



PLANNING APPLICATIONS COMMITTEE

Report by Executive Director of Development and Regeneration Services

Contact: Mr A Graham Phone: 0141 287 6045

APPLICATION TYPE	Full Planning Permission		
RECOMMENDATION	Grant Subject to Condition(s) and S69		
APPLICATION	08/01509/DC	DATE VALID	19.06.2008
SITE ADDRESS	261 West Princes Street Glasgow G4 9EE		
PROPOSAL	Conversion of Scottish Ballet School to form 15 flats and erection of 5 mews houses with landscaping and parking including partial demolition of existing Ballet School.		
APPLICANT	Kelvin Investments Limited PO Box 872 2nd Fl, International House 16 Belv Lane Gibraltar	AGENT	Draw Architects Ltd 31 Palmerston Place Edinburgh EH12 5AP
WARD NO(S)	11, Hillhead	COMMUNITY COUNCIL LISTED	02_030, Woodlands/Park
CONSERVATION AREA	Woodlands		
ADVERT TYPE	Affecting a Conservation Area/Listed Building	PUBLISHED	4 July 2008
CITY PLAN	Residential		

REPRESENTATIONS/ CONSULTATIONS

- Land & Environmental Services (Environmental Health) - No objection subject to conditions
- Development and Regeneration Services (Transportation) - No objection subject to conditions
- Land & Environmental Services (Cleansing) - No response
- Scottish Water - No objection

Eight representations were submitted: five from local residents, one from The Architectural Heritage Society of Scotland, one from Woodlands and Park Community Council and one from Bailie Hanzala Malik.

SITE AND DESCRIPTION

This planning application proposes the conversion of the Scottish Ballet School at 261 West Princes Street within the Woodlands Conservation Area to form 15 flats and erection of 5 mews houses with landscaping and parking, including partial demolition of existing Ballet School. The site is located in a predominantly residential area, reflecting the 'Residential' zoning of the site within the adopted Glasgow City Plan (2003) and measures approximately 0.23 hectares (0.57 acres). The centre of the site is positioned equidistantly between Great Western Road to the north and Woodlands Road to the south. The partial demolition of a property within a conservation area requires Conservation Area Consent, the details of which are the subject of a separate application Ref: 08/01510/DC.

The application is the result of the Scottish Ballet School finding new accommodation within the city. The section of the building fronting onto West Princes Street is a four storey, tenemental style red sandstone building, however, the Ballet School was also housed within a number of annexes at the rear of this building which extend from the ground floor to fill the entire backcourt area. The largest of these backcourt buildings was a former drill hall which dates back to 1912. Prior to this the drill hall was situated in the position of the current tenemental building at 261 West Princes Street which dates back to 1892. Four storey traditional sandstone tenements and backcourts bound the application site to the north, south and west, with Willowbank Primary School (C(S) listed), a three storey red sandstone building located to the east of the application site. The historic significance of the surrounding context is reflected in the conservation area status which underlines the quality of the existing tenemental urban form. These surrounding tenements, whilst of a similar scale, are modest in character whereas 261 West Princes Street is slightly higher in height than neighbouring properties and benefits from a more elaborate architectural facade treatment, reflecting the properties historic status as a non-residential block. The rear of the site has been almost entirely built-out, resulting in the ancillary buildings abutting the adjacent tenement backcourts.

West Princes Street is a one way street, with traffic travelling from east to west, with the street also being covered by a 'controlled parking zone' for residents with permits. Existing vehicle access to the site is taken via a 3.5m wide access from West Princes Street.

THE PROPOSAL

The application proposes the conversion of the tenemental part of the building to form 15 flats and demolition of the former drill hall and annexes which fill the entire backcourt area and the erection of 5 mews houses with landscaping and parking. The 15 flats will be formed over five floors, containing seven 1 x bed flats, seven 2 x bed flats and one 1 x bed flat and internal lift. Two of the proposed units are split level flats over ground and basement level each with their own private garden, one of which sits adjacent to the common drying green. Of the 15 proposed flats 9 are single aspect and 6 are dual aspect and of the single aspect flats 2 are south facing and 7 are north facing.

The former drill hall is a large shed structure which dominates the backcourt and backs directly onto neighbouring properties. With a barrel vaulted roof, approximately 11m at its apex, this element is the main contributor to the inadequate amenity for neighbouring property. The proposed five mews houses will exist within the back court area, therefore having no street frontage. The mews houses will be over two levels, three to be situated along the southern boundary of the site with the remaining two along the western boundary. The three proposed along the southern boundary will each contain two bedrooms, whilst the two properties to be positioned along the eastern boundary; will be three and four bedroom properties. These units are to be located on the perimeter of the site to maximise the central amenity for the development and the surrounding neighbours. The impact of these new units will be minimised by the retention of the existing boundary walls and the proposed western units will employ a sunken garden to minimise their massing. The five mews houses will each contain private front gardens and will front onto a central courtyard area which will provide the necessary space for a vehicular turning area.

The floor areas of the five mews houses can be broken down as follows:

Southern Edge [x3]	Ground:	28.2 m2
	First:	100.3 m2
	Total:	128.5 m2
Western Edge [3bed]	Ground:	69.5 m2
	First:	60.1 m2
	Total:	129.6 m2
Western Edge [4bed]	Ground:	78.0 m2
	First:	70.0 m2
	Total:	148.0 m2

Twenty one parking spaces are proposed to be positioned at ground level on the southern boundary of the site. These spaces will be positioned under the three mews houses and a communal raised shared garden with landscaping. The proposed access is to be taken via the existing access on West Princes Street which is a traditional lane and will incorporate a traffic light system.

The communal raised shared garden is proposed in the south west corner of the site and will provide an area of soft landscaping. The garden will be positioned 3m above ground level, to be accessed via a stair case and will have a perimeter screen to mitigate against overlooking. However, the garden will also enhance the visual amenity of adjacent neighbours.

POLICIES

- DEV 2 - Residential
- RES 1 - Residential Density
- RES 2 - Residential Site Layouts
- RES 3 - Residential Greenspace Standards
- DES 3 - Building Design and Materials

ASSESSMENT AND CONCLUSIONS

Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that where an application is made under the Planning Acts, it shall be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The application site is zoned within the DEV 2 'Residential Development' policy principle of the adopted Glasgow City Plan 2003. The proposal is compatible with this development policy principle.

The proposal also requires to be considered/assessed against the following policies:

Policy RES 1 - Density

The site is situated within the Inner Urban Area where the density of development permitted should be a minimum of 30 dwellings per hectare (no maximum is prescribed). This site is in an area with high accessibility to public transport where density will be influenced by location, setting, site configuration and other City Plan policies and standards rather than a prescribed maximum figure. The site area shown on the application form is 2,300 square metres and the 20 flats/mews houses proposed represent a density of 300 dwellings per hectare.

Policy RES 2 – Residential Site Layouts

Given that the main rear annex of the Ballet School is surrounded by the established tenemental form and bound by Willowbank Primary School to the east, the 5 proposed mews houses constitute backland development. The result of this is that the required 9m boundary distance for new two storey development cannot be achieved. Notwithstanding this, each of the five mews houses all have private amenity space to the front of the front measuring 4.6m and 4.7m. Given problems associated with the functionality of the site within such a tight urban setting, these distances are considered acceptable in planning terms. In addition to this, efforts have been made to contain the mews houses by using the existing perimeter wall as a shield to the site and ensuring that the proposed mews buildings do not encroach above this line. Furthermore, the proposal has demonstrated that the above policy has been satisfied with regard to window to window distances, screening for privacy and overshadowing.

Policy RES 3 – Residential Greenspace Standards.

The proposal includes private gardens for the flats and mews houses, a communal central courtyard which also provides the main access to the ground level car parking and a shared garden area decked over the car park in the south west of the site.

In terms of existing facilities, the application site is relatively close to Kelvingrove Park, which has facilities for children's play and outdoor sport. These facilities support a large population, are heavily used and are in need of investment. In these circumstances, additional provision would be appropriate. This may be met off site, either on land within the developer's control, or on Council land, by means of a financial contribution, which has been calculated at £21,794.

Policy DES 2 – Urban Design/Policy DES 3 – Building Design and Materials

The proposal complies with the above policies and has received favourable comments from the Council's Heritage & Design section. Benefits include that the rear of the tenement is to be cleared of accretions and an enhanced rear elevation is proposed providing slightly compromised but functioning amenity space. There are an element of single aspect flats in the scheme, however generally the refit of the tenement building works well in terms of aspect, space standards and amenity. The new build mews accommodation is considered well designed in its context, creating units with scale and massing which have no negative impact on neighbouring properties. In fact the massing of the existing drill hall is much greater than the proposed mews houses. The proposed parking is well integrated below the mews housing in a discrete fashion to the south of the site. The palette of materials and elevational quality of the buildings is well resolved and that combined with the public space proposed should lead to the creation of a unique sense of place.

The elevation drawings show a proposed palette of materials which include:-

- Walls: Sandstone ashlar masonry, zinc and resin bonded natural timber panels to upper levels of the courtyard houses
- Windows: Sash and case timber to the existing tenement and aluminium framed double glazed systems to the new-build units.
- Doors: Solid core timber
- Roofs: Standing seam zinc sheet system

With regards to other representations the main points of objection are summarised as follows:-

- Part of the Scottish Ballet building providing security to the back courts will be demolished, which will leave an unsightly gap between the back court of 31 Woodlands Drive and 21 Woodlands Drive. There will be no protection for the back courts of properties between 19 – 35 Woodlands Drive and 275 West Princes Street.

The proposed demolition of the former drill hall will allow for the retention of the boundary wall of the Scottish Ballet School site which will maintain privacy and security for all neighbouring properties. Therefore, the existing level of protection which the above properties experience will be maintained.

- The position of the two mews houses on the western boundary of the site are proposed too close to the boundary.

The position of the two mews houses on the western boundary are to be positioned in the same position as the former drill hall building and is therefore considered acceptable.

- The regulatory distance between properties should be 18 metres.

Policy RES 2 of the adopted City Plan (2003) states that: "*To ensure a reasonable level of privacy for residents, new-build housing developments should provide a minimum of 18 metres window to window for habitable rooms*". The proposal complies with the above policy. The distance between all proposed dwellings and existing buildings is greater than 18m. The distance between two of the proposed mews houses is shown as less than 18m. However, following assessment of these dwellings the angles of 56 degrees and 67 degrees between a distance of 13m is considered acceptable and complies with Table 1 of Policy RES 2 of the adopted City Plan. In addition to this no windows are proposed in the rear elevation of any of the proposed mews houses.

- An objection is made to 21 car parking spaces for the scheme when Glasgow City Council only allows 20 on this stretch of Woodlands Drive.

The Council's Transportation section has been consulted on the proposal recommending that planning permission be granted subject to conditions.

- An objection is made on the noise, nuisance and pollution which will be generated by the vehicles associated with the proposed development.

The Council's Land and Environmental Services section have been consulted on the proposal recommending that planning permission be granted subject to conditions.

- An objection is submitted by the proprietor of 275 West Princes Street, Flat 1/2 on grounds that occupiers of the proposed properties will be able to look directly into the rear of the above property. The rear elevation of this address faces south.

The rear elevation of the proposed flats face south, the two proposed mews houses on the western boundary of the application site will have a south eastern facing aspect; therefore none of these properties present any overlooking issues. The three proposed mews houses on the south of the application site will have a north facing aspect; however they are all more than 18m from 275 West Princes Street.

- The proprietor of 275 West Princes Street, Flat 1/2 objects to the proposal on grounds of light infringement.

None of the neighbouring properties will experience any infringement of light, as the height of the proposed five new build mews properties will be no higher than the height of the existing boundary wall of the ballet school.

- The proposal fails to comply with Policy RES 2 of the adopted City Plan (2003) as the required 9m boundary distance for new two storey development cannot be achieved.

As has been previously stated, the proposed 9m boundary distance for new two storey development cannot be achieved. Notwithstanding this, the proposed scheme allows for private garden space with each mews property within a limited and awkward site.

- The proposal fails to comply with Policy RES 2 of the adopted City Plan (2003) as the scheme proposes to maintain the existing boundary treatment to achieve privacy.

In planning terms, maintaining the existing boundary treatment is considered the most appropriate solution to ensuring privacy, as this is the established boundary treatment.

- The proposed mews houses will overlook neighbouring properties, resulting in a loss of privacy.

The five proposed mews properties have no rear windows and comply the required window to window distances.

- The proposal does not comply with policy DES 1-3 of the adopted Glasgow City Plan (2003).

The Council's Heritage and Design section have been consulted on the above application and have recommended that planning consent be granted subject to conditions.

- An objection has been submitted expressing the view that 21 car parking spaces is excessive.

The Council's Transportation section has been consulted on the proposal recommending that planning permission be granted subject to conditions.

- An objection has been submitted stating that the communal garden seems undersized for 15 new flats and five mews houses. The view is expressed that extra green space would be preferable.

The Council's City Plan team have consulted on the application and have expressed satisfaction with the proposed greenspace on the application site, however, additional provision would be appropriate. This could be met off site, either on land within the developer's control, or on Council land, by means of a financial contribution, which has been calculated at £21,794.

- A letter of representation has been submitted by Bailie Hanzala Malik objecting that the application would create an over provision of HMOs.

This planning application does not propose that any property hold HMO status.

- 20 new homes will result in the over-development of the site

The conversion of the tenemental building to 15 flats and erection of 5 mews house will significantly reduce the built form of the site and allows for considerable improvements to be made in terms of amenity and design.

- The view has been expressed that the access is inadequate.

The Council's Transportation section has been consulted on the proposal recommending that planning permission be granted subject to conditions.

- The question is raised as to whether the access is adequate to accommodate cleansing and emergency vehicles.

The site proposes to use the existing access from West Princes Street which can accommodate both cleansing and emergency vehicles.

- The view is expressed that the proposed residential use of the site is considered inappropriate.

The site is as 'Residential' in the adopted City Plan (2003) therefore this use is considered appropriate.

CONCLUSION

This planning application proposes the conversion of the Scottish Ballet School at 261 West Princes Street to form 15 flats and erection of 5 mews houses with landscaping and parking, including partial demolition of existing Ballet School. The application site is located within an area zoned for 'Residential' use in the adopted Glasgow City Plan (2003) and therefore the principal of a residential scheme is considered acceptable. The application is proposed within the Woodlands Conservation Area and part of the application proposes five mews houses within a back land setting. The rear section of the Ballet School site, which encompasses a former drill hall and ad hoc annexes, adversely affects the amenity of the surrounding area. The proposal allows for this area to be cleared; proposing 5 mews houses, a central courtyard and shared garden which shall greatly enhance amenity for both future residents and neighbouring properties. In design terms improvements will be reaped for the rear elevation of the tenemental building and the back court as a whole. The awkwardness of the site, set within a tight urban form is however problematic. And for this reason, the required boundary distances for the mews houses cannot be achieved. In addition to this, it must be acknowledged that part of the proposal is back land development. Whilst it is accepted that mews houses within a back land setting, would not normally be considered appropriate in a Conservation Area, each application must be considered on its merits and in this instance, the benefits of the proposed residential scheme would outweigh the negatives aspects associated with the scheme as detailed above. The proposed residential development will result in an enhanced improvement to the Woodlands Conservation Area. It is therefore recommended that planning consent be granted subject to conditions.

CONDITIONS AND REASONS

01. The development shall be implemented in accordance with drawing number(s)

-0714(PL)001
-PA (PL) 001
-PA (PL) 010
-PA (PL) EX 100
-PA (PL) EX 110
-PA (PL) EX 130
-SA (PL) EX 300
-SA (PL) EX 310
-PA (PL) 011
-PA (PL) 100 Rev.B
-PA (PL) 110
-PA (PL) 130 Rev.A
-SA (PL) 300 Rev.A
-PA (PL) 120
-SA (PL) 310
-SA (PL) 330
-SA (PL) 320

as qualified by the undernoted condition(s), or as otherwise agreed in writing with the Planning Authority.

Reason: As these drawings constitute the approved development.

02. Vehicular access to the property shall incorporate an intelligent entry system, tied to the opening of gates, which warns drivers wishing to enter the site of any vehicles wishing to exit the site and thereby minimise the risk of obstruction. Detailed proposals shall be submitted to the Planning Authority for approval prior to the commencement of works.

Reason: In the interests of traffic safety at the locus.

Reason: In the interest of the safety of the users of the premises.

03. The existing footway crossing at the vehicular access shall be suitably enhanced to accord with Figure 10.18 of the GCC Roads Development Guide.

Reason: In the interests of pedestrian safety.

04. Access arrangements for refuse vehicles shall be agreed with Land & Environmental Services (Cleansing)

Reason: In the interest of traffic safety and to safeguard the amenity of the surrounding area.

05. Each dwelling shall be allocated a specific off-road marked parking space.

Reason: In the interests of traffic safety at the locus.

06. In line with Policy TRANS 6 of the Glasgow City Plan, safe, secure and sheltered cycle parking should be provided for the flatted dwellings.

Reason: In the interest of traffic safety and to safeguard the amenity of the surrounding area.

Reason: In the interest of the safety of the users of the premises.

07. Light from the use of the facility shall not give rise to:
- (a) An "Upward Waste Light Ratio" (maximum permitted percentage of luminaire lux that goes directly to the sky) in excess of 15%.
 - (b) A "Light Into Windows" measurement in excess of 10Ev (lux). (Ev is the vertical luminance in lux.)
 - (c) A "Source Intensity" measurement in excess of 100 Kcd (kilocandela). (Source Intensity applies to each source in the potentially obtrusive direction out of the area being lit.)

Reason: In order to safeguard the property itself and the amenity of the surrounding area.

08. Suitable provision shall be made for refuse storage including provision of appropriate refuse bins and recycling facilities. Full details shall be submitted to and approved by the Planning Authority prior to the commencement of works.

Reason: In order to safeguard the property itself and the amenity of the surrounding area.

09. Before any work on the site is begun, a scheme of landscaping shall be submitted to and approved in writing by the planning authority. The scheme shall include hard and soft landscaping works, boundary treatment(s), details of trees and other features which are to be retained, and a programme for the implementation/phasing of the landscaping in relation to the construction of the development.

Reason: In order to protect the visual amenity of the surrounding area.

10. With the exception of tree works detailed in the approved application, existing trees on the site shall not be lopped, topped, felled or removed without the prior written approval of the planning authority. Details of such trees and the proposed operations on each of them shall be submitted to the planning authority. Any proposals for felling or removal shall include proposals, including a programme, for replacement tree planting.

Reason: In order to protect the visual amenity of the surrounding area.

11. Before any work on the site is begun, a detailed plan which shows the location and details of a method of tree protection to comply with BS 5837 2005, Trees in Relation to Construction, shall be submitted to and approved in writing by the planning authority. The approved protection shall be in place prior to the commencement of any work on the site and shall be retained in place until completion of the development.

Reason: In order to protect the visual amenity of the surrounding area.

12. The minimum depth of topsoil shall be 150mm for grass areas, 450mm for shrub areas and 900mm for trees on clean subsoil free from builder's rubble and other deleterious materials. Topsoil shall be free from pernicious weeds and shall have a pH value of approximately 7.0.

Reason: In order to protect the visual amenity of the surrounding area.

13. Prior to the commencement of any works on site, a scheme for 'Sustainable Urban Drainage Systems' (SUDS) (as incorporating the principles of SUDS - Design Manual for Scotland and Northern Ireland) shall be submitted for the written approval of the planning authority, and approved in writing. Thereafter the approved scheme shall be implemented in full prior to the commencement of residential use or commercial use at the site.

Reason: In order to safeguard the property itself and the amenity of the surrounding area.

Reason: In the interest of traffic safety and to safeguard the amenity of the surrounding area.

14. External materials shall be:-
- Walls: Sandstone ashlar masonry, zinc and resin bonded natural timber panels to upper levels of the courtyard houses.
 - Windows: Sash and case timber to the existing tenement and aluminium framed double glazed systems to the new-build units.
 - Doors: Solid core timber.
 - Roofs: Standing seam zinc sheet system

Samples shall be submitted to and approved by the Planning Authority in writing in respect of type, colour and texture. Written approval shall be obtained before the materials are used on site.

Reason: In order to safeguard the property itself and the amenity of the surrounding area.

15. Terms of lighting scheme are to be submitted for the written approval of the Planning Authority prior to works commencing on site.

Reason: In order to safeguard the property itself and the amenity of the surrounding area.

ADVISORY NOTES TO APPLICANT

01. It is recommended that the applicant should consult with Land and Environmental Services (Roads) at an early stage concerning this proposal, in respect of legislation administered by that Department which is likely to affect this development.
02. The developer and each prospective purchaser should be aware that future residents will not be eligible to purchase a resident's on-road parking permit, in accordance with the provision of the existing traffic order.
03. Construction and/or demolition work associated with this development should conform to the recommendations/standards laid down in BS5228 Part 1: 1997 "Noise and Vibration Control on Construction and Open Sites". Best Practicable Means as defined in Section 72 of the Control of Pollution Act 1974 should be employed at all times to ensure noise levels are kept to a minimum.
04. Prior to the installation of the lighting system, the applicant should submit certification from a member of the Institute of Lighting Engineers, or other suitably qualified person, to the Planning Authority confirming that the proposed system will satisfy the requirements of the above condition.
05. Prior to commencement of use of the facility, the applicant should, following the testing of the lighting system, submit certification from a member of the Institute of Lighting Engineers, or other suitably qualified person to the Planning Authority confirming that the system complies with its design specification.
06. It is recommended that the applicant should consult with SEPA concerning this proposal with regard to pollution of the water environment.
07. It is recommended that the applicant should consult with Scottish Water concerning this proposal in respect of legislation administered by that organisation which likely to affect this development.
08. It is recommended that the applicant should consult with Land and Environmental Services (Roads) at an early stage concerning this proposal, in respect of legislation administered by that Department, which is likely to affect this development.
09. It is recommended that noise associated with construction and demolition works in residential areas shall not occur before 0800 or after 1900 from Monday to Friday, and not before 0800 or after 1300 on Saturdays. Noise from construction or demolition works shall be inaudible at the site's perimeter on Sundays and public holidays. Land and Environmental Services should be notified of emergency works likely to create noise that will occur at these hours.

10. The applicant is advised that, if the proposals are altered in any way from those shown on the docketed drawings, for example as a result of obtaining any of the other statutory consents or for any other reason, they should so inform the Planning Authority and submit copies of the amended proposals in order that a view may be taken as to whether the alterations are material or not and whether a fresh application will be required.

ADVISORY NOTES TO COUNCIL

01. The completion of a satisfactory Agreement in terms of Section 69 of the Local Government (Scotland) Act 1973 is a pre-requisite to the issue of planning permission by the Planning Authority. Please consult the Planning Authority regarding the detailed terms of the Agreement. (NOTS69)
02. This proposal requires that docketed plans should accompany the decision notice in the case of this application.

for Executive Director of Development and Regeneration Services

DC/AGH/s
06/11/2008/1

PLEASE NOTE THE FOLLOWING:

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Reference No. **08/01509/DC**

Address : **261 West Princes Street**


Scale : 1:1250

Indicative Site Location

Ward : **11**



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 Location of Site
 (For details, refer to Report)



PLANNING APPLICATIONS COMMITTEE

Report by Executive Director of Development and Regeneration Services

Contact: Mr A Graham Phone: 0141 287 6045

APPLICATION TYPE Conservation Area Consent
RECOMMENDATION Grant Subject to Condition(s)

APPLICATION	08/01510/DC	DATE VALID	19.06.2008
SITE ADDRESS	261 West Princes Street Glasgow G4 9EE		
PROPOSAL	Partial demolition of existing Ballet School and conversion to 15 flats and erection of 5 mews houses with landscaping and parking		
APPLICANT	Kelvin Investments PO Box 872 2nd Fl, International House 16 Belv Lane Gibraltar	AGENT	Draw Architects Ltd 31 Palmerston Place Edinburgh EH12 5AP
WARD NO(S)	11, Hillhead	COMMUNITY COUNCIL LISTED	02_030, Woodlands/Park
CONSERVATION AREA	Woodlands		
ADVERT TYPE	Affecting a Conservation Area/Listed Building	PUBLISHED	4 July 2008
CITY PLAN	Residential		

REPRESENTATIONS/ CONSULTATIONS

Development and Regeneration Services (Heritage & Design) – No objection subject to conditions.

Eight representations were submitted: five from local residents, one from The Architectural Heritage Society of Scotland, one from Woodlands and Park Community Council and one from Bailie Hanzala Malik.

SITE AND DESCRIPTION

This planning application seeks Conservation Area Consent and proposes the partial demolition of existing Ballet School and conversion to 15 flats and erection of 5 mews houses with landscaping and parking at 261 West Princes Street. The site is located in a predominantly residential area, reflecting the 'Residential' zoning of the site within the adopted Glasgow City Plan (2003) and measures approximately 0.23 hectares (0.57 acres). The centre of the site is positioned equidistantly between Great Western Road to the north and Woodlands Road to the south. The application is also subject to a separate full application for planning consent the reference of which is 08/01509/DC.

The application is the result of the Scottish Ballet School finding new accommodation within the city. The section of the building fronting onto West Princes Street is a four storey, tenemental style red sandstone building, however, the Ballet School was also housed within a number of annexes at the rear of this building which extend from the ground floor to fill the entire backcourt area. The largest of these backcourt buildings was a former drill hall which dates back to 1912. Prior to this the drill hall was situated in the position of the current tenemental building at 261 West Princes Street which dates back to 1892. Four storey traditional sandstone tenements and backcourts bound the application site to the north, south and west, with Willowbank Primary School (C(S) listed), a three storey red sandstone building located to the east of the application site. The historic significance of the surrounding context is reflected in the conservation area status which underlines the quality of the existing tenemental urban form. These surrounding tenements, whilst of a similar scale, are modest in character whereas 261 West Princes Street is slightly higher in height than neighbouring properties and benefits from a more elaborate architectural facade treatment, reflecting the properties historic status as a non-residential block. The rear of the site has been almost entirely built-out, resulting in the ancillary buildings abutting the adjacent tenement backcourts.

West Princes Street is a one-way street, with traffic travelling from east to west, with the street also being covered by a 'controlled parking zone' for residents with permits. Existing vehicle access to the site is taken via a 3.5m wide access from West Princes Street.

THE PROPOSAL

The application proposes the conversion of the tenemental part of the building to form 15 flats and demolition of the former drill hall and annexes which fill the entire backcourt area and the erection of 5 mews houses with landscaping and parking. The 15 flats will be formed over five floors, containing seven 1 x bed flats, seven 2 x bed flats and one 1 x bed flat and internal lift. Two of the proposed units are split level flats over ground and basement level each with their own private garden, one of which sits adjacent to the common drying green. Of the 15 proposed flats 9 are single aspect and 6 are dual aspect and of the single aspect flats 2 are south facing and 7 are north facing.

The former drill hall is a large shed structure which dominates the backcourt and backs directly onto neighbouring properties. With a barrel vaulted roof, approximately 11m at its apex, this element is the main contributor to the inadequate amenity for neighbouring property. The proposed five mews houses will exist within the back court area, therefore having no street frontage. The mews houses will be over two levels, three to be situated along the southern boundary of the site with the remaining two along the western boundary. The three proposed along the southern boundary will each contain two bedrooms, whilst the two properties to be positioned along the eastern boundary; will be three and four bedroom properties. These units are to be located on the perimeter of the site to maximise the central amenity for the development and the surrounding neighbours. The impact of these new units will be minimised by the retention of the existing boundary walls and the proposed western units will employ a sunken garden to minimise their massing. The five mews houses will each contain private front gardens and will front onto a central courtyard area which will provide the necessary space for a vehicular turning area.

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Twenty-one parking spaces are proposed to be positioned at ground level on the southern boundary of the site. These spaces will be positioned under the three mews houses and a communal raised shared garden with landscaping. The proposed access is to be taken via the existing access on West Princes Street which is a traditional lane and will incorporate a traffic light system.

The communal raised shared garden is proposed in the south west corner of the site and will provide an area of soft landscaping. The garden will be positioned 3m above ground level, to be accessed via a stair case and will have a perimeter screen to mitigate against overlooking. However, the garden will also enhance the visual amenity of adjacent neighbours.

POLICIES

DEV 2 - Residential
DES 1 - Reinforcing Local Character and Identity
DES 2 - Urban Design
DES 3 - Building Design and Materials
HER 1 - Conservation Areas

ASSESSMENT AND CONCLUSIONS

Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that where an application is made under the Planning Acts, it shall be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The application site is zoned within the DEV 2 'Residential Development' policy principle of the adopted Glasgow City Plan 2003. The proposal is compatible with this development policy principle.

The proposal also requires to be considered/assessed against the following policies:

Policy DES 1 - Reinforcing Local Character and Identity

The application site is located within the Woodlands Conservation Area and is bound to the north, south and west by traditional four storey sandstone tenements and by the Willowbank Primary School (C(S) listed), a three storey red sandstone building to the east. The amenity offered by the former drill hall and annexes of the ballet school is considered detrimental to the area. The proposed scheme is modern in design and therefore contrasting with the predominant architectural style of the surrounding area. However, the scheme offers a practical and workable solution within a tight urban site allowing the use of the site to become residential, whilst contributing to the positive identity of the Woodlands Conservation Area.

Policy DES 2 – Urban Design/Policy DES 3 – Building Design and Materials

The proposal complies with the above policies and has received favourable comments from the Council's Heritage & Design section. Benefits include that the rear of the tenement is to be cleared of accretions and an enhanced rear elevation is proposed providing slightly compromised but functioning amenity space. There are an element of single aspect flats in the scheme, however generally the refit of the tenement building works well in terms of aspect, space standards and amenity. The new build mews accommodation is considered well designed in its context, creating units with scale and massing which have no negative impact on neighbouring properties. In fact the massing of the existing drill hall is much greater than the proposed mews houses. The proposed parking is well integrated below the mews housing in a discrete fashion to the south of the site. The palette of materials and elevational quality of the buildings is well resolved and that combined with the public space proposed should lead to the creation of a unique sense of place.

The elevation drawings show a proposed palette of materials which include:-

- Walls: Sandstone ashlar masonry, zinc and resin bonded natural timber panels to upper levels of the courtyard houses.
- Windows: Sash and case timber to the existing tenement and aluminium framed double glazed systems to the new-build units.
- Doors: Solid core timber.
- Roofs: Standing seam zinc sheet system

Policy HER 1 - Conservation Areas

The proposal is considered the best viable use for the site, where the disposal of buildings is proposed, whilst respecting the historic context in volume, scale, form, materials and quality. The proposed materials are considered appropriate to the locality and sympathetic to the existing buildings and the scheme provides an opportunity to enhance the area as a whole. It is for these reasons that the proposal complies with the above policy.

With regards to other representations the main points of objection are summarised as follows:-

- Part of the Scottish Ballet building providing security to the back courts will be demolished, which will leave an unsightly gap between the back court of 31 Woodlands Drive and 21 Woodlands Drive. There will be no protection for the back courts of properties between 19 – 35 Woodlands Drive and 275 West Princes Street.

The proposed demolition of the former drill hall will allow for the retention of the boundary wall of the Scottish Ballet School site which will maintain privacy and security for all neighbouring properties. Therefore, the existing level of protection which the above properties experience will be maintained.

- The position of the two mews houses on the western boundary of the site are proposed too close to the boundary.

The position of the two mews houses on the western boundary are to be positioned in the same position as the former drill hall building and is therefore considered acceptable.

- The regulatory distance between properties should be 18 metres.

Policy RES 2 of the adopted City Plan (2003) states that: *“To ensure a reasonable level of privacy for residents, new-build housing developments should provide a minimum of 18 metres window to window for habitable rooms”*. The proposal complies with the above policy. The distance between all proposed dwellings and existing buildings is greater than 18m. The distance between two of the proposed mews houses is shown as less than 18m. However, following assessment of these dwellings the angles of 56 degrees and 67 degrees between a distance of 13m is considered acceptable and complies with Table 1 of Policy RES 2 of the adopted City Plan. In addition to this no windows are proposed in the rear elevation of any of the proposed mews houses.

- An objection is made to 21 car parking spaces for the scheme when Glasgow City Council only allow 20 on this stretch of Woodlands Drive.

The Council's Transportation section have been consulted on the proposal recommending that planning permission be granted subject to conditions.

- An objection is made on the noise, nuisance and pollution which will be generated by the vehicles associated with the proposed development.

The Council's Land and Environmental Services section have been consulted on the proposal recommending that planning permission be granted subject to conditions.

- An objection is submitted by the proprietor of 275 West Princes Street, Flat 1/2 on grounds that occupiers of the proposed properties will be able to look directly into the rear of the above property. The rear elevation of this address faces south.

The rear elevation of the proposed flats face south, the two proposed mews houses on the western boundary of the application site will have a south eastern facing aspect; therefore none of these properties present any overlooking issues. The three proposed mews houses on the south of the application site will have a north facing aspect; however they are all more than 18m from 275 West Princes Street.

- The proprietor of 275 West Princes Street, Flat 1/2 objects to the proposal on grounds of light infringement.

None of the neighbouring properties will experience any infringement of light, as the height of the proposed five new build mews properties will be no higher than the height of the existing boundary wall of the ballet school.

- The proposal fails to comply with Policy RES 2 of the adopted City Plan (2003) as the required 9m boundary distance for new two storey development cannot be achieved.

As has been previously stated, the proposed 9m boundary distance for new two storey development cannot be achieved. Notwithstanding this, the proposed scheme allows for private garden space with each mews property within a limited and awkward site.

- The proposal fails to comply with Policy RES 2 of the adopted City Plan (2003) as the scheme proposes to maintain the existing boundary treatment to achieve privacy.

In planning terms, maintaining the existing boundary treatment is considered the most appropriate solution to ensuring privacy, as this is the established boundary treatment.

- The proposed mews houses will overlook neighbouring properties, resulting in a loss of privacy.

The five proposed mews properties have no rear windows and comply the required window to window distances.

- The proposal does not comply with policy DES 1-3 of the adopted Glasgow City Plan (2003).

The Council's Heritage and Design section have been consulted on the above application and have recommended that planning consent be granted subject to conditions.

- An objection has been submitted expressing the view that 21 car parking spaces is excessive.

The Council's Transportation section have been consulted on the proposal recommending that planning permission be granted subject to conditions.

- An objection has been submitted stating that the communal garden seems undersized for 15 new flats and five mews houses. The view is expressed that extra green space would be preferable.

The Council's City Plan team have consulted on the application and have expressed satisfaction with the proposed greenspace on the application site, however, additional provision would be appropriate. This could be met off site, either on land within the developer's control, or on Council land, by means of a financial contribution, which has been calculated at £21,794.

- A letter of representation has been submitted by Bailie Hanzala Malik objecting that the application would create an over provision of HMO's.

This planning application does not propose that any property hold HMO status.

- 20 new homes will result in the over-development of the site.

The conversion of the tenemental building to 15 flats and erection of 5 mews house will significantly reduce the built form of the site and allows for considerable improvements to be made in terms of amenity and design.

- The view has been expressed that the access is inadequate.

The Council's Transportation section have been consulted on the proposal recommending that planning permission be granted subject to conditions.

- The question is raised as to whether the access is adequate to accommodate cleansing and emergency vehicles.

The site proposes to use the existing access from West Princes Street which can accommodate both cleansing and emergency vehicles.

- The view is expressed that the proposed residential use of the site is considered inappropriate.

The site is as 'Residential' in the adopted City Plan (2003) therefore this use is considered appropriate.

CONCLUSION

This application for Conservation Area Consent proposes the conversion of the Scottish Ballet School at 261 West Princes Street to form 15 flats and erection of 5 mews houses with landscaping and parking, including partial demolition of existing Ballet School. The application site is located within an area zoned for 'Residential' use in the adopted Glasgow City Plan (2003) and therefore the principal of a residential scheme is considered acceptable. The application is proposed within the Woodlands Conservation Area and part of the application proposes five mews houses within a back land setting. The rear section of the Ballet School site, which encompasses a former drill hall and ad hoc annexes, adversely affects the amenity of the surrounding area. The proposal allows for this area to be cleared; proposing 5 mews houses, a central courtyard and shared garden which shall greatly enhance amenity for both future residents and neighbouring properties. In design terms improvements will be reaped for the rear elevation of the tenemental building and the back court as a whole. The awkwardness of the site, set within a tight urban form is however problematic and for this reason, the required boundary distances for the mews houses cannot be achieved. In addition to this, it must be acknowledged that part of the proposal is back land development. Whilst it is accepted that mews houses within a back land setting, would not normally be considered appropriate in a Conservation Area, each application must be considered on its merits and in this instance, the benefits of the proposed residential scheme would outweigh the negative aspects associated with the scheme as detailed above. The proposed residential development will result in an enhanced improvement to the Woodlands Conservation Area. It is therefore recommended that Conservation Area Consent be granted subject to conditions.

CONDITIONS AND REASONS

01. The development shall be implemented in accordance with drawing number(s):

- 0714(PL)001
- PA (PL) 001
- PA (PL) 010
- PA (PL) EX 100
- PA (PL) EX 110
- PA (PL) EX 130
- SA (PL) EX 300
- SA (PL) EX 310
- PA (PL) 011
- PA (PL) 100 Rev.B

- PA (PL) 110
- PA (PL) 130 Rev.A
- SA (PL) 300 Rev.A
- PA (PL) 120
- SA (PL) 310
- SA (PL) 330
- SA (PL) 320

as qualified by the undernoted condition(s), or as otherwise agreed in writing with the Planning Authority.

Reason: As these drawings constitute the approved development.

02. Vehicular access shall incorporate an intelligent entry system, tied to the opening of gates, which warns drivers wishing to enter the site of any vehicles wishing to exit the site and thereby minimise the risk of obstruction. Detailed proposals shall be submitted to the Planning Authority for approval prior to the commencement of works.

Reason: In the interests of traffic safety at the locus.

Reason: In the interest of the safety of the users of the premises.

03. The existing footway crossing at the vehicular access shall be suitably enhanced to accord with Figure 10.18 of the GCC Roads Development Guide.

Reason: In the interests of pedestrian safety.

04. Access arrangements for refuse vehicles shall be agreed with Land & Environmental Services (Cleansing).

Reason: In the interest of traffic safety and to safeguard the amenity of the surrounding area.

05. Each dwelling shall be allocated a specific off-road marked parking space.

Reason: In the interests of traffic safety at the locus.

06. In line with Policy TRANS 6 of the Glasgow City Plan, safe, secure and sheltered cycle parking should be provided for the flatted dwellings.

Reason: In the interest of traffic safety and to safeguard the amenity of the surrounding area.

Reason: In the interest of the safety of the users of the premises.

07. Light from the use of the facility shall not give rise to:

- a) An "Upward Waste Light Ratio" (maximum permitted percentage of luminaire lux that goes directly to the sky) in excess of 15%.
- b) A "Light Into Windows" measurement in excess of 10Ev (lux). (Ev is the vertical luminance in lux.)
- c) A "Source Intensity" measurement in excess of 100 Kcd (kilocandela). (Source Intensity applies to each source in the potentially obtrusive direction out of the area being lit.)

Reason: In order to safeguard the property itself and the amenity of the surrounding area.

08. Suitable provision shall be made for refuse storage including provision of appropriate refuse bins and recycling facilities. Full details shall be submitted to and approved by the Planning Authority prior to the commencement of works.

Reason: In order to safeguard the property itself and the amenity of the surrounding area.

09. Before any work on the site is begun, a scheme of landscaping shall be submitted to and approved in writing by the planning authority. The scheme shall include hard and soft landscaping works, boundary treatment(s), details of trees and other features which are to be retained, and a programme for the implementation/phasing of the landscaping in relation to the construction of the development.

Reason: In order to protect the visual amenity of the surrounding area.

10. With the exception of tree works detailed in the approved application, existing trees on the site shall not be lopped, topped, felled or removed without the prior written approval of the planning authority. Details of such trees and the proposed operations on each of them shall be submitted to the planning authority. Any proposals for felling or removal shall include proposals, including a programme, for replacement tree planting.

Reason: In order to protect the visual amenity of the surrounding area.

11. Before any work on the site is begun, a detailed plan which shows the location and details of a method of tree protection to comply with BS 5837 2005, Trees in Relation to Construction, shall be submitted to and approved in writing by the planning authority. The approved protection shall be in place prior to the commencement of any work on the site and shall be retained in place until completion of the development.

Reason: In order to protect the visual amenity of the surrounding area.

12. The minimum depth of topsoil shall be 150mm for grass areas, 450mm for shrub areas and 900mm for trees on clean subsoil free from builder's rubble and other deleterious materials. Topsoil shall be free from pernicious weeds and shall have a pH value of approximately 7.0.

Reason: In order to protect the visual amenity of the surrounding area.

13. Prior to the commencement of any works on site, a scheme for `Sustainable Urban Drainage Systems; (SUDS) (as incorporating the principles of SUDS - Design Manual for Scotland and Northern Ireland) shall be submitted for the written approval of the Planning Authority, and approved in writing. Thereafter the approved scheme shall be implemented in full prior to the commencement of residential use or commercial use at the site.

Reason: In order to safeguard the property itself and the amenity of the surrounding area.

Reason: In the interest of traffic safety and to safeguard the amenity of the surrounding area.

14. External materials shall be:-

- Walls: Sandstone ashlar masonry, zinc and resin bonded natural timber panels to upper levels of the courtyard houses.
- Windows: Sash and case timber to the existing tenement and aluminium framed double glazed systems to the new-build units.
- Doors: Solid core timber.
- Roofs: Standing seam zinc sheet system.

Samples shall be submitted to and approved by the Planning Authority in writing in respect of type, colour and texture. Written approval shall be obtained before the materials are used on site.

Reason: In order to safeguard the property itself and the amenity of the surrounding area.

15. Terms of a lighting scheme are to be submitted for the written approval of the Planning Authority prior to works commencing on site.

Reason: In order to safeguard the property itself and the amenity of the surrounding area.

ADVISORY NOTES TO APPLICANT

01. It is recommended that the applicant should consult with Land and Environmental Services (Roads) at an early stage concerning this proposal, in respect of legislation administered by that Department which is likely to affect this development.
02. The developer and each prospective purchaser should be aware that future residents will not be eligible to purchase a resident's on-road parking permit, in accordance with the provision of the existing traffic order.
03. Construction and/or demolition work associated with this development should conform to the recommendations/standards laid down in BS5228 Part 1: 1997 "Noise and Vibration Control on Construction and Open Sites". Best Practicable Means as defined in Section 72 of the Control of Pollution Act 1974 should be employed at all times to ensure noise levels are kept to a minimum.
04. Prior to the installation of the lighting system, the applicant should submit certification from a member of the Institute of Lighting Engineers, or other suitably qualified person, to the Planning Authority confirming that the proposed system will satisfy the requirements of the above condition.
05. Prior to commencement of use of the facility, the applicant should, following the testing of the lighting system, submit certification from a member of the Institute of Lighting Engineers, or other suitably qualified person to the Planning Authority confirming that the system complies with its design specification.
06. It is recommended that the applicant should consult with SEPA concerning this proposal with regard to pollution of the water environment.
07. It is recommended that the applicant should consult with Scottish Water concerning this proposal in respect of legislation administered by that organisation which likely to affect this development.
08. It is recommended that the applicant should consult with Land and Environmental Services (Roads) at an early stage concerning this proposal, in respect of legislation administered by that Department, which is likely to affect this development.
09. It is recommended that noise associated with construction and demolition works in residential areas shall not occur before 0800 or after 1900 from Monday to Friday, and not before 0800 or after 1300 on Saturdays. Noise from construction or demolition works shall be inaudible at the site's perimeter on Sundays and public holidays. Land and Environmental Services should be notified of emergency works likely to create noise that will occur at these hours.

BACKGROUND PAPERS***PLEASE NOTE THE FOLLOWING:***

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 Development and Regeneration
 Development Management
 229 George Street
 Glasgow G1 1 QU
 Director : Steve Inch BSc Hons DipTRP

Reference No. **08/01510/DC**

Address : **261 West Princes Street**


Scale : 1:1250

Indicative Site Location

Ward : **11**



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 Location of Site
 (For details, refer to Report)