

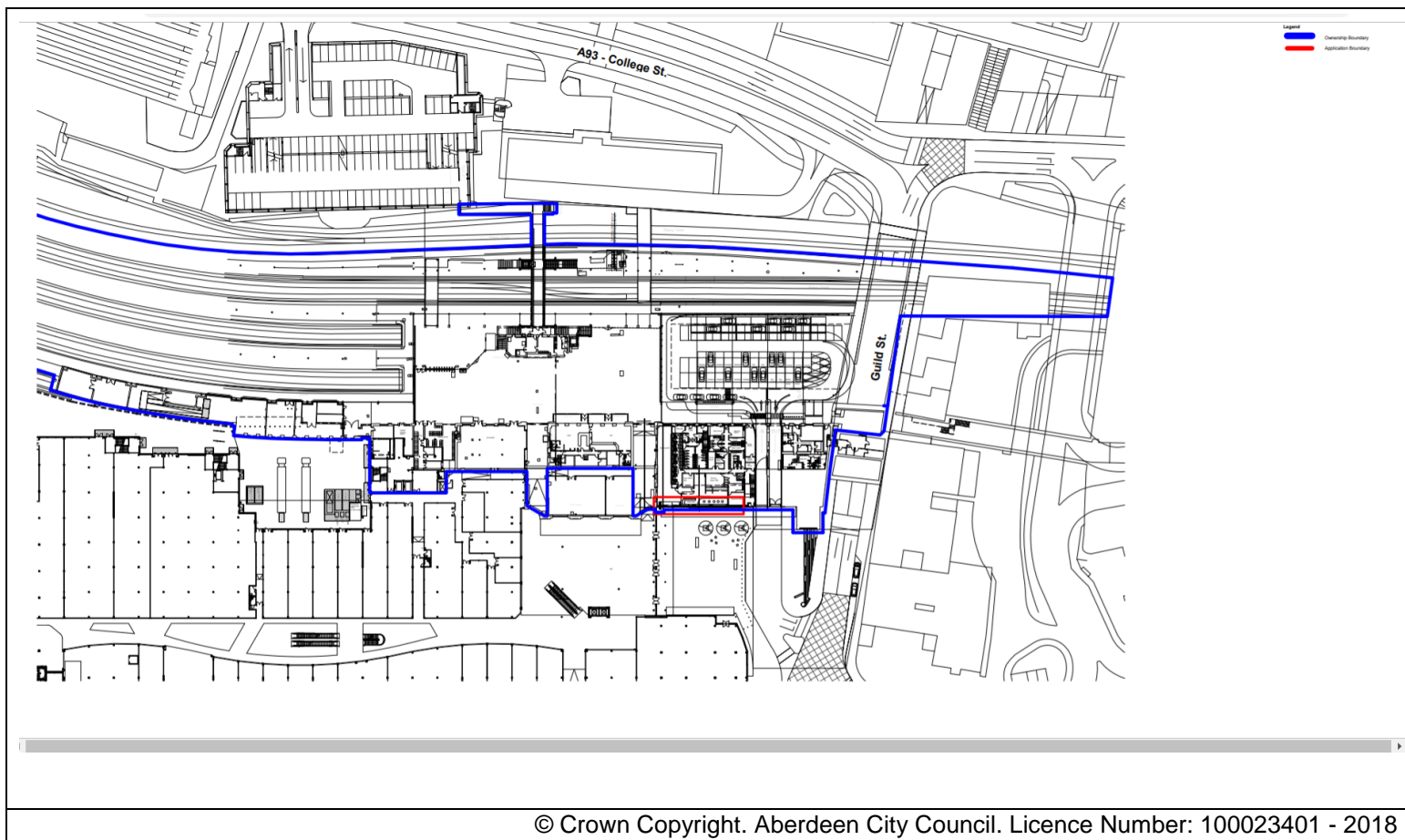


# Planning Development Management Committee

Report by Development Management Manager

**Committee Date: 18 April 2019**

<b>Site Address:</b>	Aberdeen Railway Station, Guild Street, Aberdeen,
<b>Application Description:</b>	Alterations to facade
<b>Application Ref:</b>	190374/PNR
<b>Application Type</b>	Prior Notification - Railway
<b>Application Date:</b>	5 March 2019
<b>Applicant:</b>	Network Rail Infrastructure Ltd
<b>Ward:</b>	Torry/Ferryhill
<b>Community Council:</b>	City Centre
<b>Case Officer:</b>	Robert Forbes



© Crown Copyright. Aberdeen City Council. Licence Number: 100023401 - 2018

## **RECOMMENDATION**

Grant Prior Approval

## **APPLICATION BACKGROUND**

## Site Description

The Category A-Listed Aberdeen Railway Station is accessed from Guild Street to the north, and the Union Square shopping / leisure centre to the east / south. Construction commenced in 1913, replacing the previous station (c.1867) on the same site. More recently the physical extent, setting and main access to the station was significantly altered during construction of Union Square.

The 1990 listing is described (<http://portal.historic-scotland.gov.uk/designation/LB20673>) as follows:

*“J. A. Parker, Chief Engineer of the Great North of Scotland Railway, 1913-20. Long single-storey railway station facing east, with near central double height Beaux-Arts 5-bay polygonal entrance pavilion with full length cast iron cantilevered canopy and asymmetrical classical granite pavilions to north and south (now demolished). Yellow sandstone to central pavilion; granite ashlar to outer pavilions. Modern extensions to South (2006).*

*The station was the last major station to be built within Scotland. The use of sandstone as a building material for the entrance hall is unusual in Aberdeen, where granite is more common. The large, open concourse with its open-frame steel roof is a particularly fine feature, giving both light and space to the internal part of the station. The entrance pavilion is well-detailed with interesting dentil and column decoration and the large semi-circular windows are a particularly striking feature.”*

The application site is restricted to the eastern elevation of the ‘ticket office and first class lounge’, reconstructed during the Union Square development of 2008, which fronts onto the Guild Street public square. Within the main station substantive alteration / refurbishment works are currently ongoing to the historic station concourse roof / platform canopies.

## Relevant Planning History

Application Number	Proposal	Decision Date
082125(LBC)	Removal of canopy from front (Union Square) elevation of station	30.04.2009 Status: Approved
082138 (LBC)	Demolition of wall between Guild St and civic square	30.04.2009 Status: Approved
170775/LBC	Alterations to platform canopies including replacement of roofing system and installation of man safe system	01.09.2017 Status: Approved
180626/LBC	Alteration to station roof and canopies including re-glazing	06.07.2018 Status: Approved
180953/LBC	Alterations to station building, including relocation and conversion of ticket office	19.12.2018 Status: Approved
190134/LBC	Alterations to concourse retail units including partial removal of facade; erection of glazed extension to front; installation of retail pod and internal alterations	Status: Pending
190317/LBC	Partial removal of existing granite and curtain walling to station entrance; replacement of entrance door; installation of signage and associated	Status: Pending

---

	alterations	
190537/ADV	Installation of illuminated signage to frontage	Status: Approved

---

## **APPLICATION DESCRIPTION**

---

### **Description of Proposal**

Prior approval for works to a modern section of the station building, reconstructed in 2008, and fronting onto the Guild Street public square. The works include:

- Replacement of the existing glazed entrance screen / doors, which provides access to the ticket office /lounge;
- Removal of a non-historic external glazed canopy attached above this entrance. This would require associated minor remedial works to the exiting granite frontage, to remove fixings associated with the canopy;
- Associated alterations to the granite frontage, including increasing the extent of glazing and introduction of a aluminium clad feature portico surrounding the new entrance, with associated recessed feature lighting.

No alterations to the historic granite station entrance pavilion or principal sandstone station frontage are proposed. The ticket facility and lounge would be relocated within the main concourse, as approved via Ref: 180953/LBC. Advertisement consent Ref: 190537/ADV has been granted for the replacement station signage shown on the drawings.

### **Supporting Documents**

All drawings and supporting documents listed below can be viewed on the Council's website at:-

<https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PNW5IQBZ01700>

### **Reason for Referral to Committee**

The application has been referred to the Planning Development Management Committee because prior approval for works under this class of permitted development does not fall within the scheme of delegation.

## **CONSULTATIONS**

---

**City Centre Community Council** – No comments received.

## **REPRESENTATIONS**

---

None

## **MATERIAL CONSIDERATIONS**

---

### **Legislative Requirements**

The Town and Country Planning (General Permitted Development) (Scotland) Order 2011 grants planning permission for the works by virtue of Part 11 (Class 29) of Schedule 1, subject to the Council giving its prior approval in respect of the detailed plans and specifications.

Section 25 of the Town and Country Planning (Scotland) Act 1997 does not apply to applications for prior approval, meaning that the development plan does not have primacy in decision-making. The development plan is still however a material consideration.

## National Planning Policy and Guidance

Scottish Planning Policy (SPP):-

*“The planning system should enable positive change in the historic environment which is informed by a clear understanding of the importance of the heritage assets affected and ensure their future use. Change should be sensitively managed to avoid or minimise adverse impacts on the fabric and setting of the asset, and ensure that its special characteristics are protected, conserved or enhanced.”*

### Aberdeen Local Development Plan (2017)

NC2 – City Centre Retail Core

D1: Quality Placemaking by Design

D4: Historic Environment

D5: Our Granite Heritage

### Other Material Considerations

Station Gateway Development Brief 2016 (SGDB). The following objectives are relevant:-

- Relocation of the taxi drop off facility, potentially to South College Street;
- Refurbishment / expansion of the station concourse to the north;
- Enhanced linkage for pedestrian and cyclists to the city centre to include commercial development at levels above the enhanced station facilities;
- Commercial property development opportunities complimentary to the operational railway and railway station that enable enhanced connectivity; and
- Improve passenger services and facilities.

## EVALUATION

---

### Principle of Development

The principle of the development is established by Class 29 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, as amended.

The works relate to the creation of a retail unit in place of the existing ticket centre and lounge, which is to be relocated. This work therefore accords with the SGBD objective to enable commercial development opportunities associated with the station and with the objective of ALDP policy NC2 (by enhancing the role of the city centre retail core).

In the context of the above legislative and policy provisions, the main matter for consideration is the acceptability of the proposed siting and appearance of the detailed works.

### Conservation / Heritage / Design Impact

The works to the frontage have been amended in response to design concerns previously expressed during the processing of the related listed building consent (180693/LBC). These included concerns that the overcladding of the existing roofline feature and the entrance cladding previously proposed would both be visually incongruous, detracting from the setting and appreciation of the adjacent historic station frontage. This revised design solution is considered to be visually appropriate, so as to enhance wayfinding to the station entrance.

The elements which would be removed (i.e. granite cladding panels and the existing glazed entrance doors / screen / canopy) are of modern origin and their loss is considered to have no adverse impact on heritage value or visual amenity, such that there would be no conflict with ALDP policy D4 or D5. Overall the design of the proposed frontage alterations is of an acceptable quality such that it is considered to accord with the objectives of policy D1. However further

construction details are required in order to ensure an appropriate design standard, this can be secured by condition.

Although the removal of the glazed canopy would reduce weather protection for station users / visitors and arguably conflict with the SGDB objective to enhance pedestrian linkage to the city centre, this canopy is not an historic feature of the listed building. It is also considered of limited functional value (providing limited weather protection) and results in the east elevation having a somewhat cluttered appearance. Its removal does not therefore raise concerns regarding the loss of historic fabric / visual impact which would justify refusal of the application.

Overall, it is considered that the visual amenity of the area would not be detrimentally affected to such an extent as to warrant refusal, as any effects would be localised and neutral in effect.

## **RECOMMENDATION**

---

Grant Prior Approval

## **REASON FOR RECOMMENDATION**

---

The principle of development is established by virtue of the provisions of Class 29 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, as amended. Whilst it is recognised that the existing canopy feature is of some functional value for users of the station, it is considered that its removal does not warrant refusal of the proposal.

Overall, it is considered that the visual amenity of the area would not be detrimentally affected to such an extent as to warrant refusal, as any effects would be highly localised and neutral in effect.

## **CONDITIONS**

---

### 1. Union Square elevation.

No works in relation to this prior approval shall take place unless the following have been submitted to and approved in writing by the planning authority:-

- a. A detailed methodology for infilling of redundant fixing holes in the granite panels, resulting from the proposed removal of the glass canopy;
- b. A detailed methodology for the making good of the frontage pavilion stonework, resulting from the proposed removal of existing signage;
- c. Construction details of all proposed new external / illuminated signs / lighting and alterations to the granite cladding associated with the entrance façade;
- d. A methodology for the installation of the new structural glazing at the entrance, detailing how it will interface with the existing structural steelwork / proposed cladding, including clarification of the finish / obscurity of proposed glazing.

All work shall be undertaken in complete accordance with such approved details / methodologies, unless otherwise agreed in writing with the planning authority.

**Reason** - To safeguard the special architectural and historical character of the site and preserve the visual amenity and setting of the listed building when viewed from Guild Street, in accordance with the objective of Aberdeen Local Development Plan policies D1: Quality Placemaking by Design and D4: Historic Environment.