

ANGUS COUNCIL

DEVELOPMENT STANDARDS COMMITTEE - 5 JANUARY 2016

PLANNING APPLICATION - FORMER STRATHMARTINE HOSPITAL STRATHMARTINE

GRID REF: 338673 : 735094

REPORT BY HEAD OF PLANNING AND PLACE

Abstract:

This report deals with listed building consent application 13/00367/LBC for alterations and extensions to Strathmartine Hospital Administration Building and proposed demolition of northern extensions; alterations and extensions to the rear of two existing cottages to increase accommodation to two bedrooms each; and works to the Chapel of Rest as well as the demolition of unlisted hospital buildings within the curtilage of the listed building and demolition of the listed Laundry Building. This application is recommended for conditional approval.

1. RECOMMENDATION

It is recommended that the application be approved for the reason and subject to the conditions given in Section 10 of this report.

2. ALIGNMENT TO THE ANGUS COMMUNITY PLAN/SINGLE OUTCOME AGREEMENT/ CORPORATE PLAN

This report contributes to the following local outcome(s) contained within the Angus Community Plan and Single Outcome Agreement 2013-2016:

- Our communities are developed in a sustainable manner
- Our natural and built environment is protected and enjoyed

3. INTRODUCTION

3.1 At its meeting on 18 December 2014, Council resolved to grant planning permission in principle for redevelopment of the former Strathmartine Hospital complex to form 224 dwellings. This included change of use of the main hospital to form 24 flatted dwellings, the refurbishment and extension of two cottages and the change of use of the chapel of rest to a community/crèche building. Scottish Ministers subsequently confirmed that decision although the permission has yet to be issued as a planning obligation has yet to be concluded. However, the current application seeks Listed Building Consent for works to the main administration building. These works would involve the removal of later additions to the rear (north) of the administration buildings and to make internal and external alterations to restore this building in order to make it capable of accommodating residential units. It is also proposed to demolish specific buildings defined as being in the curtilage of the listed building, including the Laundry Building to the north. Furthermore, consent is being sought for additional rehabilitation works to the two existing cottages and to the Chapel of Rest building.

3.2 The application site extends to some 18 hectares, covering the majority of the former Strathmartine Hospital complex. The site is located within Strathmartine but is located only some 400 metres north of the Dundee City administrative boundary. The site is situated on a predominantly southern facing slope which rises from 45m Above Ordnance Datum (AOD) at the southern boundary to 130m AOD at the northern boundary. The site is characterised by the

former hospital use and the derelict buildings that pertained to that use. Beyond the site, the areas to the north, east and south (between the site and the Dundee boundary) are predominantly in agriculture or forestry use. To the south east of the site are the existing properties at Ashton Terrace, which were once part of the hospital estate. To the west of the site are the remaining National Health Service (NHS) facilities and beyond this, approximately 800 metres west of the application site, is the village of Bridgefoot.

- 3.3 The administration building and three contemporary pavilion ward blocks comprise a Category B listed building and its defined curtilage. The 11 bay administration block with pavilion roof and shaped gables was designed by John Turnbull McLaren and dates back to 1900. Originally founded as the Baldovan Institution it was the first orphanage for the specialised care of children to be founded in Scotland. It was taken over by the National Health Service in 1948 and further extensions were built in the 1960's. The curtilage of the listed building includes extensions to the north of the administration building, the separate laundry block to the north, further administration buildings, a pair of single-storey cottages and chapel of rest building to the northwest and a further service building to the immediate east. The majority of which are proposed for removal in this application, with others, such as the cottages and Chapel of Rest, being proposed for retention and alteration to allow for residential and community uses respectively.
- 3.4 To facilitate the flatted development in the administration building it is proposed to rehabilitate the B listed Strathmartine Hospital building; involving alterations to the building as well as the demolition of the extensions to the north of the building and the erection of extensions and other non-listed buildings within the curtilage of this building. The flat properties would be formed within the three floors of the administration building; 14 located on the ground floor (2 of which would span from the ground to the first floor), 9 flats on the first floor (1 of which extends to the second floor) and 1 flat on the second floor (one bedroom of which extends in to the third floor space). The application has not been subject of variation.
- 3.5 The application was advertised in the Edinburgh Gazette and in the Dundee Courier.

4. RELEVANT PLANNING HISTORY

- 4.1 As indicated above, Planning Permission in Principle (ref: 13/00268/EIAM) sought permission for the redevelopment of the former hospital site to include new build and conversion to residential and community use and crèche, associated access, landscape and infrastructure works is currently pending determination. Angus Council resolved to approve this application at its meeting of 18 December 2014 and resolved to agree planning conditions for approval at the meeting of 12 February 2015. The application was subsequently called-in for determination by Scottish Ministers on 31 March 2015. On 17 September 2015 Ministers issued a notice indicating they were minded to grant permission, subject to the conclusion of a Planning Obligation to secure developer contributions towards infrastructure (education) and affordable housing provision. That Planning Obligation has yet to be concluded.
- 4.2 There is also a separate application for Full Planning Permission (13/00364/FULL) which provides for the change of use of the administration building to 24 flats, extension to existing cottages and conversion of the chapel of rest to a community building. The general nature of the works proposed in that application reflects the planning permission in principle and also reflects the works identified in the current listed building consent application. However, some of the detail of that application remains a matter of discussion with the applicant.

5. APPLICANT'S CASE

The following documents were submitted in support of the wider proposals and as part of this Listed Building Consent application:

- A Conservation Plan seeks to identify a framework for the conservation of the buildings, their landscape and setting through to a new use. It details the setting and history of the site and assesses and sets out the significant features, constraints and opportunities of the former Strathmartine Hospital. The site is broken down in to character areas to undertake this assessment and presents a framework for the future use and rehabilitation of the building. The

buildings subject of this application – the main administration building, the two cottages and the Chapel of Rest as well as buildings to be demolished – are located in Character Area 1. The Plan identifies that the administration block, particularly its external architectural elements on the principal elevation, its entrance and staircase, is of considerable significance. The majority of internal elements are noted as being moderate to neutral significance, including the link corridor. Sizable areas of the extensions to the rear and west of the building are categorised as being of negative or harmful significance. The two cottages are identified as being of moderate significance and the Chapel of Rest is categorised as being of neutral significance. A summary of the condition of this building is given to inform any works. It is identified that the roofs are in very poor condition as a result of thefts and arson rather than decay; the walls are in generally poor good condition, comprising good quality stone masonry. The interiors are almost universally in poor condition, particularly in areas to the north of the main access corridor in the administration building. The Plan identifies the risks of failing to address the deficiencies in the fabric of the building in areas of significance. The conservation of these areas through maintenance and works to facilitate a new use are an opportunity to secure the future of the B listed buildings whilst retaining the overall significance of the building and its setting as part of any proposed works. It is identified that the administration building is of considerable significance and is of a residential scale that would lend to conversion to an appropriate new use; with the possibility of a residential use being identified. The listed buildings will need to be conserved, repaired and altered to facilitate this new use but in the most significant areas this should be achieved through minimal alterations to the building. Areas within the buildings that are moderate significance should be retained and repaired, which can be achieved through some alteration to support the long-term protection of significant elements of the building. Elements of neutral significance can be retained and altered to provide for a new use for the site. Negative elements should all be removed; the landscape and setting of the listed buildings would be enhanced through the demolition of buildings of negative significance and appropriate replacement with residential buildings. All future work should be considered within the context of these objectives and meet the objectives through the conservation principles established.

- A Condition Report was also submitted which provides a detailed inspection of the fabric of the listed Strathmartine Hospital administration building and the attached buildings and structures to the west and north. In summary the roofs are deemed to be in very poor condition, largely due to theft of lead and fire damage rather than decay. Most of the cast iron rainwater goods are in good condition. The walls were generally in good condition, being made of good quality stone masonry; however, many of the later brick and cement harled walls are saturated. The condition of the windows has not been determined as most of the windows are boarded over. [It is noted that a number of windows are missing, either entirely or in part]. A few of the original doors have survived but the central door on the south side should be overhauled and repainted. All external joinery, including the timber brackets under the gutters should be repainted in the original colours. The interiors are almost universally in poor condition and not salvageable; although few of these details are architecturally or historically significant. A 6 Phase Schedule of Repair Works was proposed, with two phases of urgent works to attend to the main causes of water penetration and to subsequently start protection and drying of the buildings. The third phase would begin the drying phase in order to restrict timber decay. Two phases of exterior repair and restoration are proposed; a necessary phase, to repair exterior to watertight condition, and desirable phase to repair and restore the exterior to its original appearance. The final phase, Phase 6, would complete interior ready for any new use.
- An Ecology Report was provided. This report sets out the survey methods, survey findings and the impact of the proposed development on ecological interests. It finds that there will be a loss of habitat as a consequence of the development but also there would be new habitat created and a maintenance and management of the habitat resource as a result of the proposal which would enhance biodiversity opportunity. It is anticipated that the impact will not be negative overall on local bat populations and the introduction of public and private gardens will increase foraging opportunity for bats. This will also provide for improved opportunities for birds. It is advised that badgers and red squirrels will not be compromised by the proposals. Overall it is predicted that there will be a slight positive impact of the site's biodiversity as a result of the development.

6. CONSULTATIONS

- 6.1 **Historic Environment Scotland** - Does not object to the application, and indeed welcomes it as the scheme will secure the future of the most important parts of the former administration building and original ward blocks. Historic Environment Scotland is satisfied that the parts selected for demolition are of lesser importance and also (due in part to their current condition or location) asking for retention will not be a practical or even a desirable approach.
- 6.2 **Aberdeenshire Council Archaeology Service** - Do not object to the application, subject to a condition requiring a Level 1 Standing Building Survey (as per PAN 2/2011, SPP and SHEP).
- 6.3 **Angus Council - Roads** – Offers no objection to the current Listed Building Consent application but, in relation to the application for planning permission, indicates that there is insufficient information in relation to access and car parking. *Issues regarding parking provision will be resolved in the determination of relevant planning applications.*
- 6.4 **Scottish Water** - There was no response from this consultee at the time of report preparation.
- 6.5 **Community Council** - Support the application as the overall proposal is appropriate action for the site but would like to see the retention of mature trees and boundary walls. An objection has been raised in respect of demolition of the listed laundry building and concerns highlighted in regards to the potential environmental impact of the proposal and the size of the Chapel of Rest as a community hall.

7. REPRESENTATIONS

- 7.1 5 representations were received, 4 of which were in objection to the proposal and one general comment. The letters of representation will be circulated to Members of the Development Standards Committee and a copy will be available to view in the local library or on the council's Public Access website.
- 7.2 The main concerns raised are:
- **Demolition of listed laundry building** – this is discussed in detail below;
 - **Contrary to development plan** – the compatibility of the proposed works to the listed building with development plan policy are discussed below;
 - **Insufficient road capacity and adverse impact on road, pedestrian and cyclist safety** – this application is for listed building consent to allow physical alteration of the building. Such works are not considered to give rise to significant issues in terms of road traffic or pedestrian safety. Issues regarding any new use of the building and its associated traffic are not relevant to the determination of an application for listed building consent.

In addition, concerns have been raised regarding matters such as the impact of the development on existing school capacity, overdevelopment of the site, and detrimental impacts from the development on the character and amenity of the area and its residents. However, again it must be noted that this application is for listed building consent to allow physical alteration of the building. Such works will not impact on school capacity, will not result in overdevelopment of the site and are not considered to give rise to significant amenity impacts. Issues regarding any new use of the building and its associated impact are not relevant to the determination of an application for listed building consent where the determining issues relate to the impact of the works on the special interest of the listed buildings and their setting.

- 7.3 The general comments were submitted by the Royal Commission on the Ancient & Historical Monuments of Scotland clarifying the applicant should notify RCAHMS of their intention to carry out the work; thereafter allow RCAHMS reasonable access to record the building for at least 3 months following the granting of consent and giving of notice to the Commission, during which time demolition may not be undertaken unless RCAHMS has indicated in writing that its record has been completed or that they do not wish to record it.

8. PLANNING CONSIDERATIONS

- 8.1 In considering whether to grant Listed Building Consent for the present application, the Council is required in terms of Section 14(2) of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997 to 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 development plan contains policies which enable an assessment of the impact on the buildings and their setting and are material considerations in the determination of the application. The development plan comprises:-
- TAYplan (Approved 2012)
 - Angus Local Plan Review (Adopted 2009)
- 8.3 The relevant local plan policies are reproduced at Appendix 2.
- 8.4 Angus Council is progressing with preparation of a Local Development Plan to provide up to date Development Plan coverage for Angus. When adopted, the Angus Local Development Plan (ALDP) will replace the current adopted Angus Local Plan Review (ALPR). The Proposed Angus Local Development Plan was approved by Angus Council at its meeting on 11 December 2014 and published the Proposed Angus Local Development Plan for a statutory period for representations. The Proposed ALDP sets out policies and proposals for the 2016-2026 period consistent with the strategic framework provided by the approved TAYplan SDP (June 2012) and Scottish Planning Policy (SPP) published in June 2014. The statutory period for representation has now expired and submitted representations are in the process of being assessed. Any unresolved representations are likely to be considered at an Examination by an independent Reporter appointed by Scottish Ministers. The Council must accept the conclusions and recommendations of the Reporter before proceeding to adopt the plan. Only in exceptional circumstances can the Council choose not to do this. The Proposed ALDP represents Angus Council's settled view in relation to the appropriate use of land within the Council area. As such, it is a material consideration in the determination of planning applications. The Proposed ALDP is, however, at a stage in the statutory process of preparation where it may be subject to further modification. The policies of the Proposed Plan are only referred to where they would materially alter the recommendation contained in this report.
- 8.5 TAYplan Policy 3 indicates that historic buildings should be safeguarded and suggests that development will be allowed where it does not adversely impact upon or where it enhances these assets. The Angus Local Plan Review indicates that the Council will seek to ensure that development proposals respect and sustain the character and quality of listed buildings and their settings. Policy ER15 of the local plan relates to change of use, alterations and extensions to listed buildings and indicates that changes will only be permitted where they are in keeping with fabric, character or appearance of the building or its setting. Policy ER16 deals with development affecting the setting of a listed building and indicates that proposals will only be permitted where they do not adversely affect the setting of a listed building. Policy ER17 provides a presumption against the demolition of listed buildings and requires any proposals for demolition of listed buildings to provide supporting information in respect of structural and feasibility reports; evidence that reasonable efforts have been made to find a new use including marketing of the building(s); and expects detailed planning permission to be in place for a replacement building.
- 8.6 Scottish Planning Policy (SPP) represents a statement of government policy on land use planning. In relation to the historic environment and listed buildings, it indicates that where planning permission and listed building consent are sought for development to, or affecting, a listed building, special regard must be given to the importance of preserving and enhancing the building, its setting and any features of special architectural or historic interest. The layout, design, materials, scale, siting and use of any development which will affect a listed building or its setting should be appropriate to the character and appearance of the building and setting. Listed buildings should be protected from demolition or other work that would adversely affect it or its setting.

- 8.7 The Scottish Historic Environment Policy (SHEP) establishes a number of key principles to consider when assessing proposals affecting historic assets. It indicates that the protection of the historic environment is not about preventing change but suggests that change should be managed intelligently and with understanding to achieve the best outcome for the historic environment and for the people of Scotland. It indicates decisions often have to recognise economic realities. SHEP indicates that where the application proposes the demolition of listed buildings applicants will be expected to provide evidence to show that (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.
- 8.8 Historic Scotland's Managing Change in the Historic Environment: Demolition identifies a number of key issues to consider for proposals involving the demolition of listed buildings. It indicates that applicants need to show that they have made reasonable efforts to retain the buildings and include information in respect of the significance of the building and its setting; the condition of the building; details of the viability of repair and information relating to marketing.
- 8.9 The application is supported by both a Conservation Plan and Condition Report, which provide assessment of the significance and condition of the buildings and identify features of significance and interest. It is highlighted that since the submission of these documents the main administration building has been subject of a serious fire in April 2015; causing notable damage to the building and in particular floor and roof structures. The Conservation Plan identifies that the administration building, particularly the principal southern elevation, is a significant feature. This southern elevation has notable architectural detail of significance and offers both the main approach to the buildings but also views outwards towards Dundee and the corresponding views from areas in the south of the prominence of the building within its landscape setting. The ancillary and lean-to structures attached to the north face of the building that are to be removed - which connected the main building to the various functions and buildings within the wider hospital complex - are considered within the Conservation Plan to be of negative significance, being of little historic or architectural value. The Plan identifies that the retention of these elements would neither be desirable for the building or practical given their condition. Indeed it is noted that the removal of these accretions would result in the core of the original building being returned to much of its historical footprint with positive benefits for the more significant elements of the building to be achieved from this. Demolitions and adaption of other areas identified as being of neutral significance is accepted within the Conservation Plan where these works facilitate the long-term reuse of the building. The demolition of the other standalone buildings within the curtilage is in accordance with the findings of the Conservation Plan; similarly being regarded as being of neutral or negative significance. Therefore these are buildings of lesser importance and not worthy of retention owing to their limited architectural or historical value and poor condition.
- 8.10 Beyond the removal of the structures to the north of the building, the external alterations proposed for the administration buildings would involve the removal of several features. These include a box dormer on the southern elevation, several windows on the north elevation, external stairway additions and removal of flue apparatus. The Conservation Plan identifies a number of these areas as being latter inappropriate additions, some of which are of a negative significance and presently harmful to the character of the building. Alterations and additions are also proposed, including two timber pergola link structures between the administration buildings and new/raised portions of the building on the north elevation to form additional internal space. This area is identified in the Conservation Plan as being of moderate significance, as these links acted as one of the main historic circulation spaces within the building. The removal of the old structures, which are identified in the Condition Report as being of a very poor condition, is justified on the basis that the new additions replicate the form and function of this linkage in a manner that is more sympathetic to the listed building; where the works contribute to reinforcing this significant historic feature. The alterations proposed seek to retain as much of the original fabric as possible with complementary additions only, which are key principles outlined in the Conservation Plan. It is evident that replacement and/or overhaul of existing windows will also be required owing to their loss and current poor condition. The formation of new doorways is also proposed on the north elevation in order to make the building better suited for possible future

reuse. All of these alterations are regarded as being acceptable in principle and ultimately sympathetic to the architectural and historic interests of the buildings and complement the conservation led objectives for the reuse of the building set out in the Conservation Plan. Nevertheless, there is limited detail about the means and timing of demolition or of works required to make good the areas of original fabric that would be retained. Similarly, full details for all new and replacement doors and windows are required. Certainty of detail to ensure it is within the best interests of the buildings reuse is advocated within the Conservation Plan. It is therefore proposed to address these matters through a condition of consent requiring all details to ensure a sympathetic restoration envisaged in the framework of the Conservation Plan occurs. It is further recognised that to facilitate future reuse other smaller scale adaptations are likely to be needed, such as ventilation or extraction equipment and other services equipment, and that these can, if inappropriately sited and designed, have an adverse impact on the special interest of the building. As above, to ensure the conservation objectives for the building are met, it is proposed to address the need for more detail through a condition of consent.

- 8.11 Internally alterations are also proposed which it is indicated would allow for the reuse of the building for residential accommodation and the principle of such reuse has been accepted through the resolution to approve the planning permission in principle for the wider site. As highlighted in the Conservation Plan, the building was designed with minimal architectural detail and ornamentation, reflecting its institutional use. Similarly, as highlighted by the Condition Report, detail that does remain, such as door frames and surrounds, are often in poor condition. This situation has been further exacerbated by vandalism and fire damage that has taken place since the condition report was submitted; notably the damage from the April 2015 is known to have destroyed much of the remaining internal fabric. Nevertheless, key elements of the listed building are proposed to be retained, including the principal access on the southern elevation and the main staircase (areas which the Conservation Plan categorises as a feature of positive significance). The residential scale and layout of the building highlighted in the Conservation Plan lends itself to the planned works and residential use of the building. It is accepted however that the formation of the individual properties will result in amendments to the layout through amended corridors layouts. New walls (both in common areas and internally within flats) and access points to the proposed flats are also proposed, being broadly contained within the limit of the original room plans and building layouts. Historic Environment Scotland, indicate that the scheme will secure the future for the most important parts of the former administration building as identified in the Conservation Plan. The changes are overall therefore considered to be positive in nature and in the best interest of conserving the building and would facilitate a future residential use whilst respecting most of the fabric and features pertaining to the special interest of the building. However, in order to ensure that the new additions and adaptations are undertaken in an acceptable manner envisaged by the plan, a condition will require details of new or replacement finishing materials and details.
- 8.12 The two cottages and the former chapel of rest are less significant in terms of architectural or historic interest than the main building. The cottages would be altered and extended in a manner that is sympathetic to their character and that would safeguard their special interest. The Chapel of Rest would be altered internally with repairs to the exterior. Again, these works would not adversely affect its special interest. These works are also considered to be in the wider interest of conserving the listed buildings and enhancing the landscape and setting of the listed building as envisaged in the Conservation Plan.
- 8.13 As advised, in addition to the down takings and demolitions described above to the north of the main listed building, demolition of ancillary buildings to the north and east of the listed building, but within its defined curtilage, is also proposed. This would include demolition of the former laundry building. Again, the Conservation Report explores the significance and special interest of these buildings. Having regard to that report and the SHEP tests outlined above, the buildings are not regarded to have a special interest and therefore their demolition/downtaking would be acceptable. For completeness, the ancillary structures to the north of the main building that comprise of other partial demolitions, are also considered acceptable. It is relevant to note that the drawings submitted in support of the planning permission in principle which Council and Government has resolved to approve indicate new buildings in the locations of the demolished buildings.

- 8.14 It must be noted that this consent provides only for works to the listed buildings including demolition and dismantling; it does not deal with matters relating specifically to the change of use of the building as those are matters addressed through an application for planning permission. However, it is also relevant to note that the proposed works would complement and are consistent with the planning permission in principle that Council resolved to grant for the wider redevelopment of the site. The grant of this consent would allow works to be undertaken to the buildings but a new use for the building cannot be instigated until further planning permissions are granted.
- 8.15 Overall the proposed works will allow for the retention of the important aspects of the buildings that contribute to their special interest and will enable restoration in a manner sympathetic to the character and fabric of the listed building. The proposal would provide the opportunity to help secure a new use and long-term future for an important listed building to ensure preservation of its architectural and historical value. The proposed works would safeguard the special interest of the listed building in a manner that is compatible with relevant development plan policy and guidance subject to the conditions proposed. There are no material considerations that justify refusal.
- 8.16 In the event that Committee determines to approve the application there is a requirement to notify Historic Environment Scotland of this intention before consent is issued.

9. OTHER MATTERS

HUMAN RIGHTS IMPLICATIONS

The decision to grant permission/consent, subject to conditions, has potential implications for neighbours in terms of alleged interference with privacy, home or family life (Article 8) and peaceful enjoyment of their possessions (First Protocol, Article 1). For the reasons referred to elsewhere in this report justifying this decision in planning terms, it is considered that any actual or apprehended infringement of such Convention Rights, is justified. The conditions constitute a justified and proportional control of the use of the property in accordance with the general interest and have regard to the necessary balance of the applicant's freedom to enjoy his property against the public interest and the freedom of others to enjoy neighbouring property/home life/privacy without undue interference.

EQUALITIES IMPLICATIONS

The issues contained in this report fall within an approved category that has been confirmed as exempt from an equalities perspective.

10. CONCLUSION

It is recommended that the application be Approved for the following reasons, and subject to the following condition(s):

Reason(s) for Approval:

The proposed works would help facilitate a new use and a long-term future for the listed buildings in a manner that will not significantly adversely affect their special interest. The proposal complies with relevant Development Plan policy and there are no material considerations that justify the refusal of listed building consent.

Conditions:

1. No demolition or down taking shall take place until detailed method statements to show the timing and how the demolition and/or dismantling of the extensions attached to the listed building, the demolition of curtilage listed buildings and for internal dismantlings have been submitted to and approved in writing by the Planning Authority. For clarification, the methods statements are required to ensure that the fabric of the listed buildings is protected. Thereafter, the works shall be undertaken in accordance with the approved method

statement(s).

Reason: In order to ensure that the methodology for demolition and dountakings is satisfactory and protects the listed building.

2. Prior to the commencement of works the following shall be submitted to and approved in writing by the planning authority:-
 - (i) details of proposed doors and windows to be used in the retained buildings including astragal and ventilation specifications;
 - (ii) details of all external finishing materials and repairs to buildings, including specifications of any stone, slate, rainwater goods, external renders or mortars to be used;
 - (iii) details of any ventilation or extraction to be installed in the retained buildings;
 - (iv) details of any services infrastructure or equipment to be installed on or in the retained buildings; and
 - (v) details all internal finishing materials, including the formation of walls, staircases, doorways, skirting and coricing.

Thereafter the works shall be undertaken in full accordance with the details as approved by the Planning Authority.

Reason: In order to ensure that the works required and materials to be used safeguard the special interest of the listed building.

3. Prior to any works commencing, the developer shall secure the implementation of an archaeological standing building survey of the extant structures, to be carried out by an archaeological organisation acceptable to the planning authority. The scope of the archaeological standing building survey will be set by the Aberdeenshire Council Archaeology Service on behalf of the Planning Authority. The name of the archaeological organisation retained by the developer shall be given to the Planning Authority and to the Aberdeenshire Archaeology Service in writing not less than 14 days before the survey commences. Copies of the resulting survey shall be deposited in the National Monuments Record for Scotland and in the local Sites and Monuments Record upon completion.

Reason: To record features of the historic environment of the structure.

NOTE: No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above Report.

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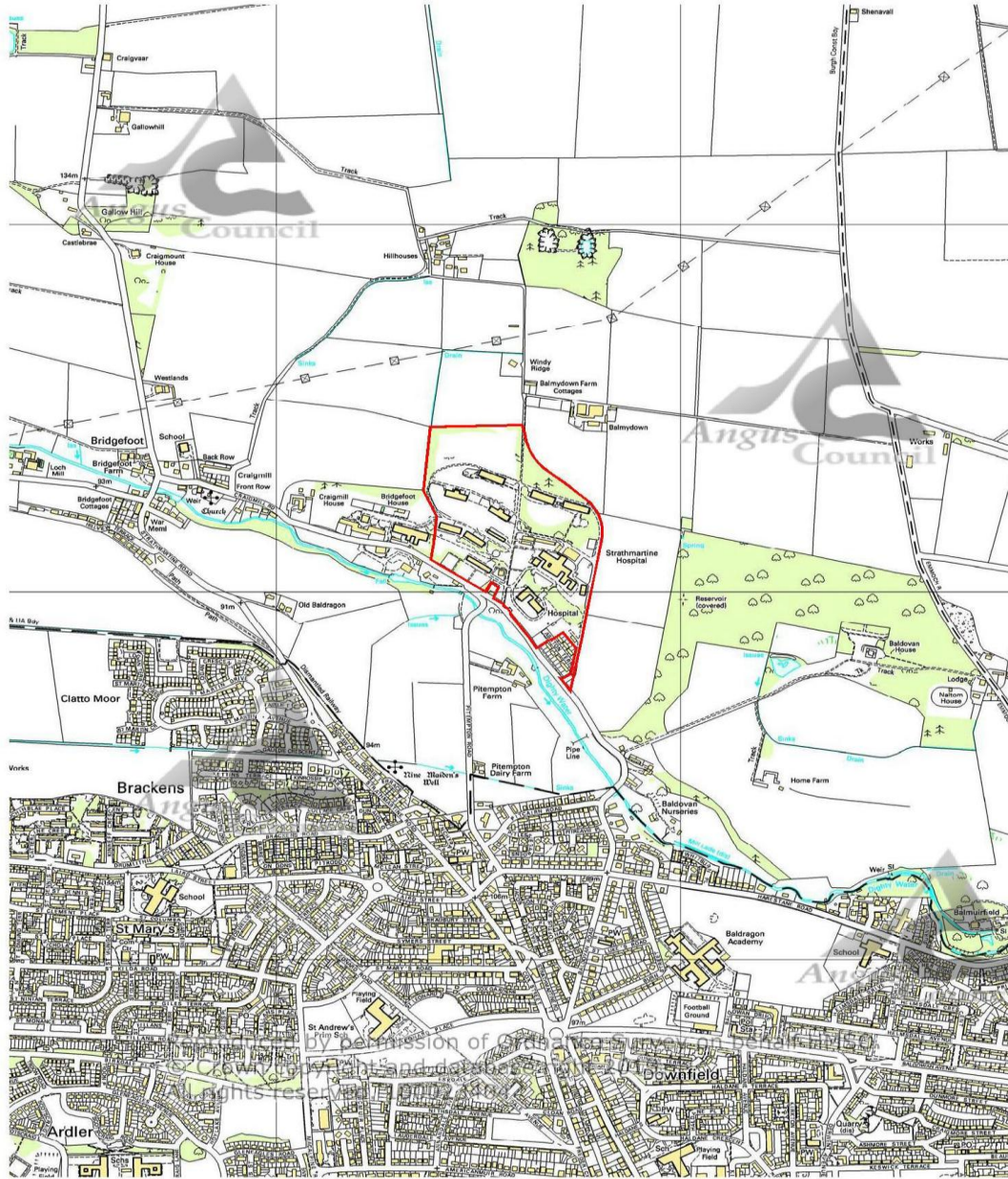
Date: 15 December 2015

Appendix 1 : Location Plan
Appendix 2 : Relevant Development Plan Policies

Appendix 1: Location Plan

This drawing is the copyright of Simpson & Brown Architects

Strathmartine Hospital, Angus Location Plan



Location Plan
1:10,00 @ A3



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JOB TITLE **Strathmartine Hospital**
CLIENT **Heathfield Ltd**
DWG TITLE **Location Plan**
As Existing
A3 SCALE DRAWN STATUS
1:10000 AH

Feb 13

JOB NO. DWG NO. REV
1881.00 SP-03

Appendix 2 – Relevant Development Plan Policies

Angus Local Plan Review 2009

Policy ER15 : Change of Use, Alterations and Extensions to Listed Buildings

Change of use, or alterations and extensions to a listed building will only be permitted where they are in keeping with the fabric, character and appearance of the building or its setting.

Policy ER16 : Development Affecting the Setting of a Listed Building

Development proposals will only be permitted where they do not adversely affect the setting of a listed building. New development should avoid building in front of important elevations, felling mature trees and breaching boundary walls.

Policy ER17 : Demolition of Listed Buildings

There will be a presumption against the demolition of listed buildings. Applications for consent to demolish a listed building will only be considered where:

- (a) it has been demonstrated through a detailed structural and feasibility report that the condition of the building makes it impractical to repair, renovate or adapt it to any reasonably beneficial use for which planning permission would be granted; and
- (b) there is evidence that all reasonable efforts have been made to sustain the existing use or find a viable and acceptable new use or uses for the building including marketing of the building nationally for at least 6 months; and
- (c) detailed planning permission for the reuse of the site, including any replacement building or other structure has been granted.

Submission of the necessary information does not imply that consent for demolition will be automatically granted.

In most cases demolition will only be permitted where work on the erection of a replacement building is to start immediately following the date of demolition or other such period as may be agreed with Angus Council.

TAYplan Strategic Development plan

Policy 3D : Natural and Historic Assets

Understanding and respecting the regional distinctiveness and scenic value of the TAYplan area through: -

- ensuring development likely to have a significant effect on a designated or proposed Natura 2000 sites (either alone or in combination with other sites or projects), will be subject to an appropriate assessment. Appropriate mitigation requires to be identified where necessary to ensure there will be no adverse effect on the integrity of Natura 2000 sites in accordance with Scottish Planning Policy;
- safeguarding habitats, sensitive green spaces, forestry, watercourses, wetlands, floodplains (in-line with the water framework directive), carbon sinks, species and wildlife corridors, geo-diversity, landscapes, parks, townscapes, archaeology, historic buildings and monuments and allow development where it does not adversely impact upon or preferably enhances these assets; and,
- identifying and safeguarding parts of the undeveloped coastline along the River Tay Estuary and in Angus and North Fife, that are unsuitable for development and set out policies for their management; identifying areas at risk from flooding and sea level rise and develop policies to manage retreat and realignment, as appropriate.