

| | |
|-------------|-------------------|
| Agenda item | 5.1 |
| Report no | PLN/061/18 |

THE HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 16 October 2018

Report Title: 18/02092/FUL 12 Harbour Street Plockton

Report By: Area Planning Manager – North

1.0 Purpose/Executive Summary

1.1 Baoighill Aoigheachd Ltd

Proposal: Change of use of shop (Class I) to shop café (Class 3)(Retrospective) and installation of external sign and formation of doorway.

Ward 05: - Wester Ross, Strathpeffer And Lochalsh

Category: Local Development

Reasons Referred to Committee: More than five letters of representation from five different addresses

(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.)

2. Recommendation

2.2 Members are asked to agree the recommendation to grant planning permission as set out in section 11 of the report.

3. PROPOSED DEVELOPMENT

- 3.1 Planning consent is sought to regularise the use of the ground floor of the building, as a shop and café and the upper floor for occupancy by person(s) other than a manager of the ground floor premises. The application also includes a proposals to form an new door opening on the rear elevation of the building and install a hanging sign above the door of the premises.
- 3.2 Informal pre application advice was offered by the planning service during a site meeting attended by the applicant and his agent when they were advised that planning permission was required for a change of use of the ground floor.
- 3.3 The application was supported by an initial statement which covered the following matters
- Proposed business operating hours.
 - Signage
 - Access to upper floor accommodation.
 - Means of cooking smells extraction.
 - Parking

A response to the comments made by contributors was also received in addition to a further statement regarding revised hours of operation 03/10/2018.

- 3.4 **Variations:** Revised plans of existing layout submitted 10.07.2018. Revised plans submitted 03/10/2018 inclusion of new door opening on rear elevation.

4. SITE DESCRIPTION

- 4.1 12 Harbour Street, is a mid terrace traditional 1 ½ storey property with a two storey extension at the rear. Together with the neighbouring property 11 Harbour Street it is classified as a category C Listed Building. The property is located at the northern end of Harbour Street opposite Plockton village hall. The property lies within the designated conservation area for Plockton. It currently has permission to operate as shop on the ground floor with a managers flat above. Pedestrian access to the flat can be taken through the shop unit. There is a sizable rear garden which is access through the property, although a debated residential right of access may exist through the garden of the adjacent 11 Harbour Street. Vehicular access to the property is taken from Harbour Street itself, where there is on-street parking. There is also a small amount of off-street parking is available adjacent to the library.

5. PLANNING HISTORY

- 5.1 05/00514/FULSL -Change of Use of House to Small Delicatessen and Hairdressing Salon.(Planning Permission) Approved 17.07.2006
05/00517/LBCSL -Change of use of house to small delicatessen and hairdressing salon (Listed building Consent) Approved 17.07.2006
10/04672/FUL- Change of use and erection of extension to house to form delicatessen and hairdressing salon and first floor flat, as Manager's Accommodation (Planning Permission). Approved 15.11.2013
10/04669/LBC- Internal/external alterations to house and erection of extension (Listed Building Consent) Approved 14.11.2013.
18/02091/LBC Provision of external sign and formation of doorway. PENDING

5.2 Between October 2017 and June 2018 a number of reports were lodged by members of the public regarding potential breaches of the conditions attached to the previous planning permission 10/04672/FUL. These relate to the use of the premises as a café, obstruction of the footpath and highway, use of the upper floor flat as holiday letting accommodation, use of the rear garden by customers and commercial waste being disposed of in domestic bins.

6. PUBLIC PARTICIPATION

6.1 Advertised : Unknown Neighbour

Representation deadline : 15.06.2018

Timeous representations : 30 representations in total from 28 separate households, Plockton Hall Committee and Plockton and District Community Council.

Late representations : 2 representations from 2 separate households

6.2 Material considerations raised are summarised as follows:

- Use of the ground floor as a café has already commenced, in direct contravention of the terms of the planning permission granted 10/04672/FUL
- Use of the upper floor flat as holiday letting accommodation has already commenced, in direct contravention of the terms of the planning permission granted 10/04672/FUL.
- Location of the property is inappropriate for a café with extended opening hours, due to the general disturbance that will be caused to the surrounding residential premises particularly with respect to noise and smells.
- Siting of benches and signage of the public footpath is a trip hazard and leads the members of the public having to walk on the road.
- No suitable refuse collection has been provided.
- No parking proposals associated with the development of separate holiday letting unit and café.
- Additional traffic generation will lead to further congestion on Shore Street and Cooper Street.
- Noise and disturbance from delivery vehicles early in the morning
- Use of the village hall parking by customers would not be acceptable.
- Precedent will be established of turning residential property on Harbour Street into commercial properties.
- Lack of information about premises where food preparation will take place.
- Loss of residential property to commercial use.
- Signage proposals are out of character for the conservation area.
- Plans submitted with application which show existing layout are incorrect.
- Access to holiday letting accommodation through the café is a significant health risk.

6.3 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. Access to computers can be made available via Planning and Development Service offices.

7. CONSULTATIONS

7.1 **Community Services (Environmental Health):** No Objection

7.2 **Development and Infrastructure (Transport Planning Team):** No Objection

- The scale of the property is small with an approximate public floor area of 60m².
- It is judged that there will be no increase in parking demand relating to the two bed roomed unit.
- Transport planning interests relate to parking, traffic management and road safety.
- It seems reasonable to assume that the development will not attract additional vehicles to Plockton in its own right rather it will cater for visitors and residents already in the village. Although there is pressure on parking at the busiest times and at certain locations within the village, on balance it is not considered that the additional demand for the café compared to the deli business will have a significant impact on the availability of parking within the village.
- The location of the café is within a predominately residential area, close to the village hall and there is not sufficient parking available at the location. Permission for a deli has already been granted on the site and the café has been in operation for a period.
- This is a constrained village location and vehicle speeds will be relatively low. Due to the narrow roads and parking demand congestion occurs in a sporadic fashion at present due to the requirements for servicing of several businesses and the residential properties in the vicinity. It is likely that there will be an
- Intensification of both customer and servicing traffic to the café when compared to the deli however this is not judged to be significant in terms of the overall traffic flow at this location. Therefore it is not judged that the additional traffic or parking demand generated for this change in use will cause road safety problems or have a significant impact on the flow of traffic and
- Given the possible increase in traffic due to the development and the predominately residential nature of the area it seems reasonable that the planning condition relating to hours of operation and deliveries placed on the previous permission should be kept in place.

8. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

8.1 **Highland Wide Local Development Plan 2012 (HwLDP)**

Policy 28 Sustainable Development

Policy 35 Settlement Development Area

Policy 44 Tourist Accommodation

Policy 57 Natural, Built and Cultural Heritage

8.2 **West Highland and Islands Local Plan (WHILP) (2012) as remains in force**

No specific policies apply refer to polices of the Highland wide Local Development Plan regrading Settlement Development and Conservation Areas.

9. **OTHER MATERIAL CONSIDERATIONS**

9.1 **Draft Development Plan**

West Highland and Island Local Development Plan (proposed plan May 2017)

No specific policies apply refer to polices of the Highland wide Local Development Plan regrading Settlement Development and Conservation Areas.

9.2 **Highland Council Supplementary Planning Policy Guidance**

Highland Historic Environment Strategy (Jan 2013)

Shopfront Design Guide (May 2018)

9.3 **Scottish Government Planning Policy and Guidance**

A Successful, Sustainable Place - Supporting Business and Employment - Valuing the Historic Environment

10. **PLANNING APPRAISAL**

10.1 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.

10.2 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.

10.3 **Development Plan Policy Assessment**

The site lies within the Settlement Development Area and the conservation area as defined in the WHILP, as remains in force. Within settlement development areas Policy 34 and 44 of the HwLDP supports development proposals within established settlement development areas if they meet the Design for Sustainability requirements of Policy 28. Policy 28 of the HwLDP is supportive of development which promotes and enhances the social, economic and environmental wellbeing of the people of Highland and lists the criterion against which proposals shall be assessed. The parts of the policy of particular relevance to this proposal state that the development should be assessed on the extent to which they are compatible with public service provision which in this instance relates to public road safety on Harbour Road and are compatible with individual and community residential amenity. Subject to the proposals having no significant detrimental impact on the established character of the area the proposals would comply with the development plan.

Policy 57 of the HwLDP emphasises the importance of development demonstrating compatibility with the need to preserve and enhance the conservation area as well as protecting the historic and architectural interest of the listed building. Subject to the proposals having no significant detrimental impact on the character of the conservation area and architectural and historic importance of the listed building the proposals would comply with the development plan.

10.4 **Material Considerations**

Impact on Conservation Area and Listed Building

- 10.5 The elements of the proposals which require to be assessed with regards their impact on the conservation area and listed building are the installation of the advertisement sign above the door of the premises and the formation of a external door on the rear of the building. The sign will be made for timber with painted lettering, hanging from a metal bracket. It is considered that the style and design of the hanging sign is appropriate for the conservation area and complies with the recently adopted supplementary guidance on Shop Fronts. It will not dominate the front elevation, obscure any architectural detail or important features and will not be illuminated.
- 10.6 The formation of the doorway on the rear of the property will be designed to match the existing door on the rear elevation. It is considered that the minor loss of historic fabric to form the doorway is not sufficient to merit refusal of the application. In common with many other properties on Harbour Street and elsewhere in the conservation area the public elevations of the buildings retain their historic appearance whilst the rear elevations have seen alterations and extension over the years. The formation of the doorway on the rear elevation is not considered to undermine the appearance and character of the building or the conservation area.

Change of Use

- 10.7 It is most regrettable that the applicant failed to contact the Planning Service prior to letting out the upper floor flat for holiday purposes and providing food for consumption on the premises. Early engagement with the Service would have established that planning permission was required, as the existing permission restricts occupancy of the flat to someone employed in the retail unit which forms the ground floor and the consumption of food on the premises fall within a separate Use Class from a shop.
- 10.8 The historic planning permissions connected with this property have established a commercial unit which offers services to visiting members of the public since 2006. Therefore the principal of the commercial use of this property is not open to debate in the consideration of this application. It is the impact that the change of use will have on the character and amenity of the adjoining property and surrounding area which is the determining matter, in particular issues such as noise disturbance, smells and fume, refuse and litter, parking, traffic management and road safety.

Noise

10.9 It is accepted that existing approved use of the ground floor as a shop brings people and vehicles into the area. The conditions attached to the most recent planning permission 10/04672/FUL limited the opening and delivery hours to the following:

- Monday to Saturday: 9am until 6pm;
- Sunday: 10am until 5pm.

The initial request by the applicant was to operate the café between the opening hours of 08:00 and 23:00. The Planning Service advised the applicant that on this basis the application could not be supported as these hours will have a significant detrimental impact on the residential amenity of the surrounding area by bring noise and disturbance from vehicles and people into the area outwith acceptable times of the day. Initially it was put to the applicant that the café should operate within the existing hours, as set out in the condition attached to planning permission 10/04672/FUL. The applicant declined to agree to this request indicating that for the business to be sustainable they wish to be able to offer breakfast from 08:00 and with respect to evening opening hours, last orders at 21:00 as this is used widely by other commercial establishments locally.

10.10 It is acknowledged that other commercial outlets are opening late into the evening, however the majority of commercial properties are located around the harbour and the junction of Harbour Street and Innes Street. The area within which the application site lies is considered to be predominantly residential, this being the only commercial property which has been formed by the change of use of a house at the northern end of Harbour Street. It must be noted that this application for the change of use relates to the building and therefore the garden ground at the rear of the property does not form part of the application. Any use of this area of ground for commercial purposes, such additional covers for the café, would require separate planning permission. The established uses of the building and proposed uses do not benefit from “permitted development rights”.

10.11 Noise emanates from a variety of sources; vehicles - starting, revving of engines, sounding of reverse warning alarms , opening and closing of doors, manoeuvring and people - the comings and goings of customers and staff. These sources of noise are especially noticeable in the late evening and early morning when local residents have a legitimate expectation that surrounding background noise levels will remain low. It is considered that an opening time of 08:00 is not unreasonable as it is commonly recognised as the start of the working day for many tradesmen, delivery vehicles and a time by which residents will be up and about. As regards the evening, given the predominately residential character of the area it is considered that beyond 20:00 background noise should be low to allow for an acceptable level of amenity.

10.12 The use of planning conditions is a suitable vehicle by which to mitigate the impact of a proposal. Further negotiations have taken place and the applicant now proposes the following times between which the café will be open for business:

- Opening hours Monday to Sunday 08:00 -20:00.

- 10.13 These hours are considered acceptable as activity levels in the village and at this end of Harbour Street are greatest during these hours. They are considered to take into account the existing commercial use of the building, the needs of the applicant and those of the surrounding residents.
- 10.14 As regards the use of the flat for holiday letting purposes, this proposal is not considered to raise concerns in relation to noise. The flat will have two bedrooms therefore the level of occupancy is not at a scale that noise from vehicles and people will be significant.

Smells and fume, refuse and litter

- 10.15 Comments have been made by contributors that the use of the premises as a café will lead to an increase in odours from the kitchen as well as concerns about the business using residential bins for commercial waste. The latter of these issues is controlled through Community Services and the applicant has confirmed in writing that they have the required licenses in place for commercial waste collections. The bins used are the same as those for domestic properties. No change to existing arrangements for refuse collection are proposed. With respect to odour, following a consultation on the application Environmental Health have offered no objections, thereby indicating that they are satisfied with the food preparation arrangements proposed. The information provided by the applicant indicates that the size of the kitchen which will serve the café is not of sufficient size to allow for the preparation of food on a large commercial scale without installing extractor systems which are also of a commercial scale. No such proposal is included within the current application and from the supporting information submitted the applicant recognises that such a proposal would raise significant concerns in relation to neighbouring amenity as well as the impact on the character of the conservation area. They indicate that food preparation will take place off site, on the premises it will involve re-heating, the ventilation will be in the form of a domestic scale cooker hood. Should complaints arise as a result of smells and fumes from the proposed arrangements these are matters for the council to investigate through the statutory nuisance procedures. Based on the information submitted by the applicant and as considered by Environmental Health there is no justification to refuse planning permission on the grounds of loss of residential amenity due to odours from the café or flat.

Parking, traffic management and road safety.

- 10.16 In their consultation the Transport Planning Team have offered no objections. The comments suggest that the development will not attract additional vehicles to Plockton in its own right rather it will cater for visitors and residents already in the village. The Planning Service concurs with this view with regards to the ground floor premises. With reference to the use of the mangers flat for holiday letting it is not considered this represents a significant increase in traffic generation
- 10.17 Approval of the historic planning permission has allowed the establishment of a commercial outlet providing services to visiting members of the public based on the existing public parking arrangements within the village. Although there is pressure on parking at the busiest times and at certain locations within the village, on balance

it is not considered that the additional demand for the café and holiday unit compared to the established use of the premises will have a significant impact on the availability of parking within the village. As regards the holiday unit, as the building was historically a house there has notionally been on street parking provision for this property.

- 10.18 Service vehicles already attend the property in connection with the existing use. As food will be prepared off the premises the applicant has indicated that deliveries may be by foot or by car or small van. This is a constrained village location and vehicle speeds are relatively low. Due to the narrow roads and parking demand congestion occurs in a sporadic fashion at present due to the requirements for servicing all the businesses and the residential properties in the vicinity. Many vehicles use the junction of Harbour Street and Cooper Street as manoeuvring space to turn. It is likely that there will be an intensification of both customer and servicing traffic to the café when compared to the existing use however this is not judged to be significant in terms of the overall traffic flow at this location. The Transport Planning Team conclude their response advising that they do not judge the additional traffic and parking demand generated for this change in use will cause road safety problems or have a significant impact on the flow of traffic.
- 10.19 Taking into account the comments provided by the Transport Planning Team it is considered that the impact of the development in relation to parking, traffic and road safety is not sufficient to merit refusal of the application. It is recommended that to protect the individual and community amenity that deliveries are carried out during the proposed opening hours of the café; 08:00-20:00.
- 10.20 It is acknowledged that the historic nature of Harbour Street and the surrounding roadways and the lack of parking restrictions mean that at certain times residents may not be able to park directly outside their property as desired. In relation to the applicant setting out benches on the public footway as referred to in a number of the third party contributions received, it is noted that this practice is not uncommon and is found at several of the commercial premises along Harbour Street. This matter can be addressed, as deemed appropriate, by the council as Roads Authority.

Submitted plans

- 10.21 Comment was made by the contributors that the plans initially submitted indicating the existing layout were incorrect, given that the change of use has taken place. The applicant submitted revised plans to address these concerns in July 2017.

Access to flat

- 10.22 In determining the previous planning application 10/04672/FUL occupancy of the flat was restricted to a person(s) whose principal place of employment was the retail shop below. The reason for the condition was due to the proximity of the commercial businesses and the shared means of access. The applicant will require to ensure that given the change to the manner in which the flat is now to be occupied that the access satisfies the Building Standards regulations and any Environmental Health requirements. From a planning perspective, notwithstanding the previous recommendation and decision to impose a restrictive occupancy condition it is considered unnecessary given that the building is all in one ownership. There will be

no detriment to individual or community amenity by allowing access to the flat through the ground floor commercial business. It will be the responsibility of the owner of the building to undertake the day to day management to ensure access/egress to the flat.

Section 75 Planning Obligation

- 10.23 In addition to the above restricted occupancy condition, it was considered that a Section 75 Planning Agreement required to be concluded prior to the issuing of the Planning Permission (ref 10/04672/FUL) in May 2011. The terms of the agreement prevent the sale or lease of the flat or ground floor premises separately from each other. The use of the upper flat as short term holiday accommodation does not breach this agreement, as no lease is required.

Listed Building Consent

- 10.24 The associated listed building consent application for the provision of the signage and formation of the doorway is being processed under the council's scheme of delegation for the determination of applications and will be concluded following determination of the planning application.

Other Considerations – not material

- 10.25
- Concerns about other development projects by the applicant, of properties in their ownership in the village and elsewhere, leading to the removal of properties from the village house stock.
 - Application should not be 'entertained' by the Planning Authority given the applicant's disregard of planning legislation.
 - Applicant does not live in the village.
 - Existing café businesses cater for demand, there is no strong business case for another facility of this type in the village.
 - Parking issues associated with craft fairs held at the village hall require to be addressed.
 - Plockton is already at saturation point with visitor numbers and traffic.
 - A licence will be applied for to allow consumption of alcohol on the premises.
 - Concerns about hygiene associated with food preparation.
 - Offer of free wifi means that customers linger.
 - Development will lead to a full restaurant being established.
 - Access to the holiday letting unit through the café is a significant health risk.
- 10.26 Many of the matters raised by the contributors lie beyond the scope of the Planning Authority in relation to the assessment and determination of a planning application. As stated earlier it is most regrettable that the applicant did not seek advise from the Planning service before commencing the change of use. The Planning Service does not condone the breach that has occurred. The Planning Authority cannot elect not entertain an application because of a previous breach; it is required to determine every application lodged. This application requires to be determined on its own merits and other projects that the applicant maybe involved with are not relevant. The residency of the applicant has no bearing on the application. The market economy within the village will determine the level of visitors and whether there is sufficient demand for the business. The applicant is entitled to offer Wi-Fi to

customers and may wish to apply for a licence to allow for the consumption of alcohol. A licence application would be subject to consultation prior to any determination by the Licensing Board. Access to the flat has been addressed earlier in the report paragraph 10.23.

11. CONCLUSION

11.1 While it is acknowledged that there are significant concerns within the community regarding the use of 12 Harbour Street many of the comments relate to the manner in which the applicant has engaged with the planning process, are speculative to what could occur in the future or are not material considerations.

11.2 In terms of individual and community amenity the change of use to a café, operating within what are considered reasonable opening hours with a holiday letting above are not considered to pose a significantly greater threat to amenity than the current established uses of a retail outlet with manager's flat above.

No objections have been received from Transport Planning or Environmental Health.

11.3 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.

12. IMPLICATIONS

12.1 Resource – Not applicable

12.2 Legal –Not applicable

12.3 Community (Equality, Poverty and Rural) –Not applicable

12.4 Climate Change/Carbon Clever –Not applicable

12.5 Risk – Not applicable

12.6 Gaelic – Not applicable

13. RECOMMENDATION

Action required before decision issued N

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

1. The ground floor Class 3 premises shall not be open for customers outside the hours of 08:00-to 20:00.(Monday to Sunday).

Reason: To protect the residential amenities of the locality having regard to policies 28 and 35 of the Highland wide Local Development Plan.

2. No deliveries to the ground floor Class 3 premises shall take place outside the hours of 08:00-to 20:00 (Monday to Sunday).

Reason : To protect the residential amenities of the locality having regard to policies 28 and 35 of the Highland wide Local Development Plan.

REASON FOR DECISION

The proposals accord with the provisions of the Development Plan and there are no material considerations which would warrant refusal of the application.

TIME LIMITS

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.

Accordance with Approved Plans and Conditions

You are advised that development must progress in accordance with the plans approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the Planning Authority (irrespective of any changes that may separately be requested at the Building Warrant stage or by any other Statutory Authority). 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 adhere to this permission and meet the requirements of all conditions may invalidate your permission or result in formal enforcement action.

Listed Buildings

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

Garden Ground

You are advised that any use of the rear garden ground of 12 Harbour Street for commercial purposes will require separate planning permission, as the uses of the building; as a café(class 3) and flat do not benefit from permitted development rights.

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 Policy (p.198), planning permission does not remove the liability position of developers or owners in relation to flood risk.

Mud and 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.

Designation: Area Planning Manager - North

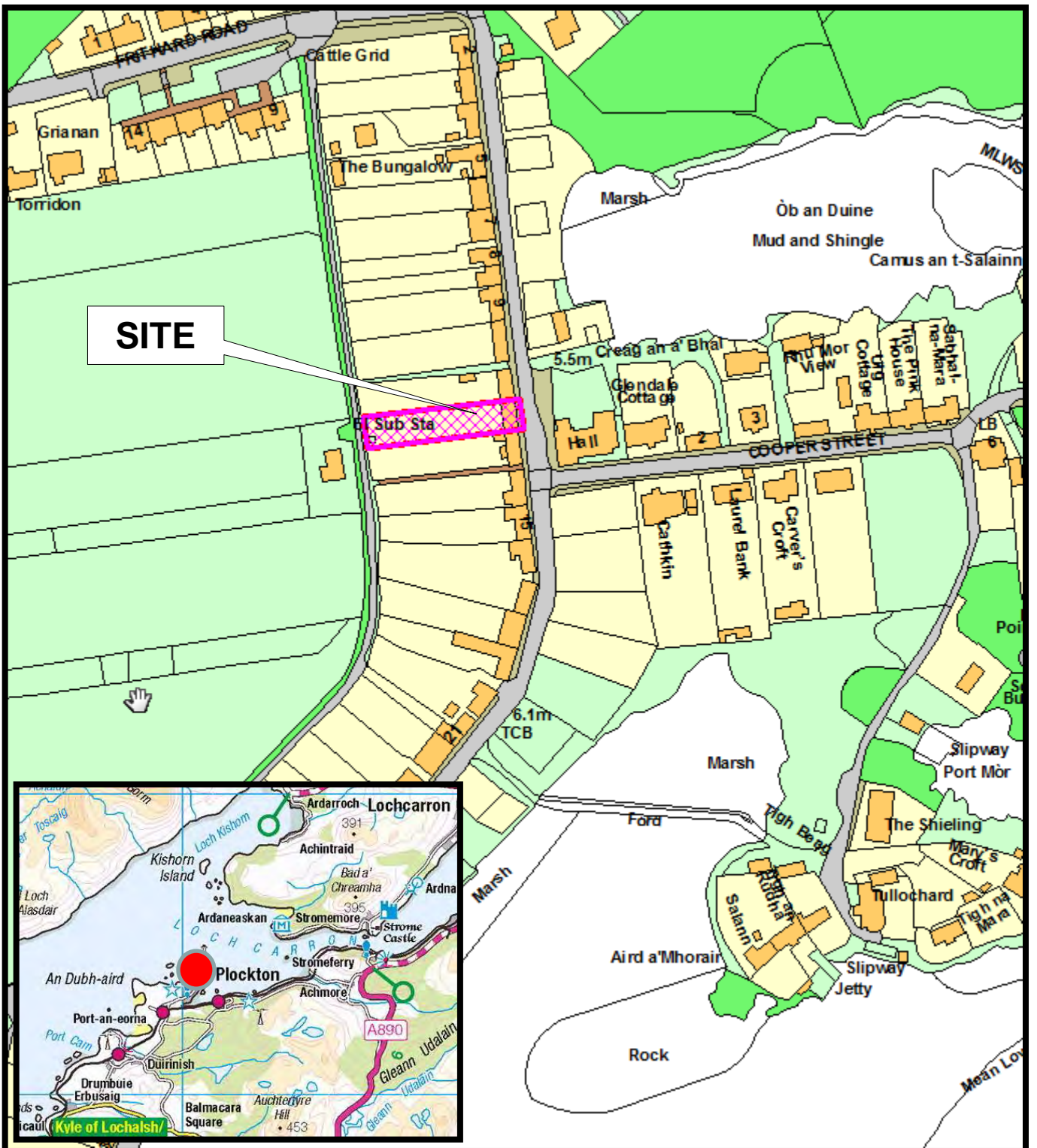
Author: Erica McArthur

Background Papers: Documents referred to in report and in case file.

Relevant Plans: Plan 1 – Location Plan

Plan 2– PROPOSED FLOOR/ELEVATION PLAN Drawing No
0507.PL.001 REV B

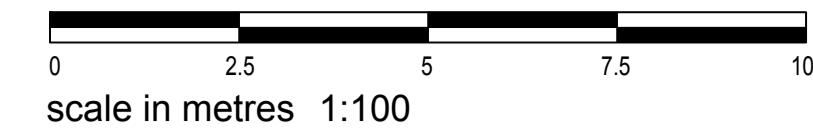
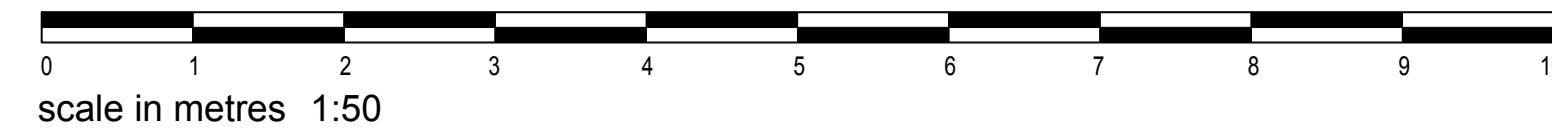
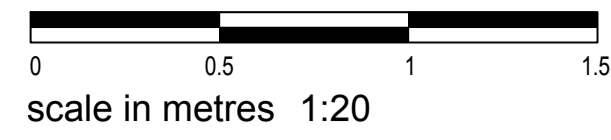
Plan 3 – EXISTING FLOOR/ELEVATION PLAN Drawing No
0507.EXG. 001 REV B




The Highland Council
 Comhairle na Gàidhealtachd
 Planning & Development Service

18/02092/FUL
 Change of use of shop (Class 1) to shop (Class 1) and café (Class 3) (Retrospective), installation of external sign and formation of doorway at 12 Harbour Street, Plockton, IV52 8TG

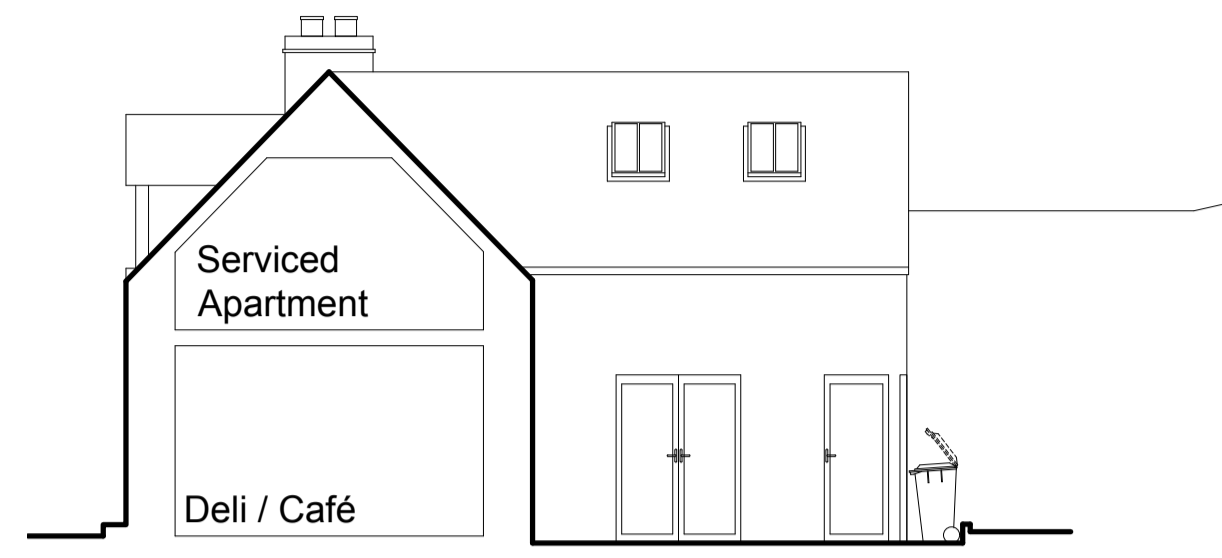




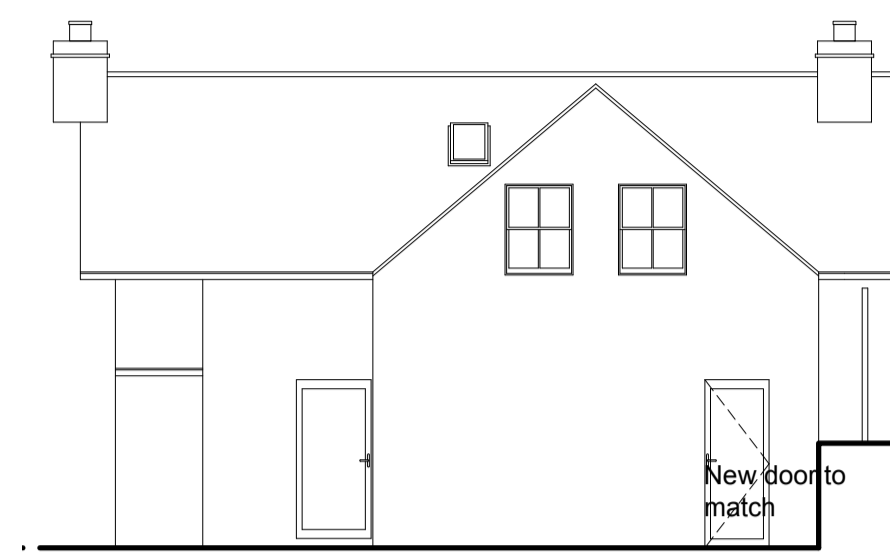
| rev. | date | comment | auth. | chkd. |
|------|----------|-------------------------|-------|-------|
| A | 09.05.18 | Minor amendments | LP | MR |
| B | 29.09.18 | Rear service door added | LP | MR |



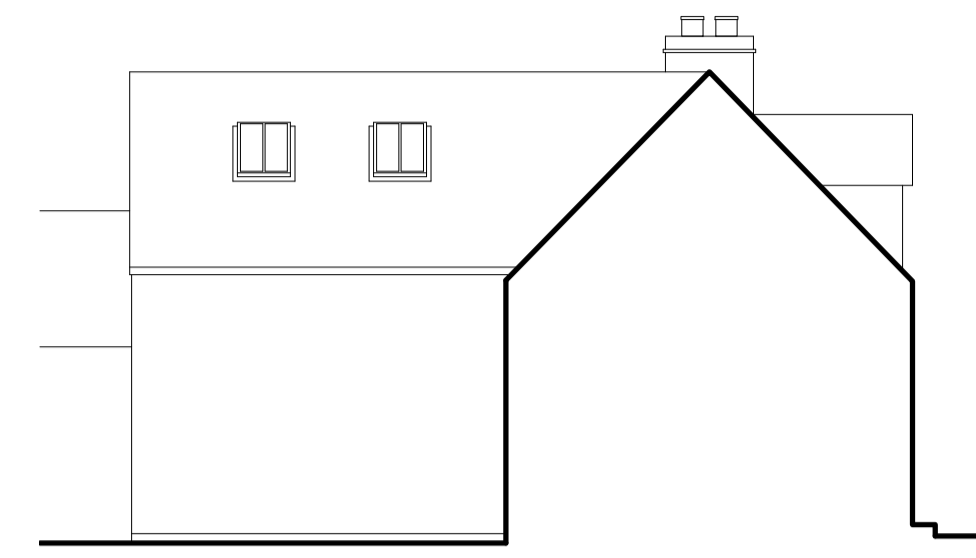
East Elevation 1:100



Sectional North Elevation 1:100



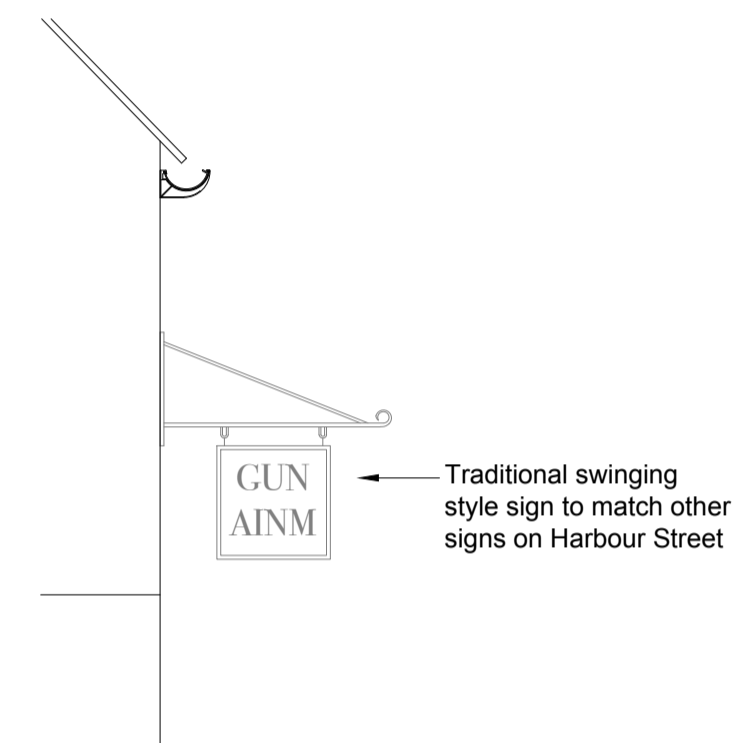
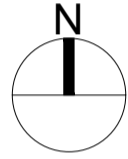
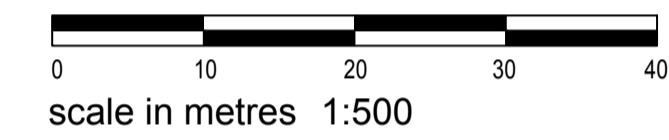
West Elevation 1:100



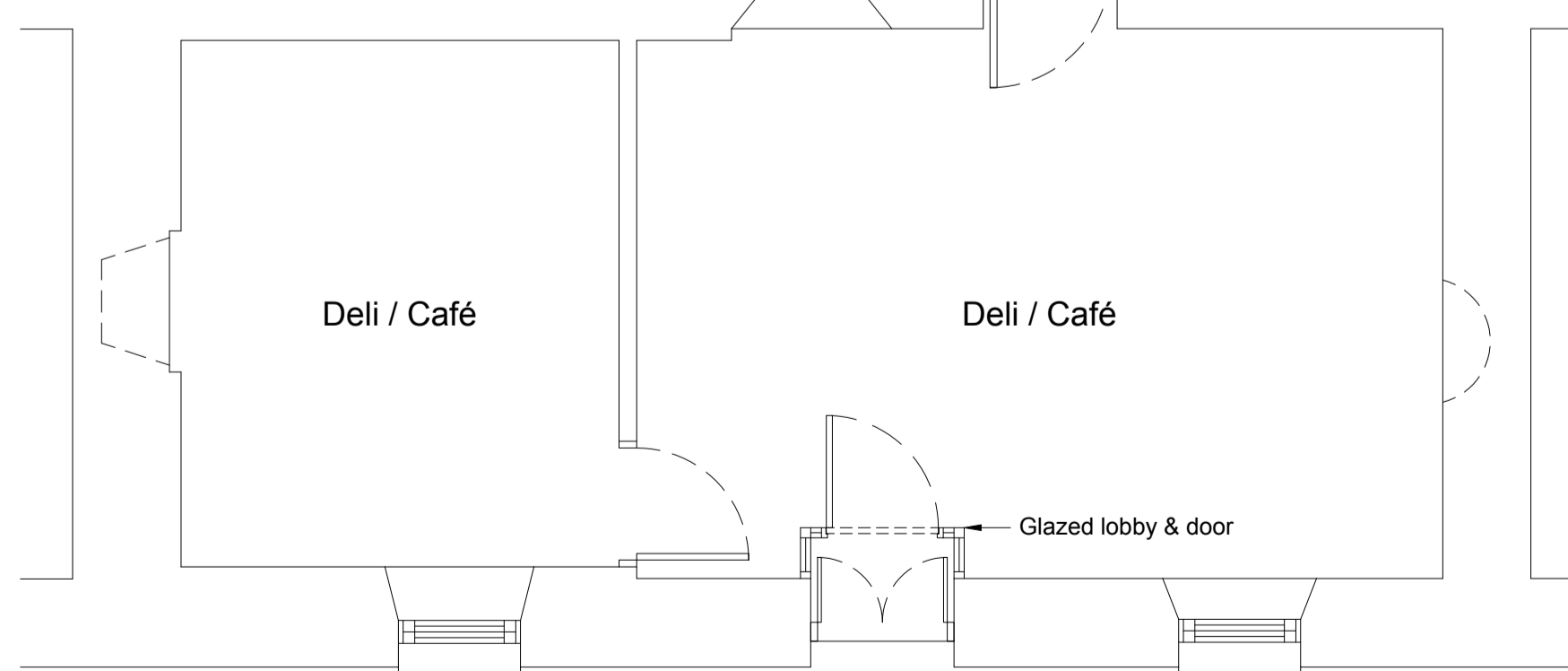
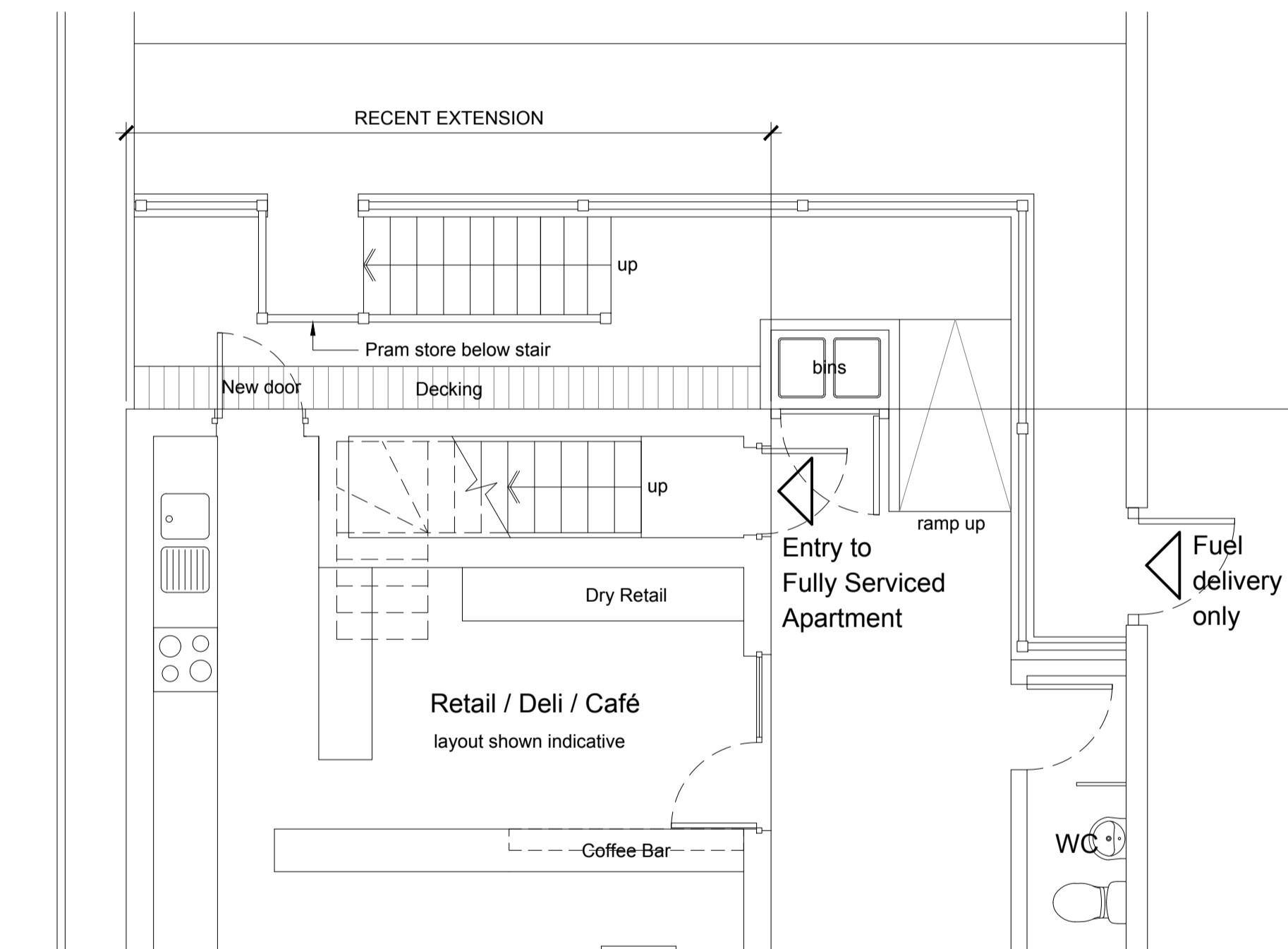
Sectional South Elevation 1:100



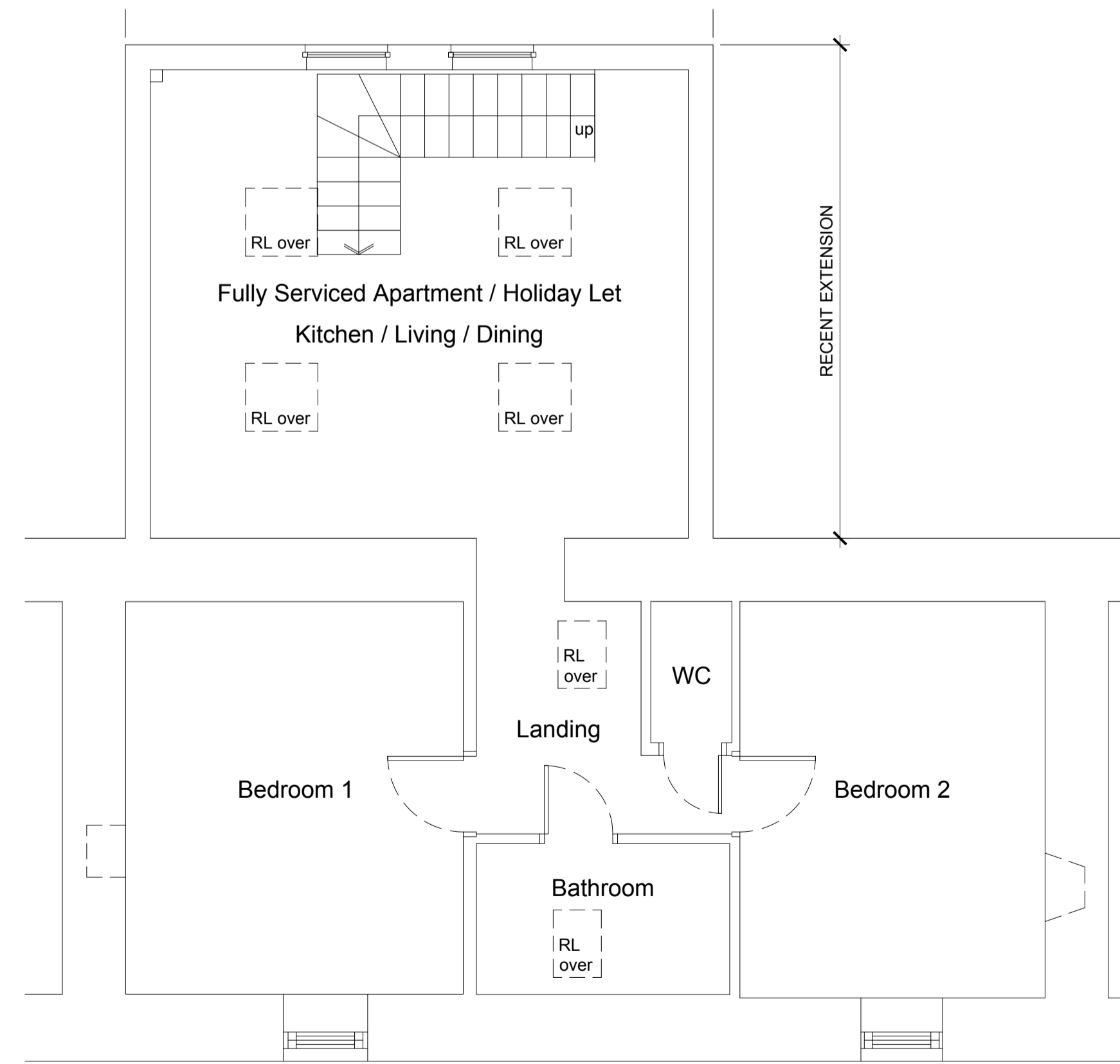
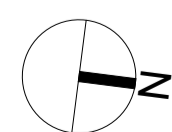
Block Plan



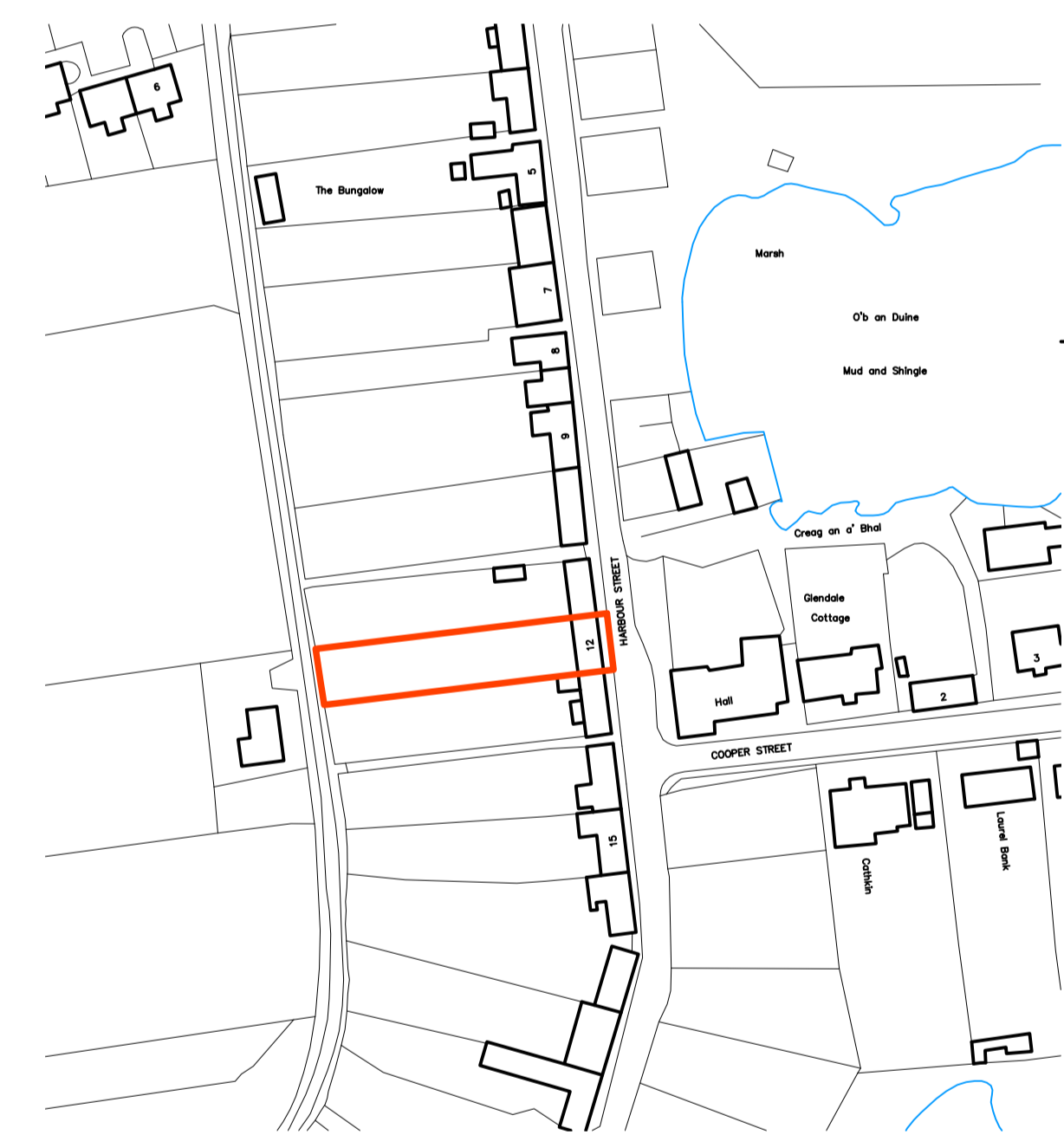
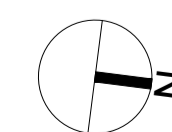
Part Section Showing Proposed Hanging Signage 1:20



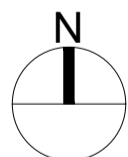
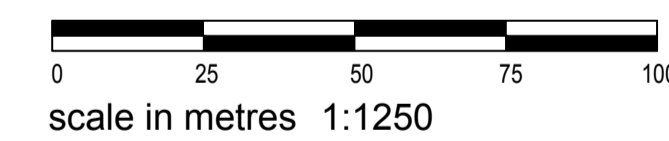
Ground Floor Plan 1:50



First Floor Plan 1:50



Location Plan



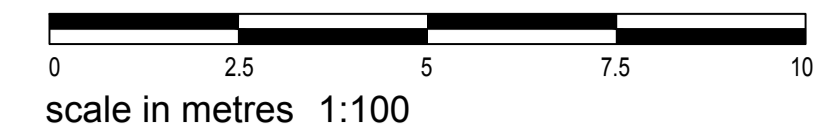
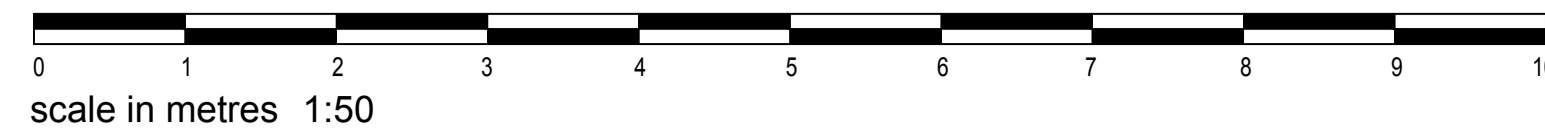
Note:
Drawings based on record information only and are not to be relied upon for dimensional or other accuracy.

| | | | | | |
|----------|---|---------------------------|--|-----------------|---|
| client | Baoighill Aoiageachd Ltd | drawing number | 0507.PL.001 | revision | B |
| project | 12 Harbour Street Plockton IV52 8TG | drawing title | Proposed Ground and First Floor Plans & Elevations Planning | | |
| drawn by | LP/Others | checked by | MR | riba work stage | 3 |
| date | May '18 | scale/original sheet size | Varies @ A1 | | |

www.abir.co.uk studio@abirarchitects.co.uk
Unit 1, Beta House, St John's Road, Hove, BN2 2PX, United Kingdom
Phone +44 (0)1273 724 384 Highlands +44 (0)1478 470 084
Company No 06877117 VAT No 971 4147 17

ABIR architects

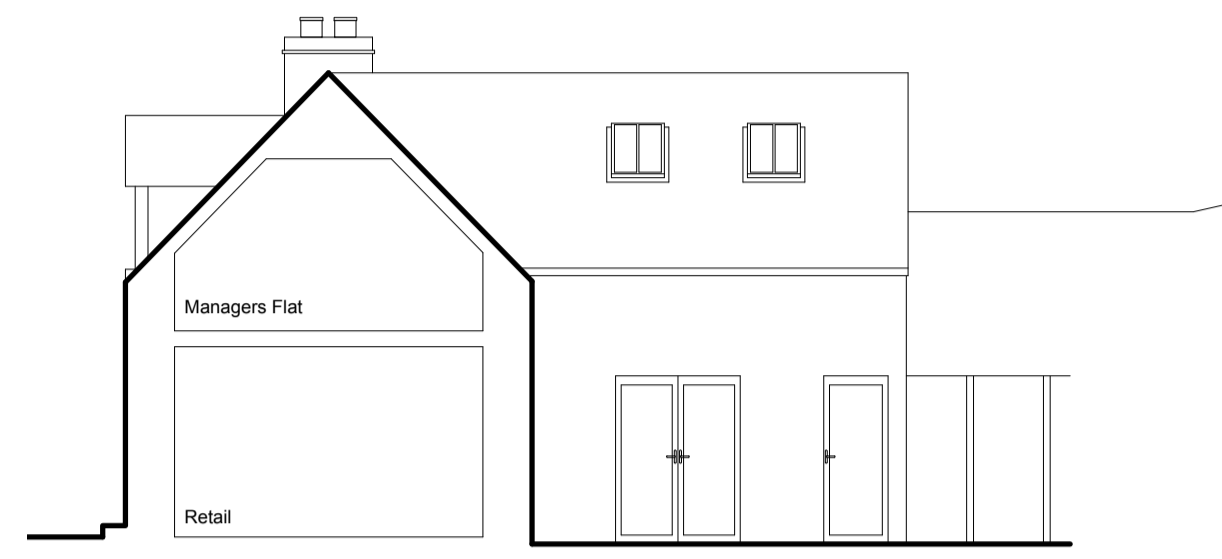




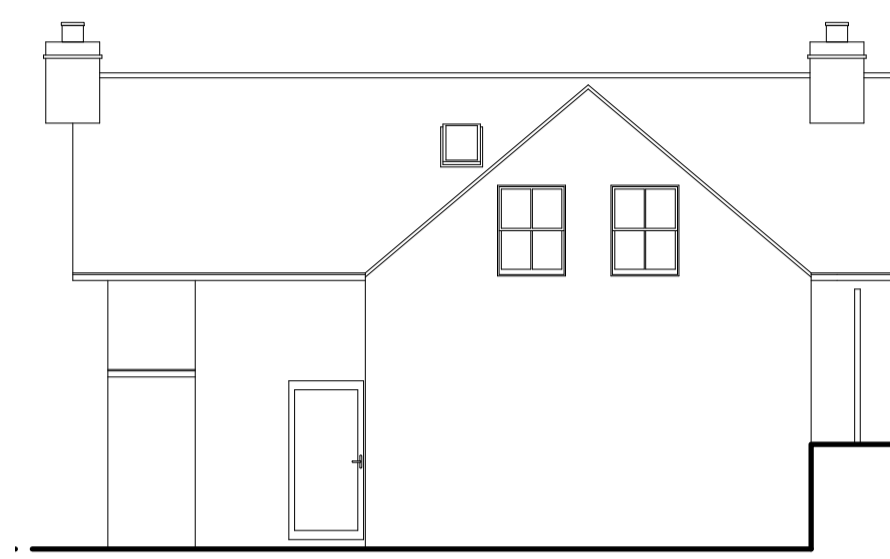
| amendments | | | | auth | chkd |
|------------|----------|--|--|------|------|
| rev | date | comment | | LP | MR |
| A | 09.05.18 | Minor amendments | | LP | MR |
| B | 10.07.18 | Minor amendments to ground floor arrangement | | LP | MR |



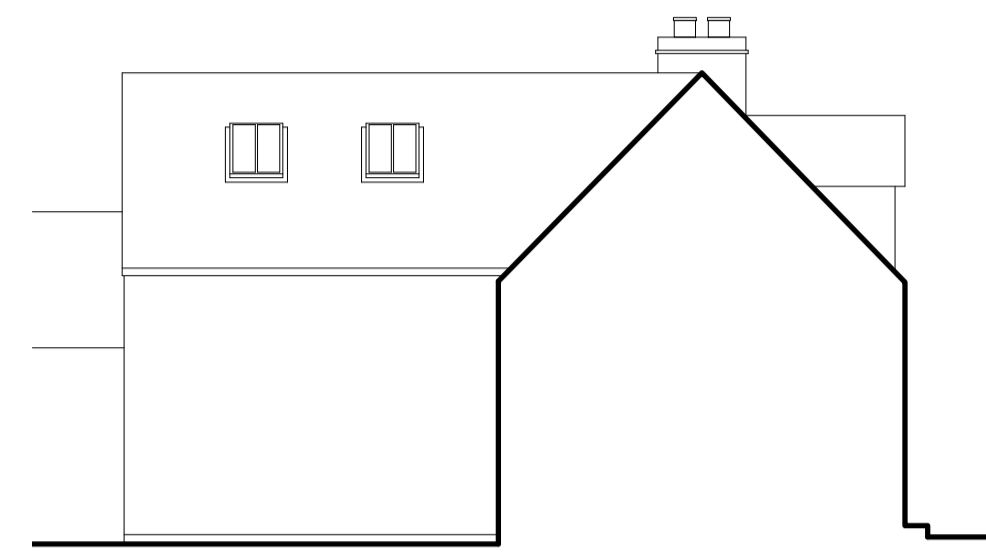
East Elevation 1:100



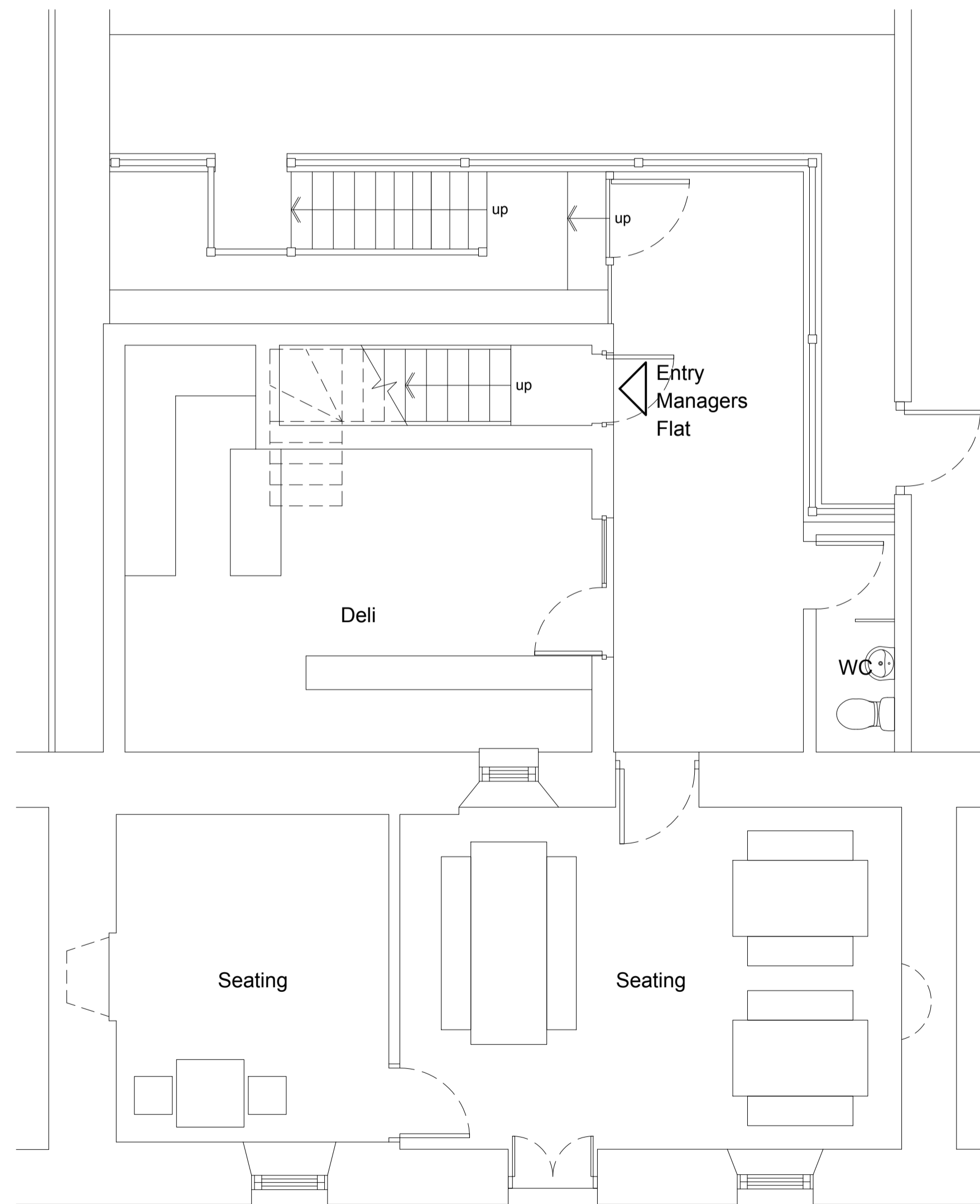
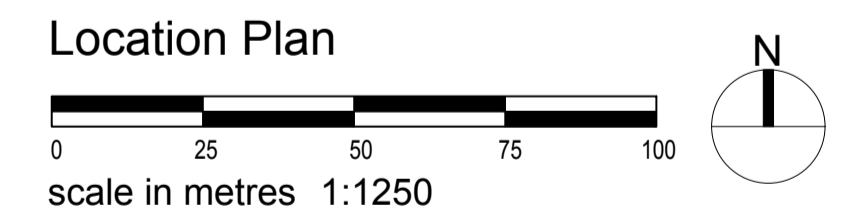
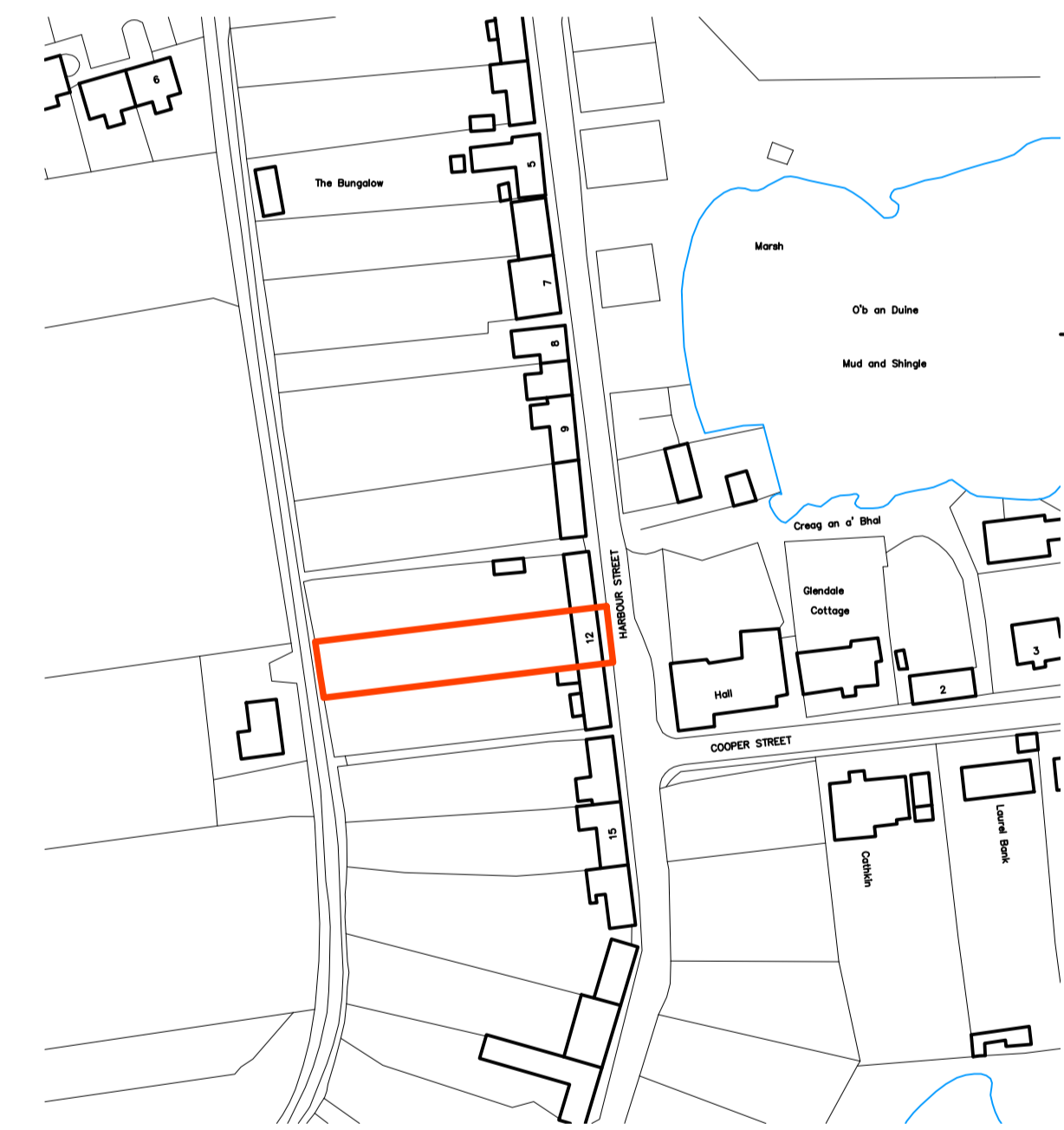
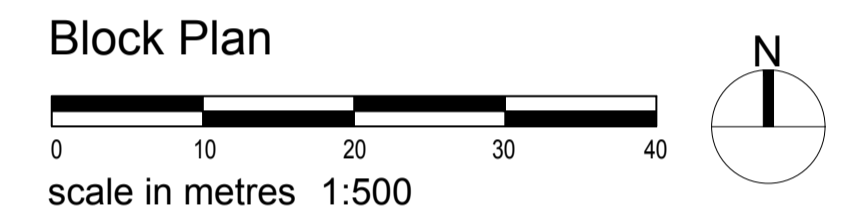
Sectional North Elevation 1:100



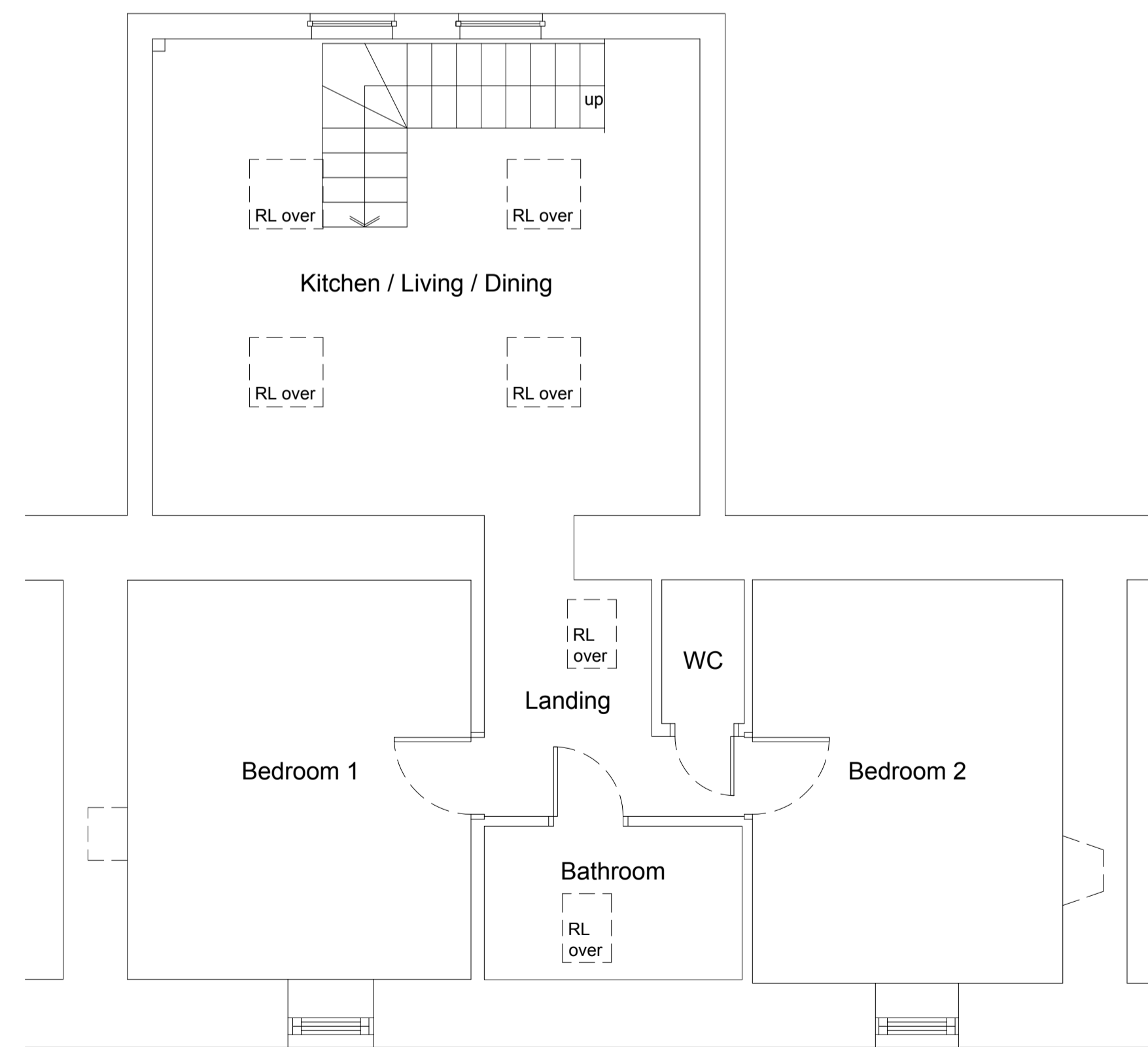
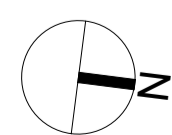
West Elevation 1:100



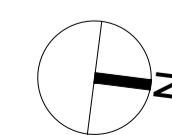
Sectional South Elevation 1:100



Ground Floor Plan 1:50



First Floor Plan 1:50



Note:
Drawings based on record information only and are not to be relied upon for dimensional or other accuracy.

| | | | | | |
|--|---|----------------|--|---|-------------------|
| client | Baoighill Aoiageachd Ltd | drawing number | 0507.EXG.001 | revision | B |
| project | 12 Harbour Street Plockton IV52 8TG | drawing title | Existing Ground and First Floor Plans, & Elevations Existing | | |
| drawn by | LP/Others | checked by | MR | riba work stage | EXG |
| | | | | date | Apr, '18 |
| | | | | scale/original sheet size | 1:50 / 1:100 @ A1 |
| <small>www.abir.co.uk studio@abirarchitects.co.uk Unit 1, Beta House, St John's Road, Hove, BN3 2PX, United Kingdom Phone +44 (0)1273 724 384 Highlands +44 (0)1478 470 054 Company No 06877117 VAT No 971 4147 17</small> | | | | <small>© ABIR Architects Ltd. Check all dimensions on site before work is undertaken. All goods, materials and workmanship to conform with current building regulations, BSS and COPPs.</small> | |

ABIR architects

