level.

DEVELOPMENT PLAN POLICIES

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 HER3 - Proposed New and Amended Conservation Areas

The Council proposes to progress with the designation of the following new and amended conservation areas, as shown on the Proposals Map, in order to safeguard their architectural and/or historic character from inappropriate development:

- (1) The Cross, Kilmacolm (new);
- (2) West Bay, Gourock (new);
- (3) Kempock Street/Shore Street, Gourock (new); and
- (4) Inverkip (amended).

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 has been undertaken. Proposals 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

None required.

PUBLICITY

The application was advertised in the Edinburgh Gazette and the Greenock Telegraph as a development affecting a Listed Building.

SITE NOTICES

A site notice was posted as a development affecting a listed building.

PUBLIC PARTICIPATION

Two letters of objection have been received, expressing concern that:

- the pipework is unsightly and out of keeping with the building; and

- when the listed building was refurbished approximately 17 years ago, all gas pipes were all re-located internally. It would be consistent to continue with this practice.

ASSESSMENT

The material considerations in the determination of this application are the Local Plan, the proposed Local Development Plan, Historic Scotland's Scottish Historic Environment Policy (SHEP) and Managing Change in the Historic Environment guidance notes series, and the letters of objection.



Policy HER3 of the proposed Local Development Plan locates the listed building within a proposed conservation area. Policy HR14 of the Local Plan and policies HER1 and HER4 of the proposed Local Development Plan combine to require alterations to listed buildings and development within conservation areas to respect the reasons for listing and to be of a high standard not adversely affecting the special interest of the building. Historic Scotland's SHEP and Managing Change in the Historic Environment guidance notes series provide detailed guidance on the acceptability of alterations.



SHEP suggests that the change in the historic environment should be managed intelligently and with understanding and the Managing Change in the Historic Environment guidance advises that new external fixtures should be sited to maintain the special architectural or historic interest, integrity and fabric of the building. To this end it informs that close attention to the routing of pipework away from principal elevations will help to minimise the visual effect of new equipment. This application does not meet this design guidance and in failing to do so conflicts with the aims of Policy HR14 of the Local Plan and policies HER1 and HER4 of the proposed Local Development Plan. The long pipe run across two of the building's principal elevations is both harmful to the character of the building and is not proper management of the historic environment. I concur with the views of the objectors and consider the pipework to be both unsightly and out of keeping with the building.

RECOMMENDATION

That listed building consent be refused.

Reason

The long pipe run across two publicly visible elevations is harmful to the character of the Grade C listed building, fails to meet the design guidance within Historic Scotland's Managing Change in the Historic Environment design guidance series and is contrary to the Scottish Historic Environment Policy, policy HR14 of the Inverclyde Local Plan and policies HER1 and HER4 of the proposed Inverclyde Local Development Plan.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

1. Application form and plans.
2. Inverclyde Local Plan.
3. Proposed Inverclyde Local Development Plan.
4. Scottish Historic Environment Policy.
5. Managing Change in the Historic Environment.
6. Letters of objection.



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