

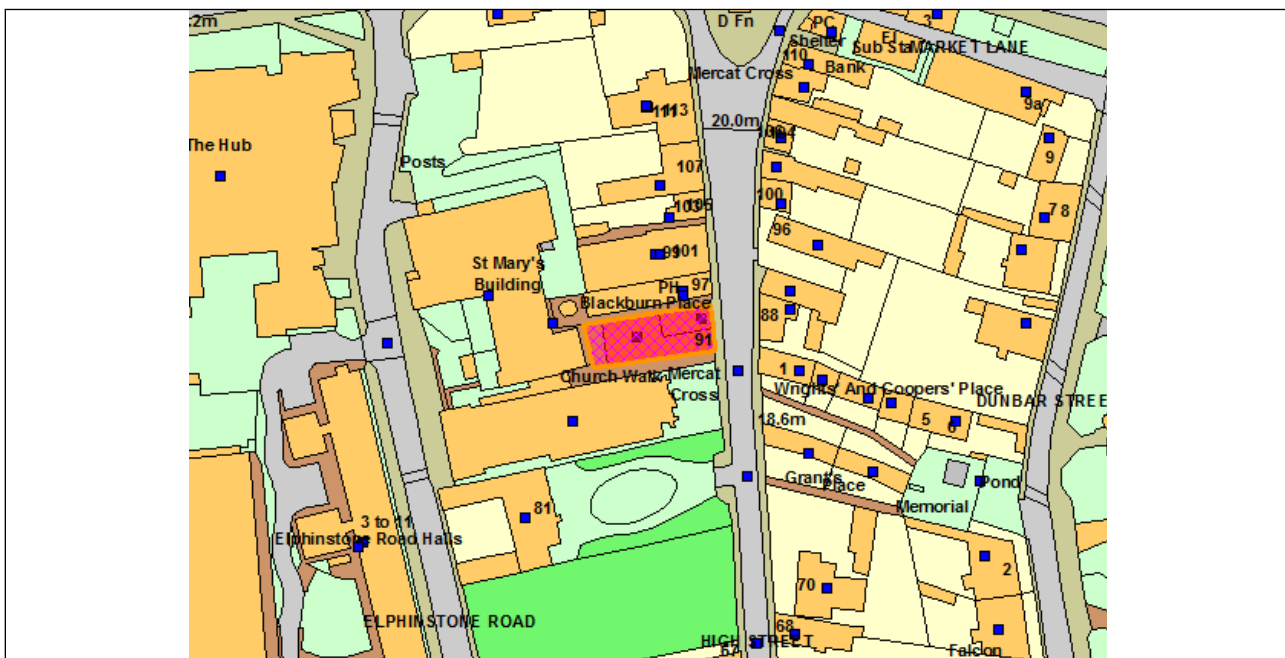


Planning Development Management Committee

Report by Development Management Manager

Committee Date: 26th April 2018

Site Address:	Bank Of Scotland, 91 High Street, Aberdeen, AB24 3EN
Application Description:	Formation of new openings and installation of window and rooflights; install replacement windows, with some modification to apertures in rear elevation; replace door with window and associated timber linings; removal of vents; install bicycle store; installation of replacement external stairs, to allow formation of bin store; and various internal alterations
Application Reference:	171457/LBC
Application Type	Listed Building Consent
Application Date:	7 December 2017
Applicant:	Stanthorne Ltd
Ward:	Tillydrone/Seaton/Old Aberdeen
Community Council	Old Aberdeen
Case Officer:	Jamie Leadbeater



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RECOMMENDATION

Approve Conditionally

APPLICATION BACKGROUND

Site Description

The vacant ground floor and year 'garden' of an extended a two and half storey category B-listed building – formerly used as a bank – on the west side of High Street in the Old Aberdeen Conservation Area.

The application relates to the main part of the building, which fronts High Street, as well as the adjoining flat roofed single storey extension and attached pitched roof former outbuilding, as well as a small enclosed yard to the rear (west). Externally, the building is finished in granite and terracotta profiled roof tiles with white timber sash & case windows, although non-original windows and doors are located on the exterior of the extension and converted outbuilding. The interior of the building has been modified over time and stripped of all original features.

Relevant Planning History

Application Number	Proposal	Decision Date
171445/DPP	Change of use from class 2 (financial, professional and other services) to student accommodation (sui generis); Formation of new openings and installation of window and rooflights; install replacement windows, with some modification to apertures in rear elevation; replace door with window and associated timber linings; removal of vents; install bicycle store; and installation of replacement external stairs, to allow formation of bin store.	Pending consideration – To be heard by PDMC On 26/04/2018

APPLICATION DESCRIPTION

Description of Proposal

The proposal involves both internal and external alterations to the building as described below:

- Subdivide interior, using partition walling and suspended ceiling, to create: 6 en-suite bedrooms, kitchen/dining area and lounge;
- Install 2no. rooflights in flat roof of rear link extension;
- Replace door facing onto Blackburn Place with a sash & case window with timber linings below;
- Create new sash & case window in side elevation of converted outbuilding overlooking Church Walk;

- Replace two existing windows overlooking Church Walk with timber sash & case windows;
- Modify existing window opening on west (rear) elevation of converted outbuilding and install timber framed casement window. Reduce size of second window opening window in this elevation and also install timber framed casement window;
- Install replacement railings to staircase in rear yard and extend raised platform slightly to form bin store; and,
- Install timber framed cycle store in rear yard.

Supporting Documents

All drawings, and supporting document listed below, can be viewed on the Council's website at: <https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=P0L549BZHPU00> .

- Design and Heritage Statement

Reason for Referral to Committee

The application has been referred to the Planning Development Management Committee because the local community council has objected to the proposals.

CONSULTATIONS

Historic Environment Scotland – No comments..

Old Aberdeen Community Council – Object; on the basis that the existing doorway fronting onto Blackburn Place should not be replaced with an opaque screen.

REPRESENTATIONS

One objection has been received, which has raised the following material matter:

- Replacement of door on northern/ side elevation with opaque screen is not acceptable.

MATERIAL CONSIDERATIONS

Legislative Requirements

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.

National Planning Policy and Guidance

- Scottish Planning Policy (SPP)

- Historic Environment Scotland – *Managing Change in the Historic Environment: Guidance Notes*.

Aberdeen Local Development Plan (2017)

- Policy D4: Historic Environment

Supplementary Guidance and Technical Advice Notes

- Replacement of Windows and Doors (Supplementary Guidance)

Other Material Considerations

- Old Aberdeen Conservation Area Character Appraisal (CACA)

EVALUATION

Policy D4 in the ALDP states there will be a presumption in favour of the re-use of listed buildings whilst new developments should seek to respect the character, appearance and setting of these buildings, as well as protecting their special architectural or historic interest. This policy is underpinned by SPP and HES guidance.

Internal Changes

No features of historic or architectural significance remain within the interior of the building – as set out in the submitted Design & Heritage Statement and correspondence with the agent - and the original layout appears to have been modified over time. As such, the proposed internal rearrangement is not considered to have an undue adverse impact on the inner fabric of the building which could impact on its original character and integrity.

Rooflights

The proposed rooflights would be located atop the relatively recent flat roofed link extension not readily visible from surrounding public thoroughfares and therefore should not adversely affect elements of historic or architectural significance but it would be prudent to obtain details of these in advance to afford maximum protection, which can be controlled by condition.

Replacement Windows

The quality of the existing windows fronting onto Church Walk are considered to be poor and their replacement with timber sash & case windows would greatly enhance the character and appearance of the listed building.

New Window

This has been justified to provide natural light and ultimately enhance the amenity of potential occupants of the related room, which is considered necessary given the proposed use as pseudo residential accommodation. It would not adversely impact on the fabric of the main part of the listed building, being in the gable of the 'outbuilding' element, and the sash & case window proposed would be coherent with the other windows within the building. Whilst the proposed granite cills and lintols appear

acceptable in principle, it is considered necessary to control the detail of these through an appropriately worded condition.

Replace Door with Window

This would ensure an original aperture is retained, whilst enabling the proposed use, whilst not overtly visible from High Street. The detail of the sash & case window and associated timber linings beneath would be coherent with the established character of windows and complementary to the built fabric of the building, as well as being reversible at a later date. It is therefore considered an acceptable impact on the exterior of the building. This solution supersedes the original opaque screen originally proposed, which the objection raised concern about.

Replacement Staircase

The proposed railings would be an improvement on those present, even when reconfigured, and would be contained within the rear yard area, thus not having any prominent bearing on the setting of the listed building. Likewise, the proposed additional raised concrete area – forming the bin store – would have no greater impact given it would be contained largely behind the existing boundary wall.

Bike Store

This structure would abut the wall and therefore not affect its original character or appearance. Given it would be sited in an enclosed yard; it would not unduly impact on the listed building's setting.

Equalities Impact Assessment

An Equalities Impact Assessment is not required because the proposed development is not considered to give rise to any differential impacts on those with protected characteristics. In coming to this assessment the Planning Authority has had due regard to the need to eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010, to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it and to foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Conclusion

Overall, it is considered the proposed physical changes to the listed building would not unduly jeopardise its original character and appearance and therefore the relevant expectations of Policy D4 and its associated SG on replacement windows and doors, which are underpinned by national planning policy and guidance. Furthermore, it is not considered the proposal would be at odds with the themes within the CACA for Old Aberdeen. Taking the aforementioned factors into account, the application is therefore recommended for approval, subjected to the recommended condition.

RECOMMENDATION

Approve Conditionally

REASON FOR RECOMMENDATION

The proposed internal and external changes to the listed building are considered sympathetic to the character and appearance and therefore would not pose any undue adverse impacts to the building's special architectural and historic interest. As such, the proposals are considered compliant with the relevant requirements of the Policy D4: Historic Environment in the Aberdeen Local Development Plan 2017 and associated Supplementary Guidance on replacement of doors and windows, as well as the essence of relevant provisions of national policy and guidance. Therefore the proposals are considered acceptable.

CONDITIONS

- 1) No development shall occur until full details of the cill and lintols pertaining to the windows within the converted outbuilding, as well as rooflights, have been submitted to the Planning Authority and agreed in writing. Once approved, the proposed development shall be carried out in complete accordance with the approved scheme.

Reason: In the interest of the character and appearance of the category B-listed building.

- 2) For the avoidance of doubt, all replacement and new windows within the building shall be constructed from timber, as well as the timber linings used to partially block-up the existing doorway fronting onto Blackburn Place.

Reason: To ensure the changes are sympathetic to the special architectural interest of the listed building.