

SOUTHERN LOCAL PLANNING COMMITTEE: 30 JUNE 2011

11/0355/LB: DEMOLITION OF ANNEXE BUILDING AND FORMATION OF ENVIRONMENTAL AND PUBLIC REALM IMPROVEMENTS

AT CUMNOCK TOWN HALL ANNEX BUILDING, 62 GLAISNOCK STREET, CUMNOCK

BY EAST AYRSHIRE COUNCIL

Report by Head of Planning and Economic Development

Click for Application Details: <http://eplanning.east-ayrshire.gov.uk/online/caseFile.do?category=application&caseNo=11/0355/LB>

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Listed Building Consent is sought for the complete demolition of the town hall annexe building in order to allow the continuation and extension of the environmental improvement works which have taken place within and surrounding the curtilage of the town hall.

1.2 The annexe building has been marketed for a period of six weeks with no interest shown and it is therefore proposed for demolition. Following the proposed demolition of this building, the site will be remediated by extending the current public realm works at the town hall site to encompass the site of the annexe, essentially the surfacing works.

2. RECOMMENDATION

2.1 It is recommended that the application for Listed Building Consent be approved subject to the condition on the attached sheet and that prior to any consent being issued the application should be referred to and cleared by Historic Scotland under the Listed Buildings and Conservation Areas (Scotland) Act 1997.

3. CONCLUSIONS

3.1 As indicated in Section 5 of the report the application is considered to be in accordance with the development plan. Therefore given the terms of Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 the

application should be approved unless material considerations indicate otherwise. As indicated in Section 6 there are material considerations relevant to the application however it is considered that these are supportive of the application.

3.2 The environmental improvement works coupled with the establishment of the public car park on the adjoining site have dramatically improved the visual appearance of the surrounding environment of the Cumnock Town Hall. The removal of the annexe building will further enhance the environmental improvement works will allow the area to become fully integrated by continuing the public realm improvements along the northern section of the site. This will in turn create a more complete appearance of this area and encourage further public use of the space with increased pedestrian circulation whilst returning the front elevation of the Cumnock Town Hall to its original setting.

3.3 The annexe building does not significantly contribute to the conservation area of Cumnock or the setting of the town hall and currently detracts from the recent environmental improvement works that have been carried out. It is therefore recommended that the annexe building should be demolished in order to improve the setting of the town hall and the conservation area as a whole.

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 Full 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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BY EAST AYRSHIRE COUNCIL

Report by Head of Planning and Economic Development

1. PURPOSE OF REPORT

1.1 The purpose of this report is to present for determination an application for Listed Building Consent to be considered by the Southern Local Planning Committee under the revised scheme of delegation as the Council has an ownership interest in the land to which the application relates.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site is located at a prominent location within the centre of Cumnock and within the Cumnock Conservation Area. The town hall and the annexe building are both listed as Category C(s) under the overall listing status for the town hall. The annexe building is a single storey, flat roofed structure fronting onto Glaisnock Street positioned to the north east of the town hall. The building has a footprint area of approximately 33 square metres and is constructed largely from a mix of sandstone and red facing brick. Originally this building was positioned directly onto the original boundary wall with the former Cumnock Picture House (now demolished) with a section of the red sandstone wall still evident along the northern elevation of the annexe.

2.2 **Proposed Development:** Listed Building Consent is sought for the complete demolition of the town hall annexe building in order to allow the continuation and extension of the environmental improvement works which have taken place within and surrounding the curtilage of the town hall.

2.3 The annexe building has been marketed for a period of six weeks with no interest shown and it is therefore proposed for demolition. Following the proposed demolition of this building, the site will be remediated by extending the current public realm works at the town hall site to encompass the site of the annexe, essentially the surfacing works.

3. CONSULTATIONS AND ISSUES RAISED

3.1 Historic Scotland has no objections and advise that a strong case has been made for the demolition noting the Conservation Statement that was submitted with the application.

3.2 Cumnock Community Council has not responded at the time of writing this report.

3.3 The Architectural Heritage Society of Scotland has not responded at the time of writing this report.

4. REPRESENTATIONS

4.1 No representations have been received.

5. ASSESSMENT AGAINST DEVELOPMENT PLAN

5.1 For the purposes of this application the development plan comprises the New East Ayrshire Local Plan 2010.

5.2 Policy ENV1 states that the Council will seek to protect, preserve and enhance all built heritage resources requiring conservation including Listed Buildings and Conservation Areas, together with their respective settings, Historic Gardens and Designed Landscapes, Scheduled Ancient Monuments and Archaeological and Industrial Archaeological Sites and Landscapes.

The demolition of the annexe building is not considered to adversely affect the setting of the Cumnock Town Hall nor the setting of the Conservation Area due to the current physical condition of the annexe building. As per the submitted Conservation Area Statement, the annexe building was a later addition to the town hall and the removal is considered to help return the front elevation of the town hall to its original appearance whilst allowing the integration and continuity of the surrounding environmental improvement works.

5.3 Policy ENV4 states that the Council will actively encourage the retention, restoration, renovation and re-use of listed buildings, unlisted buildings in conservation areas and other locally important, especially traditional older properties, throughout the area. 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.

The annexe building has been actively marketed for a period of 6 weeks with no interest shown. The reuse of the building along with the renovation is not considered a viable option and as noted above, the removal of the annexe will enable the environmental improvement works to be continued and return the main elevation of the Town Hall to its original appearance.

5.4 Policy ENV5 states that 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 made by all concerned to find practical ways of keeping it. This will be demonstrated by inclusion of evidence to the planning authority that the building:

(i) has been actively marketed at a reasonable price and for a period reflecting its location, condition and possible viable uses without finding a purchaser;

(ii) is incapable of physical repair and re-use through the submission and verification of a thorough structural condition report; and

The Royal Commission of Ancient and Historical Monuments for Scotland (RCAHMS) shall be formally notified of all proposals to demolish listed buildings to enable features to be recorded.

Confirmation has been submitted that the annexe building has been actively marketed for a period of 6 weeks with no interest shown and the repair and reuse of the building is not a viable option.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

6.1 The principal material considerations relevant to the determination of these applications are the impact on the amenity of the area, Scottish Historic Environment Policy, the consultation responses, the planning history of the site, and the Supporting Statement and Conservation Appraisal by the applicant.

Impact on the Amenity

6.2 The surrounding area has benefited from significant upgrading and environmental improvement works further to the consents detailed in Section 6.5 of this report. These works have improved the visual amenity of the Town Hall and this area of Glaisnock Street within the Cumnock Conservation Area. The demolition of the annexe building will allow these works to be completed to

ensure that a comprehensive programme of environmental improvements can be attained.

Scottish Historic Environment Policy (SHEP)

6.3 The SHEP comprises The Scottish Government's Policy for the Historic Environment. The SHEP states that in cases where demolition is proposed, applicants will be expected to provide evidence to show that the building is either, not of special interest, incapable of repair, the demolition is essential to delivering significant benefit to economic growth or the wider community or its repair is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period.

The applicant has submitted a Conservation Statement which outlines the reasoned case for the demolition of the annexe building. This statement has been considered by Historic Scotland which, as per Section 3.1 of this report, is of the opinion that there is a strong case for the demolition of this building. The proposed demolition is considered therefore to be appropriate in terms of the SHEP.

Consultation Responses

6.4 The submissions detailed in Section 3 of this report do not raise any issues that warrant refusal of the application.

Planning History

6.5 Planning permission Ref. 09/0881/PP and listed building consent Ref. 09/0886/LB for environmental and public realm improvements to the setting of Cumnock town hall including the site of the former bingo hall was granted on 26 February 2010 by the Southern Local Planning Committee.

6.6 Planning permission Ref: 09/0521/CA for the demolition of the former Cumnock Picture House on the adjoining site was granted consent on 02 October 2009 by the Southern Local Planning Committee.

6.7 Planning permission ref: 09/0493/PP for the change of use of land to form car park and access road on adjoining land was granted on 02 October 2009 by the Southern Local Planning Committee.

Supporting Statement

6.8 The supporting statement advises that in March 2010 the former bingo hall on Glaisnock Street was demolished as part of the Cumnock Town Centre Regeneration Fund "Creating Civic Space Project" which saw an investment of £750,000 in the environs of Cumnock Town Hall. The Annex building was

retained at that time as it was considered to be part of the Town Hall's Category C(s) listing. The Annex building has been vacant for approximately 10 years during which time the physical condition of the building has deteriorated. The applicant advises that a surveyor's report on the building indicates that works totalling £115,000 would be required to bring the building back into viable use. The building has since been advertised for sale for a period of six weeks but no interest has been recorded.

Conservation Area Appraisal

6.9 The applicant's Conservation Statement outlines that, noting the recent major environmental improvement works that have been carried out, the annexe is physically distinct from the town hall and sits awkwardly in an isolated position. The Statement considers that the building is of no significant merit and its retention is not important to the continued drive to enhance the conservation area and regenerate the wider town centre. The annexe, when constructed, was a later addition to the town hall and its removal will return the front elevation of the town hall to its original appearance thereby adding to the quality of its setting in the streetscape. The Statement further considered that the annexe will be subject to further deterioration as there is little chance of a new use being found. Any such deterioration will hugely undermine the work that has already taken place to improve the setting of the listed town hall. The applicant has submitted a justification for the demolition of this building in accordance with the national policy criteria which is stated in section 6 of this report. The Statement concludes that it satisfies all national policy criteria and should be demolished.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 Financial and implications will arise through the implementation of the works by the Client Department of the Council.

7.2 Should Members be minded to approve this listed building consent application, then it will require to be referred to Historic Scotland under the Listed Buildings and Conservation Areas (Scotland) Act 1997.

8. CONCLUSIONS

8.1 As indicated in Section 5 of the report the application is considered to be in accordance with the development plan. Therefore given the terms of Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 the application should be approved unless material considerations indicate otherwise. As indicated in Section 6 there are material considerations relevant to the application however it is considered that these are supportive of the application.

8.2 The environmental improvement works coupled with the establishment of the public car park on the adjoining site have dramatically improved the visual appearance of the surrounding environment of the Cumnock Town Hall. The removal of the annexe building will further enhance the environmental improvement works will allow the area to become fully integrated by continuing the public realm improvements along the northern section of the site. This will in turn create a more complete appearance of this area and encourage further public use of the space with increased pedestrian circulation whilst returning the front elevation of the Cumnock Town Hall to its original setting.

8.3 The annexe building does not significantly contribute to the conservation area of Cumnock or the setting of the town hall and currently detracts from the recent environmental improvement works that have been carried out. It is therefore recommended that the annexe building should be demolished in order to improve the setting of the town hall and the conservation area as a whole.

9. RECOMMENDATION

9.1 It is recommended that the application for Listed Building Consent be approved subject to the condition on the attached sheet and that prior to any consent being issued the application should be referred to and cleared by Historic Scotland under the Listed Buildings 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 Full Council as this would not constitute a significant breach of policy.

Alan Neish
Head of Planning and Economic Development

17 June 2011
RG/FF

FV/HM

LIST OF BACKGROUND PAPERS

1. Application Forms/Plans/Supporting & Conservation Statements.
2. Statutory Letters/Certificates.
3. Consultations.
4. Adopted East Ayrshire Local Plan 2010.
5. Planning Applications 09/0881/PP, 09/0886/LB, 09/0521/CA and 09/0493/PP

Anyone wishing to inspect the above papers please contact Robin Ghosh, Senior Planning Officer, on 01563 553505.

Implementation Officer: Hugh Melvin

East Ayrshire Council

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 11/0355/LB

Location	Cumnock Town Hall Annexe Building 62 Glaisnock Street Cumnock East Ayrshire
Nature of Proposal:	Demolition of annexe building and formation of environmental and public realm improvements
Name and Address of Applicant:	Mr Karl Doroszenko Development Planning And Regeneration Manager EAC Planning And Economic Development The Johnnie Walker Bond 15 Strand Street Kilmarnock KA1 1HU
Name and Address of Agent	

Officer's Ref: Robin Ghosh
01563 553505

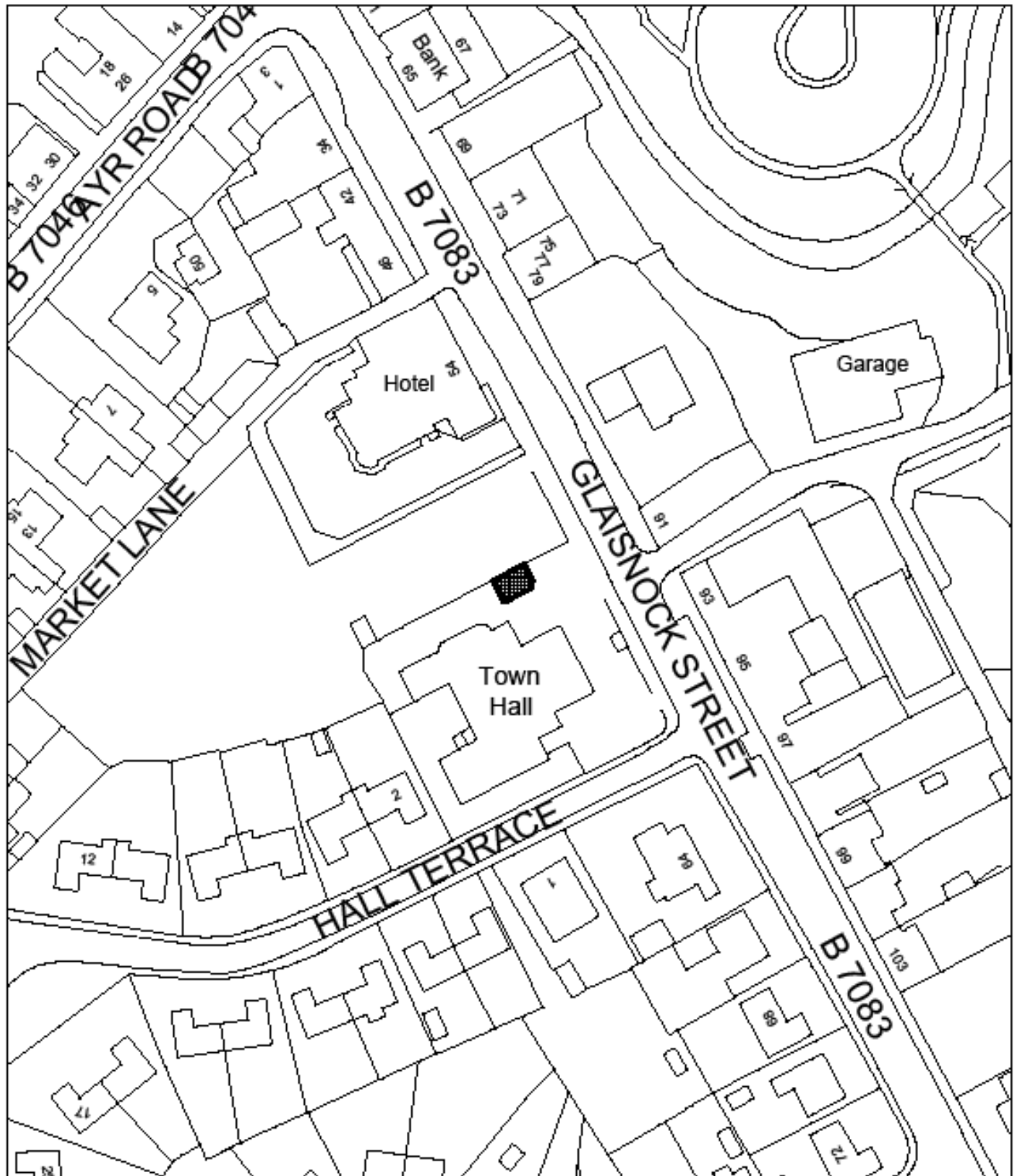
The above Listed Building application should be granted subject to the following condition:


1. Full details of the environmental improvement works for the area of ground formerly covered by the annexe building shall be submitted to, and approved by the Planning Authority within 2 months of the demolition of the annexe building and shall thereafter be implemented on site as approved within 4 months of demolition of the annexe building.

REASON: In the interests of the visual amenity and ensuring the continuity and integration of environmental improvement works.

Reason for the Decision

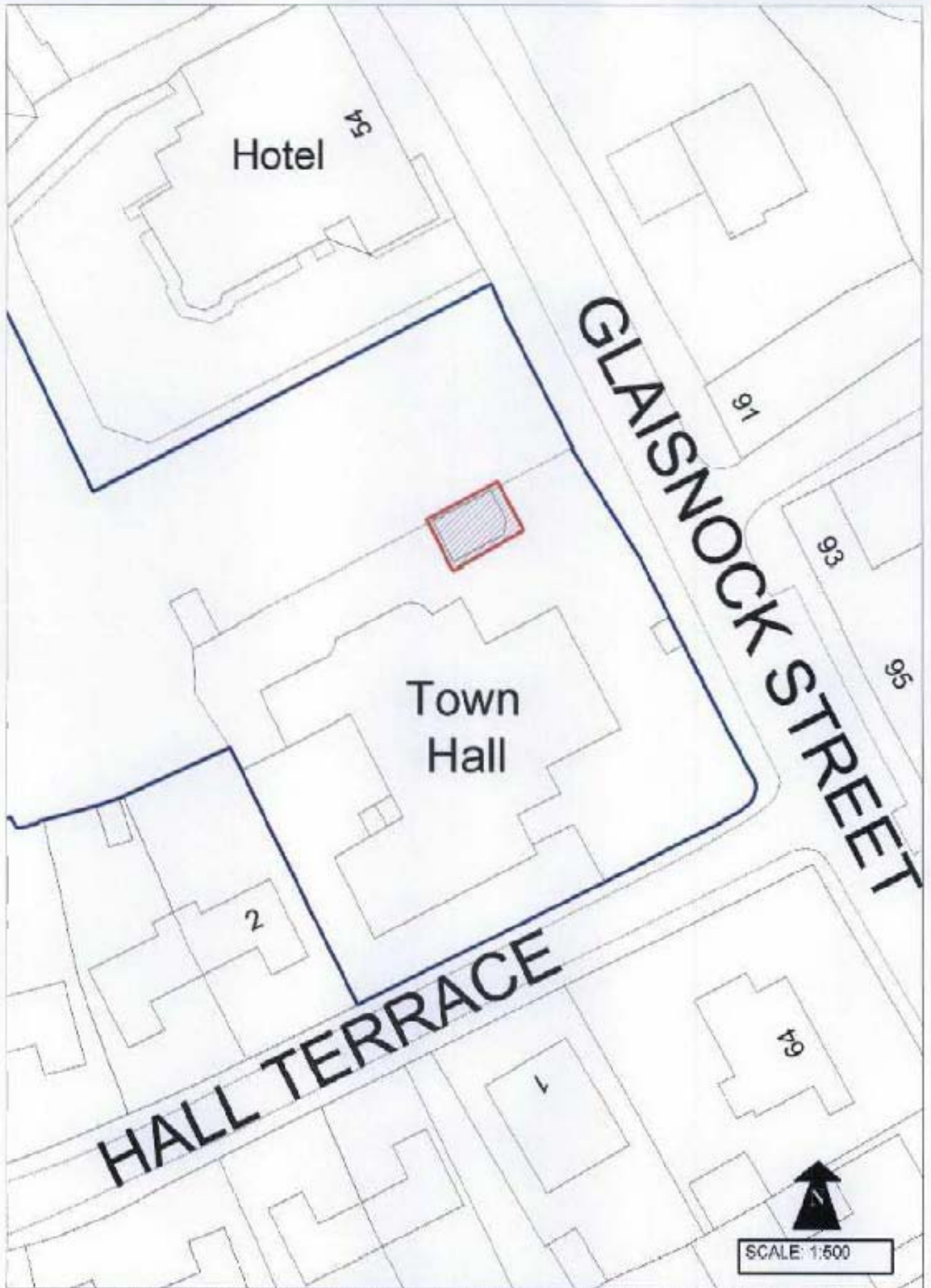
The proposed development is consistent with the Development Plan and the material considerations do not indicate that refusal would be appropriate.



<p>Title/Location Town Hall Annex Building</p> <p> Cumnock</p> <p> Application No. 11/0355/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</p>
<p>Key</p> <p> Application Site</p>	<p>E-Mail : Planning@east-ayrshire.gov.uk</p> <p>Com Date: 30/06/2011</p>



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