

Agenda Item	7.2
Report No	PLN/049/19

THE HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 4 June 2019

Report Title: 18/05175/FUL: Mr Richard Pumphrey
Inverewe, 1 Rose Street, Tain, IV19 1EG

Report By: Acting Head of Development Management – Highland

1. **Purpose/Executive Summary**

Description: Installation of cladding to house and repairs of walls

Ward: 07 - Tain And Easter Ross

Development category: Local

Reason referred to Committee: Majority of local members request

All relevant matters have been taken into account when appraising this application. It is considered that the proposal does not accord with the principles and policies contained within the Development Plan and is unacceptable in terms of applicable material considerations.

2. **Recommendation**

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

3. PROPOSED DEVELOPMENT

- 3.1 The proposal is for external cladding to the house and repair of external walls. The proposed cladding consists of polystyrene insulation board, approximately 65mm thick, attached to the walls of the house with insulation fixings, a glass fibre reinforcing mesh bedded in 4-6mm adhesive and finished with 8-10mm aggregate dry dash finish painted white. The cladding and its finish will protrude from the building by approximately 110mm.
- 3.2 Pre-Application Consultation: Informal telephone conversation with applicant advising that the site is located within the Tain Conservation Area.
- 3.3 Supporting Information: Schedule of works
- 3.4 Variations: None

4. SITE DESCRIPTION

- 4.1 The site lies on the west side of Rose Street and is located within the Tain Conservation Area. The site comprises a storey and a half house which forms part of a row of terraced houses, being the middle house of three. The terrace is traditionally constructed masonry building. External finishing materials on the existing building are slate for roof and harling for walls. The house attached to the north is Category B Listed. The walls of the two houses on either side are also finished in harling.

5. PLANNING HISTORY

- 5.1 None

6. PUBLIC PARTICIPATION

- 6.1 Advertised: Development Affecting the Setting of the Conservation Area.

Date Advertised: 14th December 2018

Representation deadline: 10th January 2019

Timeous representations: 0

Late representations: 0

- 6.2 Material considerations raised are summarised as follows:

a) None

- 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.

7. CONSULTATIONS

7.1 **Historic Environment Team** : Object to application. Inappropriate development for a traditional building, has the potential to damage the building's fabric, trap water vapour within the walls, and create or exacerbate internal damp issues.

Even if the building currently has a cement render this proposal is a seriously retrograde step that will have no benefit for the long term preservation of the building and may act to hasten its decline. As the schedule of works demonstrates, this product, materials and method of application is precisely the opposite approach that should be taken in respect of a traditionally constructed masonry building. Whilst this product may be perfectly suited to buildings of modern construction, it is not considered suitable or otherwise appropriate for a traditional masonry building.

Visually, the building will step forward from its current footprint resulting in it projecting from the adjoining buildings on both sides, one of which is a Category B Listed Building. A similar type of external insulation was installed - against our advice and that of Historic Environment Scotland - to a number of traditional buildings elsewhere in Highland and the result is (visually) very poor and should never be replicated in a Conservation Area or on a building that is physically attached to a Listed Building.

In response to the initial consultation response received from the Historic Environment Team, the following additional information was requested from the applicant under Regulation 24 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013:

- Fully dimensioned and scaled elevational and sectional plans of the proposed cladding for the building which should include the detailing of the cladding around doors/windows/flues etc and should show the relationship of the cladding on the walls of the property and how this relates to the adjacent properties eg by protrusion or overlapping
- Detailed technical specification of the proposed cladding for the building – materials, colours, BS or RAL details

The Historic Environment Team were re-consulted on receipt of the additional information and responded as follows:

The external insulation will result in the building standing proud of the adjacent Category B Listed Building and the treatment around the existing features, most notably the downpipe but also the window and door openings is poorly detailed. Visually the proposal will neither preserve nor enhance the character of the conservation area and importantly will adversely impact the visual appearance of the adjacent listed building. The proposal does not therefore accord with the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997. The proposal is also contrary to policy 57 of the Highland-wide Local Development Plan.

If the applicant wishes to improve the insulative properties of the building, there are many much more sympathetic and appropriate ways that will not damage the character of the conservation area. The proposed solution is not appropriate in this context.

Overall the proposal will result in a significantly adverse impact on the character and appearance of the building and Conservation Area and therefore cannot be supported.

8. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

8.1 Highland Wide Local Development Plan 2012

28 – Sustainable Design
29 – Design, Quality and Place Making
34 – Settlement Development Areas
57 – Natural, Built & Cultural Heritage

8.2 Inner Moray Firth Local Development Plan (2015)

No site specific policies

8.3 OTHER MATERIAL CONSIDERATIONS

8.4 Highland Council Supplementary Planning Policy Guidance

Highland Historic Environment Strategy (Jan 2013)

9. OTHER MATERIAL POLICY CONSIDERATIONS

9.1 Scottish Government Planning Policy and Guidance

Scottish Planning Policy (2014)
Historic Environment Policy for Scotland (2019)
Historic Environment Managing Change Guidance

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.

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.

Section 61 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that Conservation areas “are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.

Determining Issues

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.

Planning Considerations

- 10.3 The key considerations in this case are:
- a) compliance with the development plan and other planning policy
 - b) impact on the Conservation Area and adjoining Listed Building; and
 - c) any other material considerations.

Development plan/other planning policy

- 10.4 The principle of installing the specific type of cladding proposed to a building within the Conservation Area is not acceptable. The cladding consists of polystyrene insulation board, reinforced mesh embedded in adhesive and finished with aggregate dry dash finish painted white. The Historic Environment Team have provided a detailed consultation response setting out technical and aesthetic reasons as to why the application cannot be supported – refer to section 7.1 above. The clad walls would stand proud of the attached category B listed building and would not enhance the visual appearance of the listed building or the character of the conservation area. Concerns are also raised about the potential impacts on the fabric of the building.
- 10.5 Policy 28 of the Highland Wide Local Development Plan (HwLDP) states that all development proposals must conserve and enhance the character of the Highland area. It is considered that the installation of cladding would have a negative impact upon the character of the Conservation Area and its historic qualities and as such is not acceptable. Recent decisions elsewhere in Highland have reinforced the importance of external walls in contributing the character of conservation areas.
- 10.6 The site lies within Tain Conservation Area therefore Policy 57 of the HwLDP applies. This states that Conservation Areas are features of local importance and developments will only be allowed where it can be satisfactorily demonstrated that they will not have an unacceptable impact on the natural environment, amenity and heritage resource. In addition to the visual impacts, the proposed works could also lead to deterioration in the historic fabric of the building.
- 10.7 Highland Council's adopted Historic Environment Strategy states that "A Conservation Area is an area of special historic or architectural interest, the character and appearance of which it is desirable to preserve or enhance" and "careful and controlled management of Conservation Areas is essential to ensure that the special character is protected and the historic value and quality of the area is not lost or eroded by inappropriate alteration to the existing heritage asset or the introduction of poor quality, aesthetically damaging new development".
- 10.8 As set out in the Historic Environment Team's response, the external insulation would result in the building standing proud of the adjacent Category B Listed Building and the treatment around the existing features and openings is poorly detailed. Visually the proposal will adversely impact the visual appearance of the adjacent listed building and the conservation area.

- 10.9 The proposal fails to demonstrate that it accords with Development Plan policies:
- 28 – Sustainable Design – as it does not demonstrate high quality design in keeping with local character and historic environment, as defined by the Tain Conservation Area and proximity to Listed Buildings
 - 29 – Design Quality and Place Making – as it does not make a positive contribution to the architectural and visual quality of the Tain Conservation Area
 - 57 – Natural, Built and Cultural Heritage – as it has not been demonstrated that it will not have an unacceptable impact on the amenity and heritage resource of the Tain Conservation Area.

Other material considerations

- 10.10 There are no other material considerations.

Non-material considerations

- 10.11 None

Matters to be secured by Section 75 Agreement

- 10.12 None

11. CONCLUSION

- 11.1 The introduction of the proposed external cladding system to a traditional building forming part of a terrace, adjacent to a Category B Listed building within the Tain Conservation Area, is not considered to be acceptable and does not accord with policy. Visually the proposal will neither preserve nor enhance the character of the conservation area and importantly will adversely impact the visual appearance of the adjacent listed building. Its impact is exacerbated as the two houses to which it is attached have harled walls. The installation of the cladding proposed could also affect the integrity and historic fabric of the building. The proposal does not therefore accord with the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997. The proposal is also contrary to policies 28, 29 and 57 of the Highland-wide Local Development Plan
- 11.2 It is acknowledged that the applicant wishes to improve the insulative properties of the building, however, there are other sympathetic and appropriate ways that will not damage the building, the character of the conservation area or the setting of the listed building. The proposed solution is not appropriate in this context. The Planning Authority is happy to engage in further discussions with the applicant to reach a suitable compromise.
- 11.3 All relevant matters have been taken into account when appraising this application. It is considered that the proposal does not accord with the principles and policies contained within the Development Plan and is unacceptable in terms of 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

Notification to Scottish Ministers	N
Conclusion of Section 75 Obligation	N
Revocation of previous permission	N

Subject to the above, it is recommended that planning permission be **REFUSED**, subject to the following:

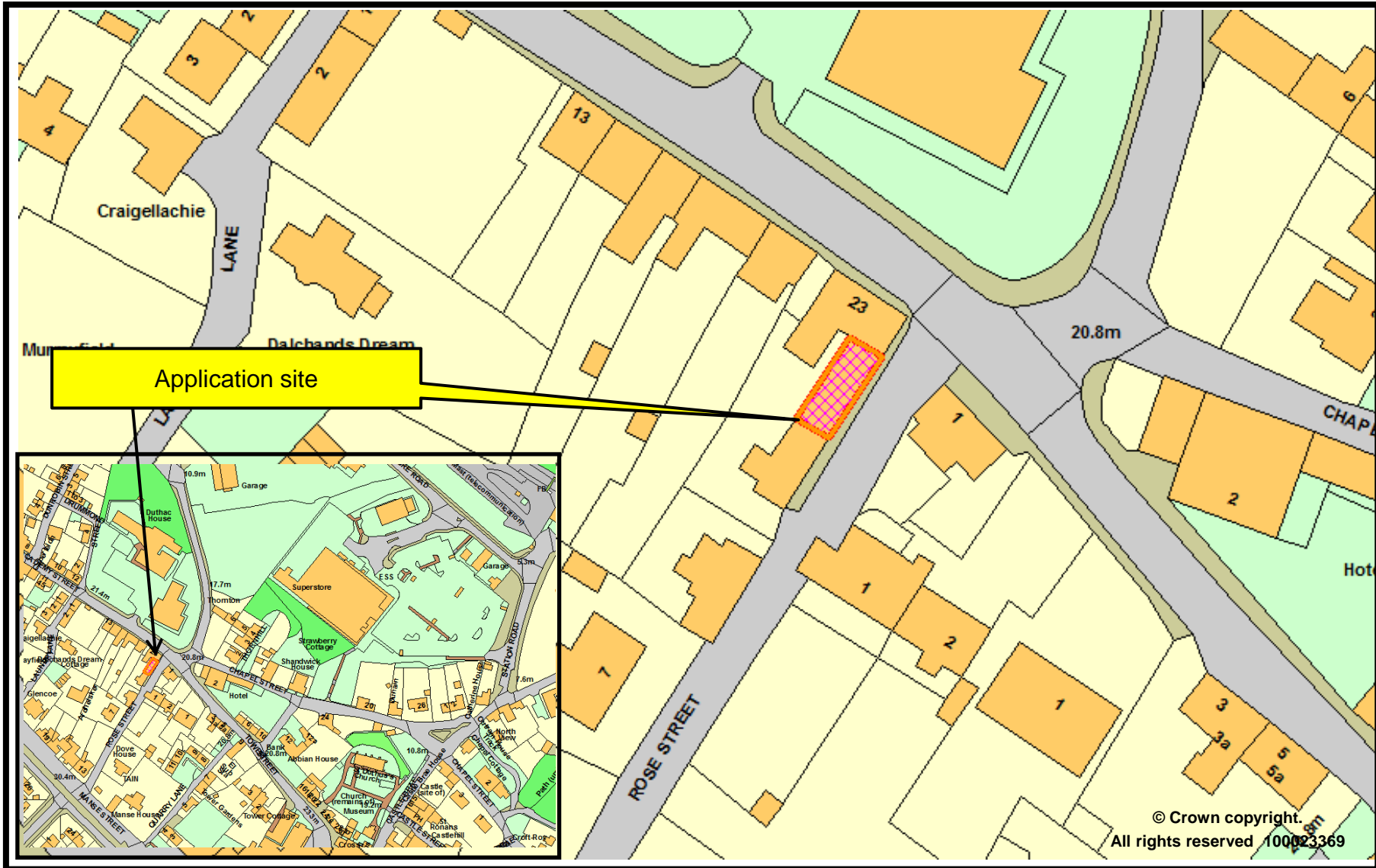
Reasons for Refusal

1. The proposal would result in unacceptable impacts on Tain Conservation Area and the adjacent Category B Listed Building. The proposed external insulation cladding would step the terraced property forward from its current footprint resulting in it projecting from the adjoining buildings on both sides, one of which is a Category B Listed Building. The treatment around the existing features, most notably the downpipe but also the window and door openings is poorly detailed. Visually the proposal will neither preserve nor enhance the character or appearance of the attached listed building or of the conservation area. In this regard the proposal fails to accord with the adopted Highland wide Local Development Plan Policy 28 (Sustainable Design) as it does not demonstrate high quality design in keeping with local character and historic environment, as defined by the Tain Conservation Area and proximity to Listed Buildings. The proposal also fails to accord with Policy 29 (Design Quality and Place Making) of the adopted Highland wide Local Development Plan in that it does not make a positive contribution to the architectural and visual quality of the Tain Conservation Area. The proposal does not accord with the Highland Wide Local Development Plan policy 57 (Natural, Built and Cultural Heritage) as it has not been demonstrated that it will not have an unacceptable impact on the amenity and heritage resource of the Tain Conservation Area.

REASON FOR DECISION

All relevant matters have been taken into account when appraising this application. It is considered that the proposal does not accord with the principles and policies contained within the Development Plan and is unacceptable in terms of applicable material considerations.

Designation: Acting Head of Development Management – Highland
Author: Jane Gunn
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - Location Plan
Plan 2 - Elevations existing and proposed drg no 1828.03.02A
Plan 3 - Extract from supporting information party wall detail



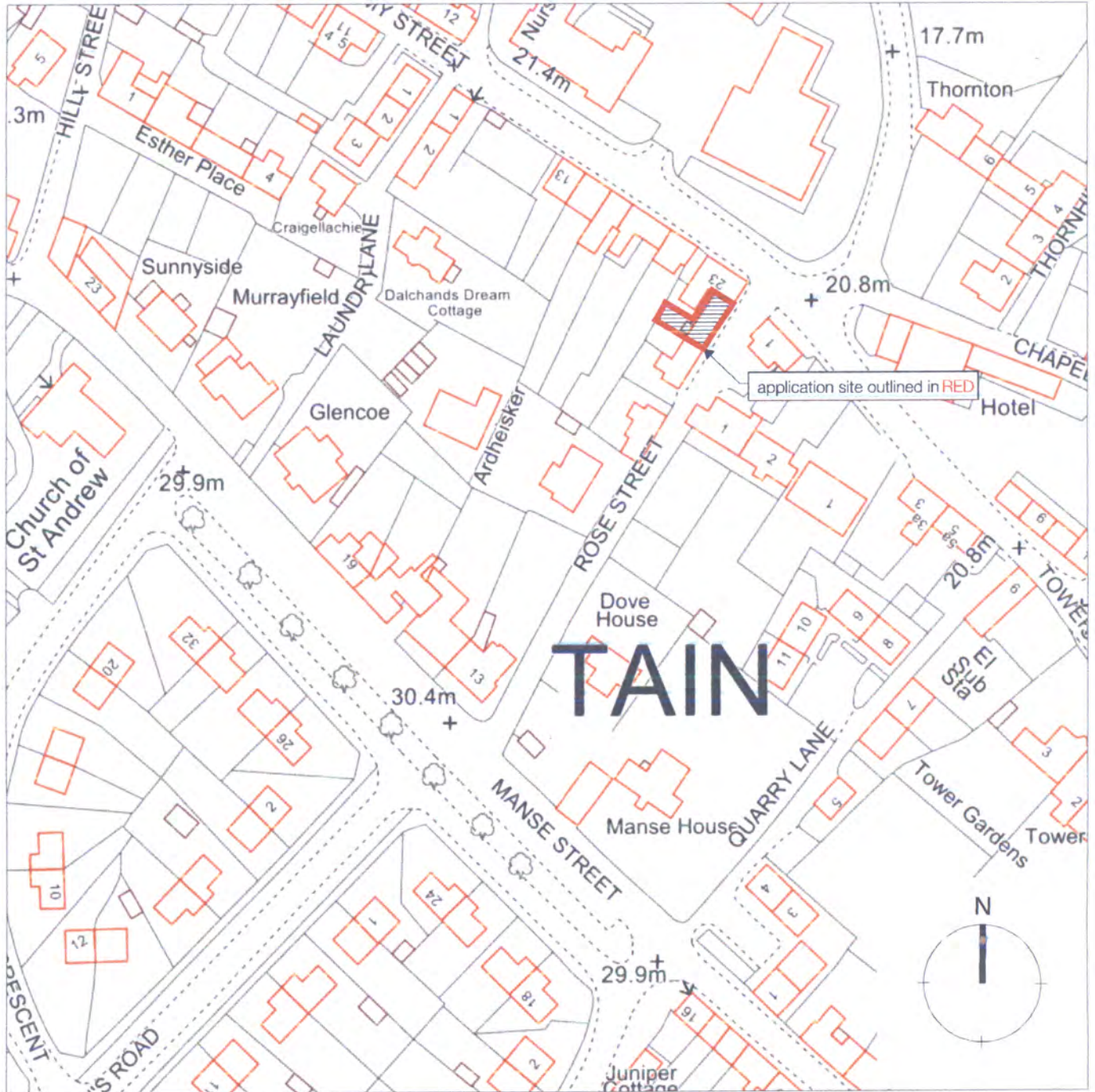
The Highland Council
Comhairle na Gàidhealtachd

Planning and Development Service

18/05175/FUL

Installation of cladding to house and repairs of walls

Scale:



'Inverewe'
 Rose Street
 Tain
 IV19 1EG

The Highgate Group
 eProcessing Centre
 Date Received:

04 DEC 2018



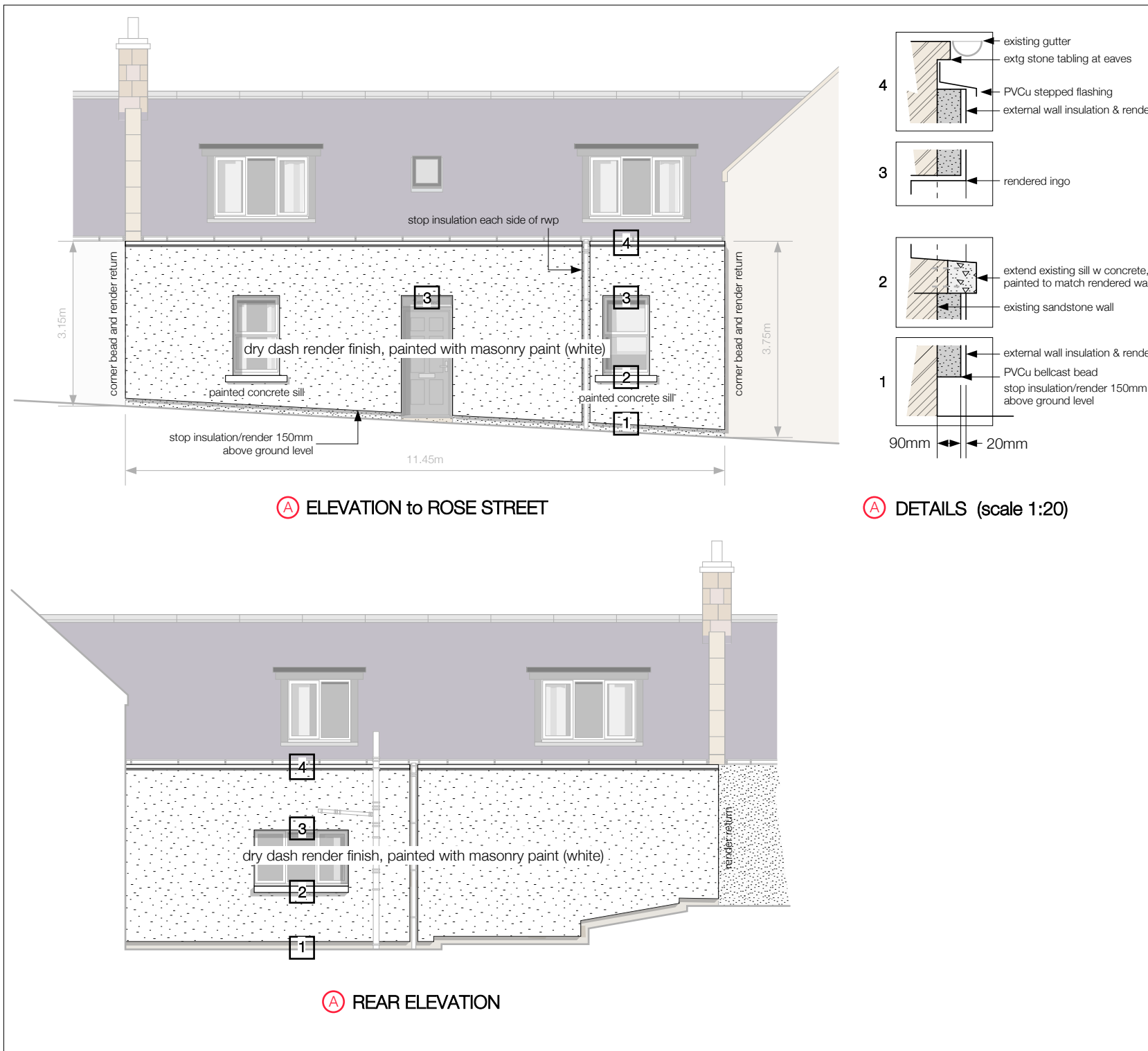
Fit External Wall Insulation at 'Inverewe', Rose Street, Tain

Location Plan

scale 1:1250

drg 1828.03.01

30 November 2018



0 5m

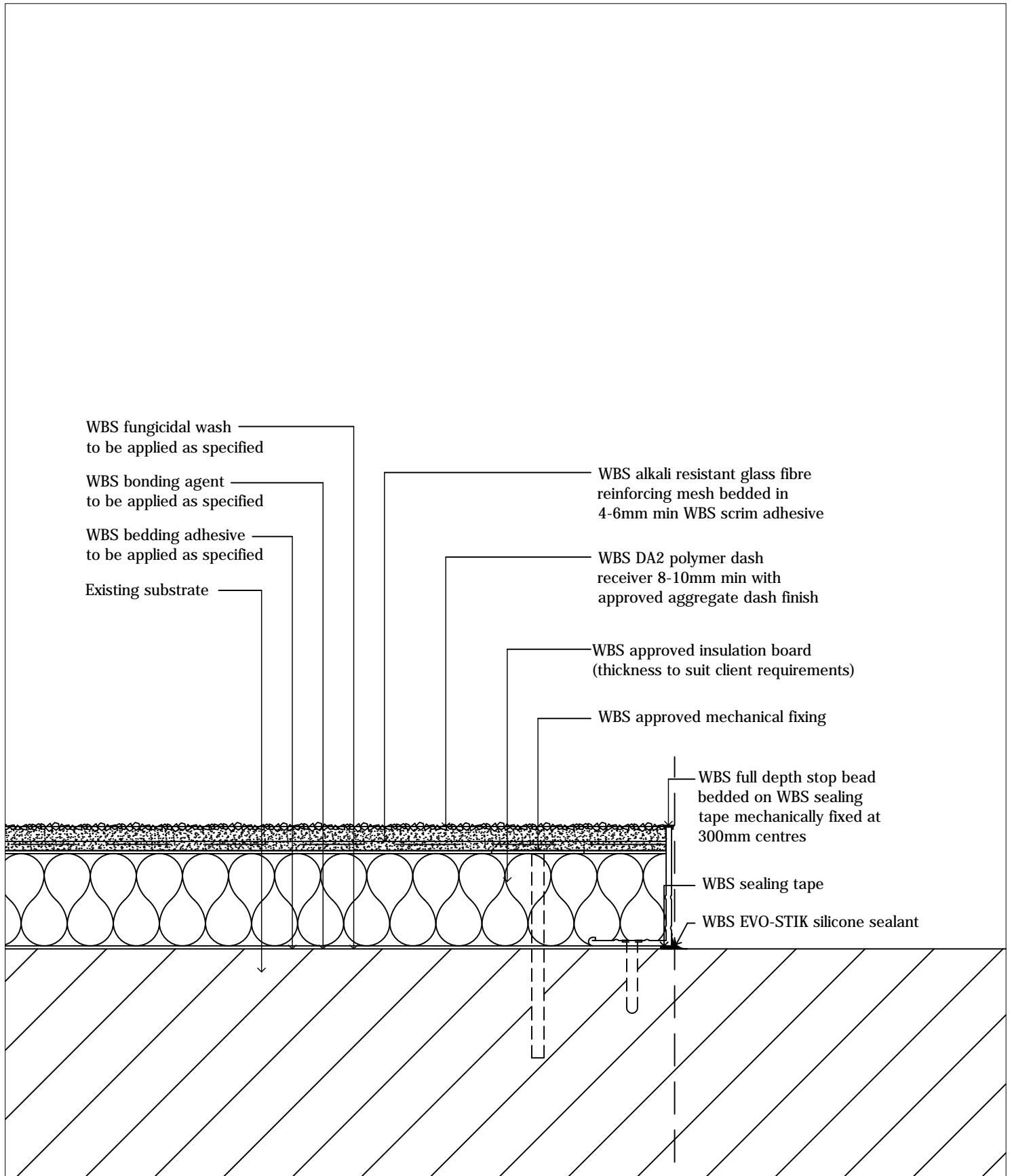
PROPOSED

EXISTING

(A) Proposed Elevations & EWI details added 16.01.19

Fit External Wall Insulation at 'Inverewe', Rose Street, Tain
 Elevations scale 1:100
 drg 1828.03.02.A 30 November 2018

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 mail@iainlivesleyarchitect.co.uk



drawing. **Party wall detail 2 of 2**

date. **October 2018** revision. - drawn by. **CH** scale. **nts**

project ref. **Eon Highlands - Year 6**

drawing no. **PAS2017-EWI-DASH-12B**



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