

FALKIRK COUNCIL

Subject: REMOVAL OF EXISTING TEXTURED PAINT FROM STONWORK, REFURBISHMENT AND REPAINTING SHOPFRONT AND REPLACEMENT OF WINDOWS AT 13 NORTH STREET, BO'NESS, EH51 0AQ FOR FALKIRK COUNCIL - P/10/0730/FUL

Meeting: PLANNING COMMITTEE

Date: 1 December 2010

Author: DIRECTOR OF DEVELOPMENT SERVICES

Local Members: Ward - Bo'ness and Blackness

Councillor John Constable
Councillor Ann Ritchie
Councillor Adrian Mahoney

Community Council: Bo'ness

Case Officer: David Paterson (Planning Officer), ext. 4757

1. DESCRIPTION OF PROPOSAL / SITE LOCATION

- 1.1 The application site consists of the ground floor of the building at 13 North Street, Bo'ness on the north side of North Street, adjacent to the junction with South Street.
- 1.2 The building is a stone built, former warehouse, now converted to retail units on the ground floor with flats above. The building is a category B Listed Building, located within the Bo'ness Town Centre Conservation Area.
- 1.3 It is proposed to refurbish the frontage of the ground floor facing North Street. Refurbishment works include replacement of timber cornice, replacement of lead weathering and flashing, renewal of existing signage, repainting external timberwork, refurbishment of ironwork, repair and repainting of stonework and replacement of inner vestibule doors.
- 1.4 It is also proposed to replace windows at the ground floor of the west facing gable with timber sash and case windows.

2. REASON FOR COMMITTEE CONSIDERATION

- 2.1 The building which constitutes the application site is owned by Falkirk Council. The application has been made by Falkirk Council. Under the Council's amended Scheme of Delegation, such applications require consideration by the Planning Committee.

3. SITE HISTORY

- 3.1 An application for Listed Building Consent (P/10/0731/LBC), for the development has also been submitted. A recommendation to grant consent subject to formal clearance from Historic Scotland was presented to Members under the Scheme of Delegation on the weekly list on 12 November 2010.

4. CONSULTATIONS

- 4.1 No consultations have been undertaken on this planning application. Consultations with Historic Scotland and Museum Services have been carried out on the associated application for listed building consent.

5. COMMUNITY COUNCIL

- 5.1 No comments have been received from Bo'ness Community Council.

6. PUBLIC REPRESENTATION

- 6.1 No representations have been received.

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

Falkirk Council Structure Plan

- 7a.1 No strategic issues are raised by the proposed development.

Bo'ness Local Plan

- 7a.2 Policy BNS 40 'Bo'ness Town Conservation Area' states:

"Within Bo'ness Town Centre Conservation Area, the District Council will seek to preserve and enhance its character through:

- (i) promoting and supporting an improvement in the condition and appearance of buildings and shopfronts in the terms of the Bo'ness Enhancement Grant Scheme;*

(ii) *requiring that proposals for the alteration and replacement of any shopfront accord with the Council's guidance note entitled "Design Advice on Shop Fronts in Conservation Areas"; and*

(iii) *requiring that the design, scale and setting of any advertisement be sympathetic to the character of the building upon which it would be mounted."*

7a.3 The proposed development would be sympathetic to the traditional design of the existing building. The condition and appearance of the building would be improved. The character of the Town Centre Conservation Area would be enhanced as a result.

7a.4 The proposed development accords with the Supplementary Planning Guidance (SPG) Note "Shopfronts". The SPG is considered in section 7b of this report.

7a.5 The proposed development accords with Policy BNS 40.

7a.6 Policy BNS 41 'Listed Buildings' states:

"There will be a presumption against proposals which would destroy, or adversely affect, the architectural character, appearance or setting of Listed Buildings. The re-use of vacant Listed Buildings will be encouraged provided that the proposed use would have no detrimental impact upon the building, its setting or the amenity of the surrounding area."

7a.7 The proposed development would enhance the architectural character and appearance of the Listed Building. Traditional features would be preserved.

7a.8 The proposed development accords with Policy BNS 41.

7a.9 Accordingly, the proposal accords with the Development Plan.

7b Material Considerations

7b.1 Material considerations are the Falkirk Council Local Plan Finalised Draft (Deposit Version) (April 2007) as amended by the Final Proposed Modifications (June 2010), the Supplementary Planning Guidance Note "Shopfronts" and the application for Listed Building Consent P/10/0731/LBC referred to in section 3.1 of this report.

Falkirk Council Local Plan Finalised Draft (Deposit Version) (April 2007) as amended by the Final Proposed Modifications (June 2010)

7b.2 Policy EQ11 'Shopfronts' states:

(1) *The design of new or altered shopfronts should be well-proportioned and sympathetic to the character of the building of which they are part. The retention and restoration of existing traditional shopfront features such as stallrisers, pilasters, cornices, friezes and mouldings will be required; and*

(2) *External security measures should not detract from the character of the building or the area in general. Where such measures are necessary, there will a presumption in favour of perforated shutters and grilles, as opposed to solid roller shutters."*

7b.3 The proposal would be sympathetic to the character of the original shopfront. It is noted that traditional features would be retained and refurbished.

7b.4 The proposed development accords with Policy EQ11.

7b.5 Policy EQ12 - 'Conservation Areas' states:

"The Council will protect the historic character and visual amenity of each Conservation Area. Accordingly:

- (1) The Council will prepare Character Appraisals of individual Conservation Areas and, on the basis of these, will review existing boundaries and Article 4 Directions, prepare detailed design guidance as appropriate, and draw up enhancement schemes as resources permit;*
- (2) New development in Conservation Areas, including extensions and alterations to existing buildings, will only be permitted where it preserves or enhances the character of the area, with particular reference to the historic pattern and density of development; its setting; the architectural style, massing and materials of buildings; landscape treatments; and boundary features;*
- (3) Demolition of buildings within Conservation Areas will not be permitted unless they make no material contribution to the character and appearance of the area. Where demolition is proposed, the considerations set out in Section 4.26 of the Memorandum or Guidance should be adhered to; and*
- (4) Replacement windows, doors, roofs, rainwater goods, boundary treatments and other features on unlisted buildings in Conservation Areas should preserve or enhance the character of the Conservation Area in terms of appearance, detailing and materials."*

7b.6 The proposed development would preserve the character of the Town Centre Conservation Area. The historic pattern and the setting of the Conservation Area would be preserved and enhanced.

7b.7 The proposed development accords with Policy EQ12.

7b.8 Policy EQ14 'Listed Buildings' states:

"The Council will seek to preserve the character and appearance of listed buildings. Accordingly:

- (1) Development affecting a listed building, or its setting, shall preserve the building or its setting, or any features of special architectural or historic interest which it possesses. The layout, design, materials, scale, siting and use of any development shall be appropriate to the character and appearance of the listed building and its setting.*
- (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 exerted by all concerned to find practical ways of keeping it. This will be demonstrated by inclusion of evidence to the Council 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 purchaser; and*
 - is incapable of physical repair and re-use through the submission and verification of a thorough structural condition report; and*
- (3) RCAHMS shall be formally notified of all proposals to demolish listed buildings to enable features to be recorded."*

- 7b.9 The proposed development would preserve and enhance the architectural character of the Listed Building. The proposal would respect the design and setting of the original building. Traditional features would be preserved.
- 7b.10 The proposed development accords with Policy EQ14.
- 7b.11 Accordingly, the proposed development accords with the Falkirk Council Local Plan Finalised Draft (Deposit Version) (April 2007) as amended by the Final Proposed Modifications (June 2010).

Supplementary Planning Guidance Note “Shopfronts”

- 7b.12 It is noted that the proposed development would preserve original features of the shopfront including timber cornice, stall riser, fascia depth, sash and case windows and ironmongery. The proposal would be sympathetic to, and enhance, the architectural character and setting of the building.
- 7b.13 The proposed development accords with the Supplementary Planning Guidance Note.

Application For Listed Building Consent P/10/0731/LBC

- 7b.14 Historic Scotland and Museums Services have raised no objections in respect of, or required any amendments to, the proposed development.

7c Conclusion

- 7c.1 The proposed development accords with the Development Plan and the Falkirk Council Local Plan Finalised Draft (Deposit Version) (April 2007) as amended by the Final Proposed Modifications (June 2010).
- 7c.2 Original features would be preserved including the timber cornice, fascia depth, stall riser, sash and case windows, external timberwork, stonework and ironwork features.

8. RECOMMENDATION

- 8.1 It is therefore recommended that Committee grant planning permission subject to the following conditions.**

- (1) The development to which this permission relates must be begun within three years from the date of this permission.**

Reason(s):

- (1) To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.**

Informative(s):

- (1) For the avoidance of doubt, the plans to which this consent refers bear our references 01A, 02, 03 and 04.

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Director of Development Services

Date: 24 November 2010

LIST OF BACKGROUND PAPERS

1. Falkirk Council Structure Plan
2. Bo'ness Local Plan
3. Falkirk Council Local Plan Finalised Draft (Deposit Version) (April 2007) as amended by the Final Proposed Modifications (June 2010)
4. Supplementary Planning Guidance Note "Shopfronts".
5. Application for Listed Building Consent P/10/0731/LBC

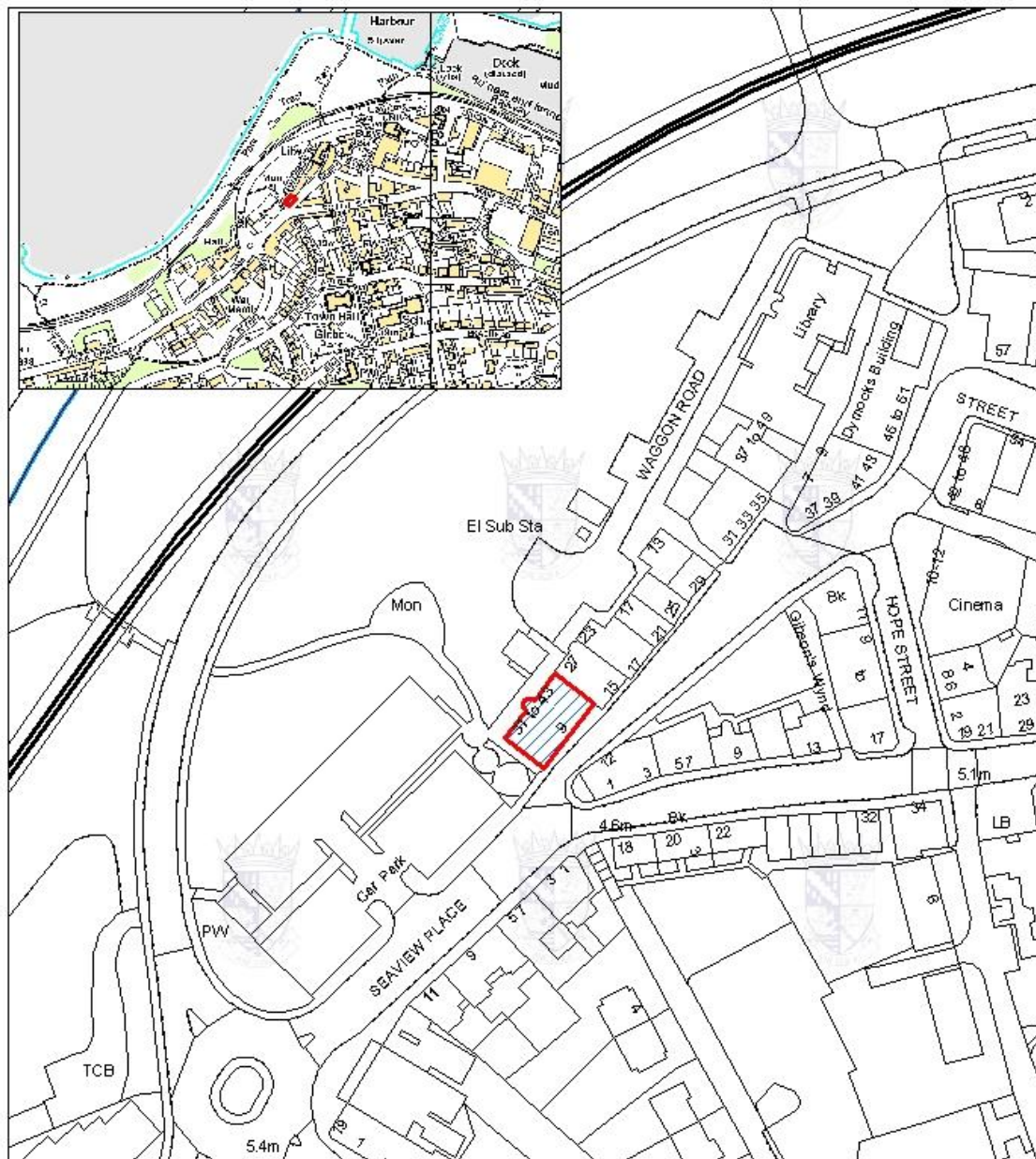
Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504757 and ask for David Paterson, Planning Officer.

Planning Committee

Planning Application Location Plan

P/10/0730/FUL

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



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