

WEST DUNBARTONSHIRE COUNCIL

Report by Acting Director of Housing, Regeneration and Environmental Services (Housing and Regeneration Services)

**Planning Committee : 6 June 2007
Re-issued for Planning Committee : 19 June 2007**

**Subject: Building Preservation Notice: Our Lady of Loreto RC Church, 707
Dumbarton Road, Dalmuir**

1. Purpose

- 1.1** To inform the Committee of Historic Scotland's decision in respect of the above Building Preservation Notice.

2. Background

- 2.1** Earlier this year the Archdiocese of Glasgow submitted an application for a building warrant to demolish the Our Lady of Loreto RC Church, which is likely to become redundant as a place of worship as a result of a merger of congregations. The building is not a Listed Building, and planning permission is not required for its demolition. However, a significant number of representations were received by the Council raising concerns about the potential loss of the building. On 7 March 2007 the Planning Committee decided to issue a Building Preservation Notice in respect of the church.
- 2.2** The Building Preservation Notice was served on 13 March 2007. This notice effectively served as a temporary 'listing' of the building, in order to maintain control over its demolition while Historic Scotland assessed whether or not to list the building permanently. Building Preservation Notices are effective for up to six months, but expire as soon as Historic Scotland either lists the building or notifies the Council that it is not their intention to do so.

3. Main Issues

- 3.1** On 29 March 2007 the Council received notification from Historic Scotland that it was not their intention to list the building. Whilst they recognise that the building may be of some local historic interest, Historic Scotland does not consider it to be of sufficient architectural or historic merit to justify inclusion on the statutory list. The building preservation notice therefore ceased to have effect from that date. The Council does not have discretion to refuse applications for building warrants where proposals are in compliance with the Building Regulations, and therefore the building warrant has now been issued.
- 3.2** The Council therefore has no powers to prevent the demolition of the church, should its owners be intent on that course of action. However, the Development Management Service has written to the Archdiocese explaining the Council's desire that the building be retained, and requesting that all

possible alternative uses be explored before any decision to demolish is made.

4. Personnel Issues

4.1 There are no personnel issues.

5. Financial Implication

5.1 There are no financial implications.

6. Risk Analysis

6.1 No risks have been identified.

7. Conclusion

7.1 The Council has now exhausted its powers to prevent the demolition of the church, but officials will continue to encourage its owners to pursue appropriate new uses as an alternative to demolition.

8. Recommendation

8.1 **That the Committee notes the expiry of the Building Preservation Notice and the decision of Historic Scotland not to list Our Lady of Loreto RC Church**



Irving Hodgson

**Acting Director of Housing, Regeneration and Environmental Services
(Housing and Regeneration Services)**

Date: 23 May 2007

Person to Contact: Pamela Clifford, Section Head (Development Management), Housing, Regeneration & Environmental Services, Council Offices, Clydebank G81 1TG.
01389 738656
Email: Pamela.Clifford@west-dunbarton.gov.uk

Appendix: none

Background Papers: (a) copy of building preservation notice;
(b) copy of Historic Scotland's decision letter dated 28 March 2007

Wards Affected: Ward 6 (Clydebank Waterfront)