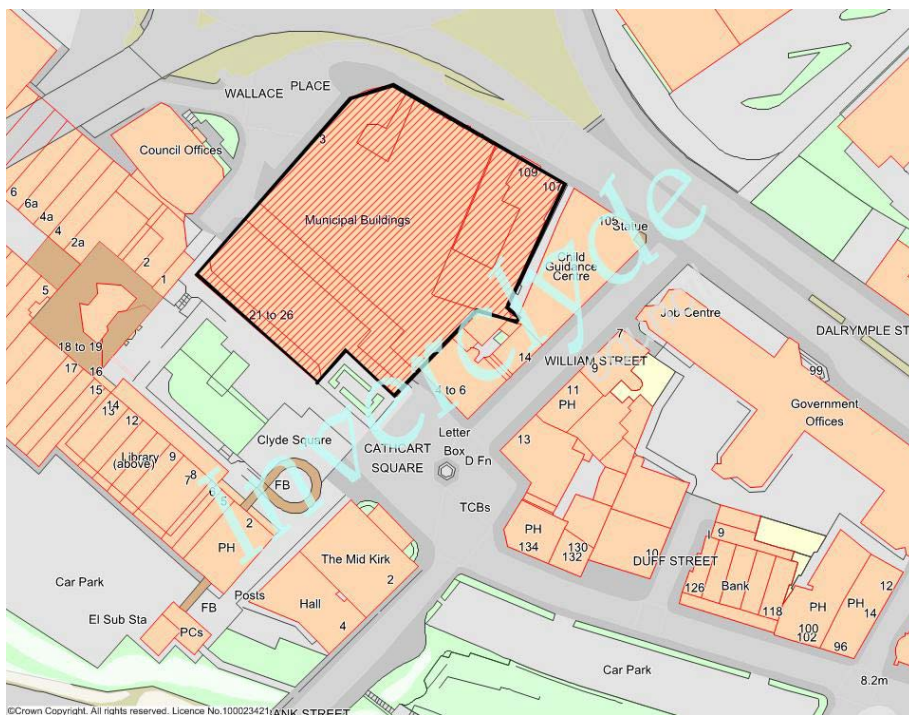


Report To:	The Planning Board	Date:	2 October 2013
Report By:	Head of Regeneration and Planning	Report No:	13/0024/LB Plan 10/13
Contact Officer:	Guy Phillips	Contact No:	01475 712422
Subject:	Formation of a full height partition with self closing doors and an enclosure for an IT data cabinet at Municipal Buildings, Clyde Square, Greenock		

SITE DESCRIPTION

The Victoria Tower 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 1 hour fire rated full height partition with 2 self closing 1 hour fire rated doors and the formation of a 1 hour fire rated enclosure for an IT data cabinet with a 1 hour fire rated access door and louvered vent on the fourth stair landing of the tower.

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. 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

Historic Scotland – No objections.

PUBLICITY

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

SITE NOTICES

A site notice was posted 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, the Proposed Local Development Plan, Historic Scotland's Scottish Historic Environment Policy, Managing Change in the Historic Environment design guidance series and the consultation response.



Policies HR1 and HR14 of the Local Plan and HER4 of the proposed Local Development Plan combined seek to ensure that works to listed buildings have an acceptable impact. Key to the assessment is the informal observations of Historic Scotland, which support and welcome the investment in the listed building.

Historic Scotland's Scottish Historic Environment Policy advises that change in the historic environment should be managed with intelligence and understanding. The best measure, I consider, to determine whether or not the proposal achieves this aim is to assess it against Historic Scotland's Managing Change In the Historic Environment design guidance series. It advises that the interior of a historic building forms an important element in defining its character. The interest and authenticity of a historic interior is derived from its plan form, completeness and quality of decorative schemes, materials and craftsmanship. The Victoria Tower's stair landing is a functional area and the proposed works do not impact upon any decorative features. The re-modelling of the stair landing's floor plan is I, therefore, consider an intelligent management of the building's interior.

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. Historic Scotland Managing change in the Historic Environment design guidance series.
5. Consultation reply



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