

Planning Development Management Committee

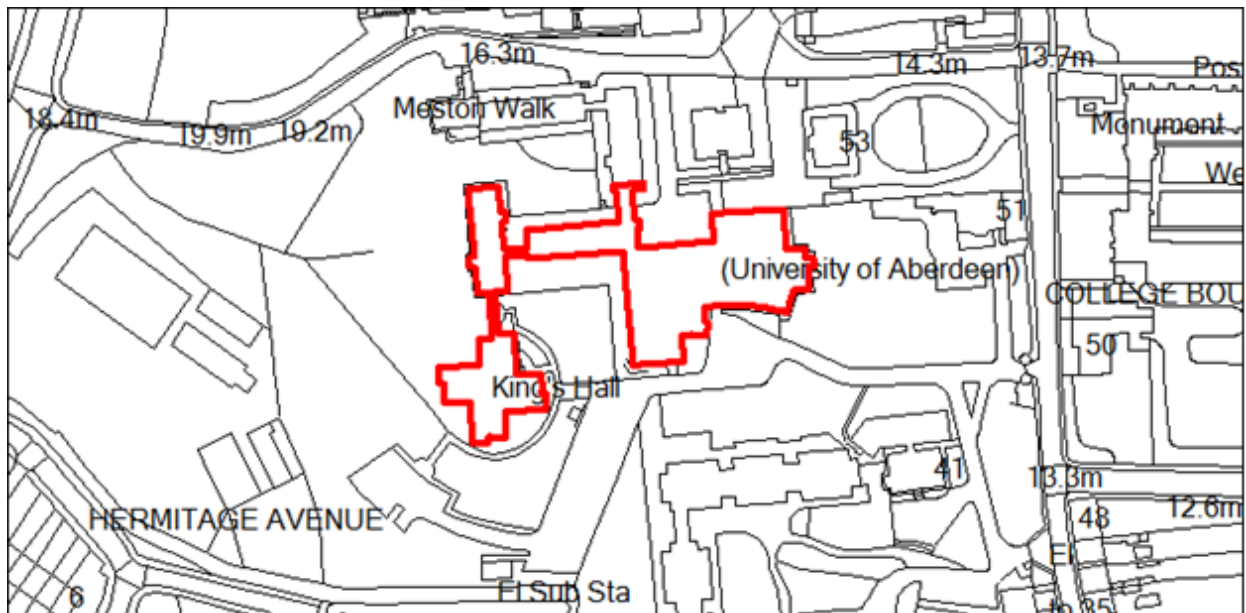
CROMBIE HALL OF RESIDENCE, COLLEGE
BOUNDS, OLD ABERDEEN

INSTALLATION OF REPLACEMENT SIGNAGE
AND REFURBISHMENT OF CAFE

For: Compass Group UK and Ireland Ltd

Application Type: Listed Building Consent
Application Ref.: P140681
Application Date: 17/06/2014
Officer: Andrew Miller
Ward: Tillydrone/Seaton/Old Aberdeen (J
Noble/R Milne/R Grant)

Advert: Listed Building
Advertised on: 02/07/2014
Committee Date: 25/09/2014
Community Council : Comments



RECOMMENDATION:

Willingness to approve, subject to Conditions and referral to Historic Scotland (Category A listed building)

DESCRIPTION

Crombie Hall lies within the grounds of the University of Aberdeen. This proposal relates to only part of the building, which is currently used as a restaurant/café, and it is the element which is situated to the eastern part of the building. The building is surrounded by other University buildings.

The building is a Category A listed building and lies within the Old Aberdeen Conservation Area. The listing notes that Crombie Halls are an excellent and almost unaltered example of the early post-war private practice work of Sir Robert Matthew. They are among the very best 1950s Modern Movement buildings in Scotland. It was designed 1953-56 and built 1957-60.

RELEVANT HISTORY

P140682 - 2 No. illuminated suspended disks and pin mounted lettering. Advertisement Consent application, pending consideration.

PROPOSAL

Listed building consent is sought for the following works:

1. Individual lettering signage, externally illuminated sited on a rail above the entrance into the building on the eastern elevation. Letters to be 168mm high and 2.5 metres in length;
2. A roundel sign to be sited internally behind the front glazed façade (east elevation), which would be internally illuminated;
3. A roundel sign to be sited internally behind the glazed façade adjacent the rear entrance of the building (south elevation), which would be internally illuminated;
4. Internal hit and miss timber screen;
5. Installation of sign on internal post;
6. Works to expose a mural.
7. General refurbishment of the serving/bar area.

Supporting Documents

All drawings and the supporting documents listed below relating to this application can be viewed on the Council's website at

<http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=140681>

On _____ accepting _____ the _____ disclaimer
enter the application reference quoted on the first page of this report.

REASON FOR REFERRAL TO COMMITTEE

The application has been referred to the Planning Development Management Committee because the Old Aberdeen Community Council has objected. 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.

Historic Scotland – Content that proposed works should not have a significant adverse impact on the building's special architectural and historic interest as an outstanding example of a 1950's Modern Movement building. Requested conditions requiring further detail on the design of the proposed partitions between café area and computing/communal area; details of which were subsequently provided.

Community Council – Object to the application. There is no illuminated signage anywhere in the Old Aberdeen Conservation Area and this would create an unacceptable precedent. Replacement door would alter appearance of building (NOTE - this was subsequently amended and the existing door retained).

REPRESENTATIONS

Two letters of objection have been received. The objections raised relate to the following matters –

- Proposals would destroy vernacular and special character of the building, imposing a new and entirely different character on to the main façade of the building.
- More suited to a busy city centre full of brash signs, corporate logos and brand names rather than the modest “village within a town” character of the area.
- Illuminated signage would be completely at odds with character of Crombie Hall.
- Application address as Crombie Annex – this is incorrect, the building forms part of the main building and is the main façade at the front of the building.
- Not strictly accurate to state it is replacement signage, there is virtually no signage at all bar a non illuminated sign in the window.
- Applicant claims it is a category C listed building, whereas it is category A.
- Replacement door is unsuitable. (NOTE - this was subsequently amended and the existing door retained.)

- Recommend application withdraws application until the matter of retrospective consent for work already carried out at Crombie Hall is settled.

PLANNING POLICY

National Policy and Guidance

Scottish Planning Policy (SPP)

The design, materials, scale and siting of development which would affect a listed building, or its setting, should be appropriate to the character and appearance of the building and setting. There is a presumption against works that will adversely affect a listed building or its setting. Furthermore, Scottish Planning Policy states that development should be refused permission within a conservation area that fails to preserve or enhance the character or appearance of the area.

Scottish Historic Environment Policy (SHEP)

There is a presumption against work that would adversely affect the special interest of a listed building or its setting.

Aberdeen Local Development Plan (ALDP)

Policy D1 - Architecture and Placemaking

Ensures that high standards of design are achieved through a number of considerations, including context, to ensure that the setting of the proposed development and its design is acceptable.

Policy D5 Built Heritage

Proposals affecting Conservation Areas or Listed Buildings will only be permitted if they comply with Scottish Planning Policy.

Supplementary Guidance

- Managing Change in the Historic Environment Guidance Notes – Shopfronts and Signs; Interiors by Historic Scotland (October 2010) (MCHE)

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 signage which would be sited above the porch is considered acceptable. It is considered that its appearance would compliment the style of building and the level of illumination would be acceptable. Furthermore, the lettering would be attached to a bar to minimise the fixings to the listed building, which would result in there being minimal intervention with the building.

The two illuminated roundel signs will be fixed internally. It is considered that they would not adversely affect the setting of the listed building, or any feature of historical and architectural importance. Overall, the illuminated signage would be a relatively small intervention within the building and as such the signage scheme is considered acceptable.

The internal hit and miss timber screen would be free standing. Due to the design of the screen which is not full height, and it allowing daylight through, as opposed to a wall, it is considered that this element of the proposal would not have an adverse impact on any historical or architectural features of the building. The proposal is considered to not undermine the modernism style of the building.

An internal column would be wrapped with new cladding on three sides, but not affixed to the column itself, rather it would attached to the freestanding timber screen. The internal signage would be attached to this cladding. The bar/kitchen area and customer order points proposed are also free standing, with the furniture scheme provided claiming to be 'Scandinavian' in style, which can be linked back to the design origins of the building. As a result of the works, the proposals maintain the architectural historic interest of the building whilst being fully reversible. As such they are considered to be acceptable.

Works to expose a mural are also proposed however, it is unknown as to whether the mural is hidden or the blue glass that covers it is the mural itself. As such, a suspensive condition is recommended for inclusion, requiring a detailed method statement to be submitted in order that further consideration can be given to these works.

It is judged that the signage and proposed works would not have an adverse impact on the setting of the listed building or on any historical or architecturally important features, in line with the requirements of policy D1 of the ALDP, SHEP, SPP and subsequently policy D5 of the ALDP, as well as guidance contained within the MCHS. Therefore it is recommended that listed building consent is approved subject to two conditions requiring: a method statement for revealing the murals, and to ensure that no proposals attach to the internal column.

RECOMMENDATION

Willingness to approve, subject to Conditions and referral to Historic Scotland (Category A listed building).

REASONS FOR RECOMMENDATION

The proposed refurbishment works and signage would not have an adverse impact on the character or setting of the Category A Listed Building, and therefore accords with Scottish Planning Policy, Scottish Historic Environment Policy and the Aberdeen Local Development Plan, in particular policies D1 (Placemaking and Architecture) and D5 (Built Heritage).

CONDITIONS

It is recommended that approval is given subject to the following conditions:-

(1) No works shall take place to expose the mural, or to remove of the covering blue glazing until a detail method statement has been submitted to and approved in writing by the Planning Authority. The works shall clearly specify what will be removed, and how. The works thereafter, in exposing the mural, shall take place fully in accordance with the approved method statement. – The mural is hidden, and it is unclear whether the blue glass is the mural itself. To avoid any adverse impact on any aspect of the historical interest of this feature it is important that the works are carried out sensitively and it is understood that it can only be fully explored through on site works, therefore it is imperative that a method statement is agreed in the interests of the historical importance of such a feature.

(2) For the avoidance of doubt there shall be no fixings to the internal columns. The timber screens and internal signage shall not be fixed to the internal columns. – For the avoidance of doubt, and to ensure that the development does not have an adverse impact on these internal features.

INFORMATIVES

For the avoidance of any doubt you are advised that the works hereby approved do not include the removal of the light fixtures or wooden structures, all of which are protected by the listing.

Dr Margaret Bochel

Head of Planning and Sustainable Development.