EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 The proposal involves cleaning of the stonework by pressure water wash to remove mould and vegetation growth, the dressing back of spalling stone to a sound surface, pointing of lime mortar mix where required and indents to any recesses in the stonework.

1.2 In terms of the roof the proposal includes an assessment of damaged/dislodged slates and replacement with the same specification of slates, removal of all vegetation and replacement or resetting of any damaged or displaced ridge caps.

1.3 The proposal also includes the replacement of any damaged down pipes and gutters in traditional cast iron and the cleaning and painting of down pipes and gutters. In addition all lead/zinc flashing to be assessed for cracks or punctures and replaced where necessary.

2. RECOMMENDATION

2.1 It is recommended that the application should be approved with conditions.

3. CONCLUSIONS

3.1 As indicated in Section 5 of the report the application complies with the Development Plan and will result in the enhancement of the appearance of both the category B listed building and the John Finnie Street and Bank Street Outstanding Conservation Area.
3.2 The primary material considerations in this case generally focus on the consultation responses, the SHEP and the impact on amenity. Given that the proposal results in the enhancement of the appearance the both the category B listed building and the John Finnie Street and Bank Street Outstanding Conservation Area, no adverse impacts will result on the character or appearance of the area or on the listed building.

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.
1. PURPOSE OF REPORT

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

2. APPLICATION DETAILS

2.1 Site Description: The application site comprises the three storey sandstone Civic Centre North building, a category B listed building located within the John Finnie Street and Bank Street Outstanding Conservation Area. The Civic Centre North building also forms part of a grouping of category A listed buildings which includes buildings in John Finnie Street and West George Street. The Civic Centre North is owned by East Ayrshire Council and the building is occupied by East Ayrshire Council Offices.

2.2 The application site is bounded to the north by Dunlop Street, to the east by Strand Street, to the south by John Dickie Street and to the west by John Finnie Street.

2.3 Proposed Development: The proposal involves cleaning of the stonework by pressure water wash to remove mould and vegetation growth, the dressing back of spalling stone to a sound surface, pointing of lime mortar mix where required and indents to any recesses in the stonework.

2.4 In terms of the roof the proposal includes an assessment of damaged/dislodged slates and replacement with the same specification of slates, removal of all vegetation and replacement or resetting of any damaged or displaced ridge caps.
2.5 The proposal also includes the replacement of any damaged down pipes and gutters in traditional cast iron and the cleaning and painting of down pipes and gutters. In addition all lead/zinc flashing to be assessed for cracks or punctures and replaced where necessary.

3. CONSULTATIONS AND ISSUES RAISED

3.1 Historic Scotland - has no objections to the proposed development

3.2 Bank Street and John Finnie Street Conservation Area Regeneration Scheme (CARS) - has not objected to the application.

3.3 Bonnyton Community Council – no consultation response received.

4. REPRESENTATIONS

4.1 The application was advertised in the Kilmarnock Standard on week ending 21 October 2011. No representations were received in connection with the application.

5. ASSESSMENT AGAINST DEVELOPMENT PLAN

5.1 Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of this application the development plan comprises the Adopted East Ayrshire Local Plan (2010).

5.2 Strategic 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 proposal complies with Strategic Policy ENV1 as the works to the building will result in the preservation and enhancement of both the category B listed building and the John Finnie Street and Bank Street Outstanding Conservation Area.*
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 proposal involves external repairs to the Civic Centre North building seeking to preserve and improve the appearance of the category B listed building and also to preserve the character and appearance of the John Finnie Street and Bank Street Outstanding Conservation Area.

5.4 Policy ENV9 states that the Council will actively encourage and demand the highest possible standards of design from applicants in the formulation of their development proposals. All developers will be expected to comply fully with the Council’s existing design guidance documents relating to, and advising on, the particular type of development proposed. Developments which do not meet the required design standards detailed in these documents will require to be fully justified and may not be supported by the Council.

In this instance, Design Guidance 4 Listed Buildings and Buildings within Conservation Areas is the relevant design document which seeks to achieve the highest standards of design in East Ayrshire. The current proposal to improve the external appearance of the Civic Centre North results in the enhancement and protection of the built heritage of the John Finnie Street and Bank Street Outstanding Conservation Area and uses materials appropriate to the age and character of this listed building.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

6.1 The principal material considerations relevant to the determination of this application are the consultation responses, representations, the planning history and the impact on the amenity of the area.

Consultation Responses

6.2 The consultation responses received do not indicate that the application should be refused.
Representations

6.3 No representations have been received in connection with the application.

Planning History


6.5 99/0747/LB – provision of new security gates to recessed entrance/exit doorways – approved with conditions – 24/12/1999

6.6 04/0946/CA – demolition of unsafe chimney – withdrawn – 27/01/2005

6.7 05/0104/CA – partial demolition and repair of unstable chimney – approved – 16/03/2005

6.8 09/0229/LB – alterations to building – approved with conditions – 11/06/2009

6.9 09/0230/FL – internal alterations to form data back up centre and formation of louvers within existing openings – approved with conditions – 20/05/2009

6.10 09/0433/PP – install CCTV and external lighting – approved with conditions – 09/10/2009


Impact on amenity

6.12 The proposal will result in the enhancement of the character and appearance of the John Finnie Street and Bank Street Outstanding Conservation Area and on the appearance of the category B listed Civic Centre North building by undertaking extensive repairs to the fabric of the building which will result in the visual improvement to the building and also the surrounding area.

Scottish Historic Environment Policy (SHEP)

6.13 The SHEP sets out Scottish Ministers’ policies for the historic environment and informs the day to day work of a range of organisations who have a role to play in the historic environment. It advises that actions in respect of Scotland’s built environment should secure its conservation and management, there should be a presumption in favour of preservation of individual historic assets, should be managed in a sustainable way and all of Scotland’s people should be able to enjoy, appreciate and learn from Scotland’s historic environment.
On the basis that this proposal looks to repair the building and also to make significant improvements to the building, the works would be in compliance with the key policy aims of Scottish Ministers expressed through the SHEP.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 There are no financial or legal implications for the Council in the determination of this application.

8. CONCLUSIONS

8.1 As indicated in Section 5 of the report the application complies with the Development Plan and will result in the enhancement of the appearance of both the category B listed building and the John Finnie Street and Bank Street Outstanding Conservation Area.

8.2 The primary material considerations in this case generally focus on the consultation responses, the SHEP and the impact on amenity. Given that the proposal results in the enhancement of the appearance the both the category B listed building and the John Finnie Street and Bank Street Outstanding Conservation Area, no adverse impacts will result on the character or appearance of the area or on the listed building.

9. RECOMMENDATION

9.1 It is recommended that the application should be approved with conditions.

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 & Economic Development

JL/FMF
18 January 2012

FV/DMCD
List of Background Papers

1. Application form, plans and statutory notices/certificates;
2. Consultation responses
3. Adopted East Ayrshire Local Plan 2010

Anyone wishing to inspect the above papers should contact Jane Little, Senior Planning Officer on 01563 576768.
| Location       | Civic Centre North  
|               | 19 John Dickie Street  
|               | Kilmarnock           |
| Nature of Proposal: | External fabric repairs to historic building facades |
| Name and Address of Applicant: | East Ayrshire Council  
|               | London Road Headquarters  
|               | London Road           
|               | Kilmarnock            
|               | KA3 7BU               |
| Name and Address of Agent | East Ayrshire Council  
|               | Corporate Infrastructure  
|               | Lugar Council Offices  
|               | Rigg Road             
|               | Lugar                 
|               | KA18 3JQ             |

Officer’s Ref: Jane Little  
01563 576768

The above application for planning permission should be approved subject to a condition:

1. Notwithstanding the plans and detailed schedule hereby approved all materials and colours of finish shall match the materials of the original building.

REASON: In the interests of the visual amenity of the listed building and the outstanding conservation area.

Reason for the Decision

The proposal is compliant with the Development Plan and the material considerations do not indicate that the application should be refused.