

Planning Development Management Committee

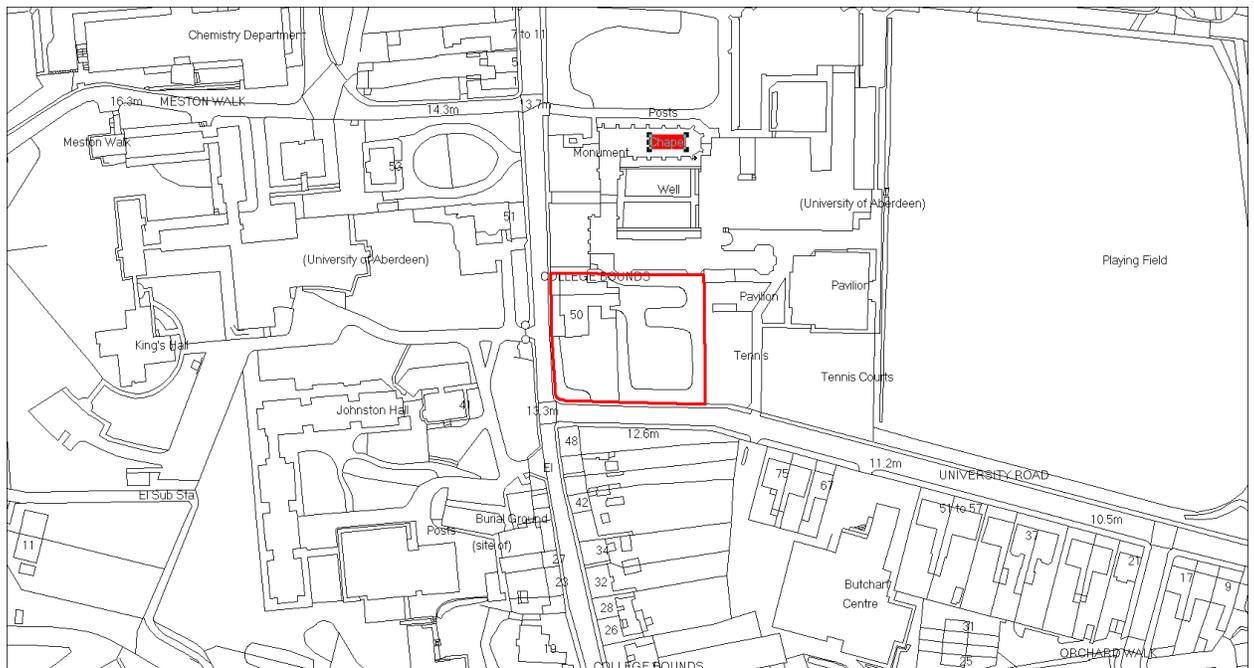
50-52 COLLEGE BOUNDS, OLD ABERDEEN

PROPOSED ENTRANCE LIGHT

For: The University of Aberdeen

Application Type : Listed Building Consent
Application Ref. : P130907
Application Date: 20/06/2013
Officer: Jennifer Chalmers
Ward : Tillydrone/Seaton/Old Aberdeen (J
Noble/R Milne/R Grant)

Advert : Listed Building
Advertised on: 03/07/2013
Committee Date: 28th November 2013
Community Council : Comments



RECOMMENDATION:

Approve subject to conditions

DESCRIPTION

The site extends to 0.0305 hectare and is located at the junction of College Bounds and University Road in Old Aberdeen Conservation Area and on Aberdeen University campus. Two semi-detached granite buildings occupy the north-west corner of the site, set back 3.5 metres from the heel of the pavement and the low granite boundary wall. The north gable of No.52 overlooks the front lawn of Kings' College. The buildings are predominantly 3½ storeys in height with a rear wing reducing in height from 2½ to 2 storeys. There is a single storey granite wing on the south gable of No. 50 College Bounds. The buildings are listed Category B and are University administrative offices, currently vacant pending their refurbishment for the same use. The remainder of the site is enclosed by a high granite wall and timber gates that screen a turning area and a lawn planted with semi-mature trees. There are University tennis courts to the east of the site and Crombie Halls of Residence to the west.

RELEVANT HISTORY

P102014 – Conditional listed building consent granted on 20th May 2011 for 'Alterations and Refurbishment'

P102021 – Conditional approval granted on 20th May 2011 for 'Proposed entrance ramp and replacement of certain windows'

P120830 – Unconditional listed building consent granted on 27th February 2013 to 'Restore glazing to sash and case window, formerly glazed with plywood, open up to interior and form linings'

P130908 – Conditional approval granted on 29th October 2013 for a 'Proposed Entrance Light'.

PROPOSAL

Listed building consent is sought to install an entrance light above the main entrance doors on the western elevation.

This would be positioned midway between the 2 inner most first floor windows at a height of approximately 4m above ground level.

The light would be an antique style pendant lantern with an aluminium base unit and cap. The height of the lamp would be 750mm with an overall diameter of 600mm. The light would be 50W Son with a circular louvre that surrounds the lamp.

REASON FOR REFERRAL TO COMMITTEE

The application has been referred to the the Planning Development Management Committee because there has been an objection from the Old Aberdeen Community Council. Accordingly, the application falls outwith the scope of the Council's Scheme of Delegation.

CONSULTATIONS

Roads Projects Team – No observations
Environmental Health – No observations

Enterprise, Planning & Infrastructure (Flooding) – No observations

Community Council –

Object on the basis that the specification of the proposed light unit is inappropriate for the location. The planning application does not adequately define the proposed unit by specifying the proposed bulb or wattage, but the light will do little to illuminate the doorway, but at just 4m above pavement level will serve to dazzle pedestrians waling along the road. There is adequate street lighting within a few metres. Would suggest a light unit that will focus lighting more appropriately / sensitively for a conservation area.

Street Lighting Team –

Originally advised that a 70W SON/E lamp would be excessive and that there could be a risk of glare both of a discomforting and more importantly a disabling nature, if the light output is not adequately controlled. As a result of a revised lamp being proposed, the Street Lighting Team are now satisfied with the revised proposal.

REPRESENTATIONS

No letters of representation/objection/support have been received.

PLANNING POLICY

National Policy and Guidance

Scottish Planning Policy – this states that the layout, design, materials, scale, siting and use of any development which will affect a listed building or its setting should be appropriate to the character and appearance of the building and its setting.

Scottish Historic Environment Policy (SHEP) July 2009 - states that the planning authority must pay special attention to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses.

Aberdeen Local Development Plan

Policy D5 (Built Heritage) – the relevance of the local development plan policy is limited in this instance as the application is for listed building consent, however this policy states that proposals affecting Conservation Areas or Listed Buildings will only be permitted if they comply with Scottish Planning Policy.

EVALUATION

Where a proposal affects a listed building Sections 14(2) and 59(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 places a duty on planning authorities in determining an application for listed building consent to have special regard to the desirability of preserving the building or its setting and any features of special architectural or historic interest which it possesses. This is the primary consideration in the determination of applications for listed building consent.

The proposal to install an entrance light above the main entrance doors on the western elevation is considered acceptable. The proposed light is of an acceptable size, position on the building, design and material for a listed building within a conservation area.

The main consideration in this application is whether the proposal would affect the special historical and architectural interest of the listed building. The proposed light would be positioned on the main frontage of the building, facing onto College Bounds. It is considered that the proposal has taken into consideration the historic fabric and architectural features of the building and the surrounding area as the design of the proposed light is sympathetic in design.

In relation to the luminaire data, the Old Aberdeen Community Council objected to the original submission which was for a 70W SON/E light and that the light unit should focus lighting more appropriately and sensitively for a conservation area. As a result of these comments the applicant has agreed to reduce the proposed light to 50W SON/E which would reduce the light output and glare from the fitting. Further still there is a circular louvre that surrounds the lamp which is intended to reduce sideways glare thereby further reducing any impact on the listed building or on the surrounding conservation area. The Street Lighting Team are now satisfied with the revised proposal.

It is considered that the proposal complies with Policy D5 of the Aberdeen Local Development Plan and also Scottish Planning Policy and SHEP as the proposal would not have a detrimental impact on any special architectural or historic interests.

RECOMMENDATION

Approve subject to conditions

REASONS FOR RECOMMENDATION

That the proposal has taken into consideration the historic fabric and architectural features of the building and the surrounding area as the design of the proposed light is sympathetic in design as does the proposed light output. The proposal complies with Policy D5 of the Aberdeen Local Development Plan and also Scottish Planning Policy and Scottish Historic Environment Policy as the proposal would not have a detrimental impact on any special architectural or historic interests.

CONDITIONS

it is recommended that approval is granted subject to the following conditions:-

(1) that details of the type of fixing of lamp should be provided prior to the start of works. The fitting and means of fixing should be non-ferrous to prevent damage and staining and should use existing fixing holes or joints.

Reason: To preserve the historic fabric of the building.

Dr Margaret Bochel

Head of Planning and Sustainable Development.