

EAST AYRSHIRE COUNCIL

NORTHERN LOCAL PLANNING COMMITTEE: 07 OCTOBER 2011

11/0661/LB: CLADDING OF SHOPFRONT COLUMNS ON STRAND STREET ELEVATION WITH ASHLAR STONE BLOCKS

11/0687/PP: CLADDING OF SHOPFRONT COLUMNS ON STRAND STREET ELEVATION WITH ASHLAR STONE BLOCKS

**AT THE FORMER JOHNNIE WALKER BUILDING, STRAND STREET,
KILMARNOCK**

BY EAST AYRSHIRE COUNCIL

Click for Application Details: <http://eplanning.east-ayrshire.gov.uk/online/caseFile.do?category=application&caseNo=11/0661/LB>

Click for Application Details: <http://eplanning.east-ayrshire.gov.uk/online/caseFile.do?category=application&caseNo=11/0687/PP>

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Listed Building Consent and planning permission are sought for the cladding of the existing shopfront columns on the Strand Street elevation of the building with ashlar stone blocks. The stone would replace the existing brown tiles which were an historic feature on this building relating back to the previous retail occupiers. It is proposed to use natural stone and specifically it is proposed to use Stanton Moor blonde sandstone. The applicant's agent advises that this stone has been selected to relate to the existing blonde sandstone on the building.

2. RECOMMENDATION

2.1 It is recommended that the application for planning permission be approved subject to the conditions listed on the attached sheet.

2.2 It is recommended that the listed building consent application be granted subject to conditions listed on the attached sheet but that prior to any decision being issued the application be referred to Historic Scotland under the Planning (Listed Building and Conservation Areas (Scotland) Act 1997.

3. CONCLUSIONS

3.1 As indicated in Section 5 of the report the application is in accordance with the Development Plan and therefore should be approved unless material considerations indicate otherwise. As stated in Section 6 there are material considerations relevant to this application and these are supportive of the application.

3.2 The proposed cladding works to the existing ground floor shopfront columns will be appropriate to the B listed building and also to the surrounding John Finnie Street and Bank Street Outstanding Conservation Area. The proposals seek to ensure that no architectural features of the building will be disturbed and the finish and materials of the signage use traditional materials which are in-keeping with the building and surrounding area. No objections have been received from the consultation process and it is noted that in particular, Historic Scotland has not offered any objections to the proposed works.

CONTRARY DECISION NOTE

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning and Economic Development, the application would not require to be referred to the Council as this would not constitute a significant breach of 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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KILMARNOCK**

BY EAST AYRSHIRE COUNCIL

Report by Head of Planning and Economic Development

1. PURPOSE OF REPORT

1 The purpose of this report to jointly present for determination an application for planning permission and an associated Listed Building Consent application which are to be considered by the Northern Local Planning Committee under the Council's scheme of delegation as the Council is the applicant.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site is located within the Kilmarnock town centre and following extensive refurbishment works, the former bonded warehouse is now occupied for office use by East Ayrshire Council, with the exception of the areas of the building occupied by Torbets (retail) and Café Da Vinci (restaurant).

2.2 The site comprises a B Listed Building (the Warehouse) located just within the John Finnie Street and Bank Street Outstanding Conservation Area. It is bounded by other town centre properties comprising a range of commercial uses and listed buildings including the Laigh Kirk and Civic Centre (North and South). The modern building at 6 Croft Street and the associated car park which form part of the overall site are outwith the Outstanding Conservation Area boundary.

2.3 **Proposed Development:** Listed Building Consent and planning permission are sought for the cladding of the existing shopfront columns on the Strand Street elevation of the building with ashlar stone blocks. The stone would replace the existing brown tiles which were an historic feature on this building relating back to the previous retail occupiers. It is proposed to use natural stone and specifically it is proposed to use Stanton Moor blonde

sandstone. The applicant's agent advises that this stone has been selected to relate to the existing blonde sandstone on the building.

3. CONSULTATIONS AND ISSUES RAISED

3.1 Historic Scotland has advised that cladding the shopfront columns in stone to match the upper floors will not detract from the character of the building and therefore no specific comments to make on the proposals.

3.2 Bonnyton Community Council has not responded to the consultation at the time of writing this report.

4. REPRESENTATIONS

4.1 None.

5. ASSESSMENT AGAINST DEVELOPMENT PLAN

5.1 For the purposes of this application, the Development Plan comprises the Adopted East Ayrshire Local Plan (EALP 2010).

East Ayrshire Local Plan

5.2 Strategic Policy ENV1 states that the Council will protect, preserve and enhance all built heritage resources requiring conservation including listed buildings and conservation areas. Following on from this policy, Policies ENV4 and ENV7 seek to ensure that any development affecting listed buildings and conservation areas is appropriate to the building / area and that architectural features are protected with all finishes being suitable to the age and character of the building / area concerned. Policy ENV7 also requires that development will be compliant with the Council's design guidance as detailed within Policy ENV9.

As detailed in Section 2 of this report, the application site is a B listed building located within the John Finnie Street and Bank Street Outstanding Conservation Area. The proposed cladding works proposals are appropriate to the character of this listed building and conservation area. The proposals are designed not to interfere with the architectural features of the building and they do not dominate the building or surrounding area. The cladding will use natural stone which is an appropriate material noting the prevalence of stone on the external elevations of the building. The applications are therefore appropriate and compliant with Policies ENV1, ENV4 and ENV7.

5.3 Policy ENV9 states that the Council will actively encourage the highest standards of design and all developers will be expected to comply with the

Council's existing design guidance. Developments which do not meet the required design standards may not be supported by the Council.

The proposed detail and external finish of the cladding materials being natural stone is of appropriate scale, design and materials to respect the listed building and the location of the site within the outstanding conservation area. The proposed works are therefore compliant with the Council's design guidance and Policy ENV9. If Members choose to grant consent it is recommended that a sample of the stone be required by planning condition to ensure that the eventual stone to be used, is appropriate.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

6.1 The material considerations relevant in the determination of this application are the consultation responses, planning history and the Scottish Government's Scottish Historic Environment Policy (SHEP).

Consultation Responses

6.2 The consultation responses do not raise any issues of sufficient weight to warrant refusal of this application.

Planning History

6.3 Applications 07/0608/FL and 07/0609/LB for the change of use and refurbishment of this building to form offices were approved under delegated powers in 2007. The building is now occupied by several council departments as offices. There have also been various other minor applications since then associated with the refurbishment works to this building which do not affect these applications. The current applications seek consent to undertake works to the ground floor of this building in order to improve its appearance within the surrounding conservation area.

The applications are appropriate in terms of the planning history of this site.

Scotland's Historic Environment Policy

6.4 Historic Scotland has produced on behalf of the Scottish Government, Scotland's Historic Environment Policy (SHEP). This document replaces the Memorandum of Guidance previously published by Historic Scotland which was the main source of advice to planning authorities on a range of matters affecting listed buildings and conservation areas. The SHEP advocates that new development in conservation areas and on listed buildings that is well designed, respects the character of the area and contributes to its enhancement should be welcomed, with special regard being paid to scale, massing, height, materials as well as vertical or horizontal emphasis.

The proposed shopfront cladding works have been appropriately designed taking cognisance of this listed building's architectural features and the character of the surrounding conservation area. The applications are therefore considered to comply with the principles of the SHEP.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 The Council has an ownership interest in the site, but there are no significant legal implications in the determination of these applications.

7.2 If Members choose to grant listed building consent, the listed building application requires to be referred to Historic Scotland prior to the decision notice being released as the application has been submitted by East Ayrshire Council.

8. CONCLUSIONS

8.1 As indicated in Section 5 of the report the application is in accordance with the Development Plan and therefore should be approved unless material considerations indicate otherwise. As stated in Section 6 there are material considerations relevant to this application and these are supportive of the application.

8.2 The proposed cladding works to the existing ground floor shopfront columns will be appropriate to the B listed building and also to the surrounding John Finnie Street and Bank Street Outstanding Conservation Area. The proposals seek to ensure that no architectural features of the building will be disturbed and the finish and materials of the signage use traditional materials which are in-keeping with the building and surrounding area. No objections have been received from the consultation process and it is noted that in particular, Historic Scotland has not offered any objections to the proposed works.

9. RECOMMENDATION

9.1 It is recommended that the application for planning consent be approved subject to the conditions listed on the attached sheet.

9.2 It is recommended that the listed building consent application be granted subject to conditions listed on the attached sheet but that prior to any decision being issued the application be referred to Historic Scotland under the Planning (Listed Building and Conservation Areas (Scotland) Act 1997.

CONTRARY DECISION NOTE

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning and Economic Development, the application would not require to be referred to the Council as this would not constitute a significant breach of policy.

Alan Neish
Head of Planning and Economic Development

29 September 2011
FMF
FV/HM

LIST OF BACKGROUND PAPERS

1. Application Forms/Plans.
2. Statutory Letters/Certificates.
3. Consultations.
4. Adopted East Ayrshire Local Plan.
5. Applications 07/0608/FL and 07/0609/LB
6. SHEP

Anyone wishing to inspect the above papers please contact Fiona Finlay, Principal Planning Officer, on 01563 576798.

Implementation Officer: Hugh Melvin

East Ayrshire Council

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 11/0661/LB

Location	Former Johnnie Walker Building Strand Street Kilmarnock East Ayrshire
Nature of Proposal:	Cladding of shopfront columns on Strand Street elevation with ashlar stone blocks
Name and Address of Applicant:	Exec. Director of Neighbourhood Services EAC HQ London Road Kilmarnock KA3 7BU
Name and Address of Agent	Asset Improvement Service per David Nimbley Lugar Council Offices Rigg Rd Lugar Cumnock KA18 3JQ

Officer's Ref: Fiona Finlay
01563 576798

Subject to notification to Historic Scotland

The above application for Listed Building Consent should be granted subject to the following condition:

1. Prior to any work commencing on site details and samples of the proposed stone shall be submitted to and approved in writing by the Planning Authority. All cladding works shall thereafter be formed on site using the approved external materials which shall be maintained thereafter.

Reason: In the interests of the amenity and character of the listed building and John Finnie and Bank Street Outstanding Conservation Area.

Reason for the Decision

The proposed development is consistent with the provisions of the development and there are no material considerations that would justify refusal contrary to the provisions of the development plan.

East Ayrshire Council

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 11/0687/PP

Location	15 Strand Street Kilmarnock East Ayrshire KA1 1HU
Nature of Proposal:	Cladding of shopfront columns on Strand Street elevation with ashlar stone blocks
Name and Address of Applicant:	East Ayrshire Council East Ayrshire Council Headquarters London Road Kilmarnock East Ayrshire KA3 7BU
Name and Address of Agent	David Nimbley, East Ayrshire Council Lugar Offices Rigg Road Cumnock East Ayrshire KA18 3JQ

Officer's Ref: Fiona Finlay
01563 576798

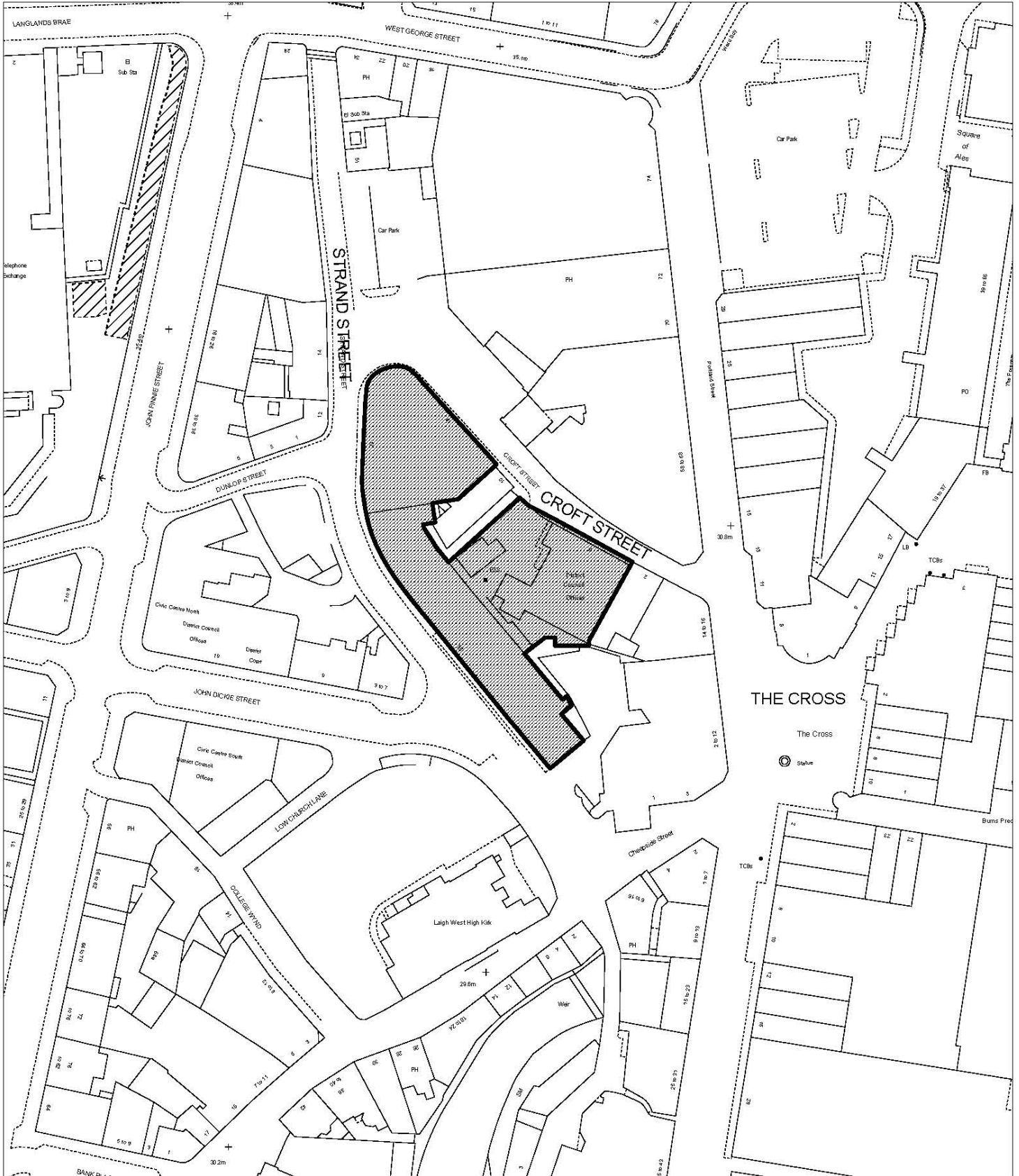
The above Planning Permission Application should be granted subject to the following condition:

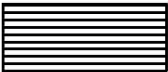

1. Prior to any work commencing on site details and samples of the proposed stone shall be submitted to and approved in writing by the Planning Authority. All cladding works shall thereafter be formed on site using the approved external materials and shall be maintained thereafter.

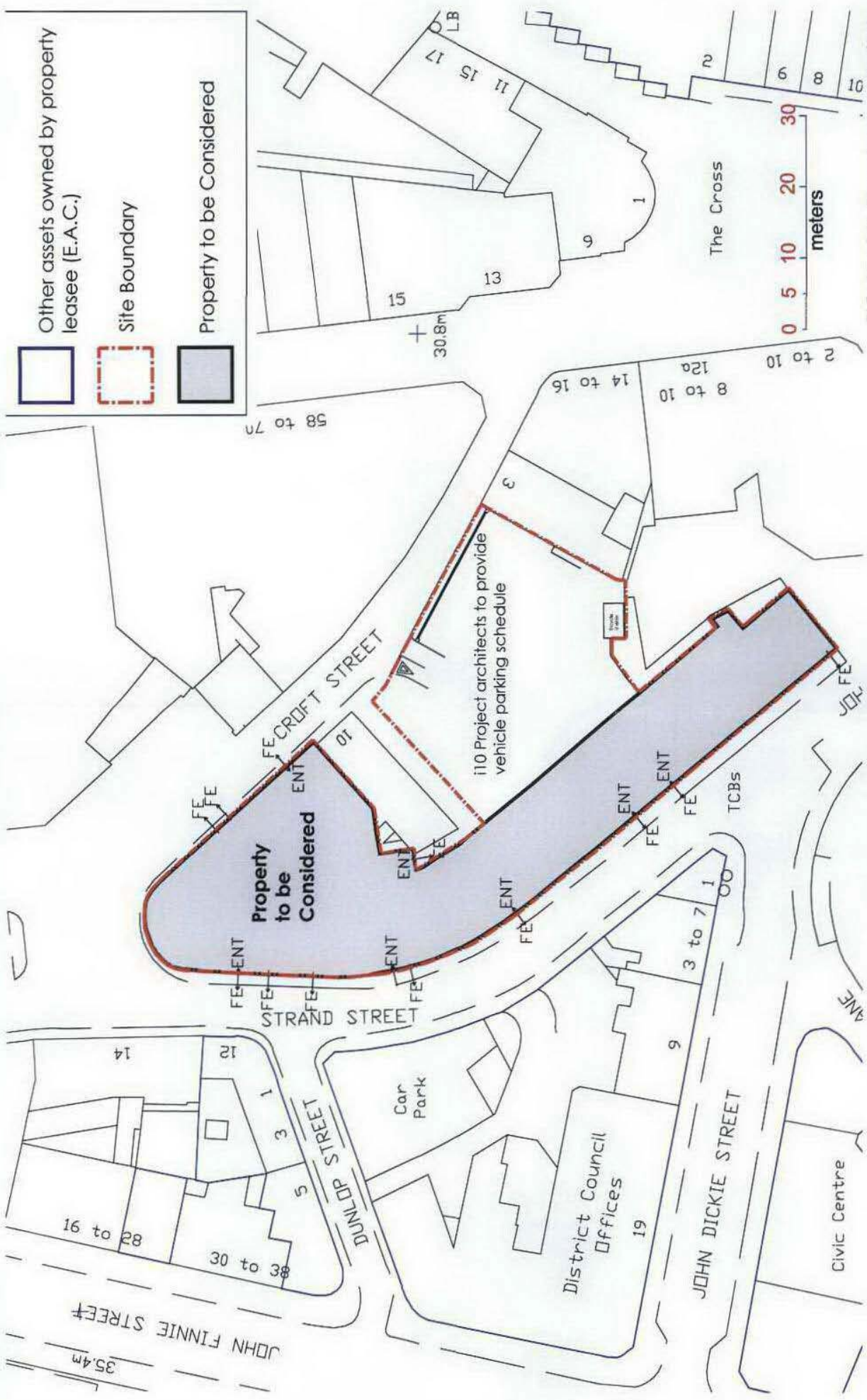
Reason: In the interests of the amenity and character of the listed building and John Finnie and Bank Street Outstanding Conservation Area.

Reason for the Decision

The proposed development is consistent with the provisions of the development and there are no material considerations that would justify refusal contrary to the provisions of the development plan.



<p>Title/Location</p> <p>Former Johnnie Walker Building</p> <p>15 Strand Street</p> <p>Application No. 11/0687/PP 11/0661/LB</p>	<p>East Ayrshire Council</p> <p>Department of Neighbourhood Services Planning & Economic Development Service The Johnnie Walker Bond 15 Strand Street Kilmarnock KA1 1HU Tel: (01563) 576790 Fax: (01563) 554592 E-Mail : Planning@east-ayrshire.gov.uk Com Date: 7/10/2011</p>
<p>Key</p> <p> Application Site</p>	<p></p>



Finance and Asset Management Asset Improvement Service Council Offices A18 SJQ Tel: 01563 555234 Fax: 01563 555235 www.east-ayrshire.gov.uk	Project Location RE-CLADDING OF COLUMNS JOHNNIE WALKER BOND, KILMARNOCK	Drawn By i10 Design	Date 03/10	Revisions ---
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