

Agenda Item	7.1
Report No	PLS/054/18

HIGHLAND COUNCIL

Committee: South Planning Applications Committee
Date: 8 August 2018
Report Title: 17/01975/FUL: Mr Niall McLean
Achara House, Duror, Appin, Lochaber PA38 4BW
Report By: Area Planning Manager – South/Major Developments

Purpose/Executive Summary

Description: Erection of extension to house and internal alterations
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** planning permission as set out in section 11 of the report.

1. PROPOSED DEVELOPMENT

- 1.1 It is proposed to erect a rear extension onto the existing house and make changes to the internal layout and fabric of the building. External changes to Achara House include the change from a ground floor window to a door on the side elevation and a window to a door on the rear elevation to access the new extension. The extension is in a design and finish to match the main house, separated by a modern lead clad extension to signal the change from old to new. The stone barn to the immediate rear of Achara House is to be converted to two bedroom suites.
- 1.2 Planning permission and listed building consent were granted in April 2018 for the change of use from house to hotel, alteration and extension, conversion of outbuildings to bedrooms, installation of treatment plant, formation of access, formation of internal roads. This current application (together with 17/01976/LBC) is an alternative scheme, with the same extension and similar alterations to Achara House as previously approved, but to retain the use of the building as a house. This application was put on hold pending the outcome of the later applications for the change of use to a hotel.
- 1.3 Pre Application Consultation: Informal pre-application discussions.
- 1.4 Supporting Information: A design statement and background report have also been submitted, together with details of the alterations to the fabric of the listed building.
- 1.5 Variations: Retention of one of the proposed doors on the side elevation of Achara House as a window; amended design report

2. SITE DESCRIPTION

- 2.1 The site comprises Achara House and its grounds. Achara House is located on the southern side of the village of Duror and is a three storey building set within large garden/grounds, extending to approximately 120 acres. The house was B-listed on 28.08.1980. Circa 1900, incorporating 19th century baronial dwelling. Built for Charles Stewart of Achara on site of earlier house. Alterations of c.1900 said to have been designed by Sir Robert Lorimer.
- 2.2 Permission has previously been granted for works to repair the roof, internal walls and dry rot treatment. This work has been undertaken with much of the interior stripped out (and features stored) and the building fabric largely repaired. Listed building consent has also been granted for the painting of the exterior of the building in white. This work has not yet been done. Permission has also been granted for a wider scheme to change the use of the building to a hotel. This has not been implemented.

3. PLANNING HISTORY

- | | | | |
|-----|------------------|--|---------|
| 3.1 | Decision pending | 17/01976/LBC: Erection of extension and internal alterations (Listed Building Consent) | |
| 3.2 | 30.04.18 | 18/00163/FUL: Change of use from house to hotel, alteration and extension, conversion of | Granted |

outbuildings to bedrooms, installation of treatment plant, formation of access, formation of internal roads.

3.3	30.04.18	18/00164/LBC: Change of use from house to hotel, alterations and extension, and conversion of outbuildings to bedrooms	Granted
3.4	18.10.2017	17/04386/PNO: Farm-related Building Works	Prior Approval not Required
3.5	20.12.2017	17/04702/LBC: Strip and repaint external walls with mineral-based paint, changing colour from light ochre to off-white	Granted
3.6	Pending Decision	Erection of agricultural building	

4. PUBLIC PARTICIPATION

4.1 Advertised: No

Date Advertised:

Representation deadline:

Timeous representations: 0

Late representations: 0

4.2 Material considerations raised are summarised as follows:

a) None

4.3 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet www.wam.highland.gov.uk/wam.

5. CONSULTATIONS

5.1 None

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

36 - Development in the Wider Countryside

57 - Natural, Built & Cultural Heritage

58 - Protected Species

6.2 West Highland and Islands Local Plan 2010 (as continued in force 2012)

No specific policies apply

6.3 West Highland and Islands Local Development Plan - Proposed Plan (WestPlan)

Although Duror has not been identified as a main or growing settlement within the emerging WestPlan, the proposal would generally accord with the Local Plan objectives.

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)

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 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.

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) compliance with the development plan and other planning policy
- b) design and layout
- c) privacy and amenity
- d) servicing and infrastructure
- e) natural and built heritage
- f) any other material considerations.

Development plan/other planning policy

- 8.4 The site lies within the Local Plan inset map for Duror, to the south of the settlement Development Area, within land identified as 'Wider Countryside'. Policy 36 applies in terms of wider countryside and supports development which are acceptable in terms of siting and design, settlement pattern, landscape character and capacity, development type and servicing, together with the overarching policy requirements of Policy 28: Sustainable Design.
- 8.5 This application is for the alteration and extension of an existing house, a Category B Listed Building. Achara House and its grounds lie on the southern edge of the settlement of Duror. The principle of altering and extending an existing house is supported by development plan policy. The principle of the development accords with Policies 28, 36 and 57 of the Highland wide Local Development Plan.

Design and layout

- 8.6 The proposal comprises a rear extension to Achara House, minor external changes, and changes to the internal fabric of the building to address environmental and fire management issues. The extension and the alterations to Achara House have previously been approved as part of a wider proposal to change the use of the house to a hotel. The current proposal is an alternative scheme to undertake the previously approved alterations to the building, but to retain its use as a house. The details of the alterations in relation to the Listed status of the buildings are specifically considered by the associated application for listed building consent (17/01976/LBC).

Privacy and amenity

- 8.7 Achara House is set within reasonably large grounds on the edge of the village. The nearest neighbour is Achara Farm which lies some 145m to the north east of Achara House. As the current proposal is solely for alterations and extension to an existing house, and due to the distance to the nearest neighbour, there are no concerns in terms of privacy and amenity.

Servicing and infrastructure

- 8.8 The existing vehicular access which serves Achara House is located at a point on the A828 trunk road where visibility is very restricted. The previously approved scheme for the hotel had a new access as part of the proposal to address increased usage. As the current, alternative, proposal is for an extension to an existing house, the proposal will not result in an intensification of use of the existing access. Although the access is substandard, there are no grounds to require a new access to serve an existing house.

Natural and built heritage

- 8.9 Achara House is a Category B Listed Building. A related application for Listed Building Consent is also before Members for determination (reference 17/01976/LBC). It is considered that the proposals are largely sympathetic to the listed buildings. The alterations and extension have previously benefitted from

Listed Building Consent under application reference 18/00164/LBC.

- 8.10 Following a Bat Survey of the buildings in August 2016 a Bat Survey Report was provided in November 2016 and accompanied the original application for the repairs to the fabric of the building. No bats were identified at Achara House, although bats were seen to be using the outbuildings. The disruptive works to the roof at Achara House have now been completed under the original permission.

Other material considerations

- 8.11 None

Non-material considerations

- 8.12 None raised.

Matters to be secured by Section 75 Agreement

None

9. CONCLUSION

- 9.1 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

Subject to the above, it is recommended that planning permission be GRANTED.

Conditions and Reasons - None

NOTE TO APPLICANT

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 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.

FOOTNOTE TO APPLICANT

Initiation and Completion Notices

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.
2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

Copies of the notices referred to are attached to this decision notice for your convenience.

Flood Risk

It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (or emanating from) the application site. As per Scottish Planning planning permission does not remove the liability position of developers or owners in relation to flood risk.

Mud & Debris on Road

Please note that it is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

Construction Hours and Noise-Generating Activities

You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, should not normally take place outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday in Scotland, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).

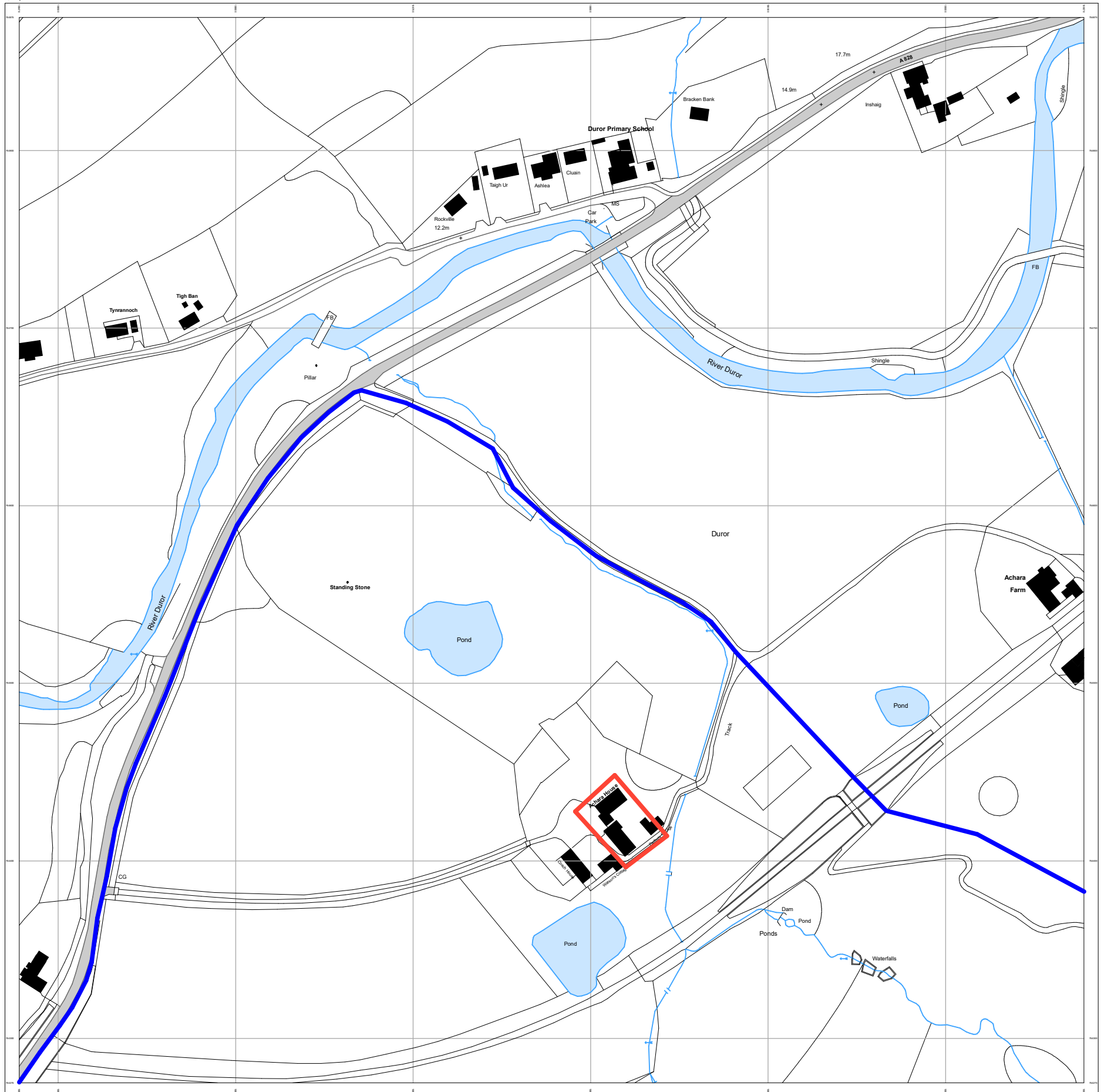
Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to result in court action.

If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. Any decision taken will reflect the nature of the development, the site's location and the proximity of noise sensitive premises. Please contact env.health@highland.gov.uk for more information.

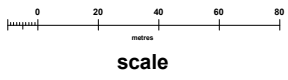
Protected Species - Halting of Work

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: Susan Macmillan
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - Location Plan – *AHH-PL-000*
Plan 2 - Site Plan - *AH-DOM-PL-002*
Plan 3 - Achara House – existing elevation - *AH-DOM-PL-003*
Plan 4 - Achara House - proposed elevation - *AH-DOM-PL-004*
Plan 5 - Achara House – existing floor plans - *AH-DOM-PL-005*
Plan 6 - Achara House – proposed floor plans - *AH-DOM-PL-006*
Plan 7 - Design Report - Alterations
Plan 8 - Environmental Design Strategy



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Achara House

Drawing Title: LOCATION MAP

Stage: PLANNING / LBC

Scale: 1:2500

Date: APRIL 17

Drawing No: ACH_PL_000

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Existing Site Plan - 1:200

Proposed Site Plan - 1:200





Existing Elevation A - 1:100



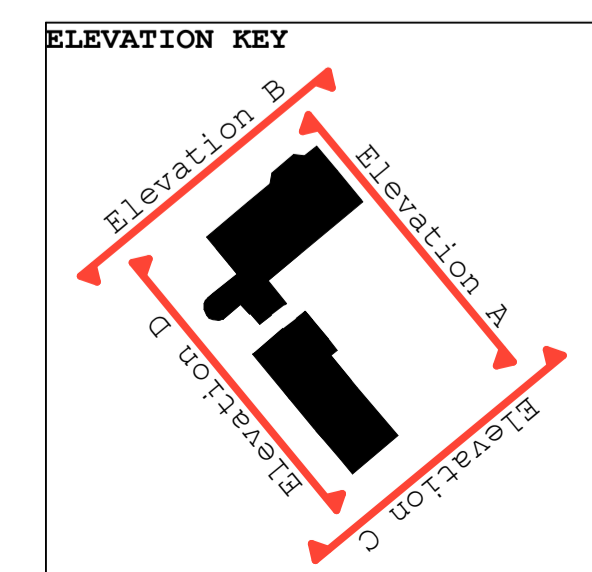
Existing Elevation B - 1:100



Existing Elevation C - 1:100



Existing Elevation D - 1:100



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Achara House

Drawing Title:
Existing elevations

Stage: **PLANNING/LBC**

Date: **JUN18** Scale: **1:100**

Drawing No: **AH/DOM/PL/003**

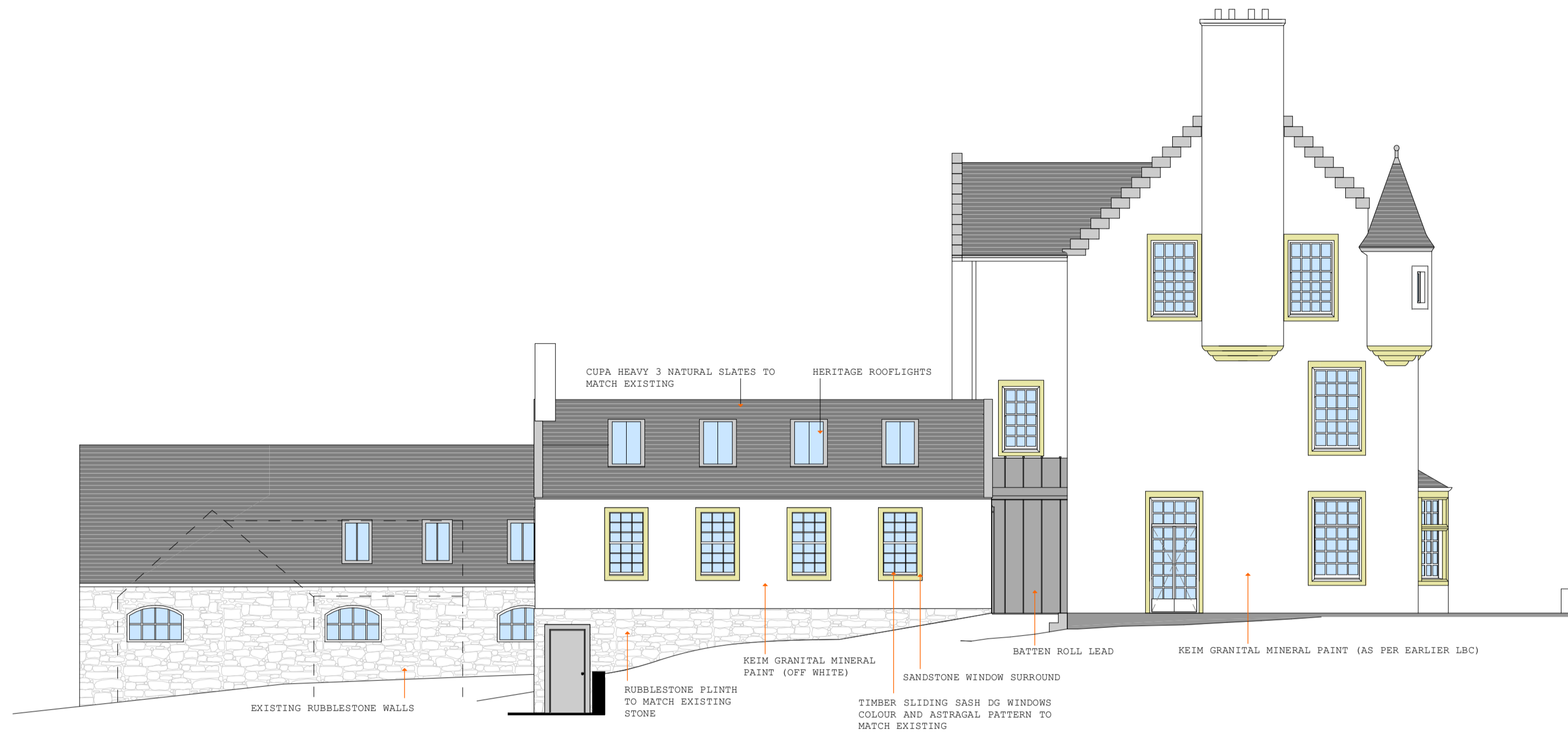
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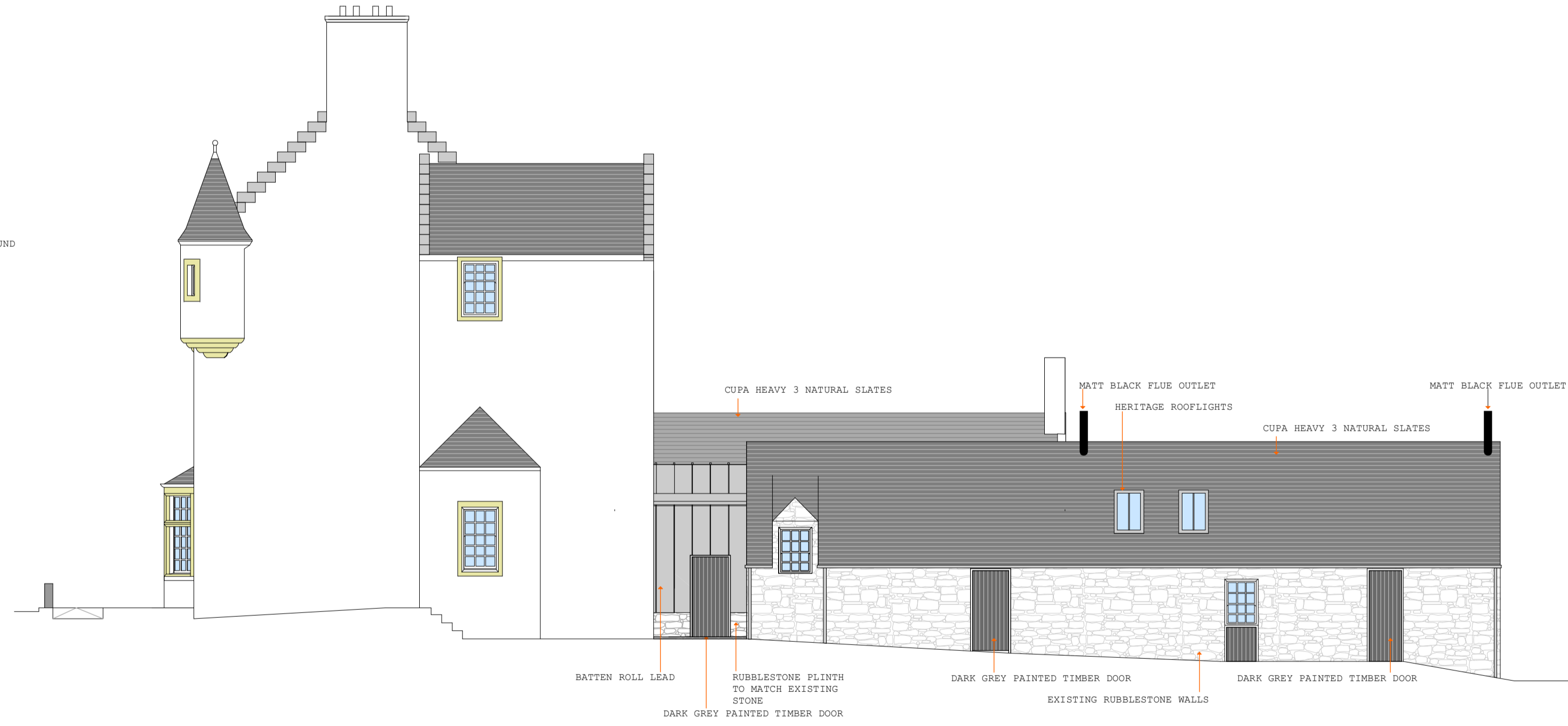
Proposed Elevation A - 1:100



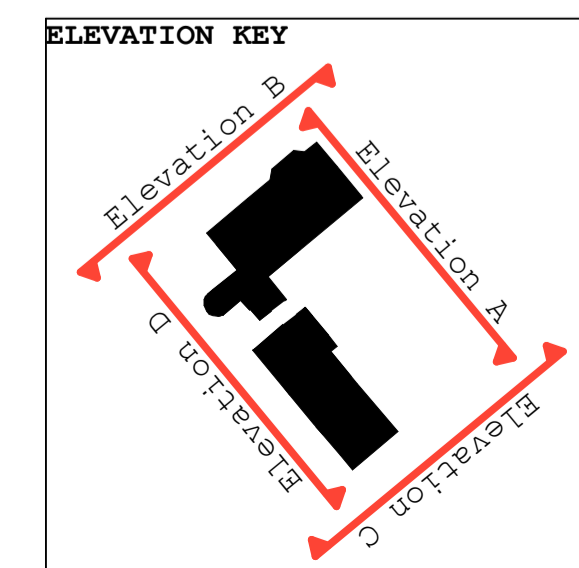
Proposed Elevation B - 1:100



Proposed Elevation C - 1:100



Proposed Elevation D - 1:100



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Achara House

Drawing Title:
Proposed elevations

Stage: **PLANNING/LBC**

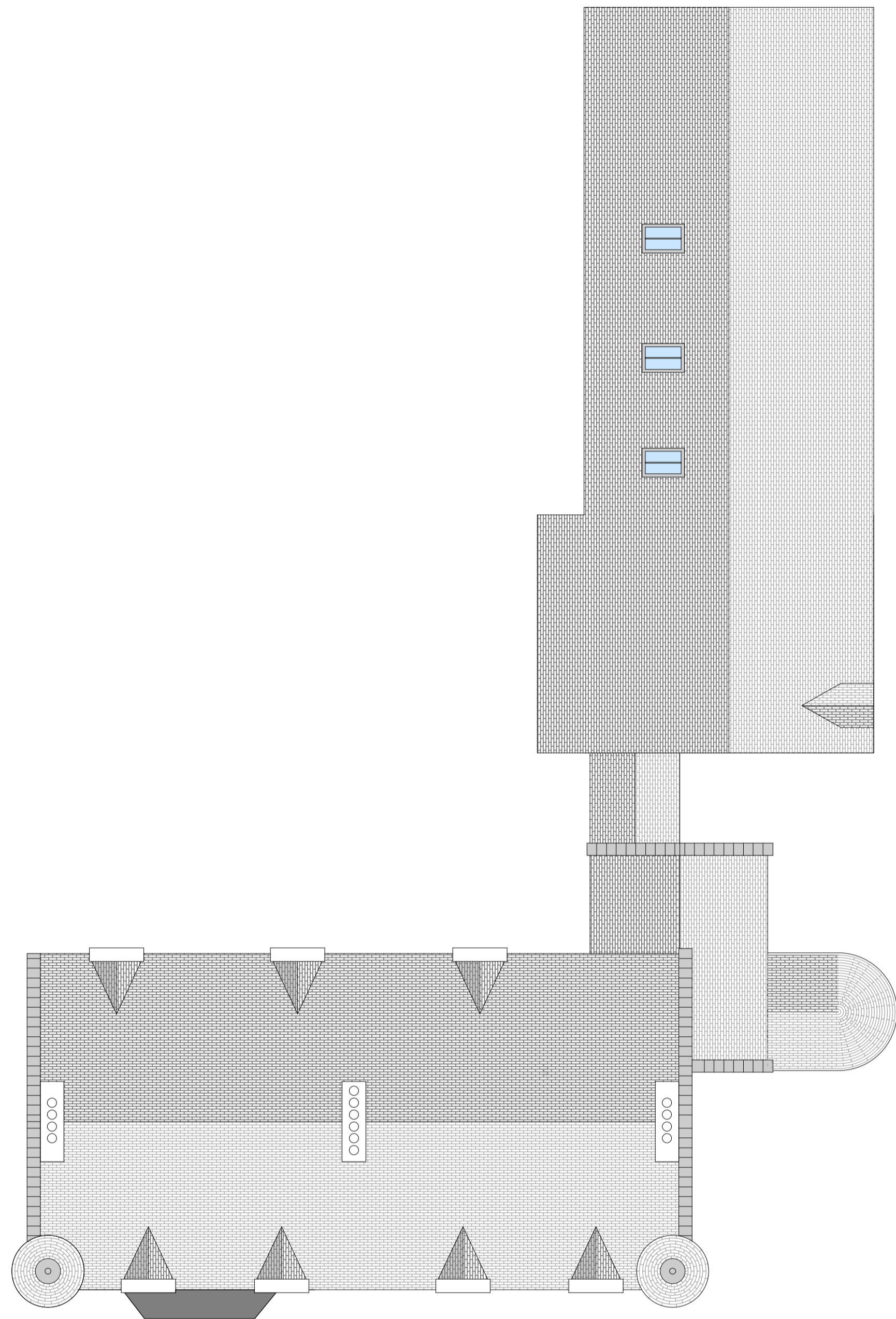
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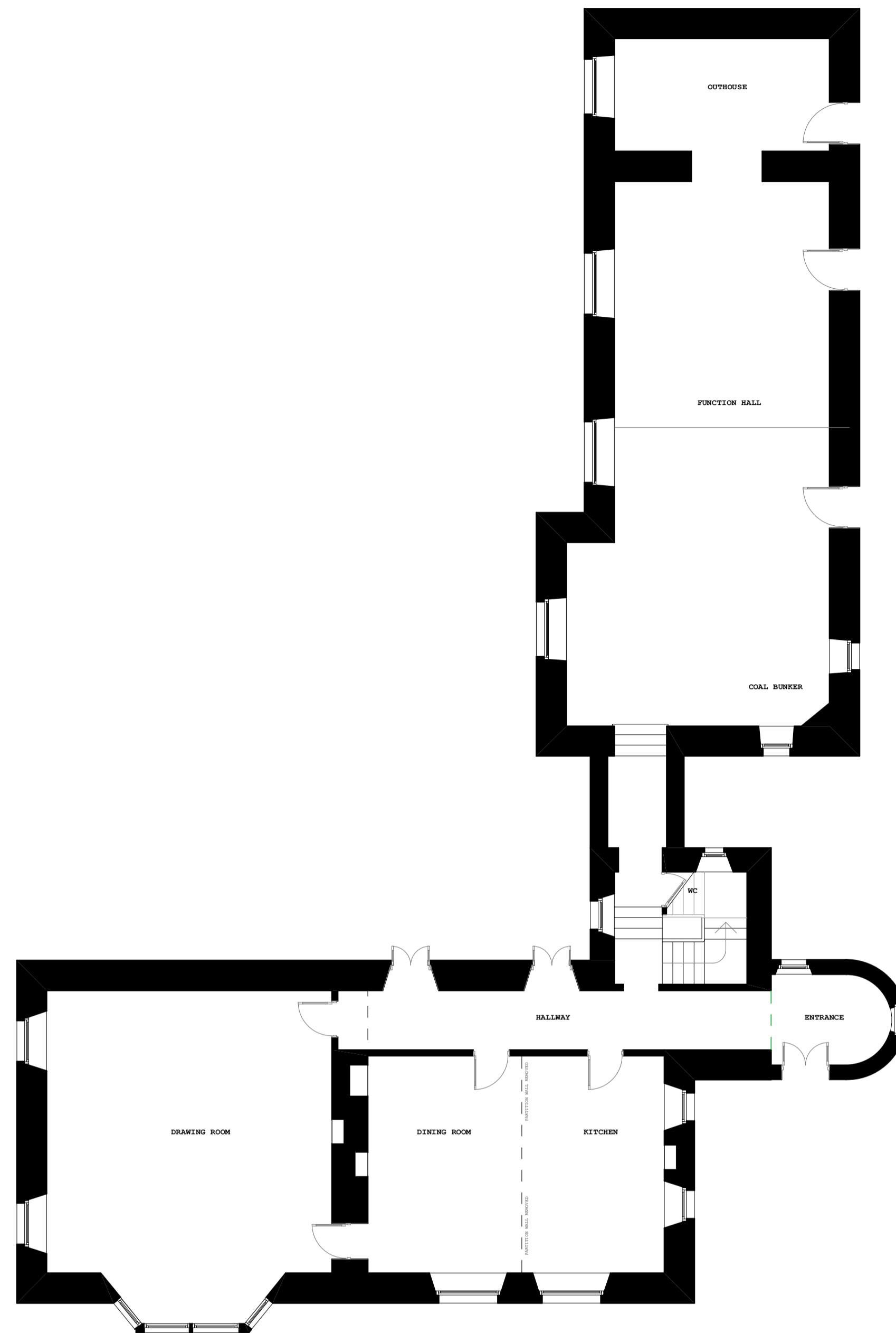
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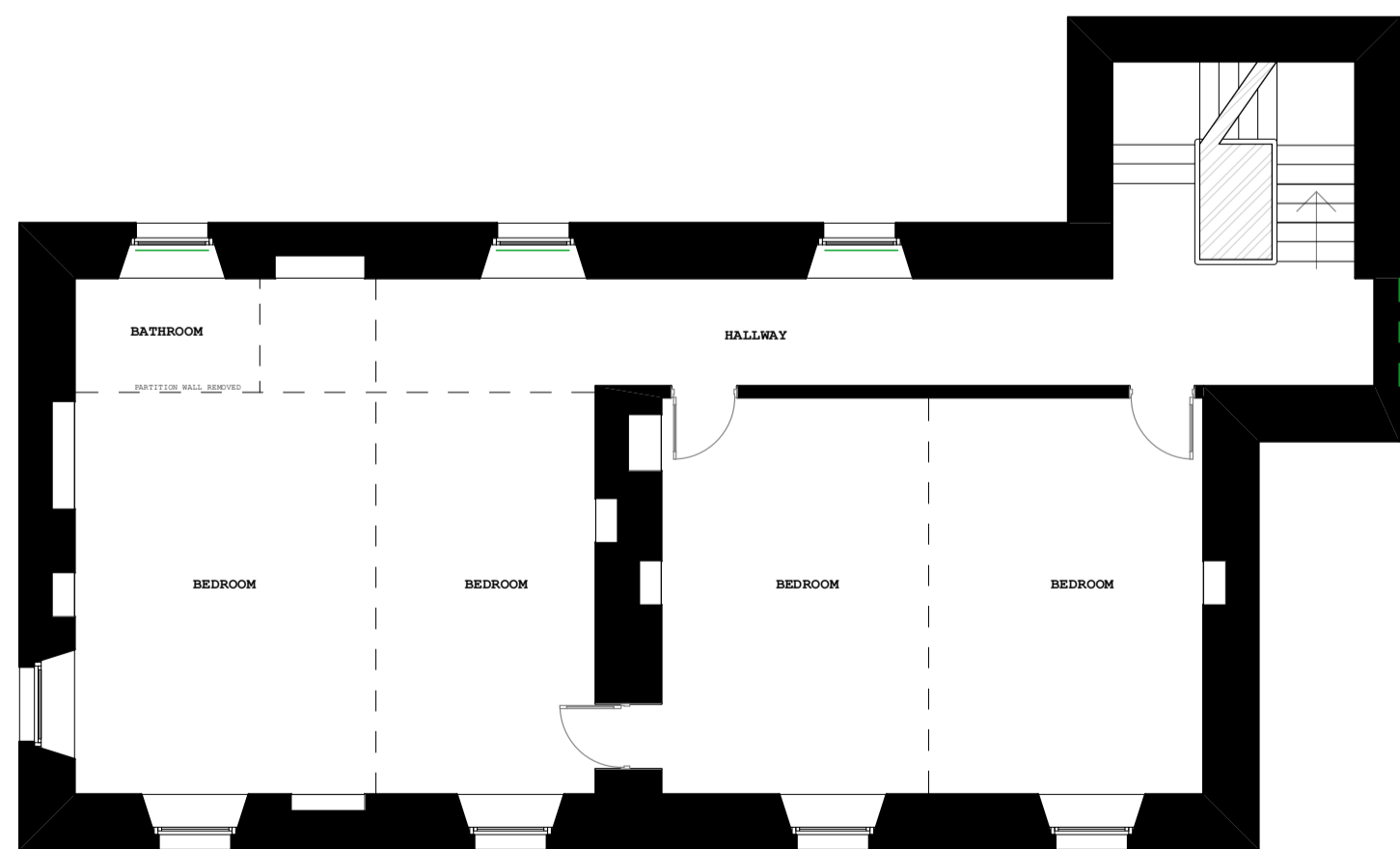
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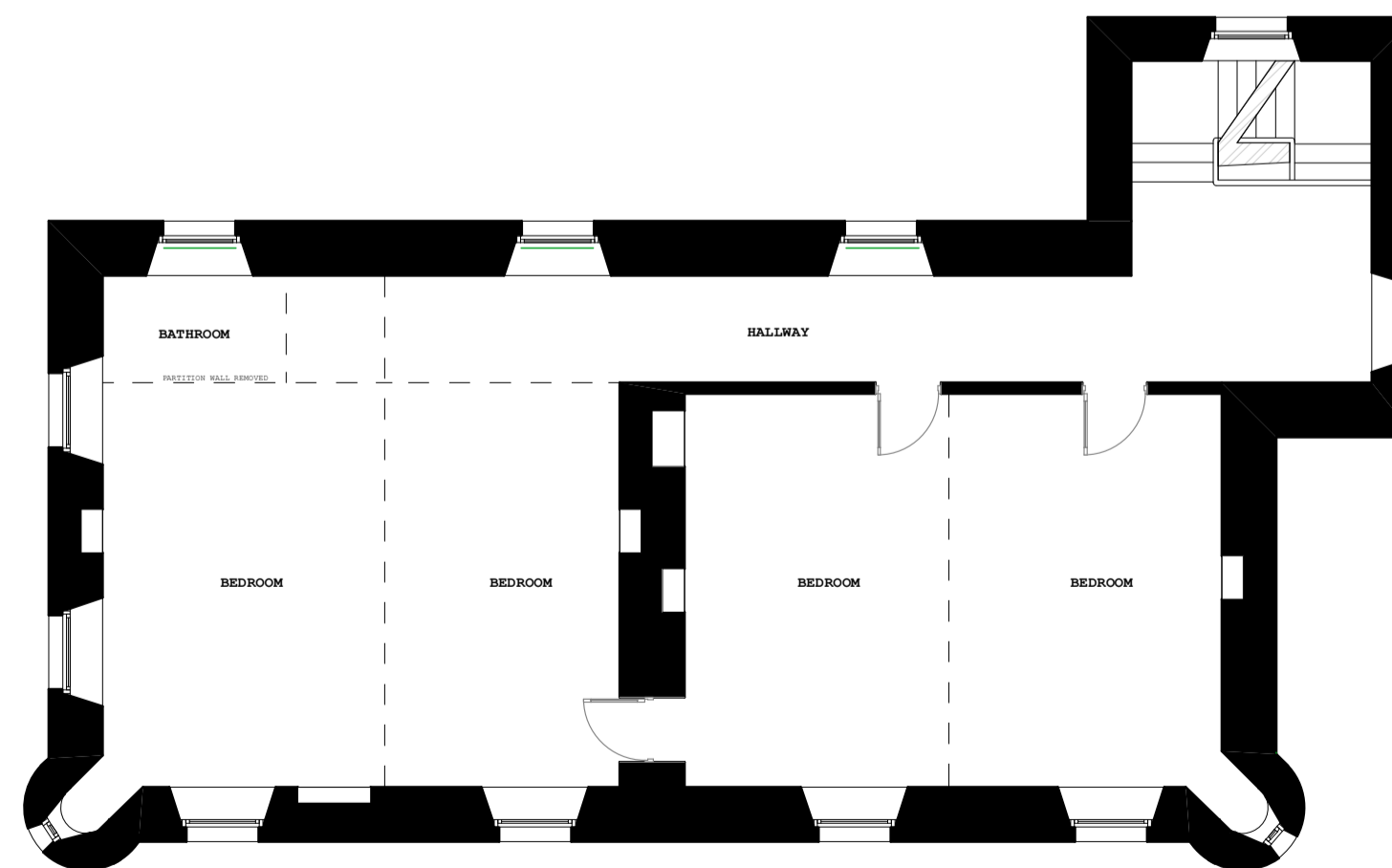
Existing Roofplan - 1:100



Existing Grd floor plan - 1:100



Existing 1st floor plan - 1:100



Existing 2nd floor plan - 1:100

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Achara House

Drawing Title:
Existing plans (Achara House)

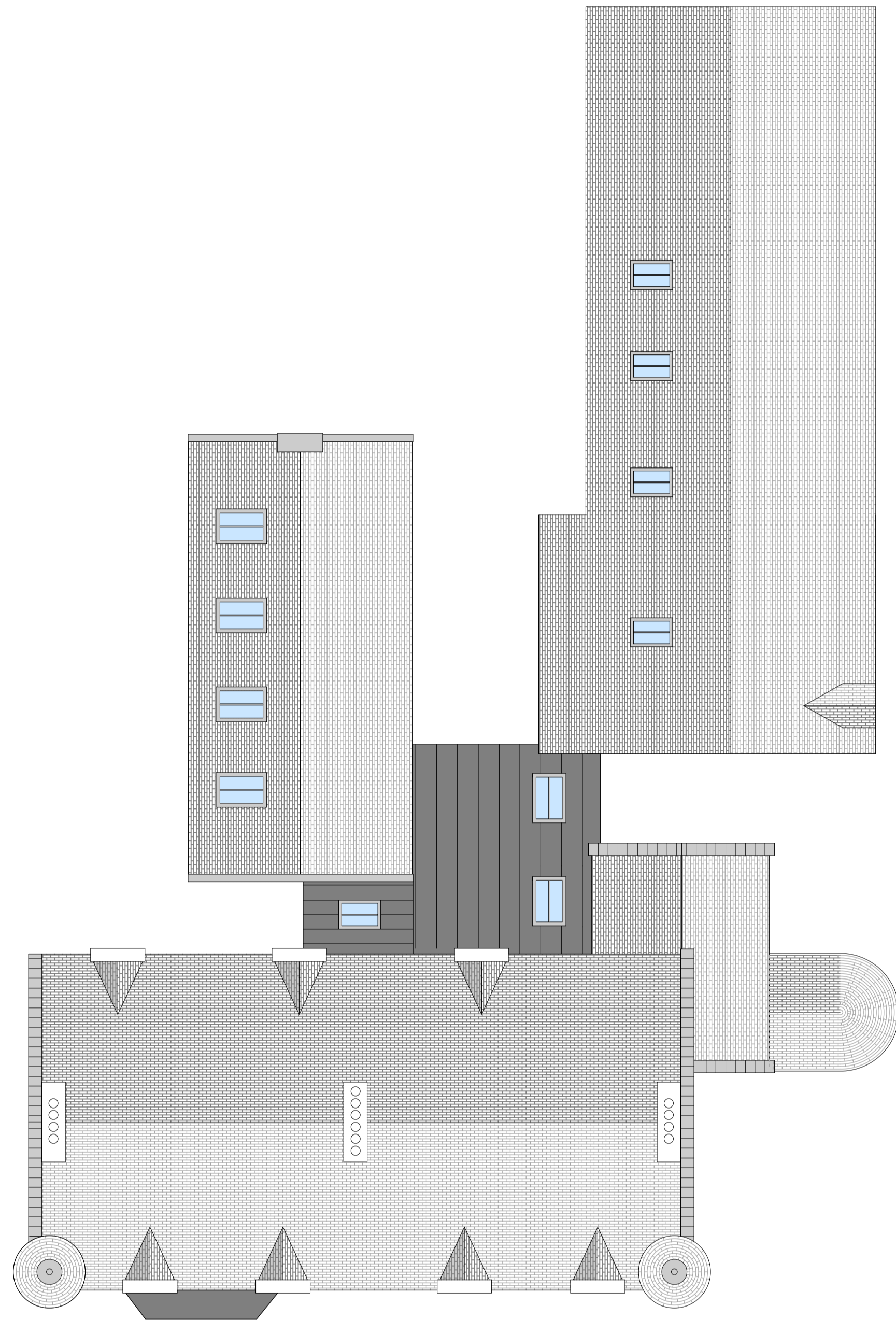
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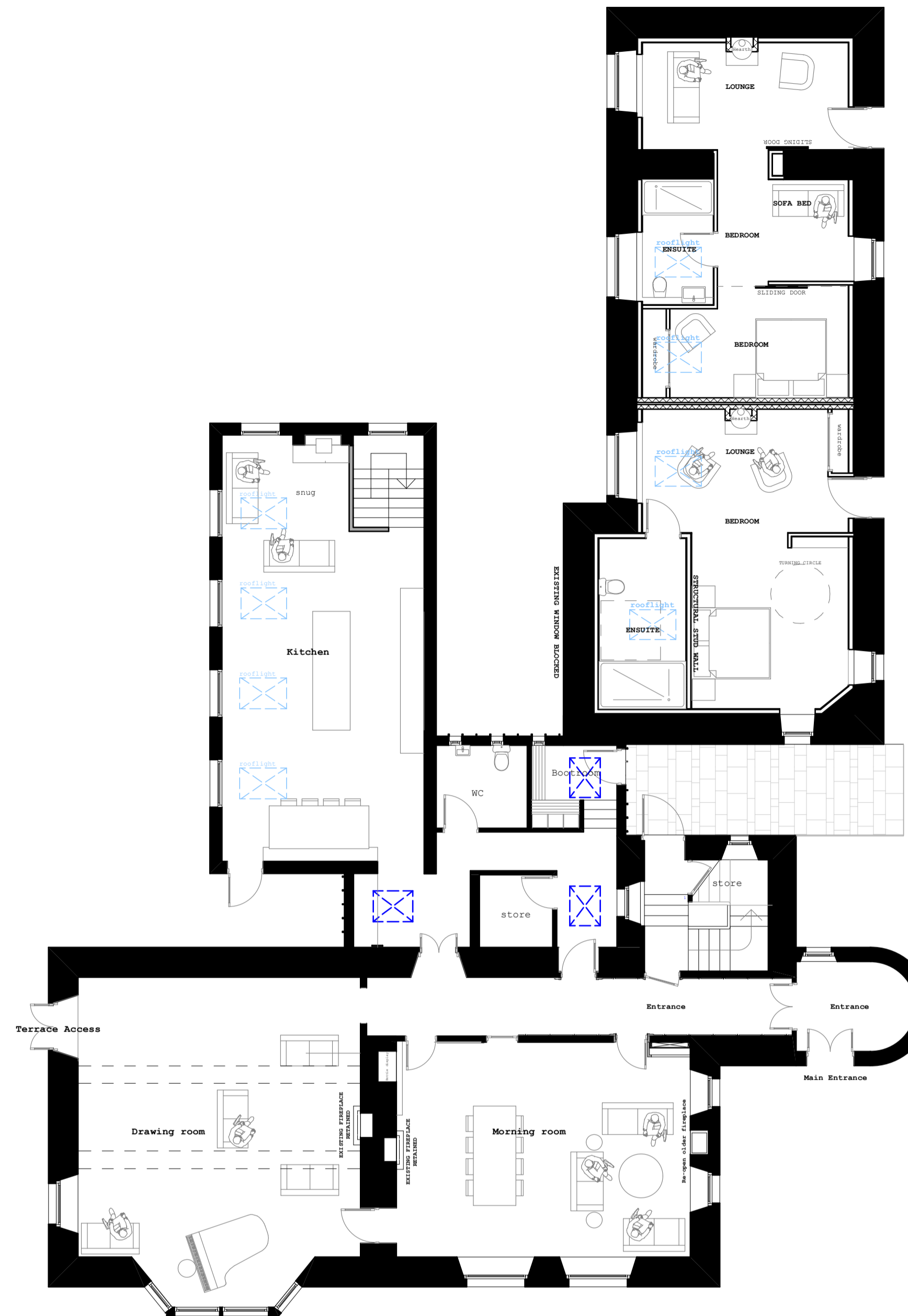
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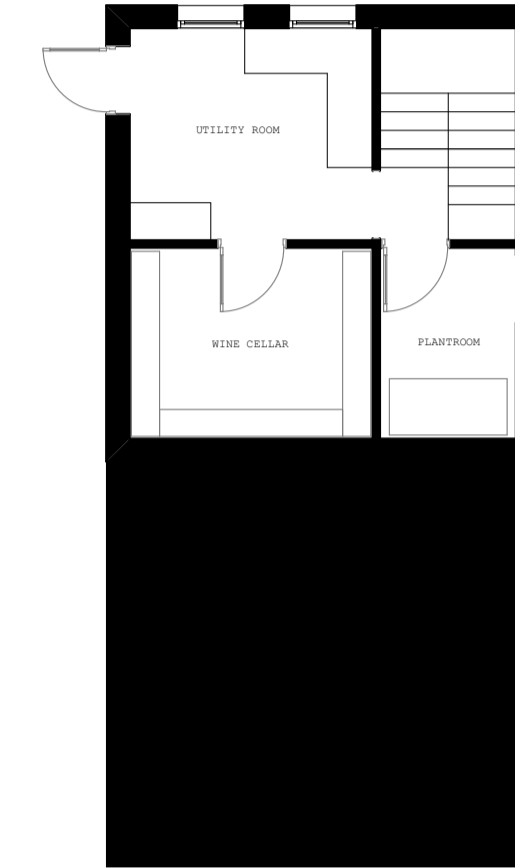
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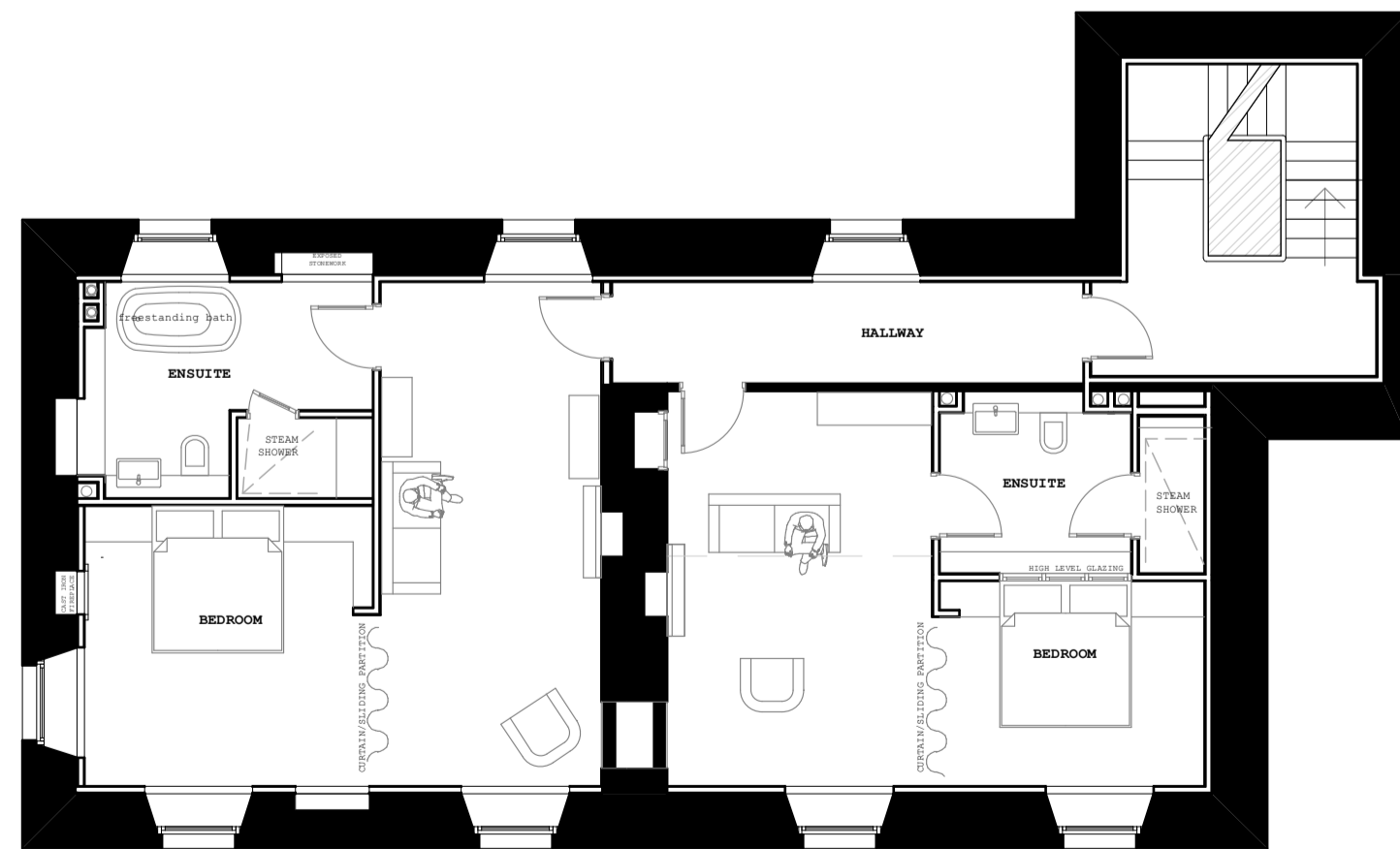
Proposed Roofplan - 1:100



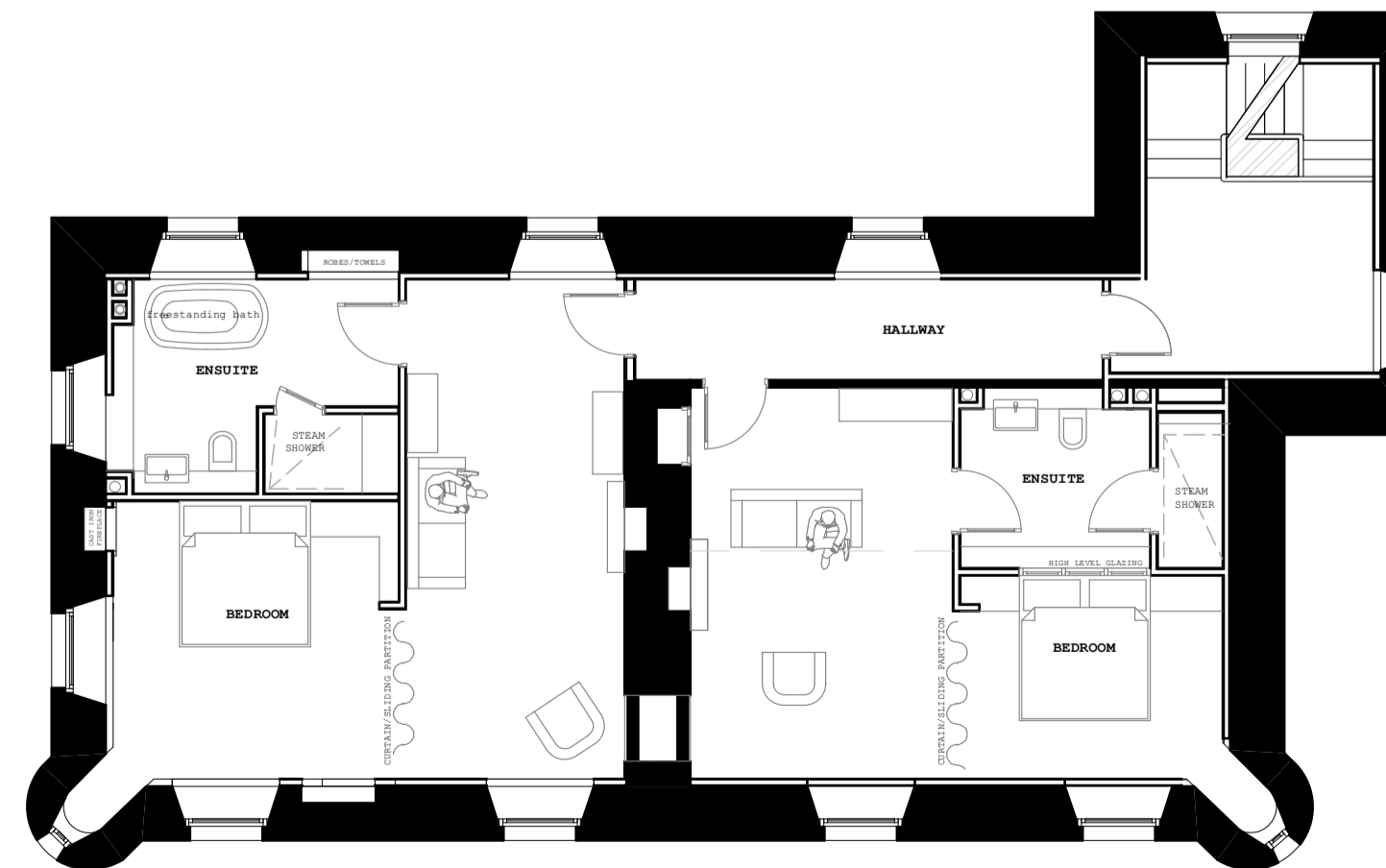
Proposed Grd floor plan - 1:100



Proposed basement plan - 1:100



Proposed 1st floor plan - 1:100



Proposed 2nd floor plan - 1:100

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Achara House

Drawing Title:
Proposed plans (Achara House)

Stage: **PLANNING/LBC**

Date: **JUNE18** Scale: **1:100**

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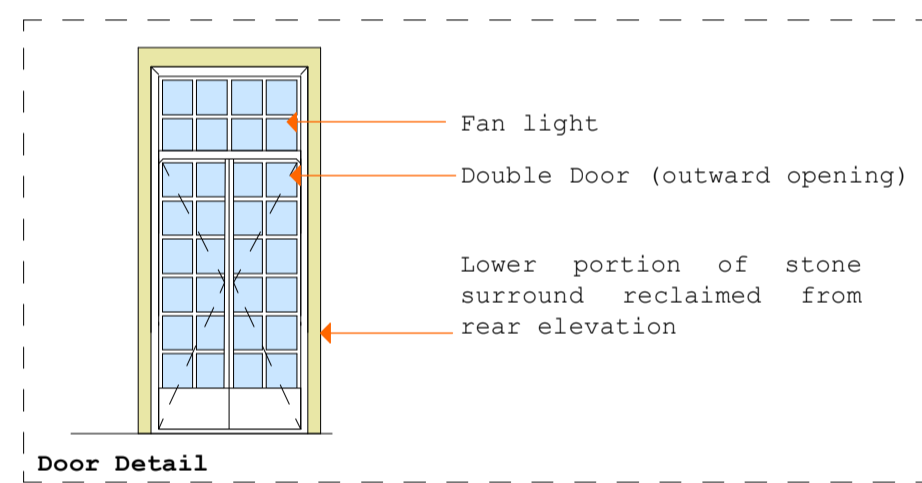




Proposed view



Existing view



Door Detail



Proposed elevation



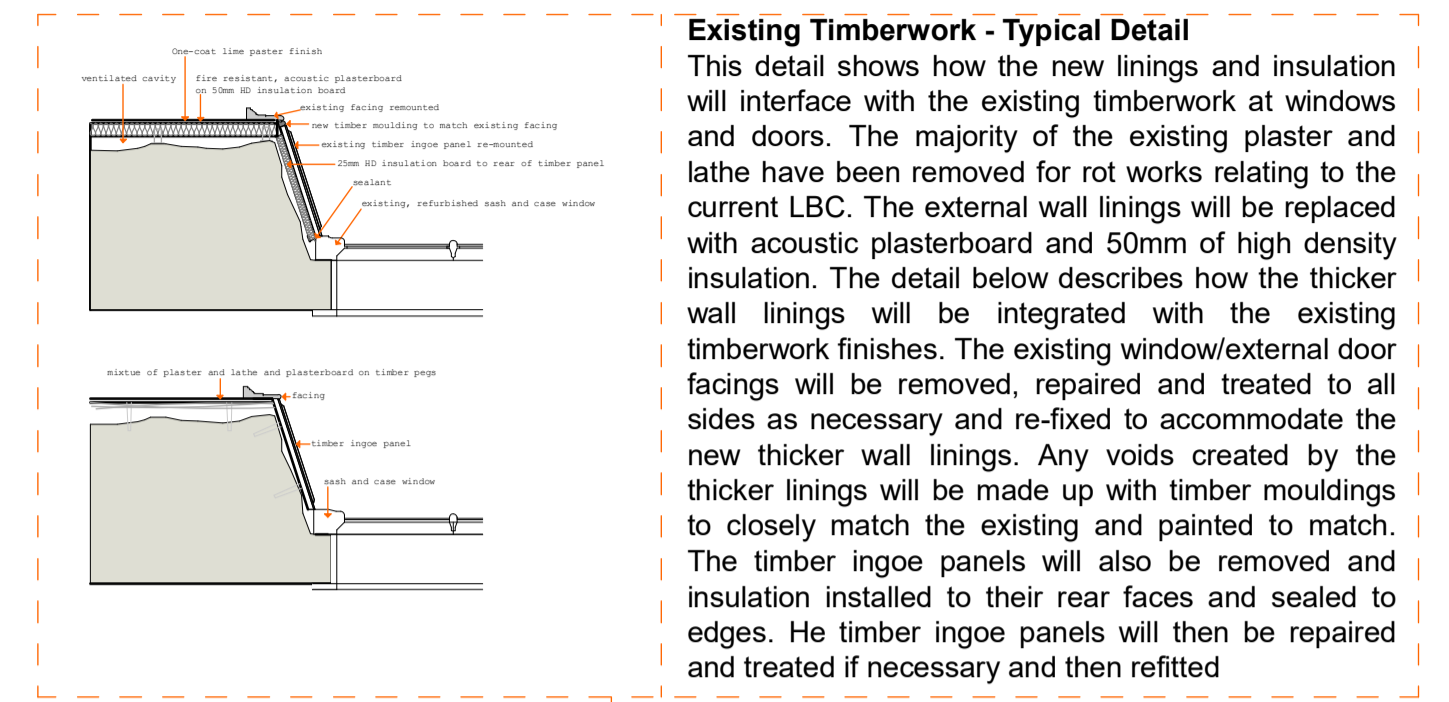
Existing elevation

Terrace Access

The extension and modernisation of Achara house places extra pressures on its layout in terms of functionality and usability. The applicant wishes to have direct access to the stunning gardens - and the placing of the link part of the extension blocks off the only access from the ground floor to the gardens.

Shown above is a photomontage of how a dropping a window cill to form a door would affect the elevation. The impact is slight and due to the heavy astragals on the existing window, this would allow the creation of an exit door that would feature the same ratio and size of astragal pattern as the adjacent window. The stone window surrounds will be removed from one of the rear door surrounds that are being modified to accommodate the kitchen/utility extension and as the entire building is being repainted - any surface modifications will be indistinguishable.

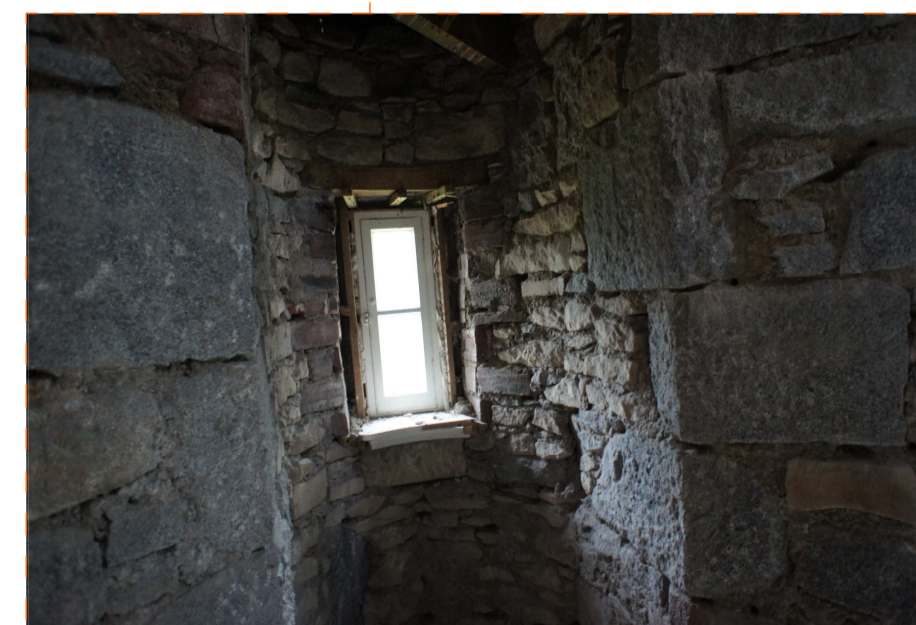
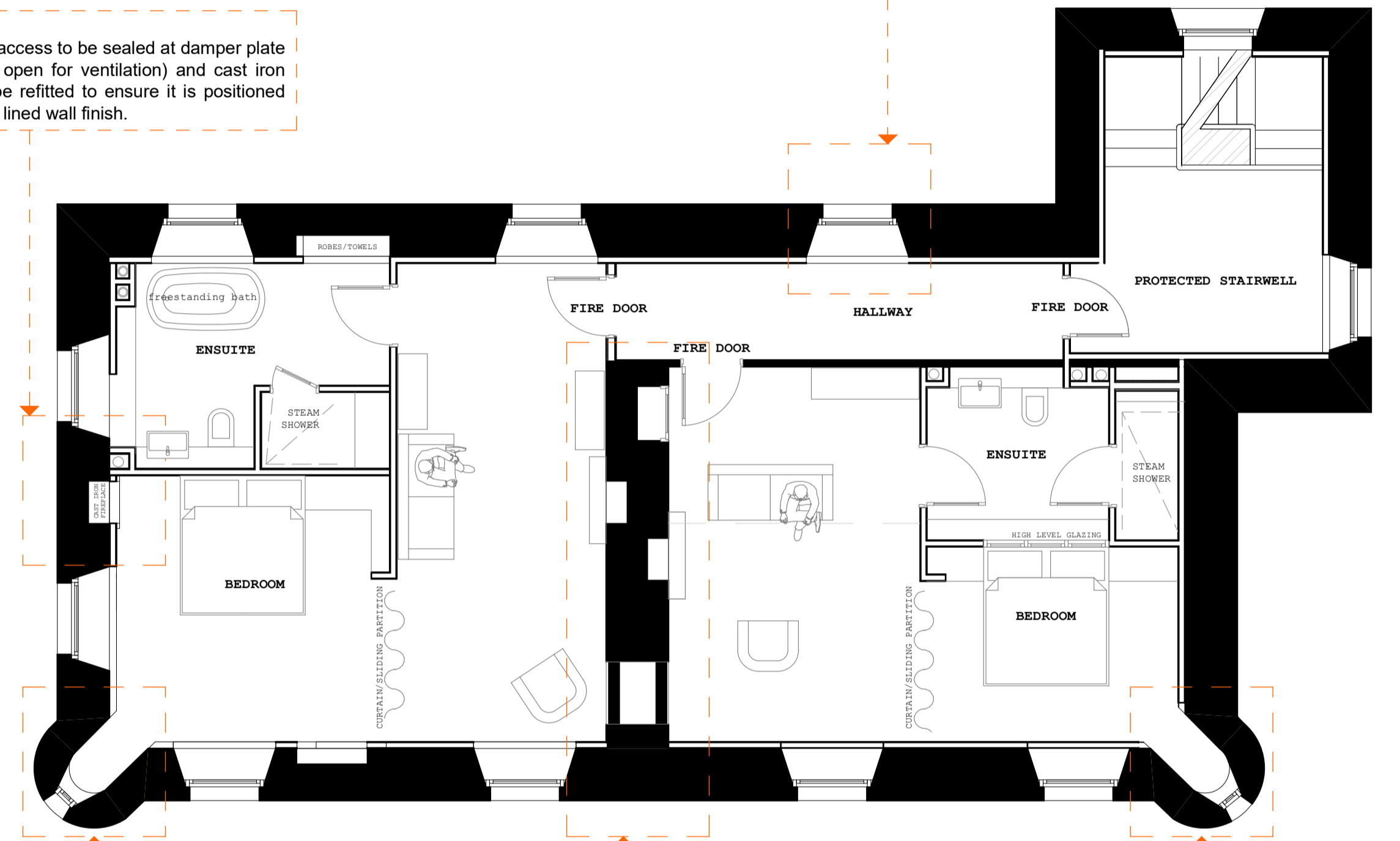
Principles shown here apply to 1st and 2nd floors (except Bartizans - top floor only)



Existing Timberwork - Typical Detail
This detail shows how the new linings and insulation will interface with the existing timberwork at windows and doors. The majority of the existing plaster and lathe have been removed for rot works relating to the current LBC. The external wall linings will be replaced with acoustic plasterboard and 50mm of high density insulation. The detail below describes how the thicker wall linings will be integrated with the existing timberwork finishes. The existing window/external door facings will be removed, repaired and treated to all sides as necessary and re-fixed to accommodate the new thicker wall linings. Any voids created by the thicker linings will be made up with timber mouldings to closely match the existing and painted to match. The timber ingoie panels will also be removed and insulation installed to their rear faces and sealed to edges. The timber ingoie panels will then be repaired and treated if necessary and then refitted.

Fireplace

Existing flue access to be sealed at damper plate (but flue left open for ventilation) and cast iron fireplace to be refitted to ensure it is positioned proud of new lined wall finish.



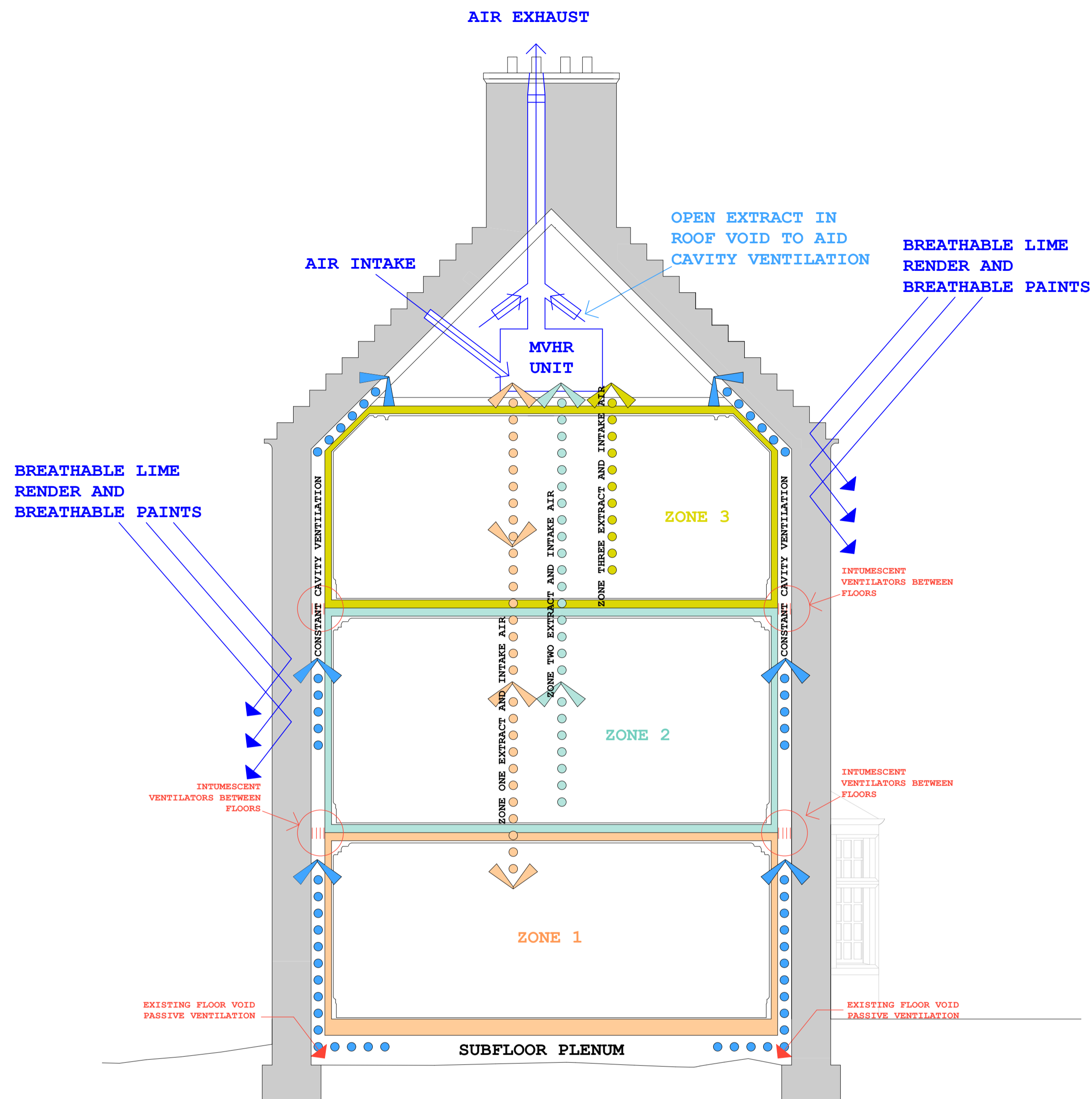
Bartizans

The two bartizans are currently bare stonework having been treated for rot. As these two areas are not adjoining any other rooms, separation is not required so the proposed wall finish is a light grade rigid woodfibre insulation board (Steico Therrn), a glass fibre mesh and one-coat lime plaster (Lime Green Solo). The small ceiling areas of the Bartizan are flat with the pointed roof structure left open as per original. The ceiling is to be lined with Fermcell breathable particle board and given a matching coat of one-coat lime plaster (Lime Green Solo). Windows to be retained and refurbished.

Note - All walls in upper bedrooms to be finished with one-coat lime plaster - irrespective of substrate to ensure seamless finish with Bartizans

Brick Central Wall & Hearths
Existing brickwork central wall will have all current, recently applied finishes removed, all penetrations sealed to maintain fire separation and then the entire wall will be repair/finished in a 10mm one-coat lime plaster finish as original. All existing cast iron fireplaces to be retained





Environmental Principles

The main environmental principle behind the refurbishment options of this property are to ensure that the building is efficient to heat with managed, active ventilation and vapour transfer. This has been designed to work in conjunction with fire compartmentalisation to ensure that any possible fires do not spread either room to room or floor to floor.

The linings of the existing building were removed during the recent LBC-approved renovation works as access was required to facilitate rot remediation works to all inner faces of all external walls to the building. Most floor joists were replaced due to rot as were rafter ends. This presented an opportunity to refit the building to modern standards and to much more closely manage airflow and separation.

One of the main issues facing properties of this age in these locations is the ruinous costs of heating that lead to poor short term financial decisions being taken that jeopardise the longevity of the building. The huge heating costs also lead to owners making modifications that seriously restrict airflow throughout the structure and this is, in many cases, the primary cause of rot damage to these buildings. Another major factor in damage to older buildings is the huge increase in sanitary facilities such as multiple ensuite bathrooms that means that building occupants now generate a much higher amount of water vapour that older, passively ventilated buildings simply cannot manage.

Solutions

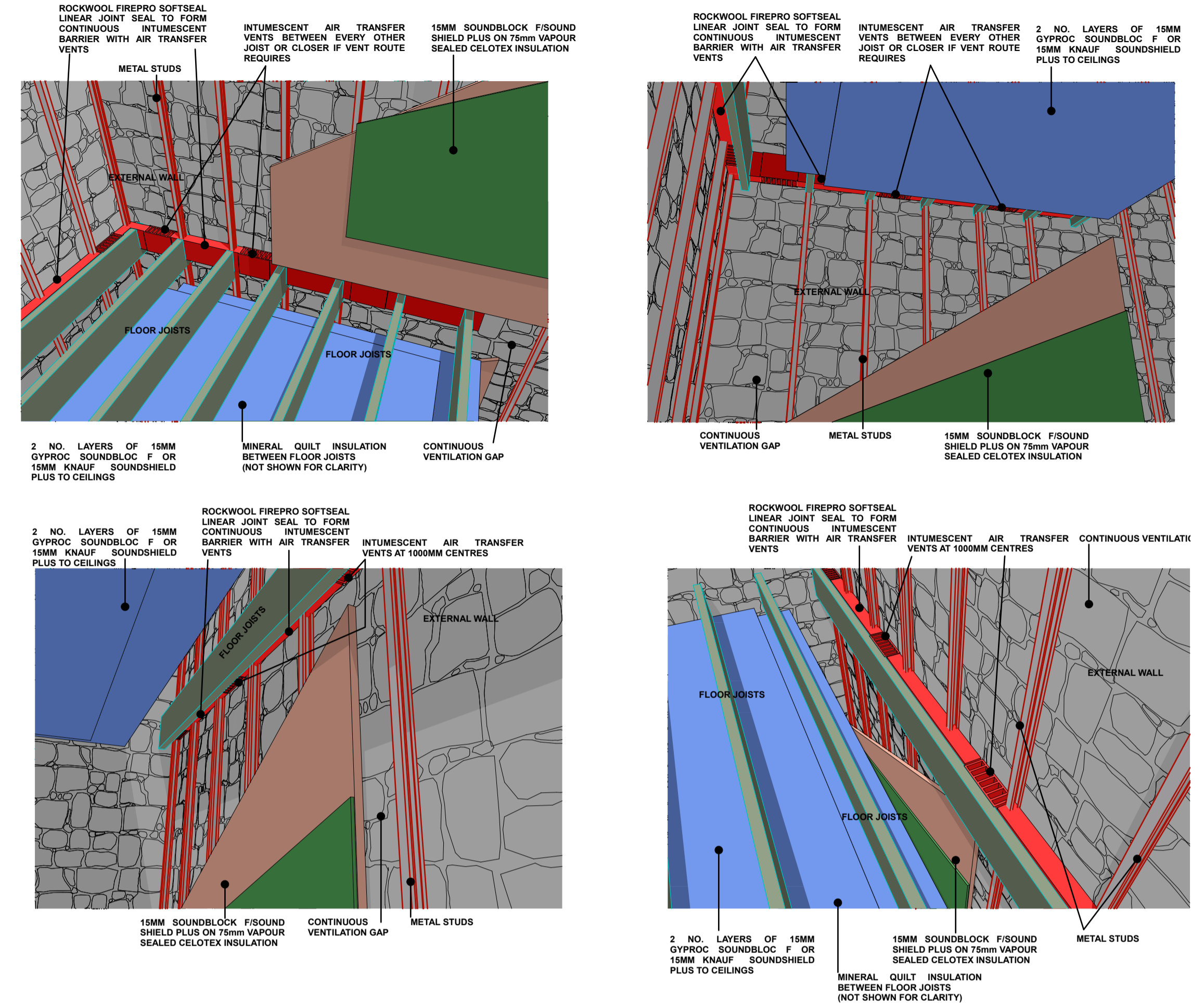
The solutions shown on this page deal with the ventilation, water vapour management, heat loss and heat recovery issues within one complete managed system. The core principle is managed ventilation and compartmentalisation.

The main walls of the building are 700mm thick cut granite walls that are in remarkable condition internally considering how poor a state the adjoining timber work was in. However, the walls have suffered from dry rot infestation, poor rear face ventilation and the use of a non-breathable paint. The exterior walls will be re-finished in a new breathable paint to go over the existing lime render to restore vapour transfer through the walls. The renovated interior will feature a continuous, fully ventilated cavity to the rear face of all external walls, preventing any moisture build up. The air is admitted into the building at ground level through existing floor void passive vents - once inside the subfloor plenum the air is drawn up the wall cavities by active extraction in the roof void. This active extraction is part of a whole-house Mechanical Ventilation and Heat Recovery (MVHR) System that manages the airflow throughout the building.

Key to this system is the fact that each room within the building is sealed and its airflow is independently managed by the MVHR system. This means that no moisture from occupants or their actions can escape into the building structure, the warm extracted air's heat is transferred to the incoming dry air thus greatly increasing thermal efficiency as well as vapour management.

The MVHR system gets its intake air through a discrete vent tile to the roof at the rear of the building that is invisible from the ground and the extract stack is routed through one of the redundant chimney stacks to ensure there is no visual disruption to the building.

Each room is insulated on all faces (walls, roof/ceiling and floor) to ensure the maximum reduction in heat loss. By retaining a ventilated cavity behind the insulation envelope allows us to then use highly efficient, non-breathable insulations that would not normally be compatible with traditional construction methods.



Fire Separation

One of the main dangers facing older buildings is the dangers of uncontrolled spread of fire throughout the structure. Great advances have been made over the years with national building regulations for new and converted buildings but existing old buildings such as Achara are very vulnerable to spread of fire. The main drawback of the ventilated cavity approach that we are proposing for air flow and vapour management is the possibility of the spread of fire through the cavity. Therefore the full height cavities require intumescent sealing that on one hand maintains airflow but on the other will passively seal the cavity if a fire gets into it.

The applicant's intention is to leave open the option to convert Achara into a hotel facility in later years mean that it would be prudent at this stage to incorporate current levels of fire separation within the structure to ensure that any subsequent conversion works do not create too much disruption to the building's managed airflow.

Heating

Since the 1960s Achara House has been heated by oil fired heating system - and since the 1990s the bills for this have been ruinous. This incentivised the previous owner to turn off the heating during long periods when the building was unoccupied and also for longer periods during the winter. This had a highly detrimental effect on the internal humidity levels and ultimately led to a highly damaging flood that ruined the internal finishes over more than half of the building.

Therefore one of the main aims of this renovation is to create a building that is economical to heat and incentivises the owner to keep it warm and dry. To achieve this we have proposed the compartmentalised and highly insulated living areas as shown opposite. We have also proposed a whole-house Mechanical Ventilation and Heat Recovery system that will manage all ventilation and also provide background (secondary) renewable heating to the building. The main heating of the building will be provided by a Ground Source Heat Pump (GSHP) that utilises buried coils in the extensive grounds that will provide renewable heat to the building as well as all of Achara's hot water requirements all year round. The GSHP system attracts the highest available Renewable Heat Incentive (RHI) of 19.86p/kWh. In financial terms this means that Achara House will earn circa £8000 pa in RHI payments and thus will go from extremely expensive to heat to being almost free in terms of heating costs. This, more than any factor will be decisive in ensuring the ongoing success of Achara House and protect its future for the next hundred years.

