

THE HIGHLAND COUNCIL

**NORTH AREA PLANNING APPLICATIONS COMMITTEE
18 June 2013**

Agenda Item	6.12
Report No	PLN/069/13

**13/01591/FUL & 13/01592/LBC : The Highland Council
Dingwall Town House, 65 High Street, Dingwall, IV15 9RY**

Report by Area Planning Manager

SUMMARY

Description: Repair and reinstatement works to clock tower, renovation of clock, installation of lighting and renewal of harl finish to tower

Recommendation: GRANT

Ward: 09 - Dingwall And Seaforth

Development category: Local Development

Pre-determination hearing: Not required

Reason referred to Committee: Council development

1. PROPOSAL

1.1 The application seeks detailed planning permission and listed building consent for the following;

- Reinstatement of the harl finish to the stonework clock tower.
- Works to the octagonal clock tower, including, the removal of plywood on the lower half of the tower. The plywood is to be replaced with timber panelling to match that found on the upper half of the tower and the original pilasters are to be reinstated. The clock tower is to be painted in a uniform colour.
- Installation of lead to the plinth at the base of the clocktower and cornices at the flat roof level and beneath the clock. Repairs to the lead roof of the clock tower.
- Installation of new felt roof at the base of the clock tower.
- Internal repair to rotten timbers.
- New internal bespoke fixings to strengthen the ties between the clock tower and the tower below it. Existing iron fixings shall also be refurbished.
- Refurbishment of clock mechanism and clock faces, and the installation of an automatic winding and regulator system.
- New LED lighting is proposed to light the elevation of the central tower facing the High Street and on the flat roof behind the balustrade at level 5 in

order to illuminate all eight sides of the octagonal clock tower.

- Renewal of rainwater goods if required.
- The installation of lightning protection, bird mesh and bird spikes.

2. SITE DESCRIPTION

- 2.1 The Town House occupies a prominent and central position on the northern side of Dingwall High Street. The Dingwall Town Hall is fronted by the Town House and together they form the Town Hall complex, which is grade B listed.

3. PUBLIC PARTICIPATION

- 3.1 Advertised: Listed building & development affecting a conservation area
Representation deadline: 07.06.2013
Timeous representations: 0
Late representations: 0

4. CONSULTATIONS

- 5.1 **Conservation Officer:** Supports the development. Commented that the detail of the application has developed in consultation with Historic Scotland, Local Members, the Dingwall Conservation Area Regeneration Scheme (CARS) steering group and the Historic Environment Team. Furthermore, the works proposed represent a sound conservation led scheme of works to meet the long term needs of the building.

6. POLICY

- 6.1 The following policies are those relevant to the consideration of this development:

Policy 28 (Sustainable Design) of the Highland Wide Local Development Plan aims to ensure that development is sustainable and lists the criterion against which proposals shall be assessed. The parts of the policy of particular relevance to this proposal state that proposals should be assessed on the extent to which they “impact on individual and community residential amenity” and “demonstrate sensitive siting and high quality design in keeping with local character”.

Policy 34 (Settlement Development Areas) states that “we will support proposals within Settlement Development Areas if they meet the requirements of policy 28” and that we will judge proposals in terms of how compatible they are with the existing pattern of development and adjacent land uses.

Policy 57.1 (Natural, Built and Cultural Heritage) is applicable to this application as the site is within Dingwall conservation area and affects a grade B listed building. This policy states that we will only allow developments if it can be satisfactorily demonstrated that they will not have an unacceptable impact on the amenity resource.

The proposed development complies with the aforementioned Development Plan policies.

7. PLANNING APPRAISAL

- 7.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.
- 7.2 The Planning (Listed Buildings and Conservation Area) (Scotland) Act 1997 places a duty of care on the Planning Authority to preserve and enhance designated conservation areas and protect the historic importance of listed buildings .
- 7.3 The planning and listed building consent applications are accompanied by a comprehensive supporting statement, which details the history of the site, and provides justification and evidence for the proposed works.
- The decision to harl the stonework of the tower was made after discussion with Historic Scotland. There is evidence that the tower would historically have been harled. The poor condition of the stone at present makes re-pointing an unviable option as the extent of mortar required would be unattractive and dramatically alter the appearance of the tower. Similarly, the decision to re-clad the clock tower and create pilasters was based on evidence that this was the historical finish.
- The new lighting system proposed is advantageous as it replaces an existing and unsightly ad hoc system of wiring.
- The proposed works are necessary to address issues such as water ingress brought about through lack of maintenance and shall ensure the longevity of the building. The proposed methods of conservation were chosen following careful research into the original materials and design details. The works will make a positive contribution to the character and appearance of both the conservation area and the historic interest of the listed building.
- 7.4 These applications are referred to Committee because they are developments in which the Council has an interest. There are no policy implications and no third party comments have been received. There are no technical or consultee objections.

8. CONCLUSION

- 8.1 It is recommended that planning permission and listed building consent be granted. The listed building consent application has to be formally referred to Historic Scotland for a decision as the Highland Council is the applicant.

RECOMMENDATION

Action required before decision issued Y

Referral to Historic Scotland Y

Reason : Applicant is Highland Council.

Subject to the above, it is recommended the applications be **Granted** subject to the

following conditions and reasons.

1. No development or work shall commence until details of all external paint finishes (incl. manufacturer product codes) have been submitted to, and approved in writing by, the Planning Authority. Thereafter, development and work shall progress in accordance with these approved details.

Reason: In order to safeguard the character and qualities of the listed building and the conservation area.

2. All harling shall be of a traditional lime-based mix. No harling work shall commence until a specification for the harling and its method of application has been submitted to, and approved in writing by, the Planning Authority. Thereafter, all harling work shall progress in accordance with the approved specification.

Reason: In order to ensure that all harling and rendering work is sensitive to the character of the historic building and its environs.

3. All rainwater goods shall be made of cast iron and, where originals exist, shall match the detailing of those existing.

Reason: In order to safeguard the character and qualities of the listed building and conservation area.

(13/01591/FUL)

REASON FOR DECISION

The proposals accord with the provisions of the Development Plan and there are no material considerations which would warrant refusal of the application.

TIME LIMITS

LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION

In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

FOOTNOTE TO APPLICANT

Initiation and Completion Notices

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.

2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

Copies of the notices referred to are attached to this decision notice for your convenience.

Accordance with Approved Plans & Conditions

You are advised that development must progress in accordance with the plans approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the Planning Authority (irrespective of any changes that may separately be requested at the Building Warrant stage or by any other Statutory Authority). Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to adhere to this permission and meet the requirements of all conditions may invalidate your permission or result in formal enforcement action.

Listed Buildings

Both planning permission and listed building consent are required for these works. You are not authorised to commence development until you have both consents in place. Furthermore, both consents and their respective conditions must be read, and complied with, in tandem.

13/01592/LBC

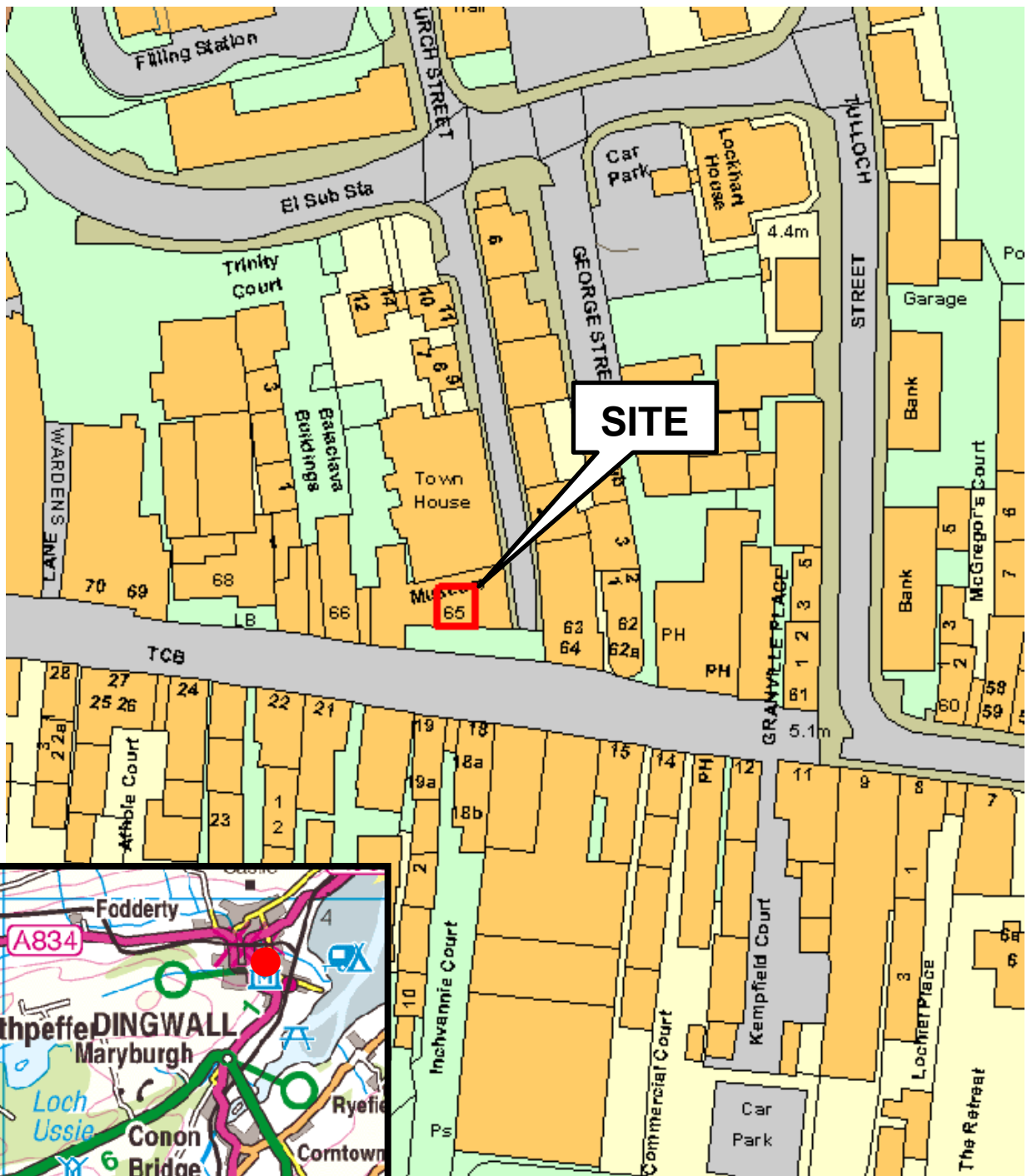
Accordance with Approved Plans & Conditions

You are advised that development must progress in accordance with the plans approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the Planning Authority (irrespective of any changes that may separately be requested at the Building Warrant stage or by any other Statutory Authority). Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to adhere to this permission and meet the requirements of all conditions may invalidate your permission or result in formal enforcement action

Listed Buildings

Both planning permission and listed building consent are required for these works. You are not authorised to commence development until you have both consents in place. Furthermore, both consents and their respective conditions must be read, and complied with, in tandem.

Signature: Dafydd Jones
Designation: Area Planning Manager North
Background Papers: Highland Wide Local Development Plan
Relevant Plans: Plan 1 – location plan
Plan 2 – Proposed section/elevation to High Street A3 (F1304 L (2-) 21)
Plan 3 – Existing section/elevation High Street A3 (F1304 L (MS) 21A)
Plan 4 – Exterior lighting proposal (from supporting statement)



© Crown copyright.
All rights reserved 100023369

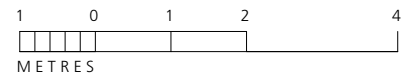
 **The Highland Council**
Comhairle na Gàidhealtachd
Planning & Development Service

Plan 1
13/01591/FUL & 13/01592/LBC
Repair & reinstatement works to clock tower,
renovation of clock, installation of lighting & renewal
of harl finish to tower at Dingwall Town House
18 June 2013

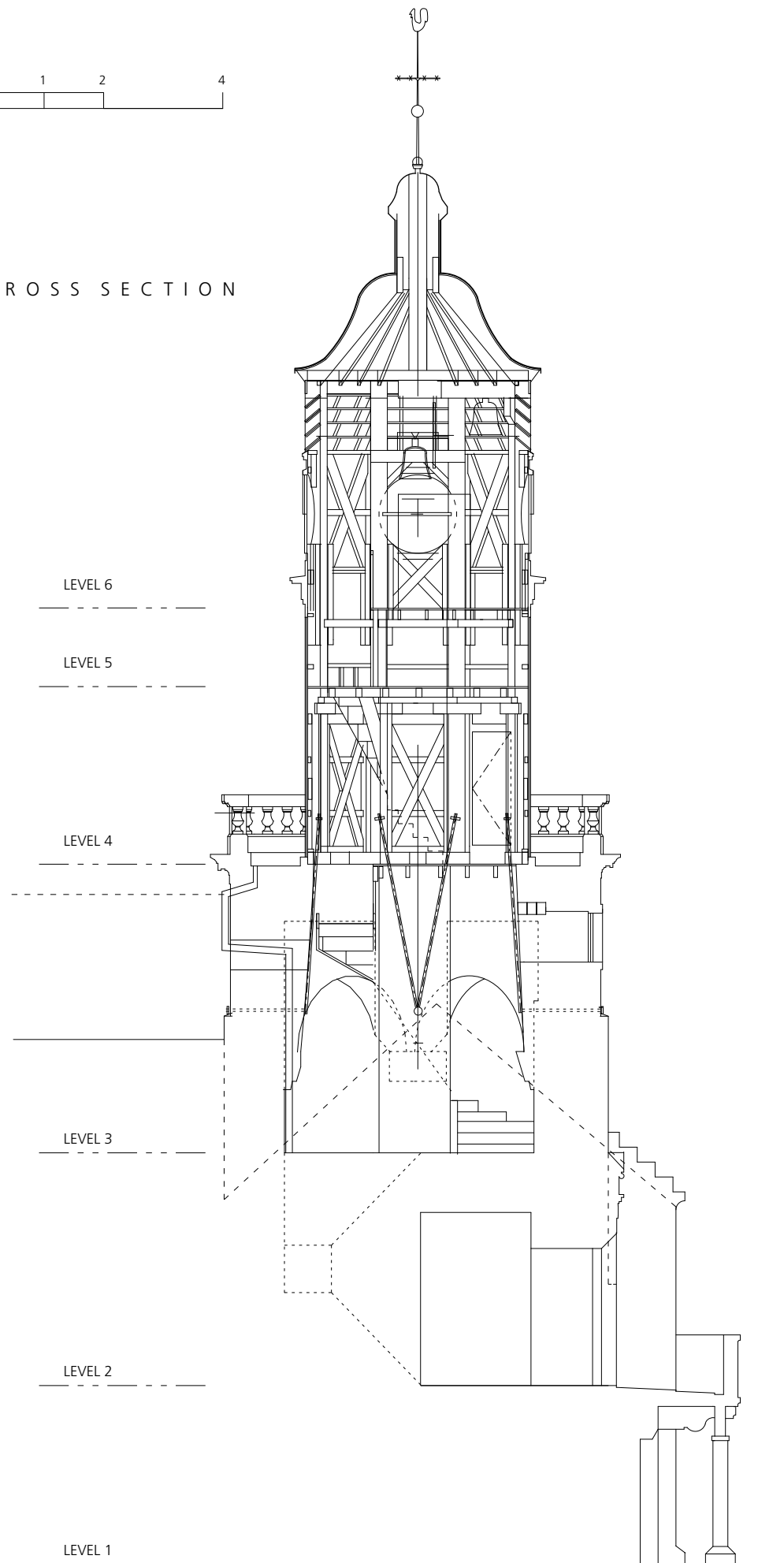


DINGWALL TOWN HOUSE

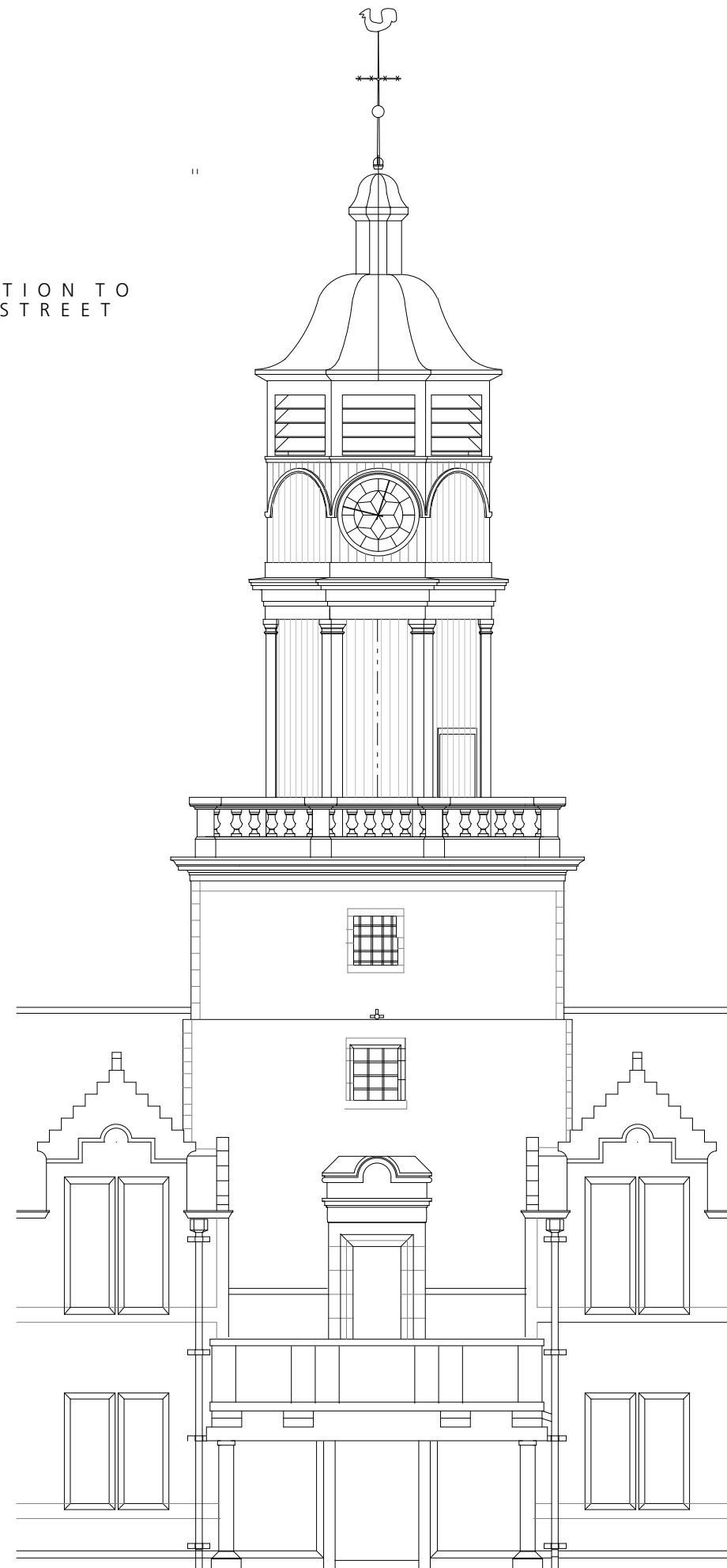
LDN Architects
29 St Leonards Road, Forres IV36 1EN
T: 01309 673221
F: 01309 676397
E: architects@ldn.co.uk



CROSS SECTION



ELEVATION TO HIGH STREET



Job Title:
DINGWALL CONSERVATION
AREA REGENERATION SCHEME
CONSERVATION WORK TO
DINGWALL TOWNHOUSE TOWER

Drawing Title:
SECTION AND
ELEVATION TO HIGH STREET
AS PROPOSED

Drawing Status:
PLANNING

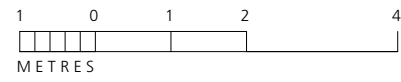
Drawing No:
F1304 L (2-) 21

Scale: 1:100 at A3
Date: March '13
Drawn: JF
Reviewed: ***

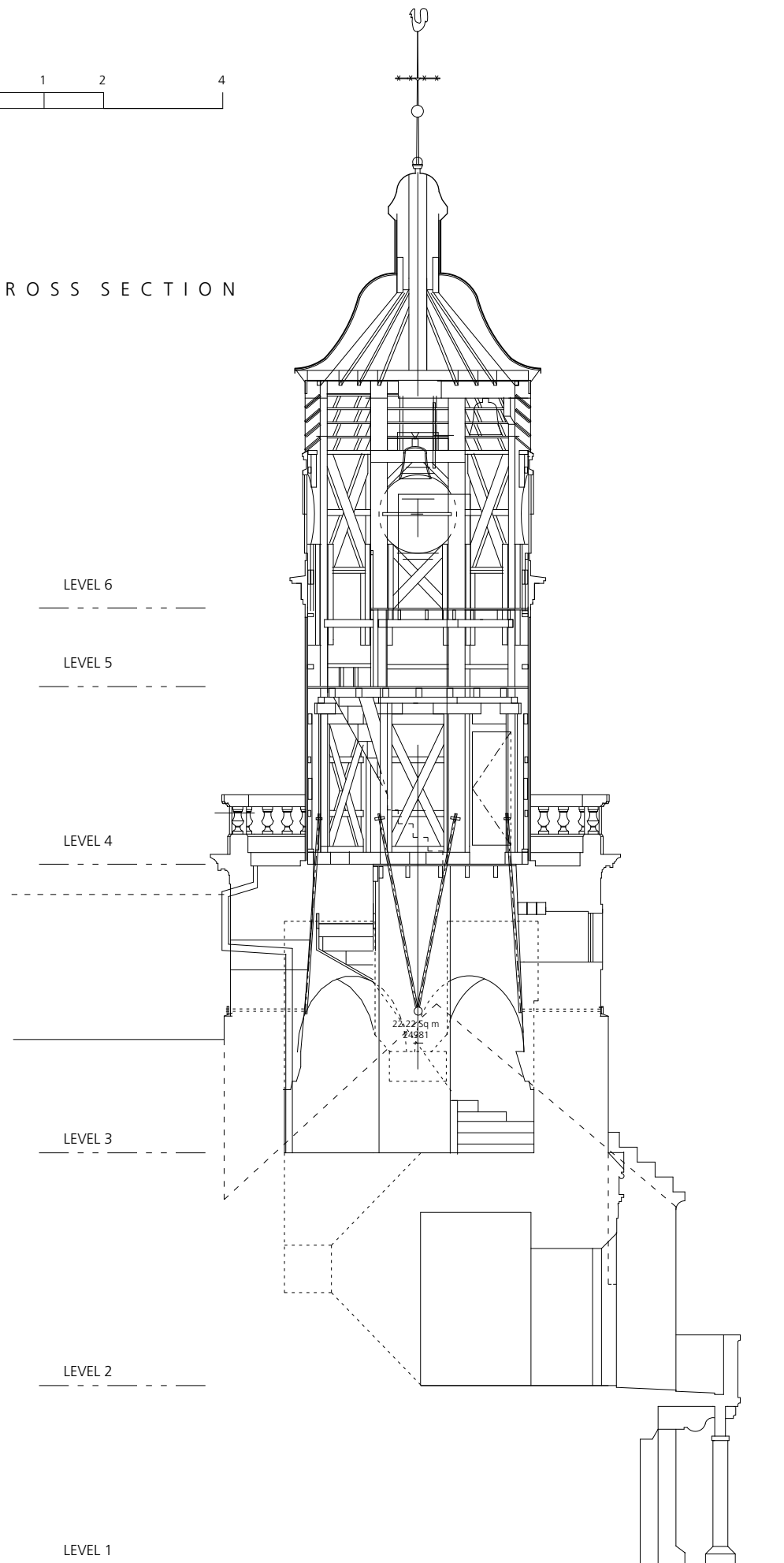
Revisions:

DINGWALL TOWN HOUSE

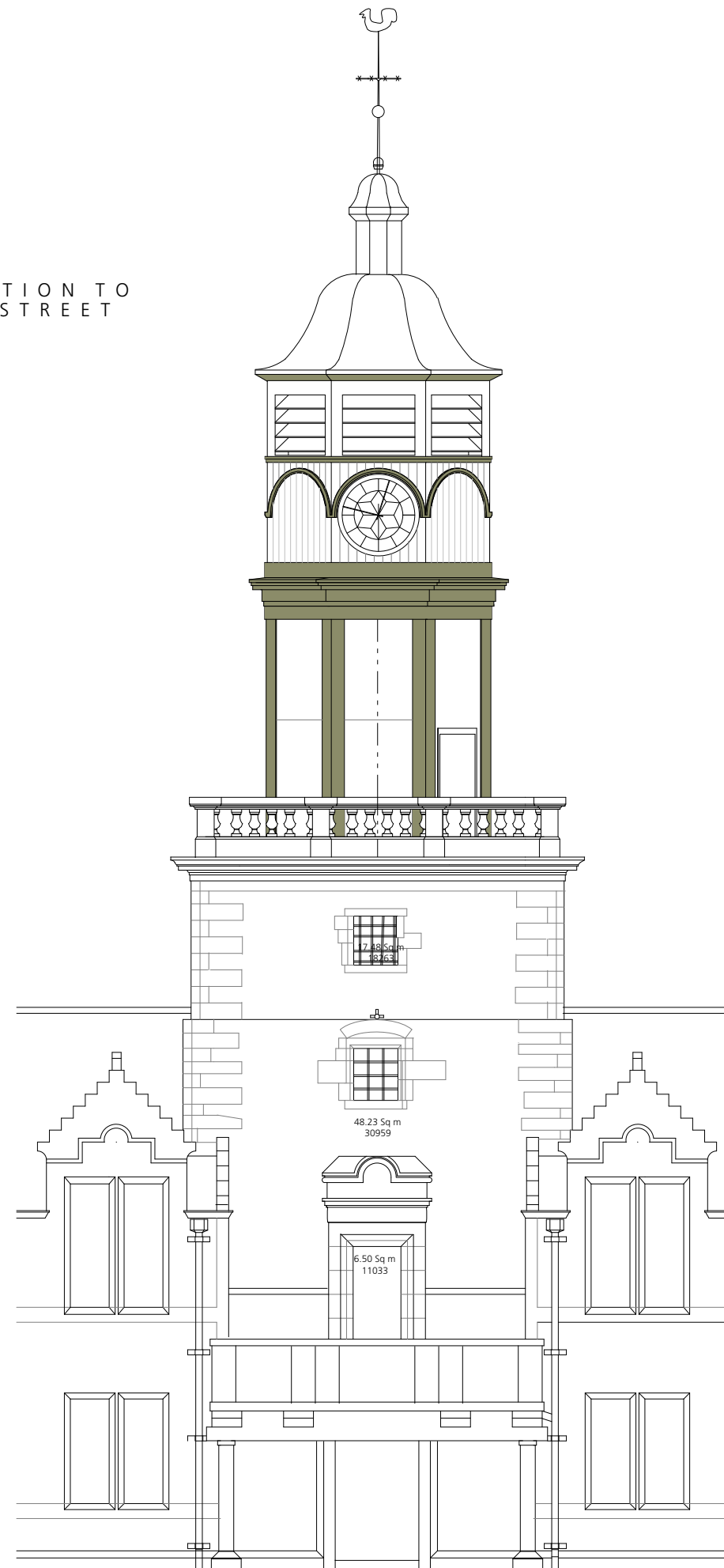
LDN Architects
29 St Leonards Road, Forres IV36 1EN
T: 01309 673221
F: 01309 676397
E: architects@ldn.co.uk



CROSS SECTION



ELEVATION TO HIGH STREET



Job Title:
DINGWALL CONSERVATION
AREA REGENERATION SCHEME
CONSERVATION WORK TO
DINGWALL TOWNHOUSE TOWER

Drawing Title:
SECTION AND
ELEVATION TO HIGH STREET
AS EXISTING

Drawing Status:

SURVEY

Drawing No:
F1304 L (MS) 21A

Scale: 1:100 at A3 Date: March '13 Drawn: IF Reviewed: ***

Revisions:

A 28.03.2013 IF
Elevation added

Project: Dingwall Town House
Exterior Lighting Proposals



Lumenpulse Lumen beam RGB floodlight housed inside top of tower



Intra Astor T5 IP65 linear fluorescent batten to backlight the clock faces.



ACDC Blade Linear RGB LED mounted on ledge washing light up clock tower



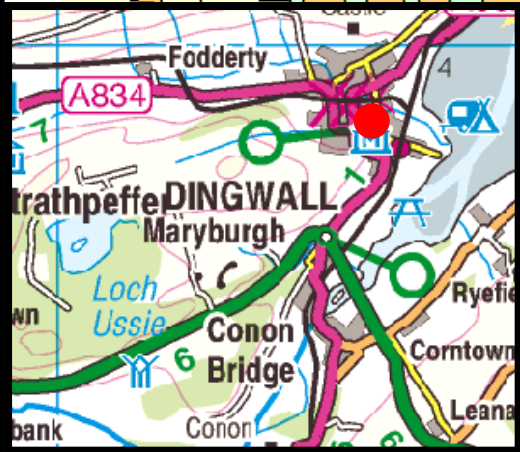
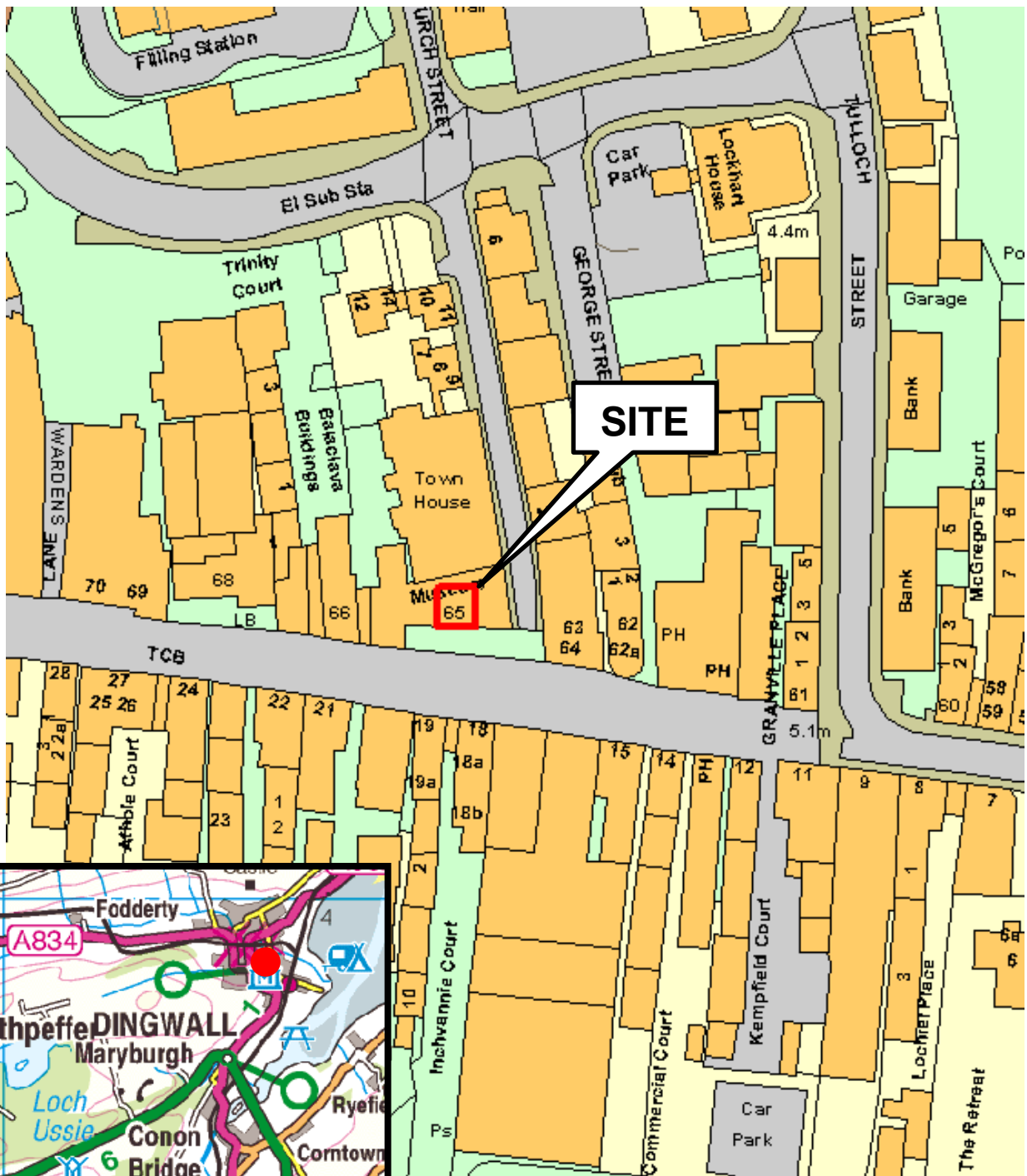
ACDC Fino Linear LED mounted inside tower to create a glow through the stonework in warm white light.



ACDC Plaza 35 cool white LED floodlights to illuminate main façade.

KELVIN LIGHTING





© Crown copyright.
All rights reserved 100023369

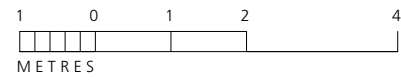
 **The Highland Council**
Comhairle na Gàidhealtachd
Planning & Development Service

Plan 1
13/01591/FUL & 13/01592/LBC
Repair & reinstatement works to clock tower,
renovation of clock, installation of lighting & renewal
of harl finish to tower at Dingwall Town House
18 June 2013

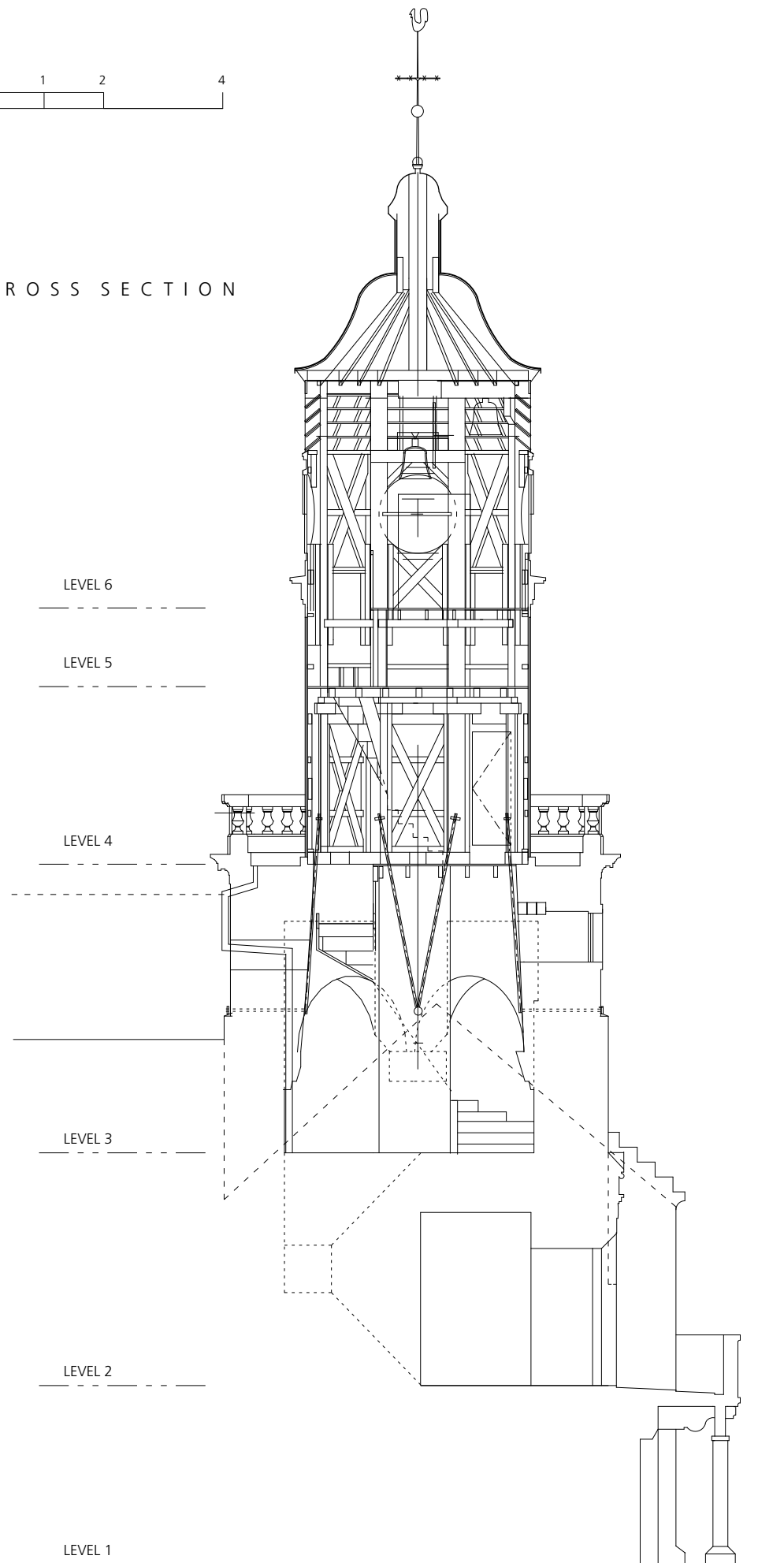


DINGWALL TOWN HOUSE

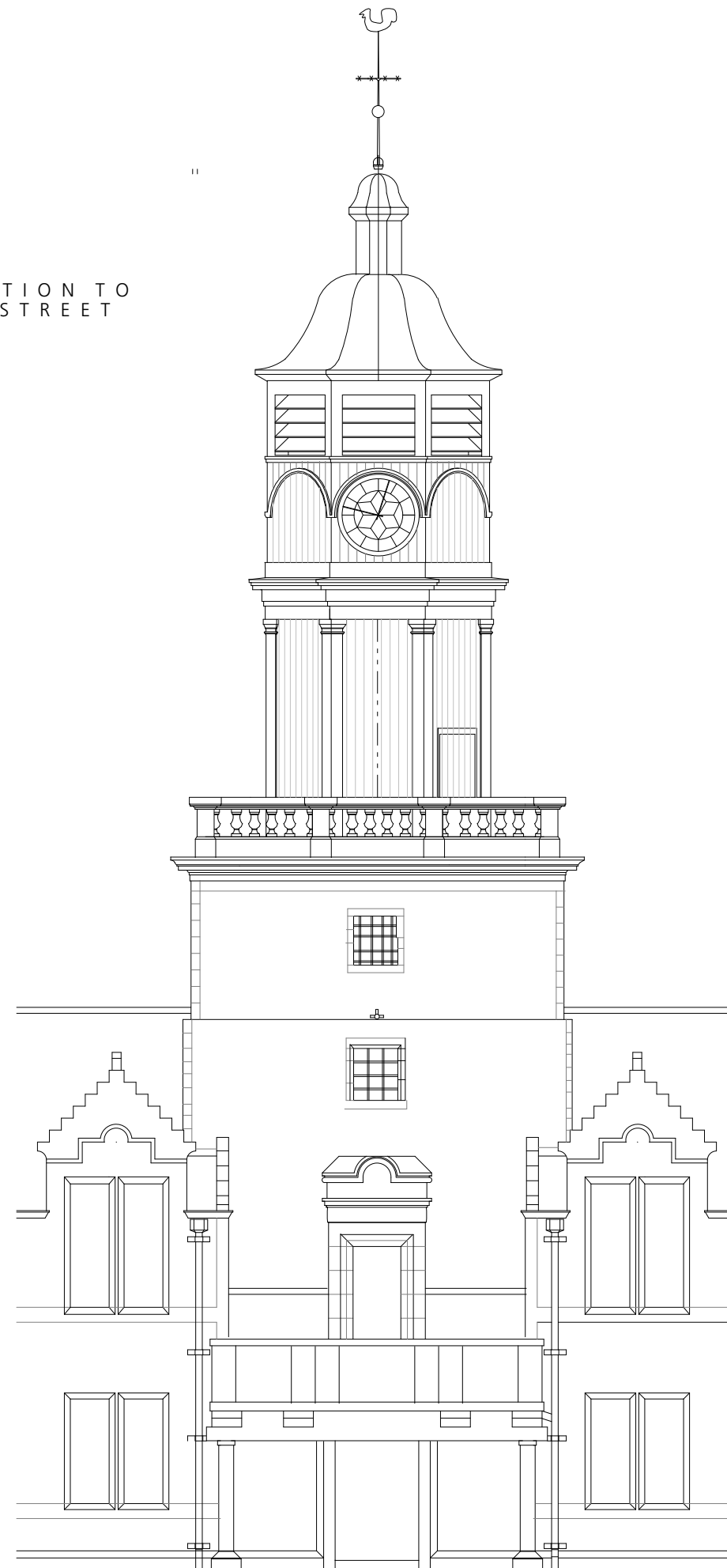
LDN Architects
29 St Leonards Road, Forres IV36 1EN
T: 01309 673221
F: 01309 676397
E: architects@ldn.co.uk



CROSS SECTION



ELEVATION TO HIGH STREET



Job Title:
DINGWALL CONSERVATION
AREA REGENERATION SCHEME
CONSERVATION WORK TO
DINGWALL TOWNHOUSE TOWER

Drawing Title:
SECTION AND
ELEVATION TO HIGH STREET
AS PROPOSED

Drawing Status:
PLANNING

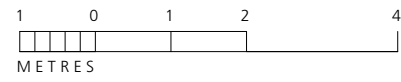
Drawing No:
F1304 L (2-) 21

Scale: 1:100 at A3
Date: March '13
Drawn: JF
Reviewed: ***

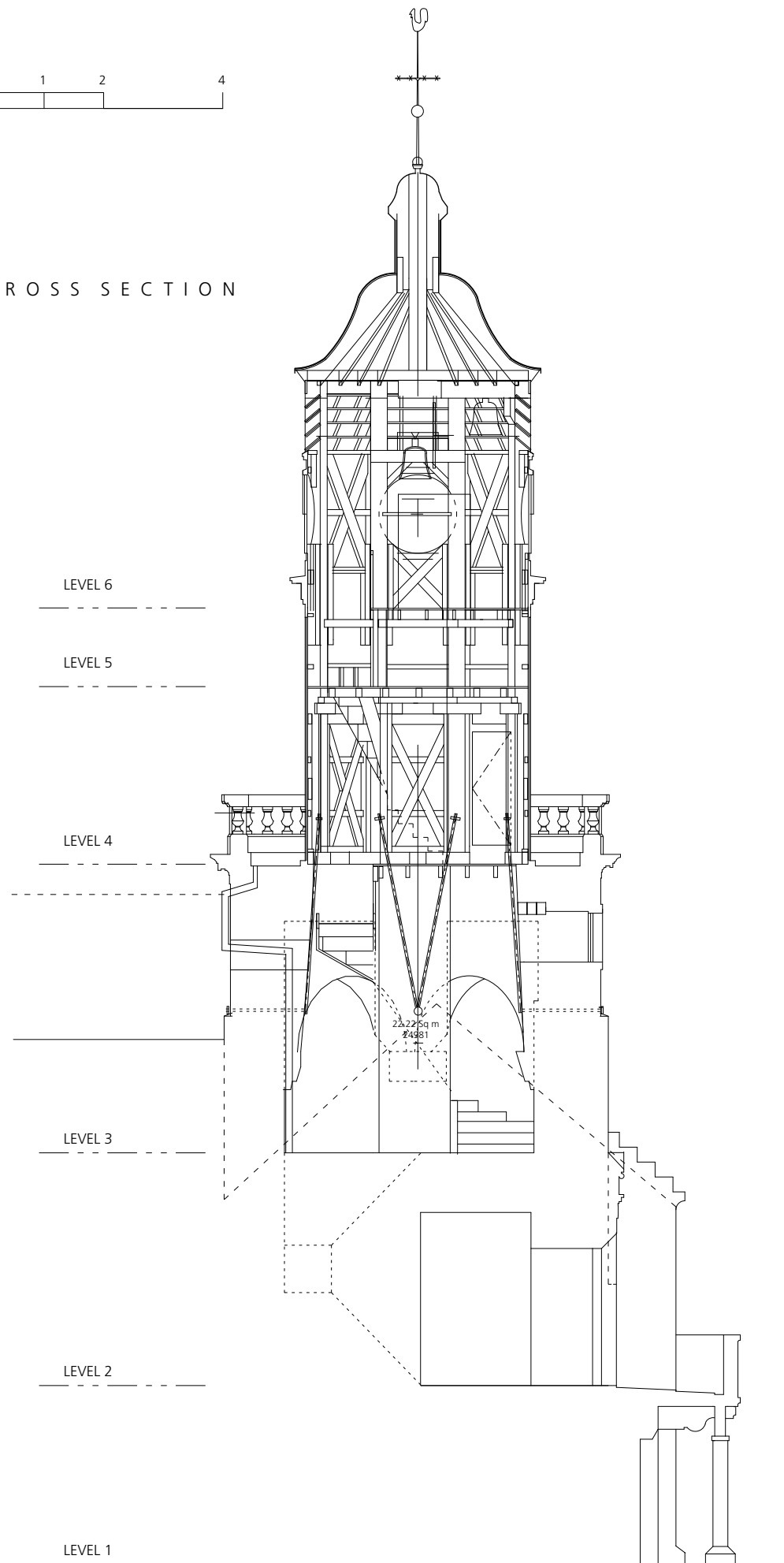
Revisions:

DINGWALL TOWN HOUSE

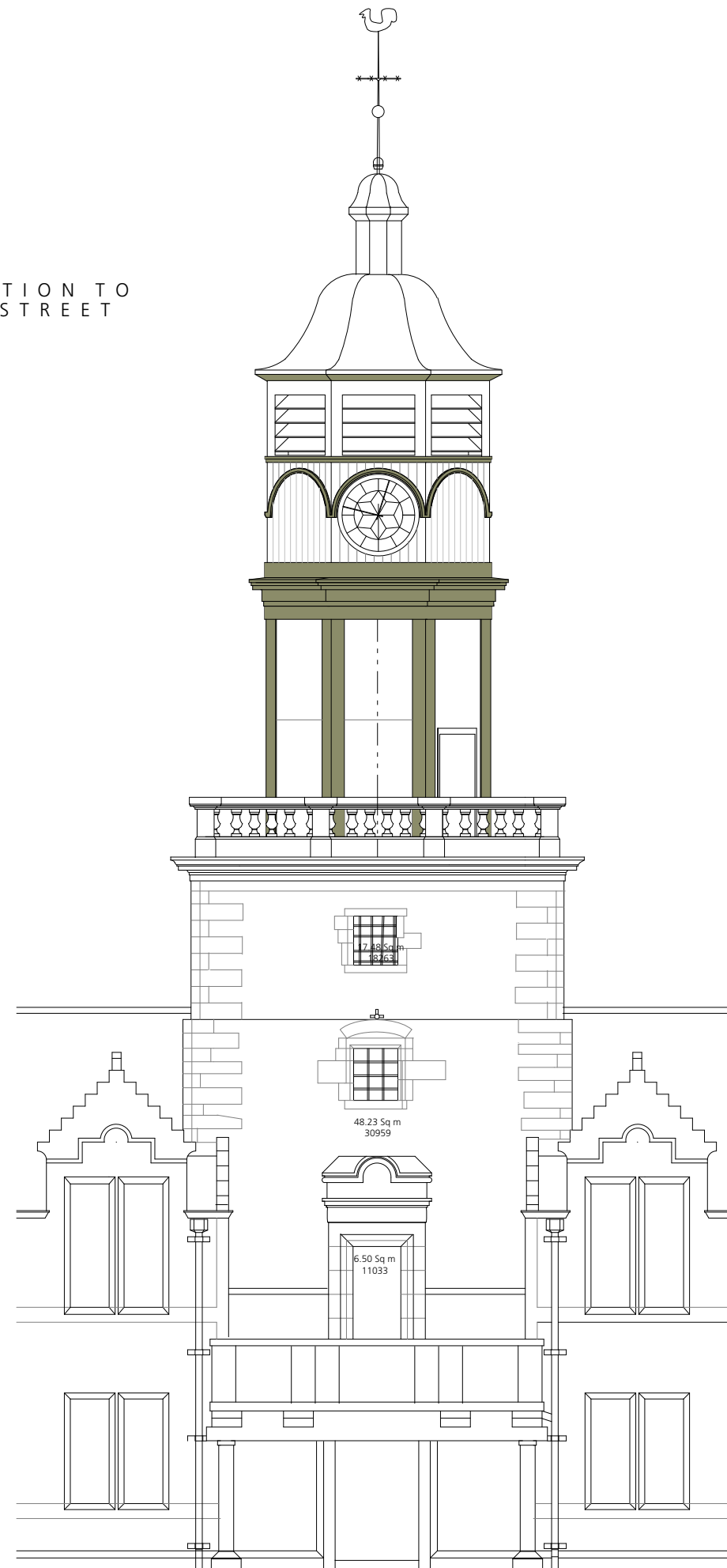
LDN Architects
29 St Leonards Road, Forres IV36 1EN
T: 01309 673221
F: 01309 676397
E: architects@ldn.co.uk



CROSS SECTION



ELEVATION TO HIGH STREET



Job Title:
DINGWALL CONSERVATION
AREA REGENERATION SCHEME
CONSERVATION WORK TO
DINGWALL TOWNHOUSE TOWER

Drawing Title:
SECTION AND
ELEVATION TO HIGH STREET
AS EXISTING

Drawing Status:

SURVEY

Drawing No:
F1304 L (MS) 21A

Scale: 1:100 at A3 Date: March '13 Drawn: IF Reviewed: ***

Revisions:

A 28.03.2013 IF
Elevation added

Project: Dingwall Town House
Exterior Lighting Proposals



Lumenpulse Lumen beam RGB floodlight housed inside top of tower



Intra Astor T5 IP65 linear fluorescent batten to backlight the clock faces.



ACDC Blade Linear RGB LED mounted on ledge washing light up clock tower



ACDC Fino Linear LED mounted inside tower to create a glow through the stonework in warm white light.



ACDC Plaza 35 cool white LED floodlights to illuminate main façade.

KELVIN LIGHTING

