

Perth and Kinross Council  
Development Management Committee – 19 November 2014  
Report of Handling by Development Quality Manager

**Extension to form dining room and roof terrace at Tower Hotel, 81 High Street,  
Crieff**

Ref: No: 14/01412/LBC  
Ward No: 6: Strathearn

**Summary**

This report recommends conditional approval of the application as the proposal is considered to not adversely affect the historic and architectural interest of the listed building and is considered to comply with the Scottish Planning Policy (2014) and the Development Plan for the area.

**BACKGROUND AND DESCRIPTION**

- 1 The application relates to the proposed dining room extension to the rear elevation of the category B listed Tower Hotel, an early 19<sup>th</sup> century hotel at the eastern entrance to Crieff town centre. The hotel is of two storeys, attic and basement, and has a 2-stage tower with steeple to the east side of the main entrance.
- 2 The application proposes an extension to accommodate a restaurant dining room, accessed through the existing ground floor bar area. Due to the fall in ground level to the rear of the hotel, the dining room extension would be elevated, with an external covered area and store at basement level. A small roof terrace is proposed on the flat roof of the dining room to serve a hotel bedroom on the first floor, and a covered balcony on the east side of the dining room. The only alterations proposed which will affect the interior are the conversion of two existing windows on the ground and first floor to doors, through which to access the dining room and roof terrace.
- 3 The footprint of the extension is restricted to within the higher area of ground immediately to the rear of the hotel. A previous application for a larger extension which overshot the retaining wall was withdrawn in July of this year.

**NATIONAL POLICY AND GUIDANCE**

- 4 The Scottish Government expresses its planning policies through the National Planning Frameworks, the Scottish Planning Policy (SPP) and Planning Advice Notes (PAN).

**Scottish Planning Policy 2014**

- 5 The Scottish Planning Policy (SPP) was published on 23 June 2014. It sets out national planning policies which reflect Scottish Ministers' priorities for operation of the planning system and for the development and use of land.

6 The SPP promotes consistency in the application of policy across Scotland whilst allowing sufficient flexibility to reflect local circumstances. It directly relates to:

- the preparation of development plans;
- the design of development, from initial concept through to delivery; and
- the determination of planning applications and appeals.

7 **Scottish Historic Environment Policy, 2011**

8 **Managing Change in the Historic Environment: Extensions, 2010**

#### **DEVELOPMENT PLAN**

9 The Development Plan for the area comprises the TAYplan Strategic Development Plan 2012 and the Perth and Kinross Local Development Plan 2014.

#### **TAYplan Strategic Development Plan 2012**

10 Whilst there are no specific strategies or policies directly relevant to this proposal the overall vision of the Tay Plan should be noted. The vision states *“By 2032 the TAYplan region will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice, where more people choose to live, work and visit and where businesses choose to invest and create jobs.”*

#### **PERTH AND KINROSS LOCAL DEVELOPMENT PLAN 2014**

11 The Local Development Plan was adopted by Perth and Kinross Council on 3 February 2014. It is the most recent statement of Council policy and is augmented by Supplementary Guidance. Within the Local Development Plan, the following policy is directly applicable.

#### **Policy HE2 – Listed Buildings**

12 There is a presumption in favour of the retention and sympathetic restoration, correct maintenance and sensitive management of listed buildings to enable them to remain in active use. 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 building's character, appearance and setting.

#### **OTHER POLICIES**

13 **Crieff Conservation Area Appraisal, 2009**

#### **SITE HISTORY**

14 13/00712/FLL and 13/00790/LBC – Repaint external front elevation and installation of spotlights.

- 15 14/00967/LBC and 14/00966/FLL – Extension to hotel (withdrawn).
- 16 14/01412/LBC – Extension to form dining room and roof terrace.

### **CONSULTATIONS**

- 17 None

### **REPRESENTATIONS**

- 18 No representations have been received.

### **ADDITIONAL STATEMENTS**

Environment Statement	Not required
Screening Opinion	Not required
Environmental Impact Assessment	Not required
Appropriate Assessment	Not required
Design Statement / Design and Access Statement	None Submitted
Report on Impact or Potential Impact	None submitted

### **APPRAISAL**

#### **Policy**

- 19 Sections 25 and 37(2) of the Town & Country Planning (Scotland) Act 1997 (as amended) require the determination of the proposal to be made in accordance with the provisions of the Development Plan, unless material considerations indicate otherwise. The determining issues here are whether the proposals comply with Development Plan policy or if there are other material considerations, which justify a departure from policy.
- 20 The proposal to extend the hotel at this site is considered to accord with the Development Plan, provided that the proposals do not cause harm to local residential amenity.

#### **Design and Appearance**

- 21 The main elevation of the building to East High Street will remain unaltered as a result of these proposals, as the extension is entirely on the rear elevation of the hotel.
- 22 The design, appearance and scale of the extension to the rear of the listed building are considered appropriate in terms of its impact. A contemporary design is utilised, whereby the basement level is open to the existing beer garden, and the dining room is almost fully glazed on the south elevation, with

an open roof terrace above. This will give a light, visually deferential appearance in contrast to the solidity of the existing hotel building. The use of high quality materials including timber windows and cedar cladding is also appropriate to avoid detracting from the listed building. Overall, in respect of the setting and character of the listed building, the design, appearance and scale of the extension is not considered to result in any adverse impact.

### **Economic Development**

- 23 There is potential for additional footfall in relation to the proposed extension of the dining room. This however has limited weighting on the overall recommendation.

### **LEGAL AGREEMENTS**

- 24 None required.

### **DIRECTION BY SCOTTISH MINISTERS**

- 25 Under the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008, regulations 30 – 32, there have been no directions by the Scottish Government in respect of an Environmental Impact Assessment screening opinion, call in or notification relating to this application.

### **CONCLUSION AND REASONS FOR RECOMMENDATION**

- 26 In conclusion, the application must be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to comply with the adopted Local Development Plan 2014 and Tayplan 2012. I have taken account of material considerations and find none that would justify overriding the adopted Development Plan. On that basis the application is recommended for approval subject to conditions.

### **RECOMMENDATION**

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

- 1 The proposed development must be carried out in accordance with the approved plans, unless otherwise provided for by conditions imposed on the planning consent.

Reason - To ensure that the development is carried out in accordance with the plans approved.

- 2 Details of the specification and colour of the proposed external render, timber cladding and balustrade shall be submitted for the approval of the Planning Authority prior to the commencement of this phase of the development. The

scheme as approved shall be implemented prior to the occupation and/or use of the development.

Reason - In order to protect the character and appearance of the listed building.

## **B JUSTIFICATION**

The proposal is considered to be in accordance with the Development Plan and there are no overriding material reasons which justify departing from the Plan.

## **C PROCEDURAL NOTES**

The property is listed Category B, HB no 23486: Crieff Parish. It is therefore necessary to submit the application to Historic Scotland for ratification of the Council's decision.

## **D INFORMATIVES**

- 1 This listed building consent will last only for three years from the date of this decision notice, unless the development has been started within that period. (See section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).

Background papers: None  
Contact Officer: Diane Barbary Ext 75357  
Date: 31 October 2014

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

If you or someone you know would like a copy of this document in another language or format, (on occasion, only a summary of the document will be provided in translation), this can be arranged by contacting the Customer Service Centre on 01738 475000.
---

You can also send us a text message on 07824 498145.
--

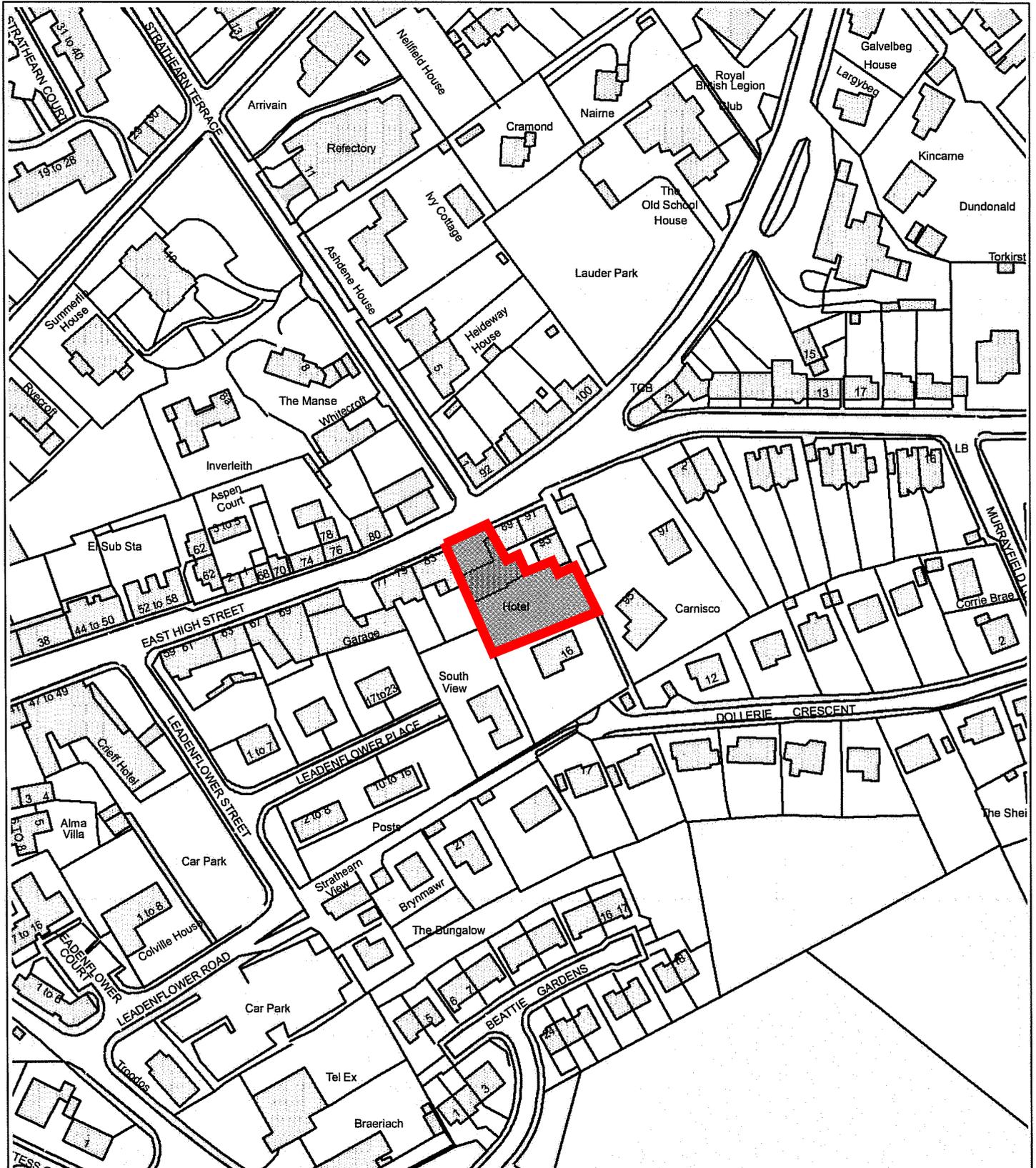
All Council Services can offer a telephone translation facility.
--





This map is for reference only and must not be reproduced or used for any other purpose





This map is for reference only and must not be reproduced or used for any other purpose

