



PLANNING APPLICATIONS COMMITTEE

Report by Executive Director of Development and Regeneration Services

Contact: Ms E Dudziak Phone: 0141 287 6094

ITEM 1 (h)

21st May 2013

APPLICATION TYPE	Full Planning Permission		
RECOMMENDATION	Grant Subject to Condition(s)		
APPLICATION	13/00549/DC	DATE VALID	18.03.2013
SITE ADDRESS	Provanhall House 172 Provanhall Road Glasgow G34 9NQ		
PROPOSAL	Installation of 2 gates		
APPLICANT	Glasgow City Council Land And Environmental Services Per Rachael Smith 231 George Street GLASGOW G1 1RX	AGENT	
WARD NO(S)	21, North East	COMMUNITY COUNCIL	02_064, Easterhouse Central (Inactive)
CONSERVATION AREA		LISTED	A
ADVERT TYPE	Affecting a Conservation Area/Listed Building	PUBLISHED	22 March 2013
CITY PLAN	Town Centre (DEV4)		

REPRESENTATIONS/ CONSULTATIONS

Historic Scotland - No objection

Under the terms of the Scheme of Delegation, this application requires to be reported to the Planning Applications Committee as the site is in council ownership.

SITE AND DESCRIPTION

Provan Hall is Category A Listed, and lies within Ward 21, (North East) in an area designated as Development Policy Principle (Town Centre) DEV 4 in City Plan 2. The house is of possible late medieval origin, and retains a significant amount of early material within its fabric. The building is thought to be early 15 or 16 century and was probably originally constructed as a hunting lodge as it is located within a hunting ground known as the Bishop's Forest.

The land is owned by the National Trust for Scotland and leased to Glasgow City Council. The park, especially around the house, is in effect a designed landscape and provides the setting for the listed building. Auchinlea Park is also designated as a Site of Special Landscape interest.

THE PROPOSAL

It is proposed to install 2 gates as part of overall landscape scheme to refurbish the gardens (only the gates are the subject of this application). The proposal will affect the western and southern boundary of the ornamental gardens and it is proposed to install cast iron, 19th century refurbished gates with associated hanging and checking posts.

The proposal is accompanied by an application for listed building consent (application 13/00422/DC).

BACKGROUND

The proposed gates are intended to protect the site from vandals and grazing deer. They are proposed at two existing access points that currently have no gates.

POLICIES

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 requires that when an application is made it shall be determined in accordance with the Development Plan unless material considerations dictate otherwise. In addition, under the terms of Section 64 and 66 of the Planning (Listed Buildings and Conservation Area) (Scotland) Act 1997, the Council is required to have special regard to the desirability of preserving listed buildings and their settings and any features of special architectural or historic interest which they possess.

The Development Plan consists of Glasgow and the Clyde Valley Strategic Development Plan (2012) and Glasgow City Plan 2 (December 2009). It is considered that the proposal has no Strategic Development Plan implications. The following policies of Glasgow City Plan 2 are considered to be of relevance to the determination of the proposal.

DEV 4:	Town Centre
DES 3:	Preserving and Enhancing the City's Historic Environment
DG/DES 3:	Design Standards for Listed Buildings and Properties in Conservation Areas

SPECIFIED MATTERS

Planning legislation now requires the planning register to include information on the processing of each planning application (a Report of Handling) and identifies a range of information that must be included. This obligation aimed at informing interested parties of factors that might have had a bearing on the processing of the application. Some of the required information relates to consultations and representations that have been received and is provided elsewhere in this Committee report. The remainder of the information, and a response to each of the points to be addressed, is detailed below.

A. Summary of the main issues raised where the following were submitted or carried out

i. An Environmental Statement

Not applicable to this application.

ii. An appropriate Assessment under the Conservation (Natural Habitats etc.) Regulations 1994

Not applicable to this application.

iii. A Design Statement or a Design and Access Statement

Not applicable to this application.

iv. Any report on the impact or potential impact of the proposed development (for example the retail impact, transport impact, noise impact or risk flooding)

Not applicable to this application.

B. Summary of the terms of any Section 75 Planning agreement

Not applicable to this application.

C. Details of directions by Scottish Ministers under Regulation 30, 31 or 32

These Regulations enable Scottish Ministers to give directions.

i. with regard to Environmental Impact Assessment Regulations (Regulation 30)

Not applicable to this application

ii. 1. Requiring the Council to give information as to the manner in which an application has been dealt with (Regulation 31)

Not applicable to this application.

2. Restricting the grant of planning permission

Not applicable to this application.

iii. 1. Requiring the Council to consider imposing a condition specified by Scottish Ministers.

Not applicable to this application.

2. Requiring the Council not to grant planning permission with satisfying Scottish Ministers that the Council has considered the condition.

Not applicable to this application.

ASSESSMENT AND CONCLUSIONS

The principle issues to be taken into account in the determination of this application are considered to be:

- (a) whether the proposal conforms with the Development Plan;
- (b) whether the proposal protects the special architectural character of Listed Buildings or any features of special architectural merit or historical interest; and
- (c) whether there are any other material considerations to be taken into account, including comments and any matters arising in letters of objection.

In respect of (a) and (b), the principle issues to be taken into account in the determination of this application are considered to be:-

whether the proposals, as stated in **DES 3: Preserving and Enhancing the City's Historic Environment**, preserve or enhance the special character and appearance of the Conservation Area and protect the special architectural character of Listed Buildings or any features of special architectural merit or historical interest;

Comment:

Although not located in a conservation area, the refurbished gates are located within the curtilage of the Category A listed Provan Hall. It is considered that the proposed gates are in keeping with the setting of the building and the proposed traditional landscape treatment around the house.

In terms of the gates, **DG/DES3** states:

2. Ironwork and Boundary Treatments

- Original cast ironwork, such as boundary and staircase railings, gates and lamp standards should be retained and the reinstatement of railings, particularly along terrace frontages, is encouraged. New railings and gates should match original railings and gates where they survive, particularly in terms of height, spacing of uprights and pattern.

Comment:

Although the proposed gates are not original (the house dates back to the 15th century), the proposed gates are in keeping with the setting of the listed building and the proposed traditional landscape treatment around the house.

Turning to (c), any other material considerations, no representations or objections have been received.

CONCLUSION

Given the purpose of the gates, to protect the site from vandals and grazing deer, this is an appropriate proposal that will assist in protecting the Category A listed building and its immediate setting.

The proposed cast iron, 19th century refurbished gates are of a high quality design that would represent a fitting addition to these gardens. They are in keeping with the setting of the building and the proposed traditional landscape treatment around the house.

Accordingly, it is recommended that planning permission is granted, subject to the attached conditions.

CONDITIONS AND REASONS

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

- 4954/04
- Image of gates from James Allan and Son catalogue and photo of the proposed gates, date stamped 22 February 2013

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. Any access gates shall open inwards only.

Reason: To ensure that gates do not obstruct pedestrian or vehicle movement or create a safety hazard.

03. The finished colour of the gates shall be agreed in writing with the planning authority prior to the commencement of development.

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

Reason: To safeguard the character of the listed building.

REASON(S) FOR GRANTING THIS APPLICATION

01. The proposal was considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's accordance with the Development Plan.

for Executive Director of Development and Regeneration Services

DC/ EDZ/amu
14/05/2013

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Development and Regeneration
Development Management
231 George Street
Glasgow G1 1RX
Executive Director: Richard Brown

Reference No.

13/00549/DC

Address :

Provanhall House, 172 Provanhall Road

Scale : 1:2500

Indicative Site Location

Ward : **21**



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Location of Site
(For details, refer to Report)