

**THE HIGHLAND COUNCIL**

**CAITHNESS, SUTHERLAND & EASTER ROSS  
PLANNING APPLICATIONS COMMITTEE – 28 June 2011**

Agenda Item	<b>3.3</b>
Report No	<b>PLC/032/11</b>

**11/01325/FUL & 11/01327/LBC: The Highland Council  
Old Town Hall, High Street, Thurso, KW14 8AJ**

**Report by Area Planning and Building Standards Manager**

**SUMMARY**

**Description:** Alteration by way of replacing failed ground source heat pumps with air source units designed to connect unobtrusively into existing building's infrastructure

**Recommendation - GRANT**

**Ward :** 02 - Thurso

**Development category :** Local Development

**Pre-determination hearing :** Not required

**Reason referred to Committee :** Development in which the Council has an interest.

**1. PROPOSED DEVELOPMENT**

- 1.1 The proposal is for the replacement of previously failed ground source heat pumps with air source units designed to connect unobtrusively into the building's existing pipework. Within the existing plant room, the ground pump pipework, existing cooled condenser units and voltage invertors equipment will all have to be removed.
- 1.2 The proposals involve the installation of two new Air Source Heat Pumps to link into the existing heating and cooling system in the building's plant room. The supply services will be reconfigured from the existing redundant well pumps, and the heating pipework will be attached by trays onto the existing masonry wall into the plant room above floor level where the redundant well pump arrays will be removed. The Air Source Heat Pumps will be shielded from view by a single leaf blockwork wall, harled to match the surrounding finishes with stone cope. It will be minimalist in nature and will also help to reduce noise. Service and access doors to the Air Source Heat Pumps behind will be made from vertical board and cross ledger construction. These doors will then be painted to match the existing plant room door.

- 1.3 Galvanised wire protective mesh screens are proposed to form an unobtrusive roof to stop airborne rubbish entering or damaging the Air Source Heat Pump units behind the wall.

## 2. SITE DESCRIPTION

- 2.1 The site is located to the rear and south west elevation of the existing three storey Grade 'B' Listed building that faces onto Wilson Street. The site includes the east corner part of the rear car park and the adjoining plant/boiler room. The site adjoins two storey residential properties along Wilson Street, Thurso.

## 3. PLANNING HISTORY

- 3.1 Planning history for Thurso Town Hall is extensive, the most relevant being 09/00098/FULCA and 09/00106/LBCCA for a part change of use to café restaurant and off sales facility, community/function type use including drink licence and outdoor hospitality area granted 23/07/2009.

## 4. PUBLIC PARTICIPATION

- 4.1 Advertised : The application for Listed Building Consent was advertised locally and in the Edinburgh Gazette.

Representation deadline : For application 11/01325/FUL, the representation deadline is 05/05/2011. For application 11/01327/LBC the deadline is 17/05/2011.

Timeous representations : 0

Late representations : 0

## 5. CONSULTATIONS

- 5.1 **Environmental Health:** No objections subject to a condition to ensure that all noise does not exceed (Noise Rating) NR 20 when measured or calculated within any noise sensitive premises.

- 5.2 **Conservation Officer:** No comment at time of writing report.

- 5.3 **Historic Scotland:** No comments.

## 6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

### 6.1 Highland Structure Plan 2001

G1 Conformity with strategy

G2 Design for Sustainability

G6 Conservation and promotion of the Highland heritage

BC5 Listed Buildings and Conservation Areas

## **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 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.
- 7.3 This is a minor development and is referred to Committee because it is a development in which the Council has an interest. This proposal is considered not to have a significant impact on the character and setting of the listed building as the proposals are minor and do not affect the north facing or main elevations of the listed building. Historic Scotland have no comments to make on the proposals. However, as the building is a Grade 'B' listed building, any decision to grant listed building consent must be formally notified to Historic Scotland before the decision can be issued. There are no policy implications and no third party comments have been received.
- 7.4 The supporting statement indicates that this remedial work has been necessary because the open loop ground water wells have silted up and choked the plate heat exchanger causing the complex heating and cooling system to operate inadequately, run on reduced heating capacity, and ultimately fail. Filtration units were considered but with the silt molecule size being not much more than water itself the filter unit was considered not to be feasible and no guarantees could be given to this solving the problem in any case. Instead changing the type of sustainable energy led to a decision to proceed with Air Source as this system could link into the existing system, with alteration work to the existing system being limited to the plant room only. This would also enable a faster switch over from the old system to the new one and comply with the strict heating and humidity levels required to dedicated areas of the building that are required for Scottish Museums purposes and insurance of exhibits.
- 7.5 The manufacturer of the Air Source Heat Pumps has been asked to provide indicative Noise Reduction Levels to demonstrate that NR 20 can be achieved for Environmental Health compliance. No objections have been received from Environmental Health subject to a condition being attached to the consent to ensure that noise does not exceed (Noise Rating) NR 20 when measured or calculated within any noise sensitive premises.

## **8. CONCLUSION**

- 8.1 The development conforms to G2, G6 and BC5 policies of the Structure Plan as it increases the sustainability of Thurso Town Hall by continuing to reduce carbon emissions with minimal impact to the character and appearance of the listed building. There are no third party concerns.

## 9. RECOMMENDATION

**Action required before decision issued** Y

Notification to Scottish Ministers N

Notification to Historic Scotland Y **Thurso Town Hall is a Grade 'B' Listed Building**

Conclusion of Section 75 Agreement N

Revocation of previous permission N

9.1 **Subject to the above**, it is recommended that application **11/01325/FUL** be **Granted** subject to the following conditions and reasons:

1. No development shall start on site until the completed Notice of Initiation of Development (NID) form attached to this planning permission has been submitted to and acknowledged by the Planning Authority

**Reason** : In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts

2. Upon completion of the development the completed Notice of Completion form attached to this decision notice shall be submitted to the Planning Authority

**Reason** : In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts

3. Except as otherwise provided by the terms of this permission, the developer shall construct and operate the development in accordance with the plans and supporting information submitted with the application docketted as relative hereto with no deviation therefrom unless otherwise approved in writing by the Planning Authority.

**Reason** : In order to clarify the permission hereby granted and to ensure that the development is implemented as approved.

4. All plant, machinery and equipment associated with ventilation, air-conditioning, heating and refrigeration services or similar and including fans, ducting and external openings shall be so installed, maintained and operated such that any associated operating noise does not exceed NR 20 when measured or calculated within any noise sensitive premises with windows open for ventilation purposes.

**Reason** : In the interest of residential amenity.

5. The development is adjacent to an existing public footpath. This footpath shall remain accessible and free from obstruction during and upon completion of the development.

**Reason**: In the interest of pedestrian safety and amenity.

## Notes to Applicant

**Please note:** Your attention is drawn to the conditions attached to this permission. 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 meet these conditions may invalidate your permission or result in formal enforcement action.

### **TIME 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.

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

9.2 **Subject to the above**, it is recommended that application **11/01327/LBC** be **Granted** subject to the following conditions and reasons:

1. The work to which this Listed Building Consent relates must commence within FIVE YEARS of the date of this decision notice.

**Reason:** In order to accord with the statutory requirements of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

2. Except as otherwise provided by the terms of this permission, the developer shall construct and operate the development in accordance with the plans and supporting information submitted with the application docketted as relative hereto with no deviation therefrom unless otherwise approved in writing by the Planning Authority.

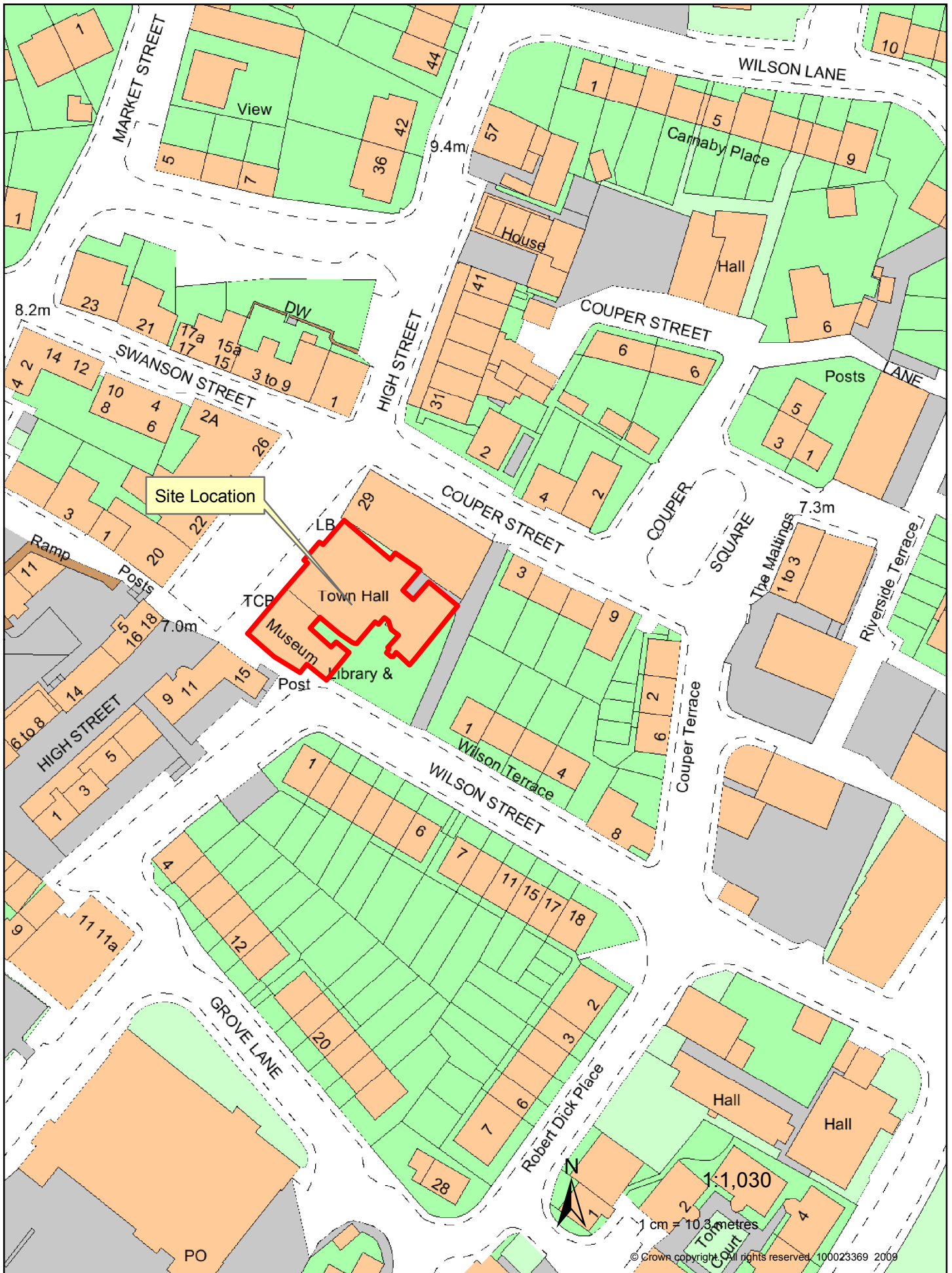
**Reason :** In order to clarify the permission hereby granted and to ensure that the development is implemented as approved.

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Signature: Allan J Todd  
Designation: Area Planning & Building Standards Manager  
Caithness, Sutherland and Easter Ross (CSER)  
Author: Andrew Parker  
Background Papers: Documents referred to in report and in case file.  
Relevant Plans: Plan 1 – Site plan and elevations (existing) A2 PAA0203 A 5-001 Rev 1  
Plan 2 – Location/site plan and elevations (proposed) A1 PAA0203 A  
5-002 Rev 1  
Plan 3 – Supporting Statement

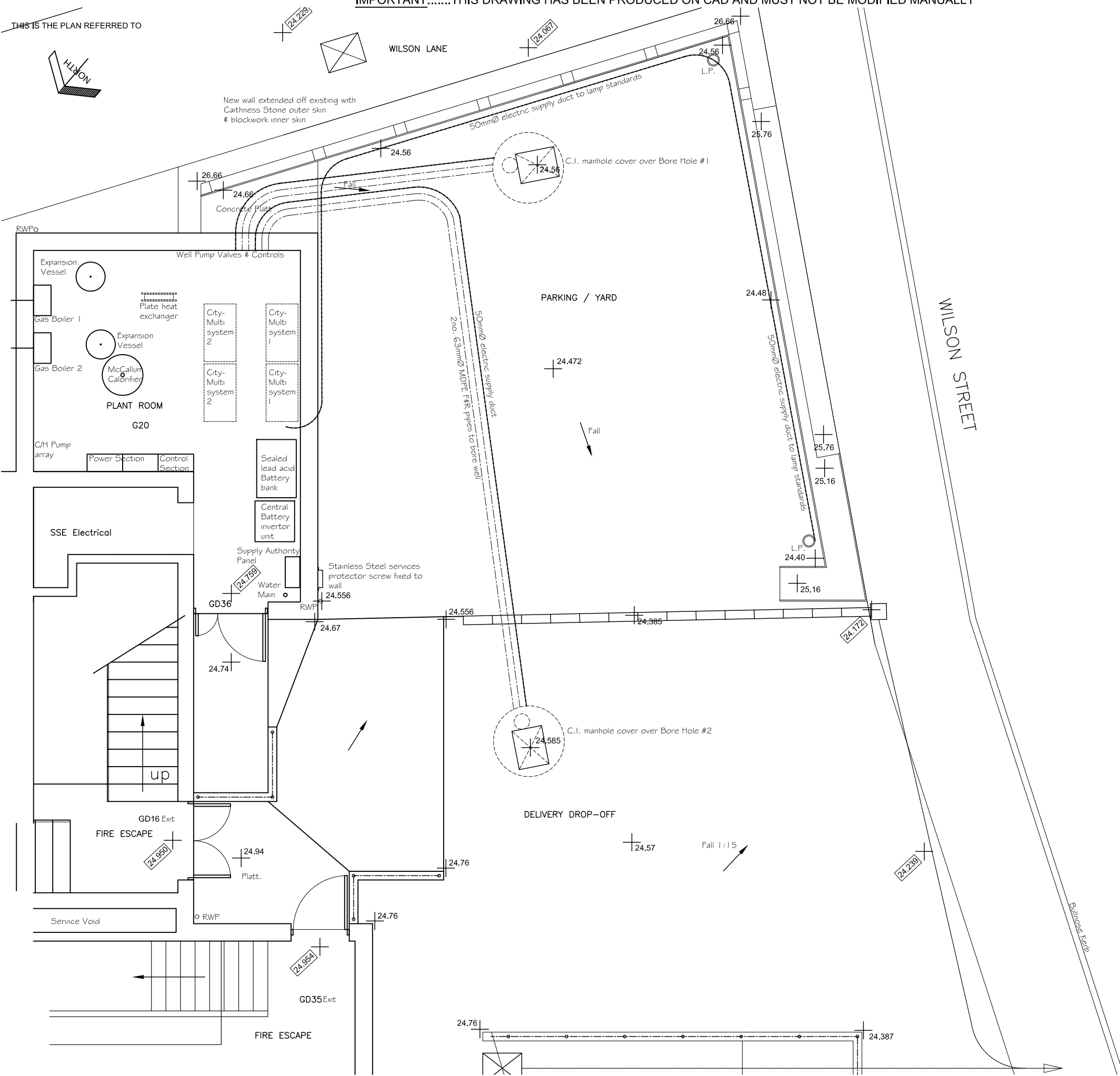


11/01325/FUL & 11/01327/LBC  
 Alteration by way of replacing failed ground source heat pumps for air source units designed to connect unobtrusively into existing building's infrastructure at Old Town Hall, High Street, Thurso KW14 8AJ

Caitness Horizons  
 per Highland Council  
 Council Offices  
 Market square  
 Wick  
 KW1 4AB

IMPORTANT.....THIS DRAWING HAS BEEN PRODUCED ON CAD AND MUST NOT BE MODIFIED MANUALLY

THIS IS THE PLAN REFERRED TO



PLAN LAYOUT

Rev.	Purpose of Issue	By	Checked	Date
1	PLANNING CONSENTS	RJL	CB	APR 2011

Description  
PLANNING & LISTED CONSENTS


**The Highland Council**  
 Comhairle na Gaidhealtachd

**HOUSING AND PROPERTY SERVICE**  
 Steve Barron  
 Director of Housing and Property

Drummie Market Square  
 Golspie KW10 6TA Wick KW1 4AB  
 Tel. (01408) 635301 Tel. (01955) 607742  
 Fax (01408) 634041 Fax (01955) 602481

CLIENT  
**CAITHNESS HORIZONS**

CONTACT  
**JOHN LINKLATER**

PROJECT  
**THURSO TOWN HALL RENEWABLES**

DRAWING TITLE  
**EXISTING ARRANGEMENT**

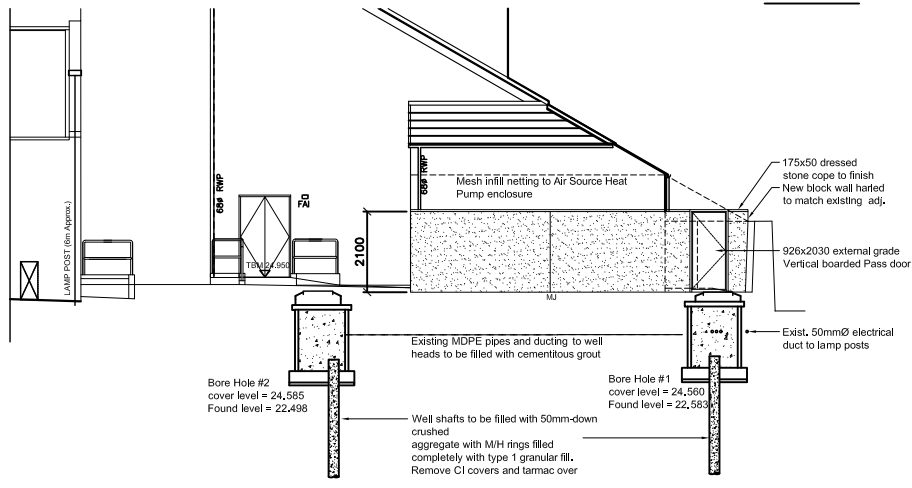
PURPOSE OF ISSUE  
**PLANNING CONSENTS**

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1/50	APR2011	CHECKED BY	CB	A2

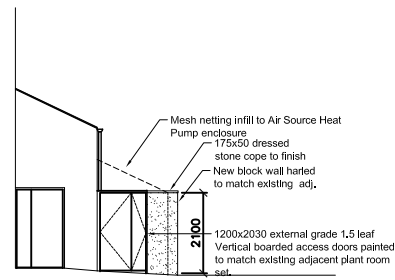
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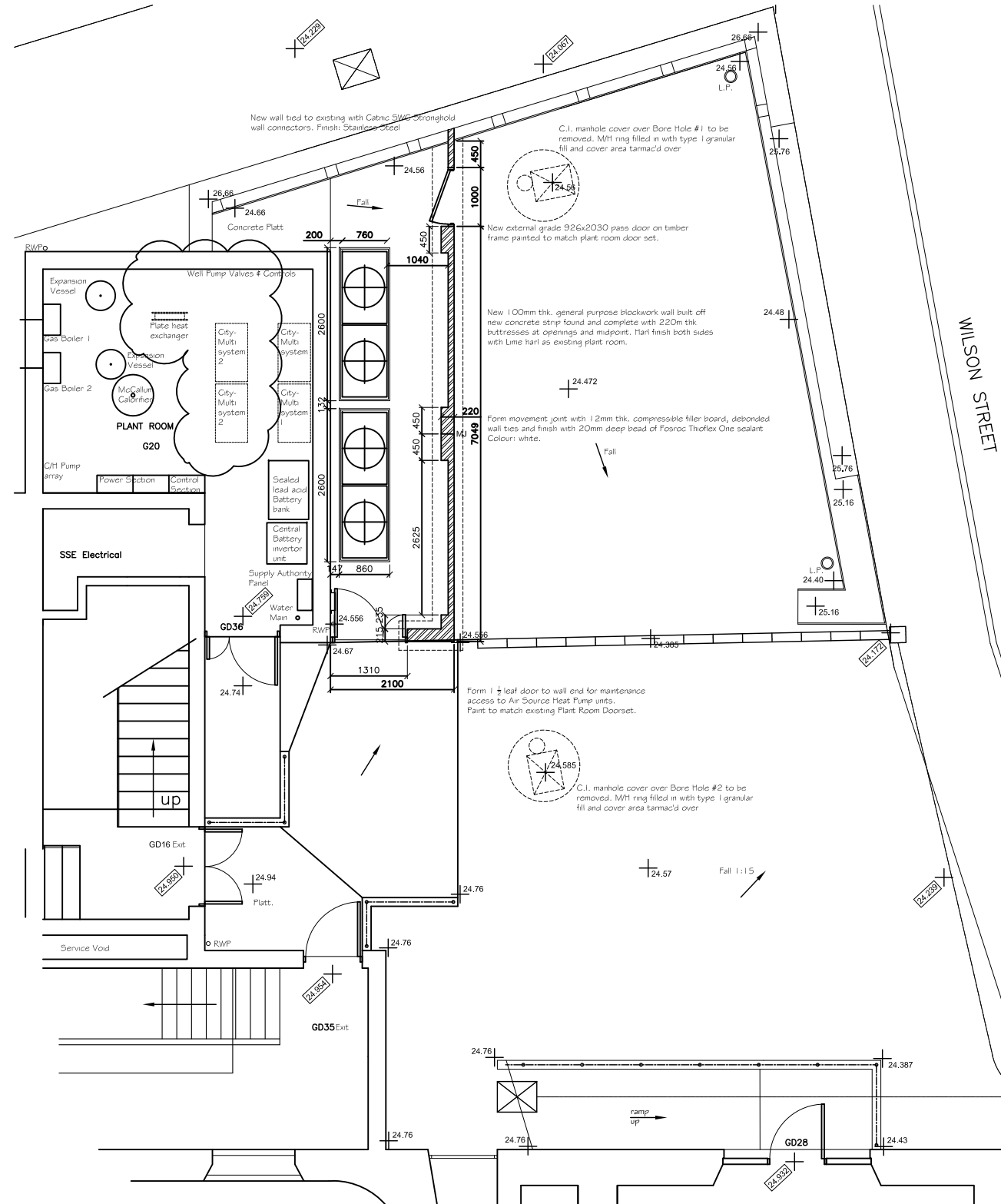
IMPORTANT.....THIS DRAWING HAS BEEN PRODUCED ON CAD AND MUST NOT BE MODIFIED MANUALLY



SIDE ELEVATION 1:100

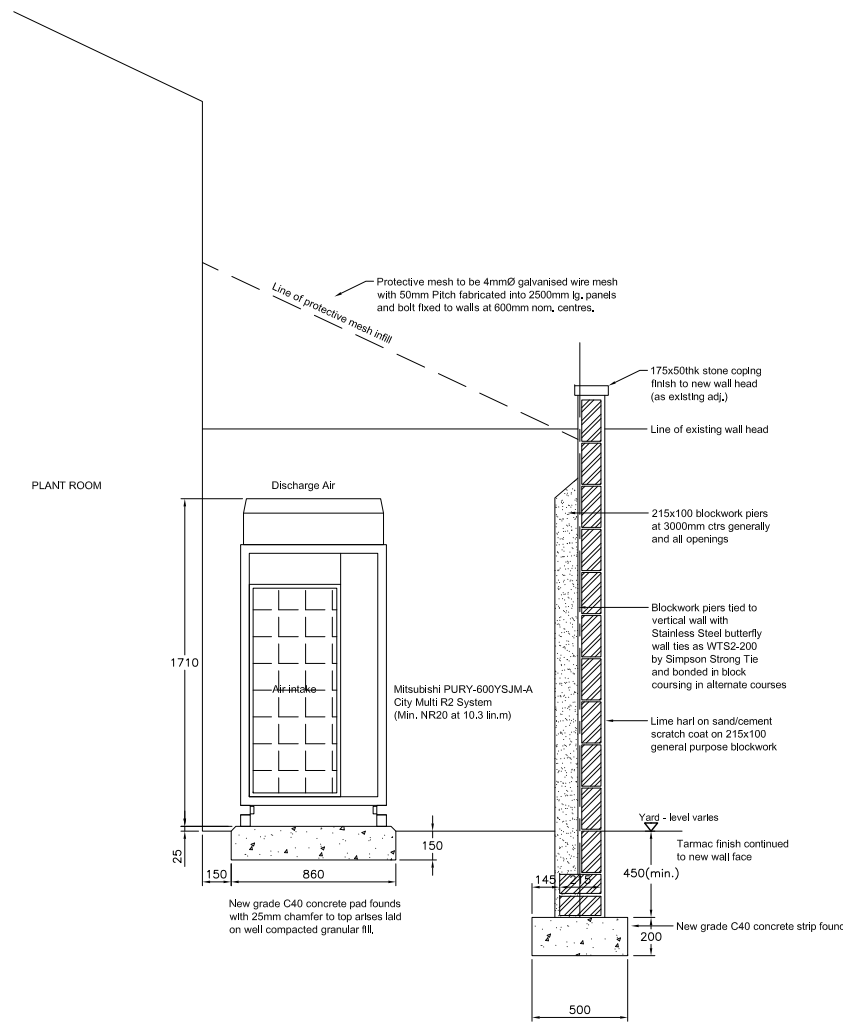


END ELEVATION 1:100



PLAN 1:50

DENOTES MACHINERY TO BE REMOVED



SECTION THRO' NEW SCREEN WALL 1:20

Construction Notes:

**Concrete Founds**  
Generally to grade C40 placed as BS8110 and reinforced with fabric mesh to BS4483

**Concrete Blocks**  
Dense aggregate common concrete block, compressive strength: 7, work size: 440x215x100, bond: half lap stretcher on mortar to designation (i) BS 5628

**Blockwork Accessories**  
Cavity wall ties to DD 140-2, Type: HTS-C, material: Stainless Steel. Wall Starters as Cathic SWC stronghold wall connectors in Stainless Steel to BS EN 10088-2-1.4301

**Rendered Roughcast Coating**  
Common blockwork to screen wall keyed and prepared to receive cement scratch coat with lime/sand ready mix to BS 4721 using sand to BS1199, type A. Mix proportions to be 1:0.5:4-4.5, 8-12mm thick. Final wet dash coat to be OPC with lime/sand ready mix to BS 4721 using sand to BS1199, type A with coarse aggregate single size to BS63:Part2. Maximum size 6, Mix proportions (cement/lime/sand/coarse aggregate) 1:0.5:3:1.5. finished thickness 8mm all to match existing render adjacent. Roughcast to be thrown from a trowel or scoop and pressed back to give an even thickness without smoothing the surface.

**Paint Finishes to external Timber Doorsets**  
Paint to be Dulux ICI or equivalent on external doors and frames (colour to match existing Plant room door adjacent). New timber surfaces to receive 1 coat wood primer, 1 coat trade undercoat and 2 coats trade high gloss to finish.

**Timber Door Sets**  
New timber doors to be 44mm thk. Framed and Ledged construction faced with 70x15mm thk. vertical lining boards to finish. In 100x45 dressed timber frames screwed and plugged to masonry wall with M12x 120 Nylon frame fixings at nom. 450mm c/c. 1.5 leaf access doors at end of screen to be secured from inside with no visible hardware externally. Single Pass door to be fitted with 15mm diameter lever handle and mortice lock with euro cylinder key barrel with thumbturn to inner face.

**Mesh Infill Panels**  
Top of screen wall to be covered with 1200x2500L galvanised wire mesh panels comprising WLDGAL-50-4 wire mesh (by Metal Mesh UK Ltd) welded to galvanised 50x50x6 MS equal angle members to BS 4848 Part 4 and BS EN 10025 S275 JR. Frames to be fixed to masonry walls at nom. 600mm centers using M12x64 Rawlok sleeve anchors.

General Notes:

- All dimensions in millimetres unless noted otherwise.
- Refer to drawing 001 for Existing Layout
- For M&E works refer to DPM drawing 50-001 for details.
- Refer to DMP for M&E specification.

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Description PLANNING & LISTED CONSENTS				
 <b>The Highland Council</b> Comhairle na Gaidhealtachd				
<b>HOUSING AND PROPERTY SERVICE</b> Steve Barron Director of Housing and Property				
Drummuie Golspie KW10 6TA Tel. (01408) 635301 Fax (01408) 634041		Market Square Wlck KW1 4AB Tel. (01955) 607744 Fax (01955) 602481		
CLIENT CAITHNESS HORIZONS				
CONTACT JOHN LINKLATER				
PROJECT THURSO TOWN HALL RENEWABLES				
DRAWING TITLE GENERAL ARRANGEMENT				
PURPOSE OF ISSUE PLANNING CONSENTS				
SCALE 1:50	DATE 15-02-11	DRAWN BY R.J.L.	CHECKED BY CB	ORIGINAL PAPER SIZE A1
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