

# Planning Application: Report of Handling



Renfrewshire  
Council

Reference No. 24/0025/LB

## KEY INFORMATION

**Ward:** 12 – Erskine  
And Inchinnan

**Applicant:** City Gate  
Construction Ltd

**Registered:** 15/01/2024

Report by Head of Economy & Development

**PROSPECTIVE PROPOSAL:** Realignment of front  
boundary wall

**LOCATION:** India of Inchinnan Greenock Road, Inchinnan

**APPLICATION FOR:** Listed Building Consent



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## RECOMMENDATION

Grant subject to  
conditions

## IDENTIFIED KEY ISSUES

- The India of Inchinnan building is a category A listed building.
- Historic Environment Scotland have not commented on the proposals.
- The proposal accords with the relevant provisions of National Planning Framework 4, the Renfrewshire Local Development Plan and Historic Environment Scotland's guidance.

Alasdair Morrison  
Head of Economy &  
Development

REPORT OF HANDLING FOR APPLICATION 24/0025/LB

SITE ADDRESS	India of Inchinnan, Greenock Road, Inchinnan
PROPOSAL	Realignment of front boundary wall
RECOMMENDATION	Grant subject to conditions

PROPOSALS	<p>This application seeks listed building consent to realign a section of boundary wall which fronts India of Inchinnan which is a category A listed building.</p> <p>The boundary wall comprises of a base wall which is split into sections by stone piers. There are metalwork sections between the piers, and taller end piers at each end of the wall. The wall is finished in white render to match the India of Inchinnan building.</p> <p>It is proposed to realign the three sections that are at the eastern end of the wall. The realignment of the wall is required to accommodate a new section of footway that is being delivered as part of planning application 23/0296/PP for the formation of a car park at the eastern end of the building. Planning application 23/0296/PP is also being presented to Board today.</p> <p>The applicant has submitted a methodology which sets out how the realignment works will be undertaken. This includes retention of the metal railings for reuse, and re-use of the original masonry as far as possible to ensure the new wall seamlessly integrates with the existing wall.</p>
SITE HISTORY	<p>Application No: 23/0296/PP Description: Formation of car park with associated access and landscaping and realignment of boundary wall Decision: This application is also being presented to Board today for determination.</p> <p>Application No: 18/0377/LB Description: Re-rendering of external walls (in retrospect). Decision: Granted</p> <p>Application No: 17/0823/LB Description: Internal alterations including the formation of a partition wall, formation of kitchen area and installation of additional toilet cubicle Decision: Granted</p> <p>Application No: 07/0751/PP Description: Erection of 2 no. three storey office pavilions. Status; Granted subject to conditions.</p>

	<p>Application No: 04/1056/LB Description: Erection of 5 No. flagpoles on north elevation and 3 No. flagpoles on east and west elevations. Status; Granted subject to conditions.</p> <p>Application No: 04/0980/AD Description: Erection of 5 no. flagpoles on north elevation and 3 no. flagpoles on east and west elevations. Status; Granted subject to conditions.</p>
CONSULTATIONS	<b>Historic Environment Scotland</b> – No comments.
REPRESENTATIONS	None received.
DEVELOPMENT PLAN POLICIES	<p><b>Policy and Material Considerations</b> Legislation requires planning decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise. In this instance, the proposal must be assessed against the following:</p> <p><u>National Planning Framework 4</u> Policy 7 - Historic assets and places</p> <p><u>Renfrewshire Local Development Plan</u> Policy ENV3 - Built and Cultural Heritage</p> <p><u>New Development Supplementary Guidance</u> Delivering the Environment Strategy</p> <p><u>Material Considerations</u> Historic Environment Scotland: Managing Change in the Historic Environment Guidance</p>
PLANNING ASSESSMENT	<p>The Town and Country Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that in considering whether to grant listed building consent special regard must be had to the desirability of preserving the listed building and its setting as well as any features of special architectural or historic merit.</p> <p>In terms of Development Plan policy, <b>Policy 7</b> of NPF4 and <b>Policy ENV3</b> of the LDP are similar in that they both require works to listed buildings to respect their character. The proposals must be assessed against these policies, the relevant supplementary guidance, as well as Historic Environment Scotland’s guidance notes.</p> <p>A key consideration in the assessment of the application is the consultation response from Historic Environment Scotland (HES). In this instance, HES have not commented specifically on the proposal and have instead advised that it be assessed and determined in accordance with the national and local policies and guidance set out above.</p>

	<p>The requirement to realign the boundary wall has arisen from the proposed formation of a missing section of footway which forms part of the concurrent planning application 23/0296/PP. The alignment of the existing boundary wall causes a pinch point at the eastern end of the existing footway which prevents the ability to form an appropriate standard of width of footpath for the missing section. The boundary wall therefore requires to be realigned to ensure that a consistent width of 2m can be maintained throughout the full length of the footway.</p> <p>The boundary wall runs the full width of the Greenock Road site boundary (approx. 25m) including to the front of the India of Inchinnan building and the car park area to the west. It provides a distinctive and well defined edge to the site, and complements the design and appearance of the main building through the use of white render finish and metal railings.</p> <p>The boundary wall is divided into sections via intermediate piers, with each section incorporating metal railings. The realignment relates to three sections at the eastern end of the wall which are in combination approx. 17m in length (including the intermediate and end pier). The wall will be realigned at a slight curve along the edge of the new footway.</p> <p>The application includes a methodology and drawings which show that the realigned wall will be constructed to match the character and appearance of the existing wall. This includes reinstatement of the metal railings and the render finish (including re-use of existing masonry where possible).</p> <p>The realignment of this section of the wall is not considered to have a detrimental impact on the character, appearance, or special interest of the India of Inchinnan building. The realignment will also facilitate an improved pedestrian network which will enhance circulation and connectivity around the building. There have been no objections to the work from Historic Environment Scotland.</p> <p>In view of the above, it is considered that the proposal would accord with the relevant provisions of the Development Plan. There are no other material considerations. Listed building consent should therefore be granted.</p>
RECOMMENDATION	Grant subject to conditions

**Reason for Decision**

The proposal accords with the provisions of the Development Plan and there were no material considerations which outweighed the presumption in favour of development according with the Development Plan.

**Conditions**

1. That all works associated with the realignment of the boundary wall shall be undertaken in accordance with the methodology set out within the approved 'Removal & Reconstruction of Boundary Wall – Method Statement' prepared on behalf of City Gate Construction and be completed prior to the car park (as defined within planning application 23/0296/PP) being brought into operation.

Reason: To ensure the works are undertaken in an appropriate manner that will safeguard the character and special interest of the listed building.

Local Government (Access to Information) Act 1985 - Background Papers

For further information or to inspect any letters of objection and other background papers, please contact James Weir on 07483370666