

Perth and Kinross Council  
Development Control Committee – 20 January 2010  
Report of Handling by Development Quality Manager

**Refurbishment of internal layout and alterations at Aytoun Hall, 91-93 High Street, Auchterarder, PH3 1BJ**

Ref. No: 09/00749/FLL  
Ward No: N7 - Strathallan

**Summary**

This report recommends approval of the application for alterations at Aytoun Hall and the Giral House 91-93 High Street Auchterarder as the development is considered to comply with the provisions of the Development Plan.

**Background and Description**

- 1 This application is for alterations to Aytoun Hall a Category C(S) Listed Building and Giral House a Category B Listed Building. The main element in the assessment of this application is the removal of the two dormers within the roof space of Giral House. A separate listed building application has been submitted which is assessed under application 09/0755/LBC.

**National Policy and Guidance**

- 2 The Scottish Government expresses its planning policies through The National Planning Framework, a series of National Planning Policy Guidelines (NPPG) which are currently being replaced by Scottish Planning Policy (SPP) and Planning Advice Notes (PAN) which are practice statements.
- 3 **Scottish Planning Policy 23: Planning and the Historic Environment:** - sets out the national planning policy for the historic environment and indicates how the planning system will contribute towards the delivery of Scottish Ministers' policies as set out in the current Scottish Historic Environment Policy (SHEP) produced by Historic Scotland.
- 4 **Scottish Historic Environment Policy (SHEP):**- sets out Scottish Ministers' policies, providing direction for Historic Scotland and a policy framework that informs the work of a wide range of public sector organisations.

**Development Plan**

- 5 The Development Plan for the area comprises the approved Perth and Kinross Structure Plan 2003 and the adopted Strathearn Area Local Plan 2001.

**Perth and Kinross Structure Plan 2003**

The principal relevant policies are in summary: -

- 6 Sustainable Communities Policy 9:- which notes that Local Plans will ensure new development makes a positive contribution to the identity, character and quality of the built and historic environment; contributes to sustainable development through energy conservation, efficiency through design, site layout and where possible, the use of local materials.
- 7 Environment and Resources Policy 8:- the policy seeks to ensure that the rich and varied cultural heritage resources of Perth and Kinross are recognised, recorded, protected and enhanced as appropriate. It specifies that new development which would adversely affect Listed Buildings or their settings will not be permitted unless there is a proven public interest where social, economic or safety considerations outweigh the cultural interest in the site.

### **Strathearn Area Local Plan 2001**

The principal relevant policies are in summary: -

#### **Policy 5: Design**

- 8 The Council will require high standards of design for all development in the Strathearn Area. In particular encouragement will be given to:
  - a) The use of appropriate high quality materials;
  - b) Innovative modern design incorporating energy efficient technology and materials;
  - c) Avoiding the use of extensive under-building on steeply sloping sites;
  - d) Ensuring that the proportions of any building are in keeping with its surroundings;
  - e) Ensuring that the development fits its location.

#### **Policy 27: Listed Buildings**

- 9 There will be a presumption against planning consent for the demolition of Listed Buildings and a presumption in favour of consent for development involving the sympathetic restoration of a Listed Building or other buildings of architectural value. The setting of Listed Buildings will also be safeguarded.

### **Other Policies**

- 10 Historic Scotland's Technical Guidance Notes (formerly part of the Memorandum of Guidance on Listed Buildings and Conservation Areas 1998) is also applicable in the determination of the application.

### **Site History**

- 11 None detected.

## **Consultations**

12 None required.

## **Representations**

13 Number of representations received: Two

Summary of issues raised by representation:

14 The letters received generally applaud the refurbishment of the building in principle. However, concerns are expressed regarding how the building is to be operated after refurbishment which refers to continued funding for the building. Concern is also expressed that roof lights are not being installed in the main hall. With regards to the long-term funding of the building I can confirm this is outwith the scope of this report which focuses and assess the acceptability of the planning application. The comment regarding the roof lights is noted however the weight this concern carries is minimal and the scheme as proposed is considered to be acceptable as detailed below in the appraisal.

## **Additional Statements Received:**

15 Environment Statement: - Not Required.

16 Screening Opinion: - Not Required.

17 Environmental Impact Assessment: - Not Required.

18 Appropriate Assessment: - Not Required.

19 Design Statement or Design and Access Statement: - Submitted.

20 Report on Impact or Potential Impact eg Flood Risk Assessment: - Not Required.

## **Appraisal**

### Policy

21 Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The adopted Development Plans that are applicable to this area are the Perth and Kinross Structure Plan 2003 and the Strathearn Area Local Plan 2001.

22 In accordance with Regulation 5 of the Town and Country Planning (Listed Buildings and Buildings in Conservation Areas) (Scotland) Regulations 1987 the listed building application has been advertised in the Local Press, Edinburgh Gazette and a site notice was posted on the 29 May 2009.

23 The determining issues in this case are whether: - the proposal complies with development plan policy; whether the proposal complies with supplementary planning guidance; or if there are any other material considerations which justify a departure from policy.

**24 Removal of dormer windows and access into the Giral House's attic space:**

The conservation statement submitted in support of the application highlights how the building has evolved overtime. This demonstrates that the dormer windows in the roof of the Giral House were later additions. One dormer window (West) has already been removed which effectively unbalances the appearance of the building. Taking this into account I do not consider the removal of the two additional dormers to be an issue as this will improve the symmetry and balance of the building. It should be noted that a suitable roofing material to match the existing is required and this can be satisfactorily conditioned.

**Legal Agreements Required**

25 A legal agreement is not required for this listed building application.

**Direction by Scottish Ministers**

26 The proposal is not considered to be a departure from the development plan. Accordingly there is not a requirement for the application to be notified to the Scottish Ministers as specified in Planning Circular 3/2009: Notification of Planning Applications.

**Conclusion and Reasons for Recommendation**

27 Taking the above into account I consider the alterations to comply with the Strathearn Area Local Plan 2001. I have taken account of advice contained within Historic Scotland's Technical Guidance Notes (formerly part of the Memorandum of Guidance on Listed Buildings and Conservation Areas 1998 and Scottish Governments Scottish Planning Policy 23 and find no reason to refuse the application. Overall the proposal is acceptable and it is recommended for approval subject to conditions.

**Recommendation**

**A Approve the application subject to the following conditions:**

- 1 The development shall be begun within a period of three years from the date of this consent.
- 2 The proposed development must be carried out in accordance with the approved plans herewith, unless otherwise provided for by conditions imposed on the planning consent.

- 3 The external surfaces (slate) shall not be constructed other than in materials/details/samples which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Thereafter the scheme as approved shall be implemented all to the reasonable satisfaction of the Planning Authority.

**Reason:**

- 1 In accordance with the terms of Section 58 of the Town and Country Planning (Scotland) Act 1997 as amended by Section 20 of the Planning etc (Scotland) Act 2006.
- 2 To ensure that the development is carried out in accordance with the plans approved.
- 3 In the interests of visual amenity; to ensure a satisfactory standard of local environmental quality.

**B Justification**

The development complies with the adopted Development Plan.

Background Papers: Letters of representation (1)  
Contact Officer: John Russell – Ext 75346  
Date: 22 December 2009

**Nick Brian**  
**Development Quality Manager**





Alterations to Ayoun Hall, High Street, Auchterarder



Scale : 1:1250

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<b>Department</b>	Planning
<b>Comments</b>	
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