

Denny Town House Site - Planning Statement

Revised 5th November 2024

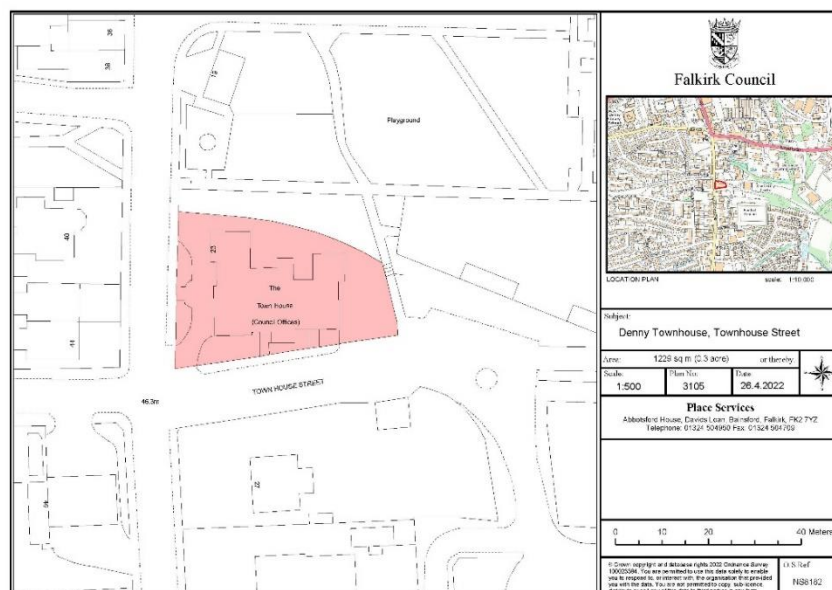
1. Introduction

The purpose of this planning statement is to provide planning advice in support of the marketing of Denny Town House, Glasgow Road, Denny. It sets out the planning policy context to the site, and the Council's expectations as to potential uses for the property, along with design and access considerations.



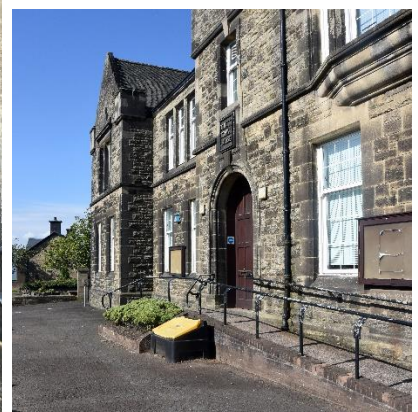
2. Description

The site of Denny Town House is outlined in red in the below map and extends to 1,229 sqm (0.3 acre) in area. The building fronts onto Glasgow Road, a main thoroughfare through Denny and leading to the town centre. Many local community facilities, residential and commercial properties are in the immediate vicinity.



Dated 1931, Denny Town House is a distinctive, historic building designed by local architects Robert Wilson, James Strang and Wilson in the Scottish Baronial style. The building is important to local civic history, serving as the chambers and municipal offices of Denny and Dunipace Burgh's Town Council from 1931 to 1975 when the burgh was abolished. The building has had several other uses including a public library and, latterly, a social work office for the Falkirk Health and Social Care Partnership.

Denny Town House retains many external features of architectural or historic interest including slated roofs, grey rubble sandstone walls with dressed margins, crowstepped gables, chimneys, cast iron rainwater goods, side entrance with hood moulding and an arched main entrance with hood moulding under the battlemented three storey tower. This main entrance is complemented by a decorative and likely original "THE TOWN HOUSE" nameplate and 8 panel wooden double doors with traditional ironmongery. An inscribed foundation stone, dated 1931 and laid by the then Under-Secretary of State for Scotland, is visible under the noticeboard near the ramped access to the main entrance. While nearly all the original windows have been replaced with modern uPVC frames, the property still retains a large decorative, paned and lead glazed window to the main staircase bearing the burgh's coat of arms.



The interior of Denny Town House has been altered over the years, but several original features survive to the present-day including timber dado panelling, a decorative panel featuring an angel figure inlaid into timber panelling, fireplaces and wooden surrounds, cornices, skirtings, a vault door, internal fielded - panelled doors, a cast iron spiral staircase to the tower, an etched glazed door screen, timber handrail and iron balusters to main staircase.



On 1 October 2024, Historic Environment Scotland listed Denny Town House, including its low boundary walls and piers, as a Category C Listed Building. Listing means that the property is afforded statutory protection under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. It also means that [Listed Building Consent](#) is required for the demolition of the listed building or its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest. Historic Environment Scotland's [website](#) provides more detail on the property's Category C listing (reference: LB52629).

Denny Town House is within, and makes a positive contribution, to the Glasgow Road and Stirling Street Area of Townscape Value (ATV). This is a non-statutory designation in the Council's Falkirk Local Development Plan 2 that identifies the coherent group of buildings and spaces stretching from Glasgow Road to Stirling Street as a townscape of historic or architectural interest, which, although not a conservation area, still merits recognition.

Historic images of the property can be found by searching the online [Falkirk Archives](#). Other sources of information include the [Falkirk Local Historical Society](#) and *Falkirk and District, An Illustrated Architectural Guide* by Richard Jaques.

Historic Environment Scotland's [Managing Change](#) series provides good practice and guidance on the adaption, repair and maintenance of historic buildings.

3. Planning Policy

The current development plan covering the property comprises [National Planning Framework 4](#), the [Falkirk Local Development Plan 2 \(LDP2\)](#) and associated [Supplementary Guidance \(SG\)](#). The following policies are of particular relevance:

National Planning Framework 4 (NPF4)

Policy 7 (Historic Assets and Places). This policy seeks to protect the historic environment, assets and places and contains criteria for consideration of development proposals. Development proposals for the reuse, alteration or extension of a listed building will only be supported where they will preserve its character, special architectural or historic interest and setting. There is also a presumption against the demolition of listed buildings.

Other NPF4 policies may be relevant depending on the nature and scale of any proposals.

Falkirk Local Development Plan 2 (LDP2)

Policy PE07 Listed Buildings. This policy pre-dates NPF4 but has similar wording to Policy 7. One major difference to note is that Policy PE07 requires development proposals affecting a listed building or its setting to conform with [Supplementary Guidance \(SG\) 12 'Listed Buildings and Unlisted Properties in Conservation Areas'](#).

Policy PE09 Areas of Townscape Value. Proposals will be required by this policy to fit with the distinctive character of the Glasgow Road and Stirling Street Area of Townscape Value (ATV) with particular reference to the historic pattern and density of development; its setting; the architectural style, massing and materials of buildings; landscape treatments; and boundary features. In addition, Policy PE09 commits the Council to undertake a character appraisal in the future to determine whether the ATV merits designation as a conservation area. Other LDP2 policies may be relevant depending on the nature and scale of any proposals.

4. Potential Uses and Design Considerations

The building offers the potential for conversion to uses including Class 4 office/workspace, restaurant/leisure use, and community use, as well as conversion to residential use by subdivision into several units.

Development proposals, including alterations, will need to comply with Policy 7 of NPF4 and Policy PE09 of LDP2. Any alteration, whether external or internal, should be carefully designed, using appropriate materials to respect the character and appearance of Denny Town House. A key objective should be the appropriate retention and restoration of the building's features of architectural or historic interest.

Original boundary features, including the low boundary walls, should be retained and restored to match the original design and materials.

5. Access and Parking

Access to Denny Town House is expected to continue to be from Glasgow Road. In-curtilage parking is limited although the vicinity has public car parking, including the car spaces immediately nearby on Town House Street, and benefits from high accessibility to the bus network. In addition, Denny Town House is a short distance on foot to Denny Town Centre, community facilities and Glasgow Road shops such as Sainsburys' and Iceland. In the circumstances, the Council will take a pragmatic approach to the application of the parking standards as set out in the [National Roads Development Guide](#).

6. Developer Contributions

Proposals for residential conversion will be exempt from education developer contributions, if they comprise fewer than 4 houses and/or fewer than 10 flats. One-bedroom dwellings are also exempt. Appendix 4 of [SG13 Developer Contributions](#) sets out the current rates for calculating education developer contributions.

There are known deficiencies in recreation open space in Denny, and improvements to the quality of open spaces are needed. However, proposals of 10 units or fewer are not required by [SG05 Green Infrastructure](#) to contribute towards Denny's open space provision.

7. Procedures

As part of the bidding process, submissions should include sufficient detail to demonstrate compliance with the terms of this planning statement.

Following the selection of the preferred bidder and the conclusion of missives, pre-application discussion on the details of proposals would be encouraged. Planning permission may be required, depending on whether there is a material change of use and the nature of any alterations.