



PLANNING APPLICATIONS COMMITTEE

Report by Director of Development and Regeneration Services

Contact: Mr K Divin Phone: 0141 287 6046

APPLICATION TYPE	Listed Building Consent		
RECOMMENDATION	Grant Subject to Condition(s)		
APPLICATION	06/00565/DC	DATE VALID	01.06.2006
SITE ADDRESS	18 Ruskin Terrace Glasgow G12 8DY		
PROPOSAL	Internal alterations to listed building.		
APPLICANT	Harvey Ferguson 325 Byres Road Glasgow G12 8UQ	AGENT	
WARD NO(S)	14, Hillhead	COMMUNITY COUNCIL	02_022, Hillhead
CONSERVATION AREA	Glasgow West	LISTED	B
ADVERT TYPE	Affecting a Conservation Area/Listed Building	PUBLISHED	9 June 2006
CITY PLAN			

REPRESENTATIONS/CONSULTATIONS

Two letters of objection to the application, one from the Hillhead Community Council and one from a Neighbouring Resident. The points of objection can be summarised as follows:-

- a) No applications submitted for any external alterations.
- b) Proposal seeks to remove stores in basement which are under common ownership.
- c) Removal of supporting wall to create kitchen/dinning area would require an agreement and would harm the structure of the property.
- d) Small back garden and bin store which is inadequate to support this level of occupation.
- e) Where does the boiler vent?
- f) Proposed internal bathroom at basement level – has consent been lodged for vent?
- g) Are the drains adequate to support the additional bathrooms?
- h) This property seems to be designed for a House in Multiple Occupancy.
- i) Falsification of intentions and breach of promise of delivery of plans to long term resident.

One letter was submitted from the Architectural Society of Scotland which did not object but made observations that are covered by the objections above.

SITE AND DESCRIPTION

SITE

The application relates to a basement and ground floor level of a flat within a converted terraced townhouse which is listed as Category 'B' and is located within the Glasgow West Conservation Area. The locale is a residential street located just off Great Western Road.

PROPOSAL

Listed Building Consent is sought for internal alteration to the property. This involves at the ground floor level, the removal of non load bearing walls to extend bedroom 4, removal of kitchen to form bedroom 3, removal of stores to open up the hallway, conversion of a study into bedroom 2 and the conversion of a small kitchen into an en-suite to bedroom 6.

At basement level the proposed work involves the conversion of a bedroom and existing small kitchen into a kitchen dining area, the removal of stores with non load bearing wall to open up the hallway, the installation of a boiler with store and the removal of stores with non load bearing walls to extend bedroom 8 with formation of an en-suite.

The Listed Building application refers only to internal alterations only, the applicant has confirmed this and only internal alterations are being assessed in this Listed Building Consent.

POLICIES

Section 25 of the Town and Country Planning (Scotland) Act 1997, requires that when an application is made, it shall be determined in accordance with the Development Plan unless material considerations dictate otherwise. Under the terms of the Planning (Listed Building and Conservation Area) (Scotland) Act 1997, the Council is required to have special regard to preserving the building or its setting or any special architectural or historic interest which it possesses.

The Development Plan consists of the Glasgow and Clyde Valley Joint Structure Plan and the Glasgow City Plan which was adopted in August 2003. There are not considered to be any relevant policies in the Structure Plan. The site lies within a Residential Policy Principle Area in the Glasgow City Plan. The following City Plan policies are considered relevant.

DEV 2 - Residential.

HER 3 - Design standards for listed building and properties in conservation areas.

ASSESSMENT AND CONCLUSIONS

The main issues for consideration in the determination of this application are:-

- 1) Whether the proposal accords with the Development Plan;
- 2) Whether the proposal preserves the building or its setting or any features of special architectural interest which it possesses;
- 3) Whether any other material considerations have been satisfactorily addressed.

In respect of 1), the Development Plan comprises the Glasgow and Clyde Valley Structure Plan and the City Plan. There are not considered to be any relevant policies in the Structure Plan.

Development Policy Principle DEV 2 – Residential states that in considering development proposals in areas designated as 'Residential', the Council will seek to preserve and enhance residential amenity. The proposed development will not result in a detrimental impact on the amenity levels currently enjoyed by neighbouring residents. Therefore the proposed works will comply with DEV 2 as the proposal will preserve the residential amenity of the area.

Policy HER 3 - Design standards for listed building and properties in conservation areas in the City Plan sets the criteria which aims to secure a very high standard of maintenance and design. The ultimate goal being that the best possible design solutions are encouraged for any proposed works to listed buildings. This policy sets out the requirements for internal alterations to Listed Buildings and this is considered below:-

Internal Alterations

The policy sets out requirements for the preservation of internal architectural or historical detailing to the interior of the listed building. The proposed internal alterations at ground floor level involves the removal of non load bearing walls to extend bedroom 4, removal of kitchen to form bedroom 3, removal of stores to open up the hallway, conversion of a study into bedroom 2 and the conversion of a small kitchen into an en-suite to bedroom 6. At basement level, the proposed work involves the conversion of a bedroom and existing small kitchen into a kitchen dining area, the removal of stores with non load bearing wall to open up the hallway, the installation of a boiler with store and the removal of stores with non load bearing walls to extend bedroom 8 with formation of an en-suite.

It is considered that the proposed internal alterations comply with City Plan policy HER 3 as the proposed work will not result in a detrimental impact on the Category 'B' Listed Building, in fact this proposal will restore some of the original detail and layout of this previous sub-division which comprised two separate flats – one at ground level and one at basement.

However, it is understood that the new owner intends to operate both floors as a large multiple occupancy unit. This current Listed Building application is assessing the proposed internal alterations to the Listed Building and any proposal for a large multiple occupancy unit will require a Full Planning Application which will be considered on its own merits. From a conservation point of view, the proposals represent betterment.

Accordingly it is considered that the proposed development accords with the Development Plan.

In respect of 2), any proposal involving internal to a listed building is required to preserve the building or its setting or any features of special or architectural interest which it possesses. The proposed internal alterations, referred to above in respect of Policy HER 3, do not affect any significant architectural detailing and it is considered that the character of the original building would be preserved.

In respect of 3), the points in the letters of objection are a material consideration to be taken into account in the consideration of this application. The views are summarised below with appropriate comment:-

- a) No applications submitted for any external alterations.

Comment: This Listed Building application refers to internal alterations only, the applicant has confirmed this and only internal alterations are being assessed in this Listed Building Consent. Any additional development that would affect the exterior of the property would require both Planning Permission and Listed Building Consent prior to commencement of works. An advisory note is recommended to be attached to the decision note to bring this to the attention of the applicant.

- b) Proposal seeks to remove stores in basement which are under common ownership.

Comment: The applicant has stated in the Listed Building Application that property subject to this application is under their ownership. The proposed internal alterations comply with the criteria as set out in HER 3 and the proposed work will not be detrimental to the character and appearance of the 'B' Listed Building.

- c) Removal of supporting wall to create kitchen/dinning area would require an agreement and would harm the structure of the property.

Comment: It is considered that the proposed internal alterations comply with the criteria as set out in HER 3 and the proposed work will not be detrimental to the character and appearance of the 'B' Listed Building. Structural concerns would be assessed by Building Control.

- d) Small back garden and bin store which is inadequate to support this level of occupation.

Comment: If the applicant wishes to use the property as a large multiple occupancy unit, this will require a Full Planning Application which will be considered on its own merits. This current Listed Building application is assessing the proposed internal alterations to the Listed Building only and these are considered to be acceptable.

- e) Where does the boiler vent?

Comment: This Listed Building Application refers to internal alterations only; any additional development, such as the installation of a vent, which would affect the exterior of the property, would require both Planning Permission and Listed Building Consent prior to commencement of works. An advisory note is recommended to be attached to the decision note to bring this to the attention of the applicant.

- f) Proposed internal bathroom at basement level – has consent been lodged for vent?

Comment: This has been addressed above (e).

- g) Are the drains adequate to support the additional bathrooms?

Comment: It is considered that the proposed internal alterations comply with the criteria as set out in HER 3 and the proposed work will not be detrimental to the character and appearance of the 'B' Listed Building. Drainage issues are not material to the determination of this application for listed building consent.

- h) This property seems to be designed for a House in Multiple Occupancy.

Comment: This has been addressed above (d).

- i) Falsification of intentions and breach of promise of delivery of plans to long term resident.

Comment: The appropriate certification has been submitted to allow determination of this application.

CONCLUSIONS

The proposed works comply with the Residential Development Policy Principle and Policy HER 3 in the City Plan. Appropriate weighting has been given to the material considerations namely the content of the letters of objection. The points raised in the objections have been assessed and it is not considered that these should outweigh the Development Plan. It is therefore recommended that Listed Building Consent be granted subject to the under noted conditions.

CONDITIONS AND REASONS

01. The development shall be implemented in accordance with drawing number(s) 2151/03 and 2151/04, as qualified by the undernoted condition(s), or as otherwise agreed in writing with the Planning Authority.

Reason: As these drawings constitute the approved development.

02. All existing original finishes to walls, floors, etc, shall be made good to match original finishes exactly following removal of non-original partitions to entrance hall at ground level, partitions to form stores to basement corridor and exit to close from bedroom 4 at ground level.

Reason: To safeguard the character of the listed building.

03. Where non-original exit to close is proposed to be in filled in bedroom 4, the finish to the close side shall be flush with existing close walls and flush with existing bedroom wall.

Reason: To safeguard the character of the listed building.

04. Existing original decorative cornicing to bedroom 4 shall be made good to match original exactly following removal of non-original partitions.

Reason: To safeguard the character of the listed building.

05. No burglar alarms, balanced flue extracts, meter boxes or service pipes shall be installed on the elevation(s) facing Ruskin Terrace and Ruskin Lane.

Reason: To safeguard the character of the listed building.

06. All original panelled doors shall be retained and re-used complete with facings and any requirement to upgrade doors for fire protection shall be carried out by means of replacing existing panels with non-combustible materials. Flush panelling of doors is not acceptable.

Reason: To safeguard the character of the listed building.

07. All new doors complete with facings shall match originals in all aspects of their design.

Reason: To safeguard the character of the listed building.

08. Skirtings shall be made good where existing doors are blocked up.

Reason: To safeguard the character of the listed building.

ADVISORY NOTES TO APPLICANT

01. This Listed Building Application refers to internal alterations only; any additional development that would affect the exterior of the property would require both Planning Permission and Listed Building Consent prior to commencement of works. Any change of use would require planning permission.

02. The applicant is advised that only those works shown on the submitted drawings are permitted.

03. The applicant is advised that the location of services fittings including external grilles for mechanical extract systems to kitchens and bathrooms and boiler flues is not permitted to the elevations facing Ruskin Terrace and Ruskin Lane.

04. The applicant is advised that the granting of Consent does not remove him/her from the requirement to obtain the consent of adjacent landowners in respect of any access required to build, or maintain, this approved development. Such consent should be obtained prior to the commencement of works on site.

ADVISORY NOTES TO COUNCIL

01. This application requires to be referred to Historic Scotland for Listed Building Consent.

for Director of Development and Regeneration Services

DC/KDI/(H)/1
06/02/2007

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