

Agenda item	6.6
Report no	PLN/056/17

THE HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 12.09.2017

Report Title: **17/03019/LBC : Lloyds Banking Group
Bank of Scotland, 23 High Street, Fortrose**

Report By: Area Planning Manager North

1. **Purpose/Executive Summary**

1.1 **Applicant** : Lloyds Banking Group Bank of Scotland

Description : Removal of external signage and ATM, with associated repairs

Ward : 09 - Black Isle

Development Category : Local

Reasons Referred to Committee : Community Council objection.

(All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

2. **Recommendations**

2.2 Members are asked to agree the recommendation to grant as set out in section 11 of the report.

1. Proposed Development

- 1.1 The ground floor of the building has operated as the Bank of Scotland, with a flat above; the bank is now closing-down, and all external references to its commercial use are to be removed.
- 1.2 No pre-application consultation was undertaken.
- 1.3 Planning Permission is not required for the proposed changes.
- 1.4 Supporting documents: Heritage Statement; Design and Access Statement
- 1.5 **Variations:** None

2. Site Description

- 2.1 B-listed on 31.08.1983, and built in 1869 as The Caledonian Bank. Snecked rubble with ashlar dressings. 2-storeys, 3 bays with left slightly advanced and gabled with 2-storey bay window; at centre, doorpiece with bracketed segmental arch and segmental-arched window above; at right, tripartite window at ground floor, bipartite window with gablet dormer-head at first floor. Crow-stepped gables with a slated roof. Small single-storey modern extension at east gable.

3. Planning History

- 3.1 03/00237/ADVRC : Replacement of Existing Signage (Advertisement Consent) : PERMISSION GRANTED 26 May 2003.
03/00238/LBCRC : Replacement of Existing Signage (Listed Building Consent) : PERMISSION GRANTED 26 May 2003.
04/00568/LBCRC : Alterations to Improve Public Access (Listed Building Consent) : PERMISSION GRANTED 29 Nov 2004.
04/00608/FULRC : Alterations to Improve Public Access (Planning Permission) : PERMISSION GRANTED 29 Nov 2004.
10/01208/LBC : Display of signage : PERMISSION GRANTED 23 July 2010.
10/01211/ADV : Erection of signage (Advertisement Consent) : PERMISSION GRANTED 25 March 2010.

4. Public Participation

- 4.1 Advertised : as a listed building, consultation expiry 04.08.2017
Representation deadline : 04.08.2017
Timeous representations : 1
Late representations : 0
- 4.2 Material considerations raised are summarised as follows:
 - None
- 4.3 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet www.wam.highland.gov.uk/wam. Access to computers can be made available via Planning and Development Service offices.

5. Consultations

5.1 **Fortrose And Rosemarkie Community Council (FRCC):** Objection (on the loss of an ATM within the town-centre) until satisfactory alternative arrangements are in place. FRCC have objected to the removal of this facility (as a valuable and convenient community asset within the town); local politicians are also involved with the issue. Dialogue between FRCC/local politicians and the banking group had yet to commence. FRCC have noted that It would be inappropriate to allow the removal of the ATM from the bank building until such time as these discussions are satisfactorily completed and acceptable arrangements finalised.

5.2 **Historic Environment Scotland :** no objection

6. Development Plan Policy

The following policies are relevant to the assessment of the application

6.1 Highland Wide Local Development Plan 2012

Policy 28 Sustainable Design

Policy 29 Design Quality & Place-making

Policy 57 Natural, Built & Cultural Heritage

Policy 58 Protected Species

6.2 Inner Moray Firth Local Development Plan July 2015

No site-specific policies, refer to HwLDP

7. Other Material Considerations

7.1 Draft Development Plan

Not applicable

7.2 Highland Council Supplementary Planning Policy Guidance

Highland Historic Environment Strategy (Jan 2013)

Highland's Statutorily Protected Species (March 2013)

Standards for Archaeological Work (March 2012)

7.3 Scottish Government Planning Policy and Guidance

Scottish Planning Policy (The Scottish Government, June 2014)

Scottish Environment Scotland Policy Statement

Historic Environment Circular 1

7.4 Other

Historic Environment Scotland - Managing Change in the Historic Environment

8. Planning Appraisal

8.1 Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that, "In considering whether to grant listed building consent for any works, the planning authority.....shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

8.2 The application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

8.3 Development Plan Policy Assessment

There is a requirement to judge proposals in terms of their impact upon the natural, built and cultural heritage features identified by Policy 57 of the HwLDP. As an application relating to a Category B building Policy 57.1 states that developments are suitable where they can be demonstrated not to have an unacceptable impact on the protected amenity and heritage resource.

8.4 Material Considerations

When considering an application for Listed Building Consent, material considerations will be issues/elements which affect the *character* of the listed building; these can be aesthetic or physical, impacts on the layout, fabric or the setting of the listed building. Material considerations must therefore be directly relevant to built-heritage issues. The proposals are limited primarily to external works, along with making-good where the ATM sits inside the window. A 'Bank of Scotland' individual lettered logo fascia sign, a projecting sign and bracket, and a small 'Bank of Scotland' name plate, a cctv camera, an alarm box, and an ATM slip bin, will be removed and the redundant fixing holes will be in-filled with lime mortar to match the stonework as closely as possible. The through-a-window external ATM and framing surround will be removed. The window frame will then be repaired as necessary, with the central glazing bar reintroduced to the lower sash, to match the upper sash, and will be re-glazed. The proposed alterations are not considered to impact negatively upon historic detailing or fabric, and should re-instate the façade to its original character and appearance.

8.5 Other Considerations – not material

Fortrose and Rosemarkie Community Council objects (in principle) to the loss of an ATM from the High Street. Whilst this is understood this is not a material consideration for an application for listed building consent, which is statutorily focussed purely on built-heritage issues. The Bank can close this branch and cease re-stocking the ATM without requiring any form of planning permission; it is only because the building is listed, that the physical alterations/removals/repairs require listed building consent. Any change in the use of the bank in the future would require a separate planning application.

8.6 Matters to be secured by Section 75 Agreement

None

9. Conclusion

- 9.1 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. IMPLICATIONS

- 10.1 Resource – Not applicable
- 10.2 Legal –Not applicable
- 10.3 Community (Equality, Poverty and Rural) –Not applicable
- 10.4 Climate Change/Carbon Clever –Not applicable
- 10.5 Risk – Not applicable
- 10.6 Gaelic – Not applicable

11. RECOMMENDATION

Action required before decision issued	N
Notification to Scottish Ministers	N
Notification to Historic Scotland	N
Conclusion of Section 75 Agreement	N
Revocation of previous permission	N

Subject to the above, it is recommended the application be **Granted** subject to the following conditions and reasons:

1. All works, materials and finishes shall be as noted on the approved drawings. Any internal or external works and finishes, or works for making-good as required, shall be to match original/adjacent materials and finishes (particularly in relation to the profile of the ATM-window astragal, and stonework repairs).

Reason : In order to safeguard the character and qualities of the listed building.

Reason For Decision

The proposals accord with the provisions of the Development Plan and there are no material considerations which would warrant refusal of the application.

Time Limits

In accordance with Section 16(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (as amended), the works to which this listed building consent relates must commence within THREE YEARS of the date of this decision notice. If work has not commenced within this period, then this listed building consent shall lapse.

Footnote To Applicant

Accordance with Approved Plans and Conditions

You are advised that development must progress in accordance with the plans approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the Planning Authority (irrespective of any changes that may separately be requested at the Building Warrant stage or by any other Statutory Authority). Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to adhere to this permission and meet the requirements of all conditions may invalidate your permission or result in formal enforcement action.

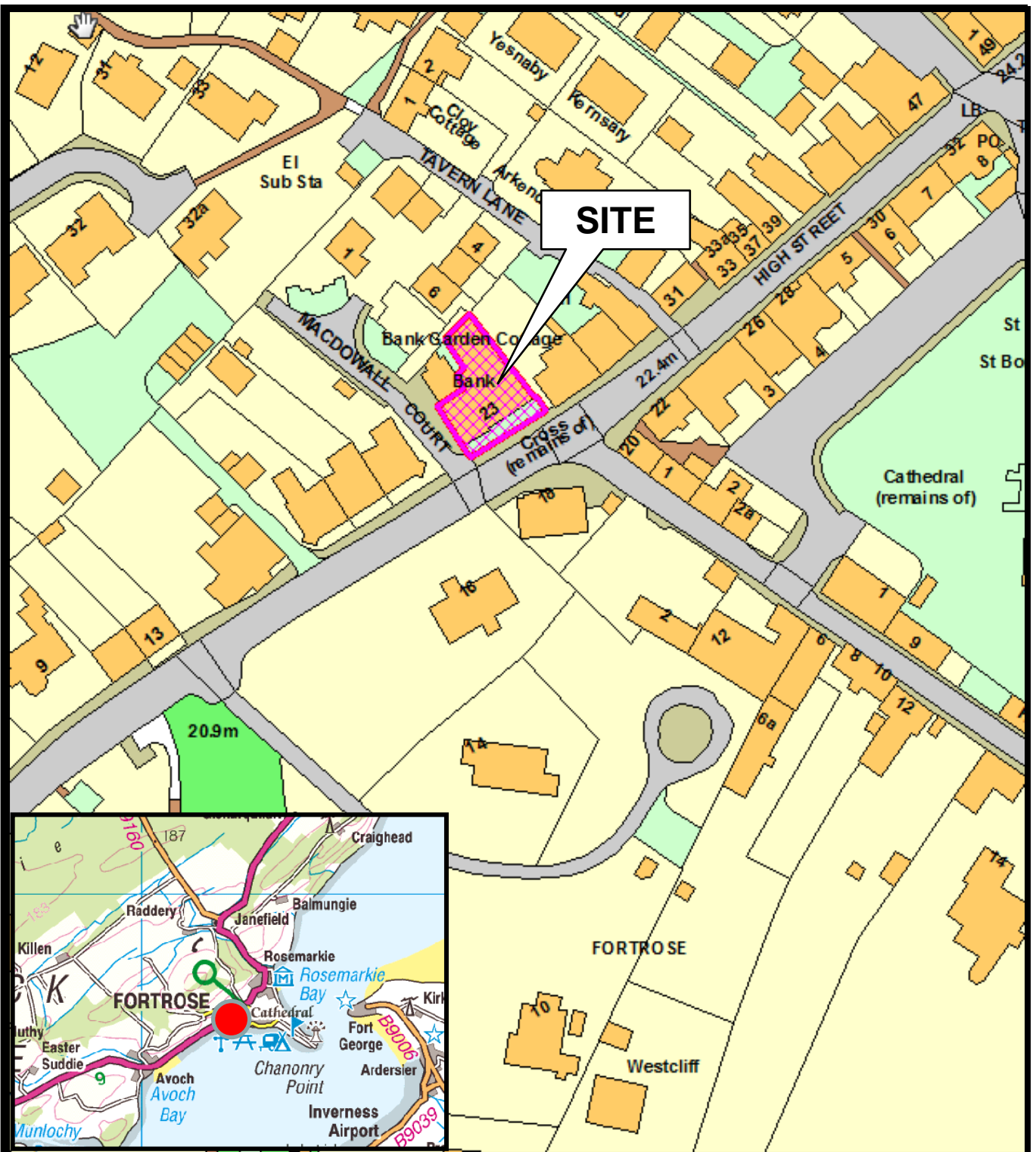
Protected Species – Halting of Work

You are advised that work on site must stop immediately, and Scottish Natural Heritage must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from SNH: www.snh.gov.uk/protecting-scotlands-nature/protected-species

Signature: Dafydd Jones
Designation: Area Planning Manager North
Author: Norman Brockie
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 – AR01-00-0110, Proposed Ground Floor Plan
Plan 2 – AR01-E1-0210, Proposed Elevation
Plan 3 – Location Plan

Appendix – Letters of Representation

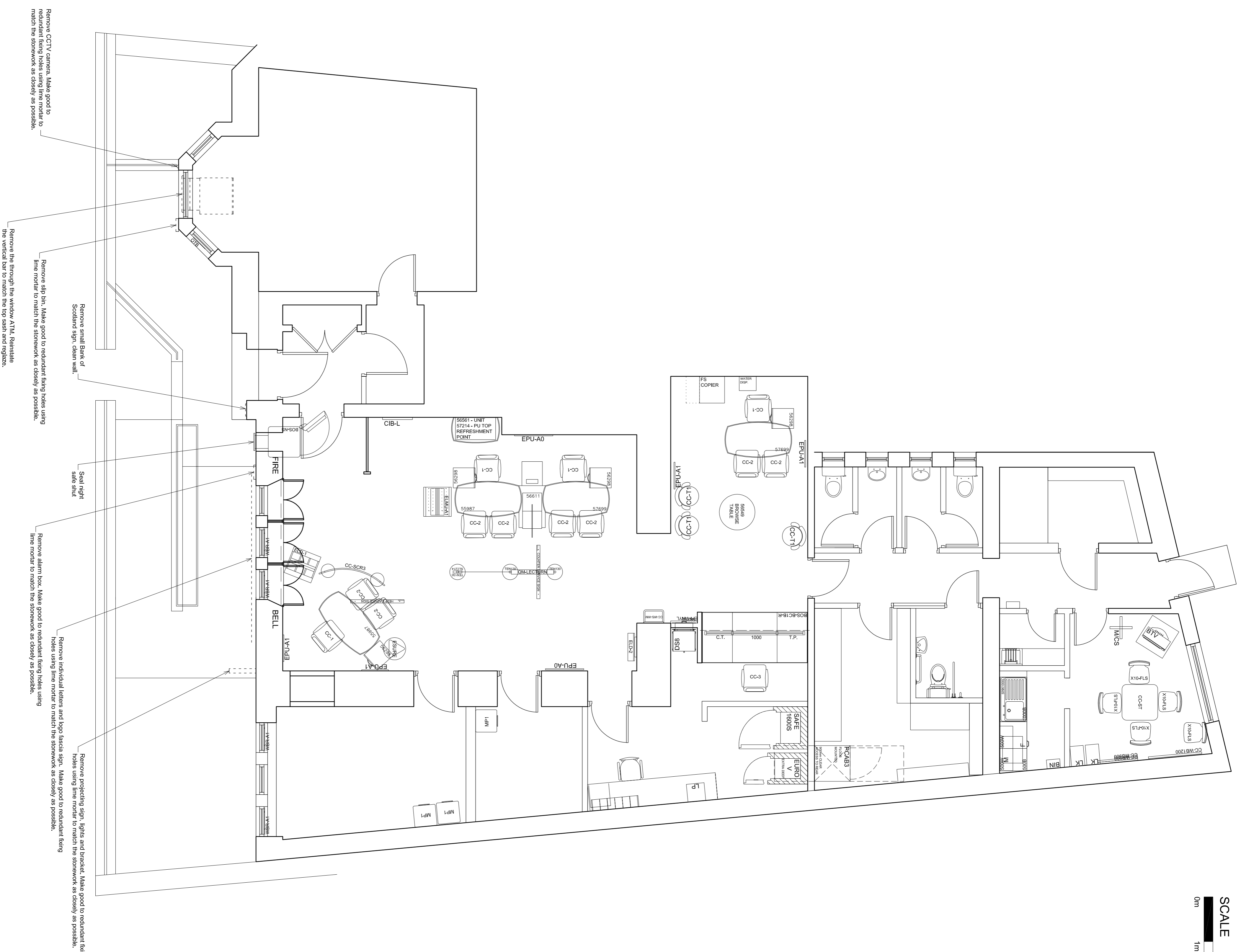
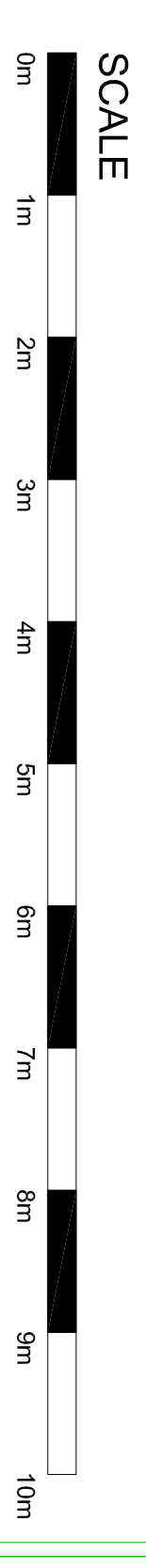
Name	Address	Date Received	For/Against
Dr. Tom Heath, for Fortrose and Rosemarkie Community Council	20 Canonbury Terrace, Fortrose IV10 8TT	28.07.2017	Against



Planning & Development Service

17/03019/LBC
Removal of external signage and ATM
with associated repairs at
23 High Street, Fortrose





REV / DATE	REVISION	INITIALS

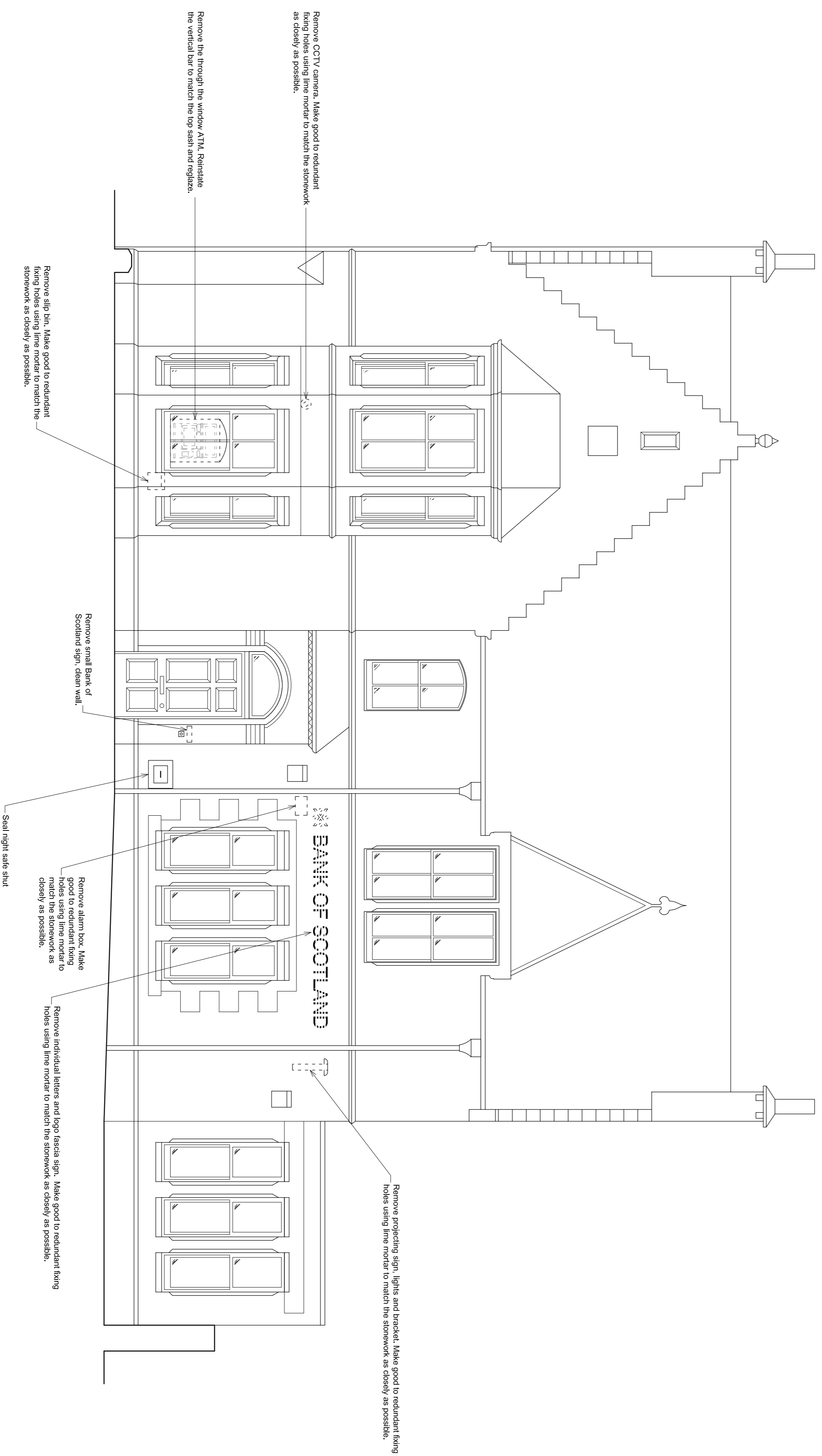
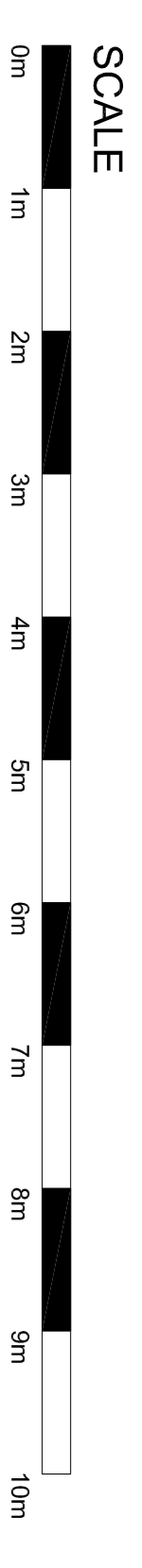
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 EDINBURGH - Spittal Square, 12 Belford Crossway, Edinburgh EH11 4EN
 LONDON - 100 Broad Street, West Tower, London, E14 4JF

PROJECT ADDRESS	SCALE
Brand - BOS Fortrose High Street 23 High Street FORTROSE IV10 5SX	A1 - 1:50 A3 - 1:100
DRAWING DESCRIPTION Proposed Ground Floor Plan General Arrangement	DATE 26.06.2017 DRAWN BY TJM/W REVISION
DRAWING NUMBER 50963397-AR01-00-0110	



REV / DATE	REVISION	INITIALS

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 LONDON - 150 Abchurch Lane, LONDON EC4N 3DF
 MANCHESTER - 150 Piccadilly, MANCHESTER, M1 2DG

PROJECT ADDRESS	SCALE
Brand - BOS Fortrose High Street 23 High Street FORTROSE IV10 8SX	A1 - 1:50 A3 - 1:100
DRAWING DESCRIPTION Proposed Elevation	DATE 26.06.2017
DRAWING NUMBER 50963397-AR01-E1-0210	DRAWN BY T.J.M.W.
	REVISION