

# Planning Application: Report of Handling



Renfrewshire  
Council

Reference No. 21/1669/LB

## KEY INFORMATION

**Ward:** (5)  
Paisley East and Central

**Applicant:**  
Beyond Retail Property Fund Limited

**Registered:**  
16 November 2021

Report by Head of Economy & Development

**PROSPECTIVE PROPOSAL:** Alterations to 2 facades in association with the Redevelopment of The Paisley Centre.

**LOCATION:** Inshops Managers Office, Paisley Centre, 23 High Street, Paisley.

**APPLICATION FOR:** Listed Building Consent



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## RECOMMENDATION

Grant subject to conditions

## IDENTIFIED KEY ISSUES

- The application site is identified by Policy C1 and ENV3 of the Adopted Renfrewshire Local Development Plan (2021).
- No representations have been received.
- Historic Environment Scotland have no objections.
- The proposal accords with the relevant provisions of the Adopted Renfrewshire Local Development Plan (2021) and the Draft New Development Supplementary Guidance as well as Historic Environment Scotland's Policy Statement.

Alasdair Morrison  
Head of Economy & Development

RENFREWSHIRE COUNCIL  
REPORT OF HANDLING FOR APPLICATION 21/1669/LB

SITE ADDRESS	Inshops Managers Office, Paisley Centre, 23 High Street, Paisley.
PROPOSAL	Alterations to 2 facades in association with the redevelopment of the Paisley Centre.
RECOMMENDATION	Grant subject to conditions

PROPOSALS	<p>This application seeks listed building consent for the alteration of 2 facades in association with the redevelopment of The Paisley Centre. The redevelopment would be a mixed-use masterplan that seeks to redevelop the site and partially repurpose existing assets where possible.</p> <p>The proposed development site comprises the existing Paisley Centre mall site as well as the neighbouring retail unit on High Street, formerly occupied by Marks and Spencer. The site has frontages onto High Street, Causeyside Street and New Street, with two sections of B listed façade, 23 High Street (former cinema façade) and the partly listed sandstone façade at Causeyside Street. It is proposed to retain these facades.</p> <p>The B listed former cinema façade, currently the entrance to the shopping centre, would be retained and repurposed to provide a new 'gateway' into the proposed development from High Street. The High Street quarter would be mainly residential with mixed use. Careful consideration would be given to the protection of the façade from the elements. The rear face would be clad in white reconstituted stone which would seal the existing supporting structure, safeguarding it from water ingress.</p> <p>The B listed façade at 18-22 Causeyside Street would also be retained with the concrete frame structure behind being retained to provide development opportunity.</p> <p>There would be no demolition of any listed buildings or other buildings of architectural merit.</p>
SITE HISTORY	Applications for planning permission in principle (21/1668/PP) and conservation area consent (21/1670/CA) in association with the current listed building application have also been submitted and these have been put forward to today's Board for consideration.
CONSULTATIONS	<b>Historic Environment Scotland</b> – No objections subject to conditions.
REPRESENTATIONS	No representations have been received.
DEVELOPMENT PLAN POLICIES	<p><u>Adopted Renfrewshire Local Development Plan (2021)</u> Policy ENV3 – Built and Cultural Heritage</p> <p><u>Draft New Development Supplementary Guidance (2019)</u> Delivering the Environment Strategy: Built and Cultural Heritage</p>

	<p><u>Material considerations</u>  Historic Environment Scotland's Historic Environment Policy for Scotland (HEPS) 2019 and associated "Managing Change in the Historic Environment" guidance notes.</p>
<p>PLANNING ASSESSMENT</p>	<p>The 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 and its setting, or any features of special architectural or historic merit.</p> <p>Policy ENV3 states that listed buildings should be safeguarded, conserved and enhanced where appropriate. Any development to listed buildings will be required to demonstrate that there is no negative impact to their site or setting and that it is accordance with the provisions set out in the Draft New Development Supplementary Guidance.</p> <p>The Draft New Development Supplementary Guidance on Listed Buildings, Policy ENV 3 and Historic Environment Scotland's Historic Environment Policy for Scotland require that listed buildings and their settings are to be protected and enhanced and there is appropriate maintenance to enable them to remain in active use.</p> <p>Historic Environment Scotland's Historic Environment Policy for Scotland lists some core principles on managing change which recognise that some change is inevitable, change can be necessary for places to thrive and that to manage the historic environment in a sustainable way, its cultural significance and the cultural significance of elements within it have to be understood.</p> <p>Historic Environment Scotland were consulted and advise that the preference would be for the former cinema facade to be incorporated into a building as this would be better to preserve the historic character and fabric. However, the principle of the proposals are considered acceptable in the context of the overall heritage and regeneration benefits that the redevelopment of the Paisley Centre are likely to bring. Further architectural drawings however would be required to ensure that rainwater penetration into the former cinema facade fabric was minimised. This can be controlled by planning condition.</p> <p>The B listed façade at 18-22 Causeyside Street would be largely unaltered by the proposals. Further information however, would be required to provide detailing, including any interface with the new structure. This can be controlled by planning condition.</p>

	<p>In conclusion, it is considered that subject to the attached planning conditions that the proposed alterations to the facades of the two listed buildings are acceptable. Furthermore, the associated redevelopment of the site would provide a range of enhanced services which would significantly improve the vitality and viability of the Town Centre whilst also enhancing and protecting the built heritage of the surrounding area.</p> <p>In view of the above, it is considered that the proposal would accord with the relevant provisions of the Adopted Local Development Plan. It is therefore recommended that the Board grant listed building consent subject to the attached conditions.</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 prior to the commencement of works, full details including architectural drawings on how rainwater penetration shall be mitigated to the former cinema façade at 23 High Street shall be submitted to and approved in writing by Renfrewshire Council as Planning Authority. For the avoidance of doubt, this shall also include an elevation and section drawing that show how this work will be detailed and how it will relate to adjacent buildings including the retention and protection of the façade at 25 High Street. The drawing shall also include any repairs and repointing. Thereafter, these works as may be approved shall proceed in accordance unless otherwise agreed in writing by Renfrewshire Council as planning authority.

Reason: In the interests of preserving the character of the listed building.

2. That prior to the commencement of works, a sample of the artificial stone to be used on the rear elevation of the former cinema facade shall be submitted to and approved in writing by Renfrewshire Council as Planning Authority. Thereafter only the approved materials shall be used in the development of the site.

Reason: In the interests of preserving the character of the listed building.

3. That prior to the commencement of works, full details of any alterations to windows or other detailing, including any interface with a new structure, on the façade at 18-22 Causeyside Street, shall be submitted to and approved in writing by Renfrewshire Council as planning authority.

Thereafter, these works as may be approved shall proceed in accordance unless otherwise agreed in writing by Renfrewshire Council as planning authority.

Reason: In the interests of preserving the character 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 Gwen McCracken on 07483 419705.