

7th November 2005

Reference Number: 05/01439/LIB
Applicants Name: Mr Calum McPhail
Application Type: Listed Building Consent
Application Description: Construction of Rear Dormer Window
Location: Attic Flat, Catherine Bank, 52 Ardbeg Road, Rothesay

(A) THE APPLICATION

Development Requiring Listed Building Consent

- Formation of large dormer window on rear elevation
- Internal alterations to form additional bedroom and bathroom

There is an associated application for Planning Permission (ref: 05/01355/DET), a report on which is also before Members for consideration.

(B) RECOMMENDATION

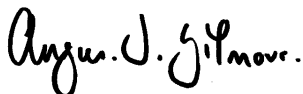
It is recommended that Listed Building Consent be **Refused** for the reason set out on the following page.

(C) DETERMINING ISSUES AND MATERIAL CONSIDERATIONS

The subject property is a two-and-a-half storey Category C(S) Listed Building, which is subdivided into three flats. One of the significant architectural features of residential properties in this area is the staircase turret at the rear. The arrangement whereby two dormers flank the rooflights (that usually sit over the press and/or the landing accessed from the stair) helps to visually reinforce the original internal arrangement of these properties.

The joining together of the two flanking dormers by means of one large overpowering dormer above the staircase turret as proposed, would detract significantly from the architectural and historic character of the rear of the building. Furthermore, it would introduce an alien and incongruous horizontality that would be visually top-heavy.

On the basis of the foregoing, the proposal would be contrary to Central Government guidance and Development Plan policies, all of which seek to ensure that any alterations to Listed Buildings are undertaken in a sympathetic manner.



Angus J Gilmour

Head of Planning and Building Standards

Case Officer: S. Gove

01369 708603

Area Team Leader S. Campbell

01369 708608

"In reaching my assessment on this application, I have had regard to the documents identified in brackets above which are available for public inspection in terms of the Local Government (Access to Information) Act 1985".

REASON FOR REFUSAL RELATIVE TO APPLICATION 05/01439/LIB

1. One of the significant architectural features of residential properties in this area is the staircase turret at the rear. The arrangement whereby two dormers flank the rooflights (that usually sit over the press and/or the landing accessed from the stair) helps to visually reinforce the original internal arrangement of these properties.

The joining together of the two flanking dormers by means of one large overpowering dormer above the staircase turret as proposed, would detract significantly from the architectural and historic character of the rear of this Category C(S) Listed Building. Furthermore, it would introduce an alien and incongruous horizontality that would be visually top-heavy.

Accordingly, it is considered that the proposal would be contrary to the provisions of Policy BE 1 of the Bute Local Plan 1990, Policy STRAT DC 9 of the Argyll & Bute Structure Plan 2002, and the general principles of National Planning Policy Guideline 18 – *‘Planning & the Historic Environment’* (1999) and Historic Scotland’s *‘Memorandum of Guidance on Listed Buildings & Conservation Areas’* (1998).

APPENDIX RELATIVE TO 05/01439/LIB

A. OTHER MATERIAL CONSIDERATIONS

(i) Site History

There is none relevant to this application.

(ii) Consultation

Conservation Officer (Internal Memorandum dated 29th July 2005):

“One of the significant architectural features of residential properties in this area is the staircase turret at the rear. The arrangement whereby two dormers flank the rooflights (that usually sit over the press and/or the landing accessed from the stair) helps to visually reinforce the original internal arrangement of these properties.

The joining together of the two flanking dormers by means of one large dormer above the staircase turret as proposed, would completely destroy the architectural and historic character of the rear of the building. Furthermore, it would introduce an alien horizontality that would be visually top-heavy.

I recommend refusal.”

(iii) Publicity and Representations

The application has been advertised under Regulation 5 and as a Potential Departure from the Development Plan (closing date 19th August 2005). No letters of representation have been received.

B. POLICY OVERVIEW

National Policy

National Planning Policy Guideline 18 (*‘Planning and the Historic Environment’*) (1999)

‘The purpose of listing is to ensure that any demolition, alteration, repair or extension that would affect the buildings special architectural or historic interest is controlled.

It is important that, as Planning Authorities, they adopt suitable policies in their development plans and implement them through development control decisions and other means.

The government recognised the historic environment as a finite and non-renewable resource and seeks to encourage its preservation and continued use so that it may be enjoyed today and passed on in good order to future generations.

There should be a presumption against development that adversely affects the character of a listed building or its setting.’

Historic Scotland’s *‘Memorandum of Listed Buildings and Conservation Areas’* (1998)

“When considering applications for alterations or extensions, Planning Authorities should satisfy themselves that no unnecessary damage to historic structures will be caused, that additions are in keeping with other parts of the building, and that any new external or internal features harmonise with their surroundings. Just because the building is listed Category C(S) does not mean that a wide range of alterations should be accepted without question”. (Section 2.21, Page 19)

Development Plan Policy

Argyll & Bute Structure Plan (2002)

Policy STRAT DC 9 – Historic Environment & Development Control

'Protection, conservation, enhancement and positive management of the historic environment is promoted. Development that damages or undermines the historic, architectural or cultural qualities of the historic environment will be resisted; particularly if it would affect.... a Listed Building or its setting'

Bute Local Plan 1990

Policy POL BE 1 – Listed Buildings and Archaeological Sites

'The Council will encourage new works or uses which will result in the preservation and/or positive enhancement of buildings of architectural and historic interest ... and will normally only permit those alterations to statutory Listed Buildings that maintain and/or enhance their special architectural qualities'.

C. CONCLUSION

The joining together of the two existing flanking dormers by means of one large overpowering dormer above the staircase turret as proposed, would detract from the quality of this Category C(S) Listed Building.

In these circumstances, the proposal is considered to be contrary to the policies and guidelines detailed in Section B above.