

Planning Application: Report of Handling

Reference No. 18/0515/LB



Renfrewshire
Council

KEY INFORMATION

Ward 4:
Paisley Northwest

Applicant:
Renfrewshire Council
Renfrewshire House
Cotton Street
Paisley
PA1 1AN

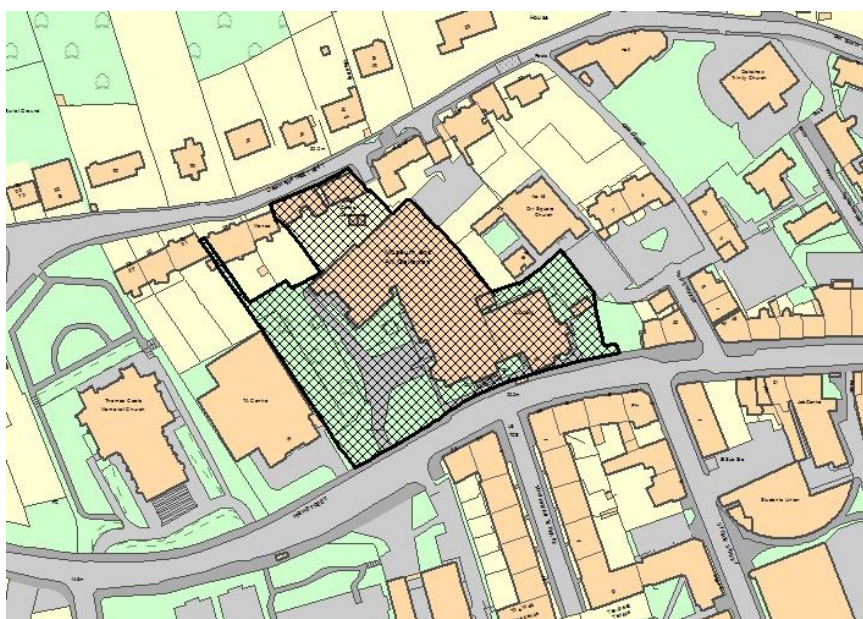
Registered: 13/07/2018

Report by Director of Communities, Housing and Planning Services

PROSPECTIVE PROPOSAL: DEMOLITION OF SIDE AND REAR EXTENSIONS AND INTERNAL ALTERATIONS TO MUSEUM AND LIBRARY

LOCATION: PAISLEY MUSEUM AND ART GALLERIES, 68 HIGH STREET, PAISLEY, PA1 2BA

APPLICATION FOR: LISTED BUILDING CONSENT



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RECOMMENDATION

Grant Subject to
Conditions

Fraser Carlin
Head of Planning and
Housing

IDENTIFIED KEY ISSUES

- The proposal accords with the relevant provisions of the Adopted Renfrewshire Local Development Plan and Scottish Historic Environment Policy Statement. The relevant tests for demolition of listed buildings have been satisfied.
- Historic Environment Scotland have advised that the proposed demolition and removal of modern accretions are welcomed and would expose the historical fabric of the building for assessment for the future development of the museum.
- There have been no representations.
- It is considered that the demolition work and removal of the unsympathetic additions would significantly enhance the appearance of the Category A listed building and are necessary for the future development of the Paisley Museum Re-Imagined Project.

RENFREWSHIRE COUNCIL

COMMUNITIES, HOUSING AND PLANNING SERVICES
REPORT OF HANDLING FOR APPLICATION **18/0515/LB**

APPLICANT:	Renfrewshire Council, Renfrewshire House, Paisley, PA1 1AN
SITE ADDRESS:	Paisley Museum and Art Galleries, 68 High Street, Paisley, PA1 2BA
PROPOSAL:	Demolition of side and rear extensions and internal alterations to museum and library.
APPLICATION FOR:	Listed Building Consent

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED:	No representations have been received.
CONSULTATIONS:	<p>Historic Environment Scotland: - No objections. The proposed enabling works are welcomed and would reveal historic fabric to help influence the future design proposals for the museum.</p> <p>Response: Noted.</p> <p>West of Scotland Archaeology Service (WOSAS): - No objections. The application area has already been heavily landscaped/disturbed in the past.</p> <p>Response: Noted.</p>

DESIGN/PLANNING STATEMENT:	<p>A Heritage Statement was submitted which concludes that the removal of the modern extensions would not result in any loss of significant building fabric. The statement also states that the works would expose the historic features of the museum and allow them to be properly assessed to help progress the project for the museum re-development.</p> <p>Response: Pre-application discussions were undertaken with the applicants and Historic Environment Scotland, including a site visit to discuss the proposed demolition works.</p>
LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<p><u>Development Plan - Adopted Renfrewshire Local Development Plan 2014</u> Policy P1 – Renfrewshire’s Places</p> <p>Policy ENV3 - Built Heritage</p> <p><u>New Development Supplementary Guidance</u> Delivering the Places Strategy: - Places Development Criteria.</p> <p>Delivering the Environment Strategy: - Conservation Areas.</p>

	<u>Material considerations</u> Historic Environment Scotland Policy Statement 2016 Managing Change in the Historic Environment: - Demolition.
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	COMMENTS
PLANNING HISTORY	<p>12/0236/LB - Redecoration of barrel-vaulted ceilings and internal lining and decoration to roof structures of pillar gallery, including the installation of a lighting scheme. Granted 4/7/12</p> <p>14/0335/LB - Internal alterations to remove staircase, install platform lift and construct staircase. Granted subject to conditions 18/7/14</p> <p>14/0372/LB – Formation of internal opening and steps to create access between rooms. Granted subject to conditions 18/7/14</p>
SITE VISIT	15/06/2018 and 26/06/2018
DESCRIPTION	<p>This application seeks listed building consent for the demolition of extensions built in 1954 and 1978, to the side and rear of Paisley Museum (Category A listed building) which is located on the north side of High Street, Paisley within Paisley Town Centre Conservation Area.</p> <p>The demolition works would be part of enabling works for 'Paisley Museum Re-Imagined' transformative project which seeks to turn Paisley Museum into an international visitor destination.</p> <p>To reveal the original building fabric for assessment by the design team, modern accretions including the extensions and internal stud partitions, false ceilings etc. would also be removed.</p> <p>The extensions are located in the northern half of the site at the rear of the building.</p> <p>The 1954 extension is a brick built single storey, lean-to building with a flat roof which was built to the north-west of the museum to provide storage.</p> <p>The 1978 building was also added to the north-west of the building and is a brick built, part single storey, part 2 storey. This extension currently houses the Shawl Gallery, a temporary exhibition gallery and offices.</p> <p>No excavation would be required. Following demolition, two existing internal openings would be external where</p>

	<p>temporary infills would close the exposed openings with new brick cills, timber doors and frames. Mitigation measures for surface water at the openings would also be put in place.</p> <p>The museum is a Category A listed building which was built in phases between 1868 and 1978. The museum is Greek Ionic and fronts onto High Street where the front entrance area is single storey on a banded podium. The original part of the building (western), has 4 Ionic columns approached by steps with 3 bays set behind columns on each side.</p> <p>To the east is 1902 extension comprising of 1 entrance bay and projecting wing with 4 Ionic columns and 1 recessed bay.</p> <p>The 1933 extension comprises the eastern most extension and has 1 bay over a basement.</p> <p>The museum is located on the north side of High Street and occupies a prominent position within Paisley Town Centre Conservation Area. Coats Observatory (category A listed) is located to the north of the museum and a traditional red sandstone, 3 storey building (category B listed) is located to the west, beyond which is the category A listed Coats Memorial Church.</p> <p>There is an incline in ground level toward the north of the site. The extensions are also partially screened from High Street by mature vegetation which covers the grounds to the west of the museum.</p>
OTHER COMMENTS	<p>The Town and Country Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that in considering whether to grant listed building consent for any works, special regard must be had to the desirability of preserving the listed building or its setting, or any features of special architectural or historic merit.</p> <p>In the case of applications for the demolition of listed buildings Historic Environment Scotland Policy Statement states that no listed building should be demolished unless it can be clearly demonstrated that every effort has been made to retain it.</p> <p>It considers that planning authorities should only approve such applications where they are satisfied that:</p> <ul style="list-style-type: none"> (a) The building is not of special interest; or (b) The building is incapable of repair; or (c) The demolition of the building is essential to delivering significant benefits to economic growth or the wider

community; or
(d) The repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period.

These tests are re-stated in Renfrewshire Council's New Development Supplementary Guidance. Both Historic Environment Scotland Policy Statement and the New Development Supplementary Guidance requires that only one of these four tests be satisfied.

When the proposed demolition is assessed against these requirements the following conclusions can be made:

The buildings are not of special interest - The extensions were built in 1954 and 1978 and comprise of a lean-to flat roof structure and a brick built, part single storey, part two storey. It is considered that these extensions are utilitarian in appearance and are unsympathetic to the traditional architecture of the rest of the building. The extensions have no architectural merit. As such, it is considered that the proposal to demolish these modern extensions would be consistent with this test.

The condition of the buildings are beyond repair – There is evidence of significant water ingress in the 1978 extension. The proposed works are enabling development as part of the future redevelopment of the museum and library and as such there is no demonstration that the extensions could be repaired in this instance. As this has not been demonstrated, the proposed development cannot be considered under this criterion.

However, in general it is considered that their removal would significantly enhance the character and appearance of the category A Listed Museum and its grounds which would have a positive impact on the setting of the listed building as well as the character and appearance of the conservation area.

Economic Growth – As outlined above, the proposed works are enabling to facilitate the future expansion of the museum and library. The extensions would be removed to reveal the original building fabric for assessment by the project design team. The project seeks to transform the museum into an international-class visitor attraction where the economic benefits would be significant. As such, it is considered that the proposed works to enable the transformation of the museum would satisfy with this test.

	<p>Economic Viability – For the reasons listed above, the economic and social benefits of the proposed works would significantly outweigh any potential for retention of the extensions. It is therefore considered that the proposal would comply with this test.</p> <p>The Council's New Development Supplementary Guidance also states that alterations should not detract from the character of the building. The internal alterations would comprise of the removal of modern stud partitions and false ceilings and by revealing the original building fabric, would enhance the character and appearance of the building. Other works would comprise of exploratory works which would not negatively impact on the character of the building.</p> <p>In view of the above it is considered that the proposal would accord with the relevant provisions of the Local Development Plan and the relevant tests have been satisfied in that the proposal would result in the removal of unsympathetic additions and would significantly improve and enhance the character and appearance of a category A listed building which occupies a prominent position within Paisley Town Centre Conservation Area.</p>
RECOMMENDATION	GRANT subject to conditions.

Reason for Decision

- 1 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

- 2 That all works shall be carried out in accordance with the Demolition Strategy detailed within the Proposal Statement (Paisley Museum Re-Imagined - July 2018).

Reason: In order to retain the historic interest of the site.

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.