

# Planning Application: Report of Handling

Reference No. 18/0297/CC



## KEY INFORMATION

### Ward 9:

Johnstone North,  
Kilbarchan, Howwood and  
Lochwinnoch

### Applicant:

Mr James  
17 Elm Walk  
Bearsden  
G61 3BQ

**Registered:** 23/04/2018

Report by Director of Communities, Housing and Planning Services

## PROSPECTIVE PROPOSAL: DEMOLITION OF POLICE STATION

### LOCATION:

POLICE STATION, CALDER STREET, LOCHWINNOCH

### APPLICATION FOR:

CONSERVATION AREA CONSENT



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## RECOMMENDATION

Grant subject to  
conditions

Fraser Carlin  
Head of Planning and  
Housing

## IDENTIFIED KEY ISSUES

- The proposals accord with the adopted Renfrewshire Local Development Plan land use designation Policy P1 'Places' and Policy ENV3 'Built Heritage'.
- The building is an unlisted building located within the Lochwinnoch Conservation Area.
- It was the former police station building which is now vacant.
- There have been two letters of objection on the grounds that the proposed building is out of character with the street and conservation area and concern over the utilities linked to adjoining houses.
- Historic Environment Scotland have not objected to the proposals.

RENFREWSHIRE COUNCIL

COMMUNITIES, HOUSING AND PLANNING SERVICES  
REPORT OF HANDLING FOR APPLICATION 18/0297/CC

APPLICANT:	Mr James
SITE ADDRESS:	Police Station, Calder Street, Lochwinnoch, PA12 4DD
PROPOSAL:	Demolition of police station
APPLICATION FOR:	<a href="#">Conservation Area Consent</a>

DATE OF ADVERT:	02/05/2018
NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED:	<p>Two representations have been received.</p> <p>One representation states that the proposed building is out of character with the rest of the street and does not blend with the conservation area of the village.</p> <p>The second representation raises concerns over drainage, water and electrical supply as these utilities are linked to the adjoining dwellinghouses.</p> <p>In response to the comments made in the representations, impact on the character of the conservation area is addressed in detail in the main body of the report. In summary, the demolition of a non traditional building is acceptable given that the replacement dwellinghouse will preserve the character of the surrounding area and Conservation Area.</p> <p>Concerns over drainage, water and electricity supply are not material planning considerations. However, they have been forwarded to the applicant for consideration.</p>
CONSULTATIONS:	<b>Historic Environment Scotland</b> - No comments.
PRE-APPLICATION COMMENTS:	None.

ENVIRONMENTAL STATEMENT	Not applicable.
APPROPRIATE ASSESSMENT	Not applicable.
DESIGN STATEMENT	Provides background information on the proposal, concluding that demolition of the police station and erection of the detached dwellinghouse in the manner proposed would have a minimal impact on the streetscene.
OTHER ASSESSMENTS	Not applicable.
LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<p><u>Adopted Renfrewshire Local Development Plan (August 2014)</u> Policy ENV3 - Built Heritage</p> <p><u>New Development Supplementary Guidance</u> Delivering the Environment Strategy - Development within Conservation Areas</p>

	<u>Material considerations</u> Scottish Planning Policy Historic Environment Scotland Policy Statement: June 2016 Historic Environment Circular 1 Historic Environment Scotland's Managing Change in the Historic Environment Guidance Notes.
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PLANNING HISTORY	18/0259/PP - Erection of two storey detached dwellinghouse. Concurrent application yet to be determined.
SITE VISIT	08/05/2018
DESCRIPTION	<p>This application seeks conservation area consent for the demolition of a former police station on Calder Street, Lochwinnoch.</p> <p>The police station comprises of a single storey flat roofed building adjoining the north western gable elevation of a two storey semi detached dwellinghouse. It sits 3m forward of the front elevation of the semi detached dwellinghouses, 10.5m back from the heel of the footway on Calder Street, and has a rectangular footprint of approx 60 square metres.</p> <p>The building is finished in brown roughcast to match the adjoining dwellings.</p> <p>The application site is bound by an access lane to the north west with residential properties beyond, Calder Street to the north east with residential properties beyond, the adjoining semi detached properties to the south east and further residential properties to the south west.</p> <p>It is proposed to redevelop the site through the erection of a two storey detached dwellinghouse (see concurrent application 18/0259/PP).</p>
DESIGN AND MATERIALS	The police station is a flat roofed rectangular building, finished in brown roughcast.
SCALE AND POSITIONING	The police station is single storey, and set back 10.5m from the edge of the footway.
PRIVACY AND OVERLOOKING	Not applicable. These will be assessed in detail as part of concurrent planning application 18/0259/PP.
DAYLIGHT AND OVERSHADOWING	Not applicable. These will be assessed in detail as part of concurrent planning application 18/0259/PP.
LANDSCAPING (INCLUDING GARDEN GROUND)	Not applicable. These will be assessed in detail as part of concurrent planning application 18/0259/PP.
ACCESS AND PARKING	Not applicable. These will be assessed in detail as part of concurrent planning application 18/0259/PP.
SITE CONSTRAINTS	Conservation Area designation

OTHER COMMENTS	<p>In considering the demolition of unlisted buildings in conservation areas, Historic Environment Scotland's Guidance advises that planning authorities should take into account the contribution that the building makes to the character, appearance and history of the relevant conservation area.</p> <p>There is a presumption in favour of retention of unlisted buildings in conservation areas where they make a positive contribution to the character of the area.</p> <p>The police station forms part of a group of buildings of non traditional appearance, set back from the street frontage. This contrasts with the predominant built form along this section of Calder Street which comprises of 1.5 and 2 storey terraces, some of traditional character and appearance, which directly abut the footway.</p> <p>The police station itself is functional in its design and finish.</p> <p>Historic Environment Scotland have not made any comments on the proposed demolition.</p> <p>On assessment, the building is not considered to make an overly significant or positive contribution to the character of the conservation area. On this basis, it is considered that demolition of the building is acceptable subject to the appropriate redevelopment of the site.</p> <p>Historic Environment Scotland guidance advises that proposals for demolition of unlisted buildings in conservation areas should be considered in conjunction with details of replacement development as it is considered that gap sites could be harmful to the character of the conservation area if allowed to lie undeveloped for a considerable time.</p> <p>The key principle in such cases being that the character of the conservation area should be preserved or enhanced.</p> <p>A detailed assessment of the replacement dwellinghouse will be undertaken for the purposes of concurrent application 18/0259/PP. However, it is considered that demolition of the police station and erection of a dwellinghouse which matches the design and appearance of the dwellinghouses which adjoin the police station, will preserve the character of the conservation area.</p> <p>Having assessed the proposal against the Historic Environment Scotland Policy Statement and guidance notes, the Adopted Renfrewshire Local Development Plan and relevant Supplementary Guidance, it is considered that the demolition of the police station would not be detrimental to the character of the conservation area.</p> <p>Historic Environment Scotland guidance on demolition advises that demolition should not begin until evidence is given of contracts let for the redevelopment of the site. This is to ensure that the site is not left vacant for a prolonged period of time following demolition. Such a condition is considered to be appropriate in this instance.</p>
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RECOMMENDATION	In light of the above assessment, it is considered that the proposal accords with the relevant policies and guidance of the Council in respect of the Adopted Local Development Plan, the New Development Supplementary Guidance and the Historic Environment Scotland Policy Statement and guidance. It is therefore recommended that Conservation Area Consent be granted.
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**1 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

- 2 That prior to the demolition of the building taking place, details regarding the phasing of the redevelopment of the site shall be submitted to, and approved in writing by, the Planning Authority. The phasing details shall include timing for the demolition of the police station, the subsequent removal of demolition waste from the site, and the erection of the approved dwellinghouse including evidence of contracts let for the new development. The redevelopment of the site shall thereafter proceed in accordance with the agreed phasing details, to the satisfaction of the Planning Authority, with any subsequent alterations to the phasing plan being first agreed in writing with the Planning Authority.

Reason: To ensure the redevelopment of the site is phased in an appropriate manner, in the interests of the character of the conservation area.

Fraser Carlin  
Head of Planning and Housing

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 Sharon Marklow on 0141 618 7835.