



AGENDA ITEM 7B

**Extension to Dwellinghouse
at 2 Princess Gate,
Slamannan Road, Falkirk FK1
5BP for Mr Gordon Murray –
P/16/0499/LBC**

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FALKIRK COUNCIL

Subject: EXTENSION TO DWELLINGHOUSE AT 2 PRINCESS GATE,
SLAMANNAN ROAD, FALKIRK, FK1 5BP, FOR MR
GORDON MURRAY - P/16/0499/LBC
Meeting: PLANNING COMMITTEE
Date: 26 October 2016
Author: DIRECTOR OF DEVELOPMENT SERVICES

Local Members: Ward - Falkirk South

Councillor Colin Chalmers
Councillor Dennis Goldie
Councillor Gerry Goldie
Depute Provost John Patrick

Community Council: Falkirk South

Case Officer: Kevin Brown (Planning Officer), Ext. 4701

1. DESCRIPTION OF PROPOSAL / SITE LOCATION

- 1.1 This application for listed building consent proposes a single storey rear extension to a semi detached, category B listed building at 2 Princess Gate, Slamannan Road, Falkirk. The proposed extension would measure approximately 4m x 4m and would be finished in a combination of white render and reused stone downtakings from the existing building.

2. REASON FOR COMMITTEE CONSIDERATION

- 2.1 The application has been called in by Depute Provost John Patrick because of concerns raised by the neighbour about the impact of the proposed extension on residential amenity and on the character and appearance of the Listed Building.

3. SITE HISTORY

- 3.1 P/16/0256/FUL Application Withdrawn 29.07.2016 Extension to Dwellinghouse.
3.2 P/16/0257/LBC Application Withdrawn 29.07.2016 Extension to Dwellinghouse.
3.3 P/16/0498/FUL Pending Decision Extension to Dwellinghouse.
3.4 F/2002/0403 Listed Building Consent Granted 12.08.2002 Change of Use to Former Hospital to Form Two Dwellinghouses.

- 3.5 F/2000/0530 Detail - Granted 26.07.2001 Change of Use and Alterations from Former Hospital Building to 2 Dwellinghouses.
- 3.6 F/2002/0395 Detail - Granted 19.08.2002 Change of Use of Former Hospital to Form Two Dwellinghouses.
- 3.7 F/99/0859 Detail - Granted 28.08.2000 Erection of 53 Dwellinghouses.
- 3.8 F/97/0206 Outline Granted 19.11.1999 Development of Land for Housing Purposes (Outline)

4. CONSULTATIONS

- 4.1 Falkirk Community Trust Museum Services have no objection to the proposal.
- 4.2 Historic Environment Scotland has no objection to the proposal.

5. COMMUNITY COUNCIL

- 5.1 The Falkirk South Community Council have not commented on this application.

6. PUBLIC REPRESENTATION

- 6.1 In the course of the application, 1 contributor submitted a letter to the Council. The salient issues are summarised below:
 - The proposed development would adversely affect the character and appearance of the listed building and would unbalance the H-plan layout of the original building.
 - Overdevelopment concerns.

7. DETAILED APPRAISAL

Under section 25 of the Town and Country Planning (Scotland) Act 1997, as amended, the determination of planning applications for local and major developments shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Accordingly,

7a The Development Plan

- 7a.1 The Falkirk Local Development Plan was adopted on 16 July 2015. It includes a number of supplementary guidance documents which also have statutory status as part of the Development Plan. The proposed development was assessed against the following policy or policies:

7a.2 Policy D09 - Listed Buildings states:

"The Council supports the sustainable re-use and management of the historic built environment, and on that basis there is a presumption against demolition or any other works that would adversely affect the special interest or setting of a listed building. The Council recognises, however, that listed buildings will require alteration, extension and adaptation from time to time to remain in beneficial use and encourages creative and sensitive development where there are no such adverse effects. Accordingly:

- 1. The layout, design, materials, scale, siting and use of any development affecting a listed building, or its setting, including extensions, replacement windows, doors, roofs, rainwater goods, boundary treatments and other features, shall be appropriate to the character and appearance of the building and its setting, and should conform to Supplementary Guidance SG16 'Design Guidance for Listed Buildings and Non-Listed Buildings in Conservation Areas'.*
- 2. Proposals for the total or substantial demolition of a listed building will only be supported where it is demonstrated beyond reasonable doubt that every effort has been made by all concerned to find practical ways of keeping it. In particular it should be demonstrated that:*
 - the existing building is no longer of special interest;*
 - the existing building is incapable of physical repair and re-use, as shown by the submission and verification of a thorough structural condition report;*
 - the costs of repair and re-use are such that it is not economically viable. Supporting evidence should include a full economic appraisal, evidence that grant aid is not able to meet any funding deficit, and evidence that the building has been actively marketed at a reasonable price and for a period reflecting its location, condition and possible viable uses without finding a restoring purchaser; or*
 - the demolition of the building is essential for the delivery of significant economic benefits for the local or wider community.*
- 3. RCAHMS will be formally notified of all proposals to demolish listed buildings to enable features to be recorded."*

7a.3 The proposals respects the character, appearance and setting of the existing Listed Building and accords with the terms of policy D09.

7a.4 Policy D13 - Battlefield Sites states

"There will be a presumption against development outwith the Urban or Village Limits which would destroy, erode, or adversely affect battlefield sites listed in the Inventory of Historic Battlefields, as identified on the Proposals Map. In assessing impacts, guidance provided in the relevant Historic Scotland guidance note will be followed. Proposals for the sensitive management and interpretation of battlefield sites will be supported."

- 7a.5 The proposal is located within the urban limits and is not considered to destroy, erode or adversely affect the 2nd Battle of Falkirk Battlefield Site which covers this area. The proposal accords with policy D13.

7b Material Considerations

- 7b.1 The material considerations to be assessed are consultation responses, assessment of public representations and Supplementary Planning Guidance.

Consultation Responses

- 7b.2 Historic Environment Scotland and Falkirk Community Trust Museum Services have both been consulted on the proposed development and have confirmed that they have no objection to the form of development proposed. No concerns have been raised in relation to the listed status of the existing building or the proposed developments impact upon the historic H-plan layout or the character or setting of the existing building.

Assessment of Representations

- 7b.3 The proposed extension would remain subservient to the original building whilst clearly being a modern addition. The use of a simple materials palette and reuse of stone duntaking is considered appropriate in this location and the modern, yet simple, design is considered to respect the character and appearance of the original building whilst still allowing for the original H-plan layout to be clearly interpreted.
- 7b.4 The proposed development would leave sufficient private amenity space to serve the existing dwellinghouse and is not considered to represent an overdevelopment of the plot.

Supplementary Guidance

- 7b.7 Supplementary Guidance SG16 - Listed Buildings and Non-Listed Buildings in Conservation Areas. This document sets out design guidance for developments such as this application and provides general advice in relation to external finishing materials and the setting of Listed Buildings. The guidance states that any development affecting a listed building should respect and preserve its special architectural or historic interest and, in relation to extensions, the proposal should respect and complement the design, character and appearance of the existing building. It is considered that the proposed design achieves these aims and the proposal therefore accords with this guidance.

7c Conclusion

- 7c.1 The proposal is an acceptable form of development and accords with the Development Plan. There are no materials planning considerations that warrant a refusal of listed building consent in this instance.

8. RECOMMENDATION

8.1 It is therefore recommended that the Committee grant Listed Building Consent subject to the following condition(s):-

- 1. Prior to the start of work on site, details of the materials to be used on the external surfaces of the buildings, and in the construction of any hard standings/walls/fences, shall be submitted to and approved in writing by the Planning Authority. The development shall thereafter be carried out using the approved materials or such alternatives as may be agreed in writing with the Planning Authority.**

Reasons

- 1. To safeguard the visual amenity of the area.**

Informatives:

- 1. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01.**
- 2. In accordance with section 16(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, this consent lapses on the expiration of a period of 3 years beginning with the date on which this consent is granted unless the development to which this consent relates is begun before that expiration.**

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Director of Development Services

Date: 17 October 2016

LIST OF BACKGROUND PAPERS

- 1. Objection received from Dr Kurt Mills, 1 Princess Gate, Slamannan Road, Falkirk, FK1 5BP on 20 August 2016.**

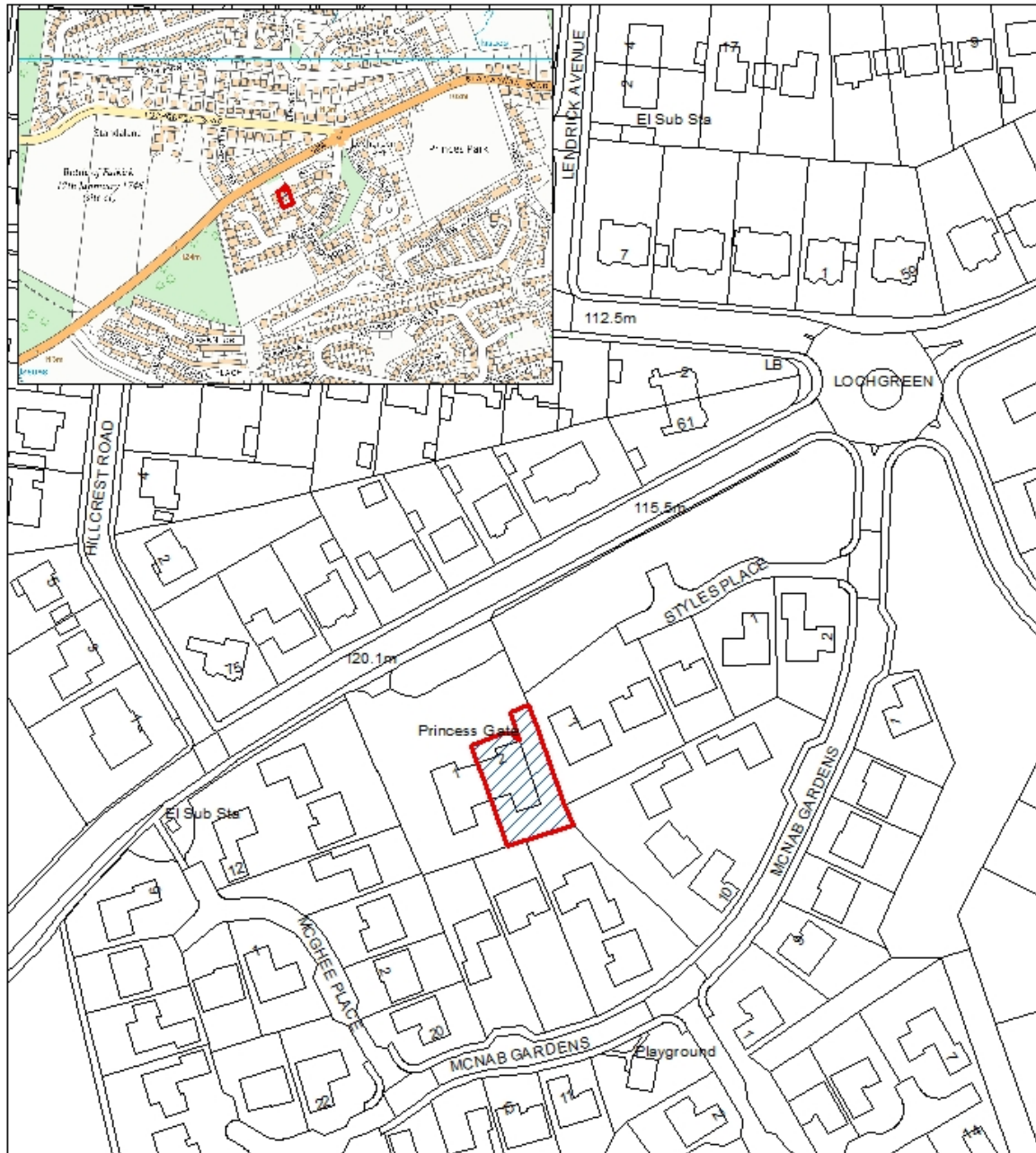
Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504701 and ask for Kevin Brown, Planning Officer.

Planning Committee

Planning Application Location Plan

P/16/0499/LBC

This plan is for location purposes only. It should not be interpreted as an exact representation of the application site.



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