

EAST AYRSHIRE COUNCIL

NORTHERN LOCAL PLANNING COMMITTEE: 8 OCTOBER 2010

10/0561/LB: REMOVE EXISTING DUAL PITCH ROOFS OVER THE VESTIBULE AREAS AT THE REAR OF THE BUILDING AND REPLACE WITH MONO PITCH ROOFS

10/0562/PP: REMOVE EXISTING DUAL PITCH ROOFS OVER THE VESTIBULE AREAS AT THE REAR OF THE BUILDING AND REPLACE WITH MONO PITCH ROOFS TO IMPROVE ROOF DRAINAGE

AT

**THE DICK INSTITUTE, 1 ELMBANK AVENUE, KILMARNOCK
BY: DIRECTOR OF NEIGHBOURHOOD SERVICES**

Click for Application Details: <http://eplanning.east-ayrshire.gov.uk/online/caseFile.do?category=application&caseNo=10/0561/LB>

<http://eplanning.east-ayrshire.gov.uk/online/caseFile.do?category=application&caseNo=10/0562/PP>

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Listed building and planning consent is sought to alter the roof design of two rear porches on the south eastern elevation of the building. The current glass roofs of dual pitch design present significant water ingress and maintenance issues. As a result of these difficulties that adversely impact on the vestibule areas, a redesign which offers a mono pitch glass roof design has been proposed that can be maintained more easily and will fill up as readily with leaf litter from adjacent trees; thereby significantly reducing water ingress issues.

2. RECOMMENDATION

2.1 It is recommended that listed building application 10/0561/LB be approved and that the issue of the decision notice be withheld until the application has been formally cleared with Historic Scotland and the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

2.2 It is recommended that planning application 10/0562/PP be approved.

3. CONCLUSIONS

3.1 Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise.

3.2 As detailed previously in this report the proposal is considered to be in compliance with the applicable policies of the Development Plan. The material considerations are generally supportive of the proposal.

CONTRARY DECISION NOTE

Should the Committee agree that the applications be refused contrary to the recommendation of the Head of Planning and Economic Development then the applications will not require to be referred to Full Council as this would not be a significant departure from Council Policy.

Alan Neish
Head of Planning and Economic Development

Note: This document combines key sections of the associated report for quick reference and should not in itself be considered as having been the basis for recommendation preparation or decision making by the Planning Authority.

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AT

**THE DICK INSTITUTE, 1 ELMBANK AVENUE, KILMARNOCK
BY: DIRECTOR OF NEIGHBOURHOOD SERVICES**

Report by Head of Planning and Economic Development

1. PURPOSE OF REPORT

1.1 The purpose of this combined report is to present for determination applications for planning permission and listed building consent which are to be considered by the Northern Local Planning Committee under the scheme of delegation as the Council is the applicant and has an ownership interest in the application site.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site comprises a blond sandstone and slate roof B listed building set within the London Road Conservation Area. The site is bounded by residential property to the east, various monuments and open spaces to the west and south and London Road to the north. The site is covered by a blanket Tree Preservation Order and access to the building can be taken from the front and rear.

2.2 **Proposed Development:** Listed building and planning consent is sought to alter the roof design of two rear porches on the south eastern elevation of the building. The current glass roofs of dual pitch design present significant water ingress and maintenance issues. As a result of these difficulties that adversely impact on the vestibule areas, a redesign which offers a mono pitch glass roof design has been proposed that can be maintained more easily and will fill up as readily with leaf litter from adjacent trees; thereby significantly reducing water ingress issues.

3. CONSULTATIONS RECEIVED

3.1 Historic Scotland has no objections to the listed building application.

Noted

3.2 The Scottish Civic Trust has no objections to the listed building application.

Noted.

3.3 The Architectural Heritage Society of Scotland has no strong objection to the proposals from an aesthetic point of view. They do however provide some comments on why such changes are proposed and have queried whether the new gutters are adequate for the purposes intended and are unclear as to whether flashing is needed if vertically glazed panels are proposed. On this basis they have asked that determination is withheld for clarification.

The mono pitch design provides for a larger box gutter that will allow water to be removed quickly with less chance of blockages from leaf litter. Given the proposed mono pitch roof design, a degree of vertical glazing in the same style as the roof is to be provided and relevant flashings will be used where necessary, similar to flashing detail provided at other junctions and meetings on the design. This is considered to be a minor detail that will have little or no visual impact on the finished design and it is noted that neither Historic Scotland or the Scottish Civic Trust that have objected.

3.4 Piersland Bentinck Community Council has not responded to their consultation at the time of writing.

4. REPRESENTATIONS

4.1 No letters of representation have been received.

5. ASSESSMENT AGAINST DEVELOPMENT PLAN

5.1 For the purposes of this application, the Development Plan comprises the Adopted East Ayrshire Local Plan (2003) (EALP).

Adopted East Ayrshire Local Plan

5.2 Policy CS1 relates to the provision and improvement of community facilities and advises that the Council will encourage and support the development of such new facilities to meet local needs.

The proposal will add value and improve the quality of a useful community resource and as such is compliant with this policy.

5.3 Policy ENV 4 advises that all developments affecting the character, appearance or setting of a conservation area or listed building should be sympathetic in terms of its design, layout, size, scale, materials and colour of finish. Proposals should seek to preserve, enhance or incorporate features that contribute positively to the appearance of the area.

The proposed works are considered to be a positive step towards maintaining and improving the functionality of this listed building. The works will replace an existing, poorly functioning roof with a new design which will help to resolve the water ingress issues. Given that the porch elements are not historic elements of the building, it is considered that the change will not adversely affect the building in terms of visual impact.

5.4 Policy ENV 7 relates to the Council's Design Guidance and expects developers to fully comply with the relevant criteria. Developments which do not meet the required design standards will require to be fully justified and may not be supported by the Council. In this instance the relevant Guidance is 'Listed Buildings and Buildings within Conservation Areas' and 'The Display of Advertisements'.

The proposed works to the building are to be undertaken in high quality materials that reflect the character of the existing roof but will improve the maintenance and longevity of the building without impacting adversely on the listed character of the building or the surrounding Conservation Area.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

6.1 The principal material considerations relevant to the determination of these applications are the Alteration to the East Ayrshire Local Plan, consultation responses, the planning history of the site and the impact on the amenity of the area.

Alteration to the East Ayrshire Local Plan

6.2 Policy CS1 relates to the provision and improvement of community facilities and advises that the Council will encourage and support the development of such new facilities to meet local needs.

The proposal will add value and improve the quality of a useful community resource and as such is compliant with this policy.

6.3 Policy ENV 4 advises that all developments affecting the character, appearance or setting of a conservation area or listed building should be sympathetic in terms of its design, layout, size, scale, materials and colour of finish. Proposals should seek to preserve, enhance or incorporate features that contribute positively to the appearance of the area.

The proposed works are considered to be a positive step towards maintaining and improving this listed building. The works will replace existing, out of character materials with high quality materials to match the originals. The entrance pillar and railing works reflect the historic design of the Baird Institute and the high quality signage compliments the surrounding area.

6.4 Policy ENV 9 relates to the Council's Design Guidance and expects developers to fully comply with the relevant criteria. Developments which do

not meet the required design standards will require to be fully justified and may not be supported by the Council. In this instance the relevant Guidance is 'Listed Buildings and Buildings within Conservation Areas' and 'The Display of Advertisements'.

The proposed works to the building are to be undertaken in high quality materials that reflect the existing building and the general stone repairs will improve the appearance and longevity of the building. The reinstatement of the entrance pillars and railings reflects the original appearance of the Baird Institute and provides a good quality entrance feature to this important building.

The proposed signage is of a high standard with unlit individual letters attaching into the mortar joints of the wall so as not to damage the sandstone. The size and position of the signage are in keeping with the character and appearance of the listed building.

Consultation Responses

6.5 None of the consultation responses recommend that the applications should be refused and it is considered that the comments of the AHSS have been addressed or are minor in relation to the overall development.

It is noted that Historic Scotland and the Scottish Civic Trust have no objections to make.

Impact on Amenity

6.6 The proposed works are considered to improve the building by way of maintenance and therefore the end user will benefit through less disturbance when visiting. The design is considered to be acceptable and the materials are generally reflective of the current materials.

Planning History

6.7 The site has been subject to a number of planning, listed building and Tree Preservation order applications in recent years however none have any particular relevance to these applications.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 There are no financial implications for the Council relative to these applications other than the expenditure incurred in implementing the proposed works.

7.2 In terms of legal implications, although the Council is the applicant and owns the land in this case, there is no requirement to notify the planning application to the Scottish Government under Circular 3/2009: 'Notification of Planning Applications', should Members choose to grant consent. However, should the Committee be minded to approve the application for listed building

consent, that application will require to be referred to Historic Scotland for formal clearance prior to issue of the decision notice.

8. CONCLUSIONS

8.1 Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise.

8.2 As detailed previously in this report the proposal is considered to be in compliance with the applicable policies of the Development Plan. The material considerations are generally supportive of the proposal.

9. RECOMMENDATIONS

9.1 It is recommended that listed building application 10/0561/LB be approved and that the issue of the decision notice be withheld until the application has been formally cleared with Historic Scotland and the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

9.2 It is recommended that planning application 10/0562/PP be approved.

CONTRARY DECISION NOTE

Should the Committee agree that the applications be refused contrary to the recommendation of the Head of Planning and Economic Development then the applications will not require to be referred to Full Council as this would not be a significant departure from Council Policy.

**Alan Neish
Head of Planning and Economic Development**

29 September 2010

FV/DVM

LIST OF BACKGROUND PAPERS

1. Application forms and plans
2. Statutory Notices and Certificates
3. Consultation Responses
4. Adopted East Ayrshire Local Plan 2003
5. East Ayrshire Local Plan, Finalised Draft with Modifications 2010

Anyone wishing to inspect the above papers should contact David Wilson, Senior Planning Officer on 01563 576779.

Implementation Officer: Dave Morris

East Ayrshire Council

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 10/0561/LB

Location	Dick Institute 1 Elmbank Avenue Kilmarnock East Ayrshire
Nature of Proposal:	Remove existing dual pitch roofs over the vestibule areas at the rear of the building and replace with mono pitch roofs
Name and Address of Applicant:	Director of Neighbourhood Services Eac Hq London Rd Kilmarnock
Name and Address of Agent	Asset Improvement Service per David Nimbley Lugar Council Offices Rigg Rd Lugar Cumnock KA18 3JQ

Officer's Ref: David Wilson
01563 576779

The above Listed Building application should be approved.

Reason for the decision:

The proposals are compliant with the provisions of the development plan and there are no material considerations that would indicate that the application should not be approved.

East Ayrshire Council

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 10/0562/PP

Location	Dick Institute 1 Elmbank Avenue Kilmarnock East Ayrshire
Nature of Proposal:	Remove existing dual pitch roofs over the vestibule areas at the rear of the building and replace with mono pitch roofs, to improve roof drainage.
Name and Address of Applicant:	Director of Neighbourhood Services Eac Hq London Road Kilmarnock
Name and Address of Agent	Asset Improvement Service per David Nimbley Lugar Council Offices Rigg Rd Lugar Cumnock KA18 3JQ

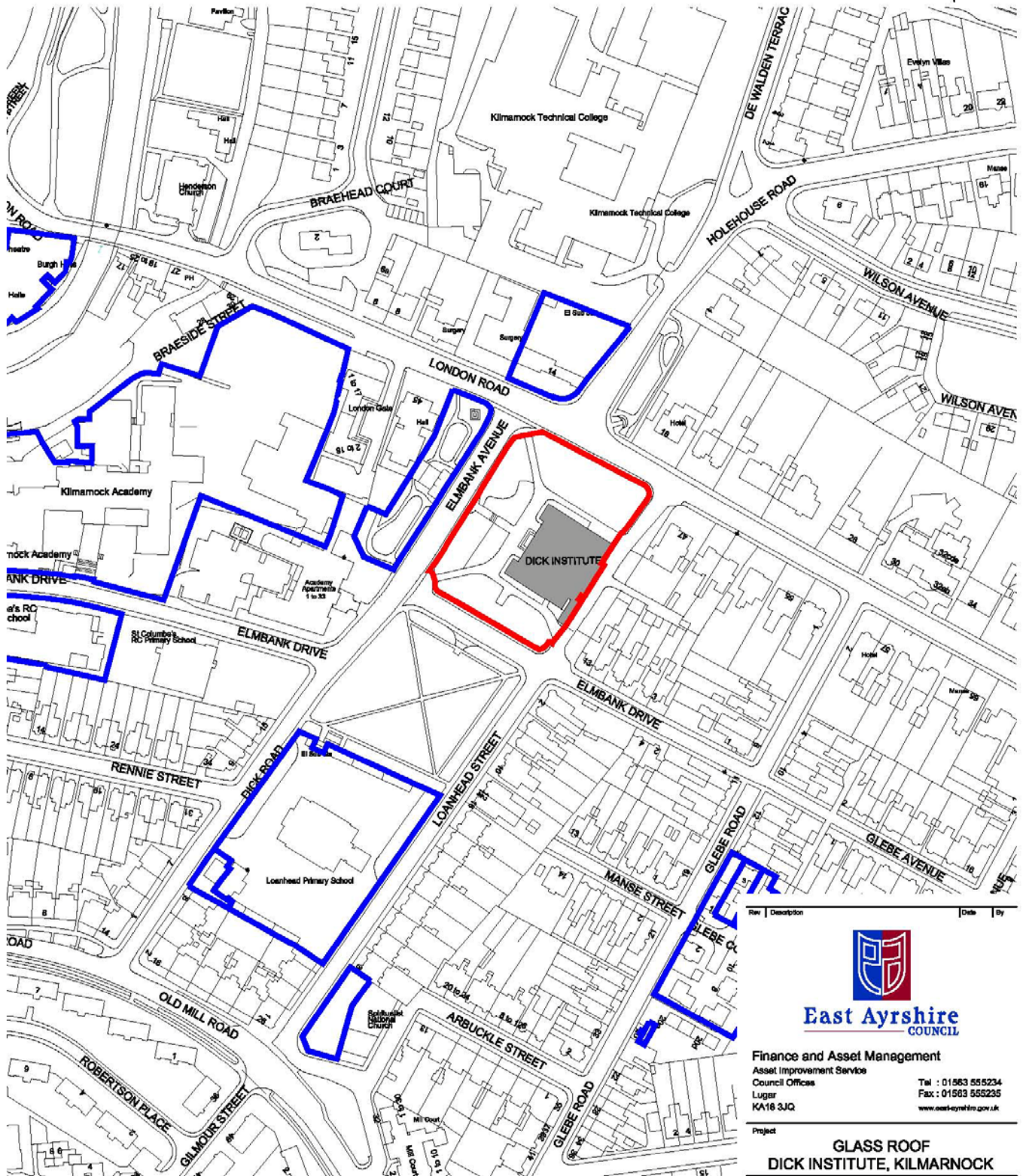
Officer's Ref: David Wilson
01563 576779

The above application for planning permission should be approved.

Reason for the decision:

The proposals are compliant with the provisions of the development plan and there are no material considerations that would indicate that the application should not be approved

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LEGEND



SITE



OTHER LAND OWNED BY APPLICANT

Rev	Description	Date	By



East Ayrshire
COUNCIL

Finance and Asset Management

Asset Improvement Service
Council Offices
Lugger
KA16 3JQ
Tel : 01563 555234
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www.east-ayrshire.gov.uk

Project
**GLASS ROOF
DICK INSTITUTE, KILMARNOCK**

Client
LEISURE SERVICES

Drawing Title
LOCATION PLAN

Project File Ref J/NS/09/2915	Drawn by RGM	Checked by
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Drawing Status PLANNING	Date 01/10	Scale 1:2500
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