

WEST DUNBARTONSHIRE COUNCIL

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

Planning Committee: 7 March 2007

PLANNING APPLICATION REPORT

APPLICATION NO: DC06/333/FUL and DC06/331/LBC

PROPOSAL: 1 Erection of two storey extension within courtyard
and at rear of building including external
alterations and formation of access ramp at front
elevation.

PROPOSAL: 2 Demolition of existing extensions within courtyard & plant
room & chimney at rear of south wing, internal alterations to
remove stairwell and partitions, formation of window opening
in place of door on south elevation and removal of extension
and reinstatement of shallow pitch lead roof on south wing,
erection of 2 storey rear extension to infill courtyard and
formation of access ramp at front elevation

SITE: Dumbarton Sheriff Court,
Church Street,
Dumbarton, G82 1QL

APPLICANT: Scottish Court Service

AGENT: AEDAS Architects

WARD: Dumbarton Central

**DATE
REGISTERED:** 23.10.06

PUBLICITY:

Category	Published	Expiry	Publication
Neighbour Notification	01.11.06	15.11.06	Dumbarton and Vale of Leven Reporter

REPORT:**A. SITE DESCRIPTION**

The application site is bounded by Glasgow Road to the north and Church Street to the west. There is vacant ground between the court and the Old Academy Buildings to the south and to the east there is a stone rubble wall incorporating the original jailhouse door and windows.

The site is accessed off Church Street with a front forecourt area currently used for car parking. The building is B-listed and consists of an original higher central building with symmetrical wings, built later on, to form a U-shaped arrangement. Modern extensions have been added to the internal courtyard and wings. The stone rubble wall is a B-listed building in its own right.

B. DEVELOPMENT DETAILS

Full planning permission and listed building consent is sought for the erection of a two storey rear extension, and infilling the central courtyard in association with the refurbishment of the interior of the original buildings. A number of extensions in the courtyard would be removed to accommodate the development. This report addresses both a planning application and a listed building application for the proposed development.

The proposed extension is 40 metres in length along its East elevation and 8 metres in width and of 2 storey height. It would sit lower than the original roof with projecting skylights in the courtyard infill area. The courtyard extension is also 2 storey in height. The east elevation of the development is to have the greatest impact with straight clean lines, window detailing and materials used to create vertical and horizontal emphasis. The extension is to be of a contemporary design using materials to contrast with the sandstone of the original building. Zinc and black panelling would be used as the main external materials with stone salvaged from the site to be used on the basecourse on the corner facing Glasgow Road. The proposal will result in the number of court rooms increasing from 3 to 5.

The proposal also includes forming a stone platt at the front entrance to allow easier access and relocating the car parking away from the front forecourt to an area at the side. This would be restricted to staff only

parking. The front is to be landscaped with segregated pedestrian and vehicular access points and the existing low stone wall extended further along the boundary of the site.

Thirty-three parking spaces are proposed including three disabled spaces to the front of the building. The parking bays are not delineated at the site at present and the area to the front and side provides spaces for approximately 40-45 cars. There are public transport links close to the courthouse (train station 350m away, bus stops in Church Street) and there are public car parks close by at Castle Street, Risk Street and Riverside Lane.

C. CONSULTATIONS

West Dunbartonshire Roads Services	No objections subject to the submission of a Green Travel Plan and a financial contribution to improving town centre parking provision based on the number of public spaces lost on site by redevelopment.
West Of Scotland Archaeology Service	No objections. The site is within the historic settlement area of Dumbarton. A condition is recommended requiring the developer to carry out archaeological recording works.
Architecture And Design Scotland	No objections, however some concerns were raised about the austere external treatment and the need for greater legibility of the exterior.
West Dunbartonshire Environmental Health	No objections subject to conditions regarding noise levels and hours of construction and contamination issues.
Historic Scotland	Content with the general approach taken for the new extension.

Scottish Civic Trust

Pleased to see the retention and refurbished Category 'B' listed building but object to the principle of extending into the courtyard and to the rear.

Architectural Heritage Society of Scotland

The development is well executed with emphasis on local character, urban design and improvements to the existing building structure.

D. REPRESENTATIONS

There is one objection from the Scottish Civic Trust which is detailed in Section C of the report.

E. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

Dumbarton District, District Wide Local Plan (1999)

The site is identified in the local plan as an Existing Town Centre Area and Policy R1A supports retail and commercial developments within the town centre. The proposed development is associated with the use of the building as a courthouse in order to expand and upgrade the facilities. This would safeguard the location of an important civic amenity within Dumbarton town centre. The proposal would accord with this policy.

Policy BE10 relates to listed buildings and seeks to ensure that special attention is paid to design and the sympathetic choice of materials in order that the character and setting of the building is not eroded. Proposals for alterations and extensions that detract from the character of listed buildings will be resisted. The proposed extension is of a contemporary design and is considered to complement the traditional 'B' listed building. The extension has been kept below the roofline and where it abuts the courthouse original features have been picked up on the extension. All alterations are considered to accord with local plan policies.

F. ASSESSMENT AGAINST OTHER MATERIAL CONSIDERATIONS

The principal material considerations relevant in the determination of the applications are Consultation responses, Historic Scotland's Memorandum of Guidance on Listed Building and Conservation Area, and Dumbarton Town Centre Action Plan and West Dunbartonshire Local Plan (consultative draft 2005).

West Dunbartonshire Local Plan (consultative draft 2005)

The draft local plan also identifies the site as within the town centre (Policy RET1) and has similar policies relating to listed buildings (Policy BE2). No new policy issues are raised and the proposal is acceptable in terms of the Draft Local Plan.

Memorandum of Guidance

Historic Scotland's Guidance advises that the Planning Authority carefully assess whether what is proposed might affect its character as a building of special architectural or historic interest. Any new external or internal features should harmonise with its surroundings.

The Sheriff Court is at a prominent site within this part of the town centre and although its principal elevation is onto Church Street it has an important elevation onto Glasgow Road. The extension has been designed to be in a contemporary style with its modern external materials contrasting with the stone of the existing building. The modern design and materials complement the traditional stone building.

Following discussions with the applicant the proposed extension has been amended whereby window openings have been introduced onto the eastern elevation. It is therefore considered that the design and external appearance of the extension are acceptable at this location.

Consultation Responses and Representations

The consultation responses have been addressed in Section C of the report. No negative issues have been raised apart from the Scottish Civic Trust. The concerns of the Scottish Civic Trust have not been echoed by Historic Scotland. The scale, design and materials of the extension are considered to complement the listed building.

Dumbarton Town Centre Action Plan

The Sheriff Court is a key public building in the town centre and any extension should be of a high design quality. This is recognised in the "Rediscovering Dumbarton, Dumbarton Town Centre Action Plan". The extension to the Sheriff Court is identified as a project in the action plan where it is stated that the continued presence of the court in Dumbarton is important both in terms of the local economy and civic status. It goes on to state that it is preferred for the Court to remain in its present position, extending into presently underused areas to the rear, between Church Street and Castle Street. The action plan also highlights the opportunity to capitalise on the number of imminent redevelopment proposals in the

area (i.e. the extension to the Court, the restoration of the Burgh Hall as a public venue and the Allied Distillers development) to reinstate sympathetic town centre development in this area. To this end, “it will be important to consider the area as a comprehensive whole with a view to optimising the requirements of each development to their mutual benefit and the benefit of the town as a whole”.

The significance of this site within the town centre is emphasised in the action plan and it is considered that the proposal meets the plan’s objectives in providing a quality designed building which will continue to confirm the presence of civic status and set a positive example of the type of quality architecture desired for developments still to take shape.

G. CONCLUSION

The proposed development accords with the policies of the Dumbarton Local Plan. The proposal is part of a large investment program to modernise the existing courthouse and to provide two additional courtrooms. The design and materials of the development are contemporary in nature, do not detract from the courthouse and complement the listed building and the surrounding environment.

H. RECOMMENDATION

It is recommended that the Committee indicates that it is minded to grant planning application number DC06/333/FUL subject to the following conditions and a legal agreement being concluded to ensure developer contribution to improving public car parking provision in the town centre.

It is recommended that the listed building number DC06/331/LBC should be approved subject to the notification of Historic Scotland under the Listed Buildings and Buildings in Conservation Area (Scotland) Regulations 1997 and subject to the following conditions.

I. CONDITIONS – DC06/333/FUL

- 1. The development hereby approved shall commence within a period of 5 years from the date of this consent.**
- 2. The materials to be used on the development hereby approved shall be a proprietary cladding panel system (trespa meteon - black) for the walls along with rheinzink cladding (silver grey), redressed/salvaged stone, powder coated alu-clad windows (silver grey) and proprietary aluminium louvre system (light grey). Prior to work commencing on site samples of all materials shall be submitted for the further approval of the Director of Housing, Regeneration and Environmental Services and thereafter implemented as approved.**
- 3. During the period of construction, all works and ancillary operations which are audible at the site boundary, or at such other places that may be agreed by the Director of Housing, Regeneration and Environmental Services shall be carried out between 8am and 6pm Mondays to Saturdays and not at all on Sundays or Public Holidays.**
- 4. The presence of any previously unsuspected or unencountered contamination that becomes evident during the development of the site shall be brought to the attention of the Director of Housing, Regeneration and Environmental Services within one week. At this stage, if requested, a comprehensive contaminated land investigation shall be carried out. All actions arising from this investigation shall be implemented with the timescale to be agreed by the Director of Housing, Regeneration and Environmental Services.**
- 5. No development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Director of Housing, Regeneration and Environmental Services. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Director of Housing, Regeneration and Environmental Services in agreement with the West of Scotland Archaeology Service.**

- 6. Prior to the commencement of works, full details of the design and location of all walls and fences to be erected on site shall be submitted for the further written approval of the Director of Housing, Regeneration and Environmental Services and implemented as approved.**
- 7. Prior to the commencement of works, full details of all hard surfaces shall be submitted for the further written approval of the Director of Housing, Regeneration and Environmental Services and implemented as approved.**
- 8. The development shall be landscaped in accordance with a scheme which shall be submitted to and approved by the Director of Housing, Regeneration and Environmental Services before development commences on site. The scheme shall indicate the siting, numbers, species and heights (at the time of planting) of all trees, shrubs and hedges to be planted and the extent of any earthmounding, and ensure that:**
 - (a) completion of the scheme during the planting season immediately following the completion of the development, or such other dates as may be agreed in writing with the Director of Housing, Regeneration and Environmental Services.**
 - (b) the maintenance of the landscaped areas for a period of five years or until established, whichever is the longer. Any trees or shrubs removed, or which in the opinion of the Director of Housing, Regeneration and Environmental Services, are dying, being severely damaged or becoming seriously diseased within three years of planting, shall be replaced by trees or shrubs of similar size and species to those originally required to be planted. Thereafter the agreed landscaping scheme shall be implemented as approved.**
- 9. Prior to the occupation of the development hereby approved the car parking spaces shown on the approved drawings A (00) L001 Rev B shall be constructed, surfaced and delineated on the site.**
- 10. Notwithstanding the submitted details and prior to the commencement of works on site a Green Travel Plan shall be submitted to and approved by the Director of Housing, Regeneration and Environmental Services. Any actions arising from the Green Travel Plan shall be implemented prior to the development approved under this permission being occupied.**

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Irving Hodgson
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9 February, 2007

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Appendix: None

Background Papers:

2. Copy of planning application registered 23.10.06
3. Copy of consultation response from Roads Services received 26.10.06
4. Copy of consultation response from Architecture +Design Scotland received 10.11.06
5. Copy of consultation response from Environmental Health received 01.12.06
6. Copy of consultation response from West of Scotland Archaeology Service received 10.11.06

Wards Affected: 15