

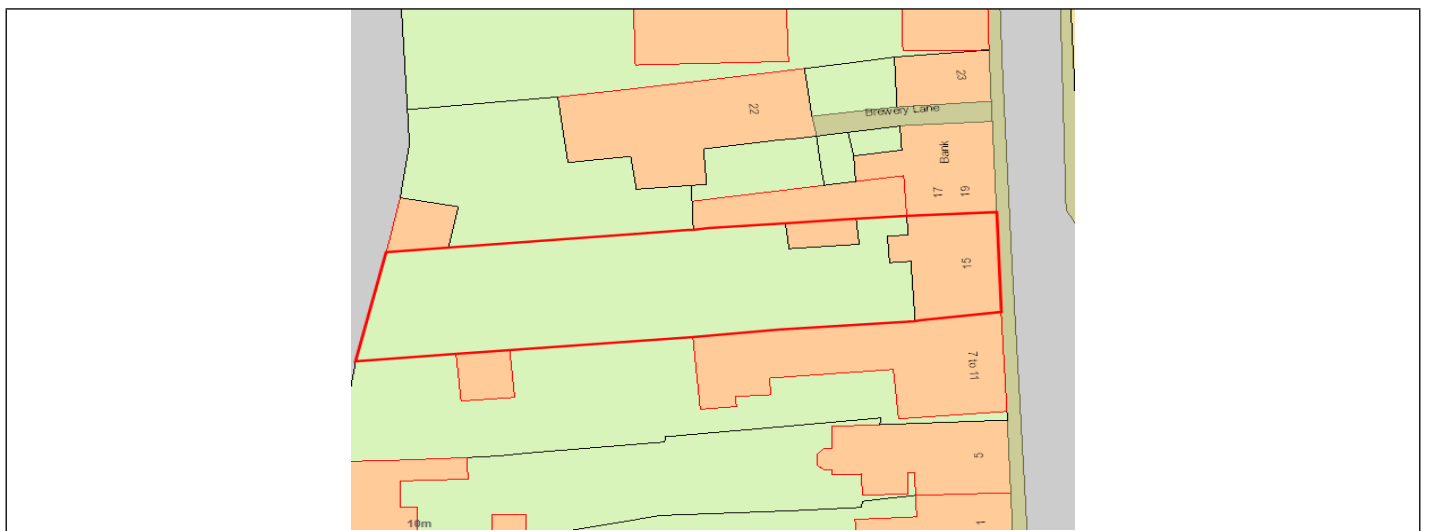


Planning Development Management Committee

Report by Development Management Manager

Committee Date: 26th April 2018

Site Address:	15 High Street, Aberdeen, AB24 3EE,
Application Description:	Internal alterations to building to form Public House
Application Reference:	170709/LBC
Application Type	Listed Building Consent
Application Date:	6 July 2017
Applicant:	Mr Juliusz Matraszek
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 ground floor area of a vacant two and half storey, late 18th Century category B-listed dwellinghouse on the western side of High Street within Old Aberdeen.

Externally, the building sees an aged granite block to the front; a pitched slated roof, containing panted dormers to front and chimney stacks to either end. The front elevation contains a black panelled front door, with associated fanlight, 5 white painted timber sash & case windows with a '6

over 6 pane' astragal pattern across the ground and first floor. The rear elevation contains similar style windows at ground and first floor level, although the façade is primarily similar stonework as to the front. However, there is also red brick rubble blocking-up two previous window apertures; a circular fanlight window; and hipped slated roof rear porch, finished in render.

Internally, the ground floor contains features which appear of architectural and historic interest, such as: doors and their frames, cornicing, fireplaces, and wooden panelling to windows. These features sit alongside more modern features such as: radiators, plaster board walls, wallpaper and kitchen facilities.

Relevant Planning History

Application Number	Proposal	Decision Date
170709/LBC	Change of use of from residential (Class 9) to public house (Sui Generis)	Pending consideration, and presented elsewhere on this PDMC Agenda.

APPLICATION DESCRIPTION

Description of Proposal

Internal alterations to building, associated to proposed use as a Public House, comprising:

- Remove and replace defective beam in ceiling to main left-side room;
- Remove existing non-original plasterboard walls in left-side room, to expose lath and plaster finish to internal walls;
- Install new partition walling, in back-right room, to form disabled and unisex toilets; and,
- Core 4 inch (diameter) hole through rear brick wall to install ventilation for the toilets.

Supporting Documents

All drawings, and supporting document listed below, can be viewed on the Council's website at: <https://publicaccess.aberdeencity.gov.uk/onlineapplications/applicationDetails.do?activeTab=documents&keyVal=ORJ538BZLKE00> .

- Heritage Statement

Reason for Referral to Committee

The application has been referred to the Planning Development Management Committee because the local community council have objected and the application has received in excess of 5 objections.

CONSULTATIONS

Historic Environment Scotland – No objection. Advise that the proposals do not raise historic environment issues of national significance; that changes to the building should be minimised and allow for reversibility, and be assessed with the assistance the Council's conservation officers.

Old Aberdeen Community Council – Object, on the basis of: inadequate level of information; very high levels of concern from long-term residents; potential oversupply of drinking establishments; unsuitable building for the use; and, unsuitable location for the proposed use.

REPRESENTATIONS

The application has received a total of 82 representations, all of which object to the proposals. The great majority of these letters raise no material issues to the consideration of an application for Listed Building Consent, however those that do raise the following material matters:

- The open-plan proposals would destroy the original internal layout of the category B-listed building;
- Demolition of inner walls undermines the concept of 'listing' which implies a degree protection;
- Historic floor layout would be lost as a consequence of the proposed works;
- Proposed changes would lead to irreversible change to the character of the listed building;
- Original cornicing would be ripped out which can't be replaced;
- Widening of entrance door to meet safety standards would compromise the attractiveness of the listed building;
- Proposals would be contrary to Policy D4 in the ALDP.

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

- None

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.

Removal and installation of replacement beams

The existing load bearing beam is no longer structurally sufficient to support the ceiling within the proposed bar servery. The proposed beam would seek to reinforce the structural stability of the ceiling to make it safe for public use. The scale and siting of the beam is considered reasonable in which to serve this purpose, without being unduly intrusive on the original internal wall fabric.

Installation of partition walls

These walls have been justified in order to provide toilets for the proposed public house, in order to meet DDA (Disability Discrimination Act) requirements. They have been designed in order to

minimise disturbance to the floor and ceiling, and would be removable should they no longer be required, as per Historic Environment Scotland's (HES) advice.

Creation of vent duct

The duct is necessary to ventilate the toilets, and whilst it would involve making an hole in a section of existing random rubble granite wall, the diameter would be minor and therefore would pose no significant impact to the original character and appearance of the listed building, especially given it would not be overtly visible from surrounding public vistas. Although it is likely that the positioning will be chosen to minimise impact on the stonework, a suitably worded condition could control the precise positioning of the works – to ensure the minimum impact on stonework.

Removal existing non-original plasterboard

This would enable an element of the building's interior, which is not of architectural or historic significance, to be removed to expose part of the historic fabric of the building, thus enhancing the special character and appearance of the building – a core requirement of national and local policy and guidance.

Matters raised by local community council and objectors not yet addressed

- 1) *Inadequate level of information* – The Planning Service is content that sufficient detail and information on the proposed works have been submitted to reach a competent determination;
- 2) *Very high levels of concerns from long-term residents* – The level of concern and length of time an objector has resided in the area is not material to the Planning Service's consideration of the application for Listed Building Consent. All material concerns have been addressed within the above evaluation;
- 3) *Potential oversupply of drinking establishments* – This is not a material consideration in determining a Listed Building Consent application;
- 4) *Unsuitable building for the use* – This is not a material consideration in assessing the merits of the proposal, notwithstanding it is considered that the works to the building are appropriate in terms of the Listed Building considerations;
- 5) *Unsuitable location for the proposed use* – This is not a material consideration in assessing the Listed Building considerations;
- 6) *The open-plan proposals would destroy the original internal layout of the category B-listed building* – The amended proposals would not alter the original layout by removing original walls or doors. The original proposals did seek to undertake these works, but the applicant has omitted these from the proposals amidst concerns from the Planning Service;
- 7) *Widening of entrance door to meet safety standards would compromise the attractiveness of the listed building* – The proposals do not entail the widening of the entrance door;
- 8) *Original cornicing would be ripped out which can't be replaced* – Very little of the existing cornicing would be removed, other than a few inches associated to the installation of the proposed new beam. Those limited interventions are considered acceptable.

Conclusion

In conclusion, the proposed works are considered to have a minor impact on the original fabric of the listed building which are both supported by reasonable justification and which can largely be reversed. To this end, it is not considered the proposals would have an undue impact on the building overriding original character and appearance, thus rendering the proposals acceptable within the context of Policy D4 in the ALDP, SPP and HES guidance. Therefore the application is recommended for approval.

RECOMMENDATION

Approve Conditionally

REASON FOR RECOMMENDATION

By virtue of the scale of proposed level of changes to the interior of the existing listed building, it is not considered the proposed works would unduly compromise the special architectural or historic character and integrity of this category B-listed building. To this end, the proposal is deemed compliant with the thrust of relevant national policy and guidance, as well as that of Policy D4: Historic Environment within the Aberdeen Local Development Plan 2017. Other material considerations are not considered to outweigh these merits and therefore the proposal is considered acceptable.

CONDITIONS

- 1) No development shall occur until the applicant has submitted precise details to the Planning Authority for approval clarifying the exact location for drilling the ventilation duct into the rear wall. Once agreed, the works shall be carried out in complete accordance with the approved scheme.

Reason: In the interests of minimising damage to the built fabric, particularly stonework, of the listed building

ADVISORY NOTES FOR APPLICANT

- 1) Further Listed Building Consent (LBC) could be required to affix any signage to the building, including above the main entrance door from High Street. It is therefore recommended that the applicant contacts the Planning Service to establish if an application would be needed.
- 2) Express Advertisement Consent would most likely be required to erect/affix any signage to the fabric of the listed building which is visible from High Street or Elphinstone Road. It is recommended the applicant/developer engages in pre-application discussion with the Planning Authority for such proposals prior to the submission of any formal application to obtain the required consent.