

Agenda Item	6.1
Report No	PLS 066/17

HIGHLAND COUNCIL

Committee: South Planning Applications Committee
Date: 12 December 2017
Report Title: 17/04702/LBC: Mr. Niall McLean
Achara House, Duror, Appin, Lochaber PA38 4BW
Report By: Area Planning Manager – South/Major Developments

Purpose/Executive Summary

Description: Strip and repaint external walls with mineral-based paint, changing colour from light ochre to off-white
Ward: 21 - Fort William and Ardnamurchan
Development category: Local
Reason referred to Committee: Applicant is Local Member

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

Recommendation

Members are asked to agree the recommendation to Grant as set out in section 11 of the report.

1. PROPOSED DEVELOPMENT

- 1.1 The proposal is to re-paint the house an off-white colour.
- 1.2 The existing colour is light ochre/cream-yellow.
- 1.3 Pre Application Consultation: None
- 1.4 Supporting Information: Paint-finish brochure, Paint/ application specification/ methodology, Paint colour reference
- 1.5 Variations: None

2. SITE DESCRIPTION

- 2.1 The house was B-listed on 28.08.1980. Circa 1900, incorporating 19th century baronial dwelling. Tall 3-storey, NW facing 4-bay house. All harled with extensive tooled ashlar dressings and margins. Main entrance in single storey, projecting bowed porch in return SW elevation, with bowed piended slate roof and entrance door approached by shallow flight of steps. 3 renewed crests and insignia frame doorway. NW garden front with shallow, wide mullioned and transomed bay window; paired mullioned and transomed bi-partites. Regular 1st floor fenestration; 4 dormers break 2nd floor wall-head into shaped or triangular polished ashlar pediments each with carved insignia. Mid-later 19th century angle bartizans frame front elevation, corbelled out at 2nd storey angles with conical bellcast slated roofs and leaded finials. Multi-pane glazing; crow-steps; coped end and ridge stacks; slate roofs. Built for Charles Stewart of Achara on site of earlier house. Alterations of c.1900 said to have been designed by Sir Robert Lorimer. Various outbuildings converted to dwellings and garage in vicinity of house not included in listing 1930's photograph show more extensive service range, now demolished.
- 2.2 The house in its current state has been stripped internally of many original finishes, and altered without listed building consent. Externally the house has had a largely cement-based pebble-dash render applied, possibly in the 1970's, which is painted a combination of ochres and pale cream-yellows, on different elevations.

3. PLANNING HISTORY

- 3.1 Decision pending 17/01975/FUL: Erection of extension and internal alterations (Planning Permission)
- 3.2 Decision pending Erection of extension and internal alterations (Listed Building Consent)
- 3.3 18.10.2017 17/04386/PNO: Farm-related Building Works

4. PUBLIC PARTICIPATION

- 4.1 Advertised: Listed building consent application advert
Date Advertised: 20.10.2017

Representation deadline: 10.11.2017

Timeous representations: None

Late representations: None

4.2 Material considerations raised are summarised as follows:

a) None

5. CONSULTATIONS

5.1 Historic Environment Scotland: no comments.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Wide Local Development Plan 2012

28 - Sustainable Design

29 - Design Quality & Place-making

57 - Natural, Built & Cultural Heritage

58 - Protected Species

6.2 West Highland & Islands Local Plan (2012) (as continued in force):

Policies : No site-specific policies, refer to HwLDP

6.3 West Highlands and Islands Proposed LDP

Policies : No site-specific policies, refer to HwLDP

7. OTHER MATERIAL CONSIDERATIONS

7.1 Highland Council Supplementary Planning Policy Guidance

Highland Historic Environment Strategy (Jan 2013)

Highland's Statutorily Protected Species (March 2013)

Sustainable Design Guide (Jan 2013)

7.2 Scottish Government Planning Policy and Guidance

Scottish Planning Policy (The Scottish Government, June 2014)

Scottish Environment Scotland Policy Statement

Historic Environment Circular 1

Historic Environment Scotland - Managing Change in the Historic Environment

8. PLANNING APPRAISAL

8.1 Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that, "In considering whether to grant listed building consent for any

works, the planning authority.....shall 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”.

Determining Issues

- 8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

Planning Considerations

- 8.3 The key considerations in this case are:
- a) The impact upon the character and appearance of the listed building.

Development plan/other planning policy

- 8.4 Policies 28 - Sustainable Design, 29 – Design Quality and Place-making and 34 – Settlement Development Areas, require that proposals demonstrate sensitive siting and high quality design in-keeping with local character and the historic environment.
- 8.5 There is a requirement to judge proposals in terms of their impact upon the natural, built and cultural heritage features identified by Policy 57 of the HwLDP. As an application relating to a Category B building Policy 57.1 states that developments are suitable where they can be demonstrated not to have an unacceptable impact on the protected amenity and heritage resource.
- 8.6 The existing paint finish is a combination of ochres and pale cream-yellows, on different elevations, applied to a modern cement-based pebble-dash render. If this house still had its (presumed) original lime-harl, then a more traditional coloured-finish would have been appropriate; off-white is however commonly used on heritage properties, and as the house has a modern render then this colour choice is considered to be acceptable. The existing yellow/ochre/cream finishes appear as non-traditional pastel tones, and are in need of re-coating, and a more consistent colour-application across all facades. The proposed lighter colour will also serve to highlight the exposed sandstone margins to windows, doors and other retained features. A sample panel of the paint-finish shall be conditioned for approval.
- 8.7 No bats are expected to be present within the affected areas, however an informative regarding all protected species is added, should any be discovered in the course of the works.

Non-material considerations

- 8.8 None

Matters to be secured by Section 75 Agreement

- 8.9 a) None

9. CONCLUSION

- 9.1 Re-painting the house an off-white colour, while it is a significant change from the existing, will however be in-keeping with local traditions and the period/style of the house. Given the existing condition of the external paintwork, the proposal should serve to enhance the character of the listed building.
- 9.2 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. IMPLICATIONS

- 10.1 Resource: Not applicable
- 10.2 Legal: Not applicable
- 10.3 Community (Equality, Poverty and Rural): Not applicable
- 10.4 Climate Change/Carbon Clever: Not applicable
- 10.5 Risk: Not applicable
- 10.6 Gaelic: Not applicable

11. RECOMMENDATION

Action required before decision issued	N
Notification to Scottish Ministers	N
Conclusion of Section 75 Obligation	N
Revocation of previous permission	N

Subject to the above, it is recommended that listed building consent be **GRANTED**, subject to the following:

Conditions and Reasons

1. A sample panel of the proposed paint finish (KEIM – RAL 9010 Pure White – RGB 241, 236, 225) of at least 2m², shall be presented on the building, and approved in writing by the Planning Authority prior to any other re-painting taking place. Thereafter, work shall progress in accordance with these approved details, prior to any more painting works taken place.

Reason: In order to ensure that the paint finish is an 'off-white' and not a 'pure/brilliant-white', to safeguard the character and qualities of the listed building.

REASON FOR DECISION

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

TIME LIMIT FOR THE IMPLEMENTATION OF THIS LISTED BUILDING CONSENT

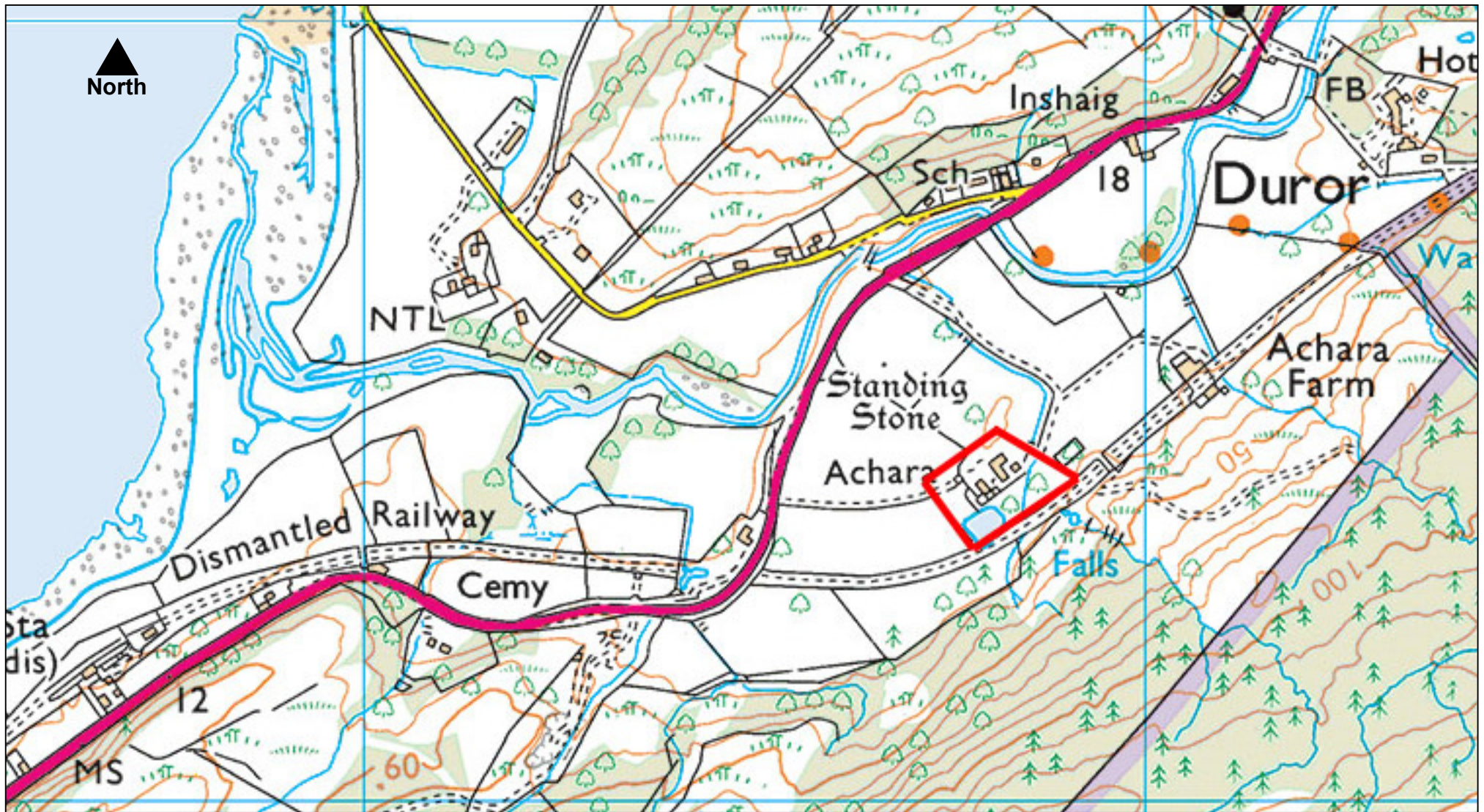
In accordance with Section 16(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (as amended), the works to which this listed building consent relates must commence within THREE YEARS of the date of this decision notice. If work has not commenced within this period, then this listed building consent shall lapse.

FOOTNOTE TO APPLICANT

Protected Species – Halting of Work

You are advised that work on site must stop immediately, and Scottish Natural Heritage must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from SNH: www.snh.gov.uk/protecting-scotlands-nature/protected-species

Signature: Nicola Drummond
Designation: Area Planning Manager – South/Major Developments
Author: Norman Brockie
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - ACH_LBC000 Location Plan
Plan 2 - ACH_PL_004 (RP)



linearchitecture

Achara House

Drawing Title: Location Map

Stage: LBC

Scale: As shown

Date: Nov 2016

Drawing No: ACH_LBC000

www.linearchitecture.net

2a Vinicombe street Glasgow G12 8BQ

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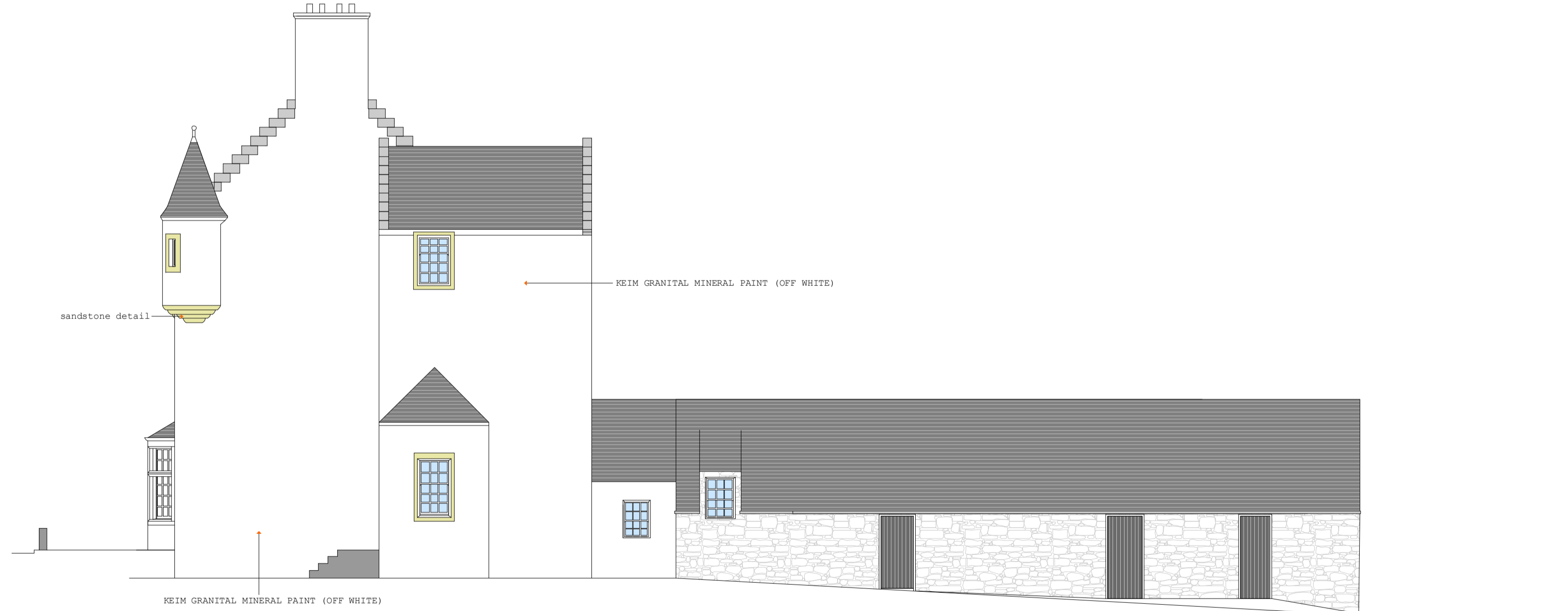
SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

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Achara House

Drawing Title: Proposed Elevations

Stage: PLANNING / LBC

Scale: 1:100

Date: OCTOBER 17

Drawing No: ACH_PL_004 (RP)

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