



## DEVELOPMENT MANAGEMENT COMMITTEE

Report by Development Management Manager

### 1 DESCRIPTION AND LOCATION

Introduction of glazing and spandrel panels to a section of rainscreen cladding to allow an existing store to be used as a meeting room at West Lothian Civic Centre, Howden South Road, Livingston

### 2 DETAILS

<b>Reference no.</b>	0659/FUL/10	<b>Owner of site</b>	West Lothian Council and Lothian and Borders Police
<b>Applicant</b>	West Lothian Council	<b>Ward &amp; local members</b>	<b>Livingston South</b>  L Fitzpatrick P Johnston D Logue J Muir
<b>Case officer</b>	Steven McLaren	<b>Contact details</b>	01506 775215 steve.mclaren@westlothian.gov.uk

**Reason for referral to Development Management Committee: This is a local application and West Lothian Council is the applicant and part land owner**

### 3 RECOMMENDATION

Grant planning permission

### 4 DESCRIPTION OF THE PROPOSAL AND PLANNING HISTORY

- 4.1 The applicant seeks permission to remove a section of cladding from the ground floor, south elevation of the building, and replace this cladding with new windows. The section of wall which is the subject of this application is some 12m in length and extends 5m from ground level to match the height of the adjacent windows to the east.
- 4.2 The format of the window panels to be used matches that of the windows on the first and second floor, rather than a series small horizontally orientated windows, as fitted on the adjacent walls.

- 4.3 The site, which was previously public open space to the south of Howden Park, was allocated in the West Lothian Local Plan as a site suitable for the construction of a civic centre. Outline planning permission for the construction of the Civic Centre was subsequently granted on 3 August 2005, with a further application for the approval of reserved matters granted on 25 April 2006.

## 5 PLANNING POLICY ASSESSMENT

Plan	Policy	Assessment	Conform?
West Lothian Local Plan (WLLP)	TC4 (Civic Centre)	The proposed changes to the building are of a minor nature. The design changes integrate well with the remainder of the building and is acceptable under the terms of this policy.	Yes

## 6 REPRESENTATIONS

The application was advertised in the local press on 1 October 2010 and the period for comments has expired. There have been no representations received on this application.

## 7 CONSULTATIONS

The application was assessed and determined that there was no requirement for consultation on the minor changes to the building design.

## 8 ASSESSMENT

- 8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise.

### West Lothian Local Plan

- 8.2 Policy TC4 of the WLLP identified the site as being suitable for the construction of the West Lothian Civic Centre. These minor changes to the exterior of the building do not compromise the requirements of this policy or the building within its setting.

## 9 CONCLUSION AND RECOMMENDATION

- 9.1 The proposals are of a minor nature, which aid the conversion of a store room to an additional meeting room, enabling better use of the internal space of the building. The use of the window design from the first and second floors, rather than a continuation of the smaller horizontally orientated windows used on the ground floor, allows for this section of the building to maintain its function as a break to the sections of smaller glazed panels. The proposals are therefore acceptable
- 9.2 Recommendation is to grant planning permission unconditionally.

**10 ATTACHMENTS**

- Location plan
- Draft conditions

Redacted - personal  
information

CHRIS NORMAN  
Development Management Manager

Date: 17 November 2010

## DRAFT DECISION - APPLICATION 0659/FUL/10

1 Planning permission is granted unconditionally.

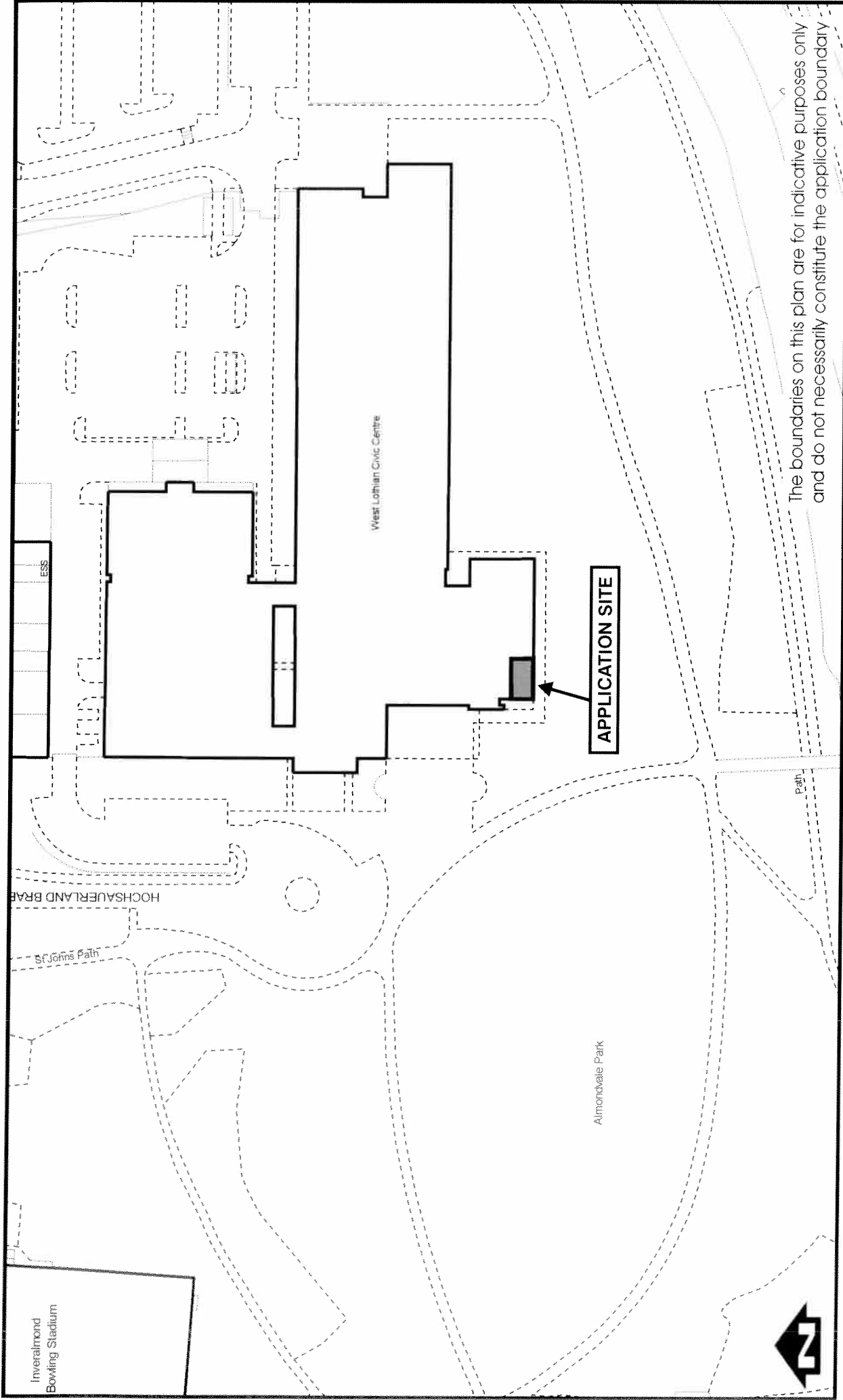
**NOTE** *This planning permission lapses on the expiration of a period of 3 year (beginning with the date on which the permission is granted) unless the development to which the permission relates is begun before that expiration.*

**NOTE** ***Notification of the Start of Development:***

*It is a legal requirement that the person carrying out this development must notify the planning authority prior to work starting on site. The notification must include full details of the name and address of the person carrying out the development as well as the owner of the land and must include the reference number of the planning permission and the date it was granted. If someone is to oversee the work, the name and contact details of that person must be supplied. A form is enclosed with the planning permission which can be used for this purpose. Failure to provide the above information may lead to enforcement action being taken.*

***Notification of Completion of Development:***

*The person who completes this development must, as soon as practicable after doing so, give notice of completion to the planning authority. A form is enclosed with the planning permission which can be used for this purpose.*



The boundaries on this plan are for indicative purposes only and do not necessarily constitute the application boundary

# DM COMMITTEE LOCATION PLAN

Date : 17/11/10

Application No. : 0659/FUL/10

Scale : 1 : 1250



West Lothian Council