

THE HIGHLAND COUNCIL

CAITHNESS, SUTHERLAND & EASTER ROSS PLANNING APPLICATIONS COMMITTEE – 28 June 2011

Agenda Item	3.1
Report No	PLC/030/11

**11/00985/FUL & 11/00986/LBC: Mr Graeme Smith
15 Breadalbane Crescent, Wick KW1 5AS**

Report by Area Planning and Building Standards Manager

SUMMARY

Description: Replace slates and generally upgrade roof, replace rainwater goods with cast iron (including those of adjoining house – No. 14 Breadalbane Crescent) and refurbish windows.

Recommendation: GRANT

Ward: Ward 3 - Wick

Development category: Local Development

Pre-determination hearing: None

Reason referred to Committee: Councillor interest – Applicant is Councillor Graeme Smith, Ward 3 Wick.

1. PROPOSAL

- 1.1 Refurbishment of existing slate covered roof, replacement rainwater goods (including at 14 Breadalbane Crescent) and refurbishment of existing timber sash and case windows, at 15 Breadalbane Crescent, Wick.
- 1.2 The properties are listed category 'B' within an 'A' group, and located within Wick Pulteneytown Conservation Area which is subject to an Article 4 direction.

2. SITE DESCRIPTION

- 2.1 The citation noted by Historic Scotland, which includes 14, 15, 16, 17 and 18 Breadalbane Crescent, identifies the following descriptive elements of Nos. 14 & 15 Breadalbane Crescent:

Circa 1860. Terrace of subdivided 2-storey, 3-bay, symmetrical, gabled houses. Coursed Caithness stone slabs. Regular fenestration, irregular to rear.

No 14: SW (Principal) Elevation: 3-bay, panelled door, letterbox fanlight to left. Canted dormer to right. SE (Side) Elevation: blind gable end.

No 15: SW (Principal) Elevation: 3-bay, single bay to ground floor; separate shop to left; panelled door, letterbox fanlight. Canted dormer to left.

Predominantly 12-pane sash and case windows. Grey slates except concrete tiles to 18, lead flashing. Coped skewers and gable stacks. Cast-iron rainwater goods.

It is noted that the listing information is in part incorrect in the description of rainwater goods as these are actually plastic to the street elevation - supported on metal rise and fall brackets. The rooflight to the principal elevation is not recorded on the Listing description.

3. PLANNING HISTORY

3.1 None known

4. PUBLIC PARTICIPATION

4.1 Advertised: Neighbour Notification/Listed Building Consent

Representation deadline:

11/00985/FUL – 15 April 2011

11/00986/LBC – 6 May 2011

Timeous representations: None

Late representations: None

5. CONSULTATIONS

5.1 **Historic Scotland:** No objections. No formal comments made.

5.2 **Conservation Area Regeneration Scheme (CARS) Officer:** No objections. Proposed works form a component of a CARS grant application and works 'will be monitored to ensure appropriate materials and methods of work are used'.

5.3 **Conservation Officer:** No comment received.

6. POLICY

Highland Structure Plan 2001

Policy G2 Design for Sustainability

Policy G6 Conservation and Promotion of the Highland Heritage

Policy BC5 Listed Buildings and Conservation Areas

Caithness Adopted Local Plan

31 Conservation Area, Article 4 Direction (removal of Permitted Development Rights)

PP2

Highland Wide Local Development Draft Plan

29 Sustainable Design

30 Design Quality and Place Making

58 Natural, Built and Cultural Heritage

Scottish Government Planning Policy and Guidance
 Scottish Historic Environment Policy (SHEP)
 SPP23 – Planning and the Historic Environment

7. PLANNING APPRAISAL

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

Furthermore, section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires the Planning Authority 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.

7.2 These applications are straightforward, involving minor development in the form of repair and refurbishment to a listed building within a Conservation Area. The proposals are referred to Committee because it is a development in which an Elected Member of the Council has an interest as the applicant.

7.3 The CARS Officer stated concerns regarding the lack of detail as a component of the application process. This was raised with the agent who provided additional specification detail thereafter. No annotated or descriptive materials beyond the written specification have been provided. Notwithstanding this, the details are acceptable.

7.4 There are no technical difficulties and no representations have been received

7.5 The proposal is considered to be acceptable and accords with policy.

8. CONCLUSION

8.1 The development plan policies seek to preserve buildings of historic or architectural interest (policy BC5). The proposals comply with the guidance notes relevant to the CARS for works which are proposed to be undertaken in a way which maintains the character and quality of the built heritage in Wick Pulteneytown. Therefore, the recommendation is to grant permission subject to the conditions below. Members will note that as the building is Category B Listed, the Listed Building Consent proposal (11/00986/LBC) would have to be passed to Historic Scotland to allow them the opportunity to call in the application if Members are minded to approve it.

RECOMMENDATION	
Action required before decision issued	Y
Notification to Scottish Ministers	N
Notification to Historic Scotland	Y
Conclusion of Section 75 Agreement	N

Revocation of previous permission

N

Reason : 'B' listed within Conservation Area subject to Article 4 Direction

Subject to the above, it is recommended the applications be **Granted** subject to the following conditions and reasons / notes to applicant:

11/00985/FUL

1. No development shall start on site until the completed Notice of Initiation of Development (NID) form attached to this planning permission has been submitted to and acknowledged by the Planning Authority.

Reason: *In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.*

2. Upon completion of the development the completed Notice of Completion form attached to this decision notice shall be submitted to the Planning Authority.

Reason: *In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.*

3. Except as otherwise provided by the terms of this permission, the developer shall construct and operate the development in accordance with the plans and supporting information submitted with the application and docketed as relative hereto with no deviation therefrom unless otherwise approved in writing by the Planning Authority.

Reason: *In order to clarify the terms of the permission hereby granted and to ensure that the development is implemented as approved.*

Notes to Applicant

Please note: Your attention is drawn to the conditions attached to this permission. Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to meet these conditions may invalidate your permission or result in formal enforcement action.

TIME LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION

In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

Important Note: Both planning permission and listed building consent are required for these works. You are not authorised to commencement development until you have both consents in place. Furthermore, both consents and their respective conditions must be read, and complied with, in tandem.

11/00986/LBC

1. The work to which this Listed Building Consent relates must commence within FIVE YEARS of the date of this decision notice.

Reason: *In order to accord with the statutory requirements of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (as amended).*

2. Except as otherwise provided by the terms of this permission, the developer shall construct and operate the development in accordance with the plans and supporting information submitted with the application and docketed as relative hereto with no deviation therefrom unless otherwise approved in writing by the Planning Authority.

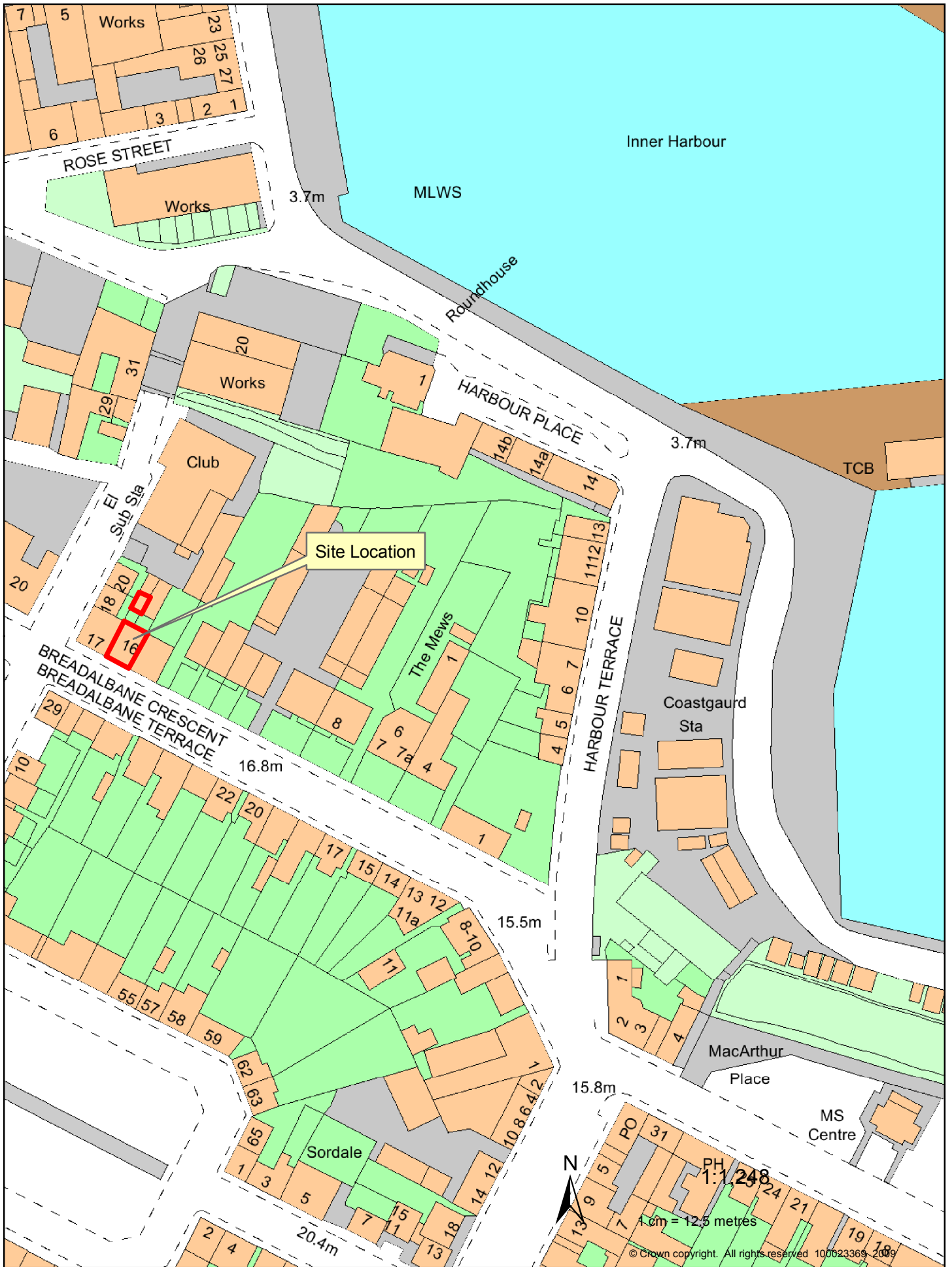
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Signature: Allan J Todd
Designation: Area Planning & Building Standards Manager
Caithness, Sutherland and Easter Ross
Case Officer: David Barclay
Background Papers: Works Specification Dated February 2011, Reference 3102
Works Specification Dated 23 May 2011, Reference 3102
Photographs
Relevant Plans: Plan 1 – Location/Site Plan 3102/01



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 with cast iron (including those of adjoining house) and refurbish windows at
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Mr G Smith
 per Don A Renwick Ltd
 5 Langley Park
 Wick