

Public Document Pack



To: Councillor Dean, Convener; Councillor Corall, Vice Convener; and Councillors Adam, Allan, Boulton, Cormie, Crockett, Jaffrey, MacGregor, Penny and Yuill.

Also (as local members) :- Councillors Malone and Milne (Item 1), and Councillors Farquharson, Greig, Jennifer Stewart and West (Items 2 and 3).

Town House,
ABERDEEN, 16 February 2012

DEVELOPMENT MANAGEMENT SUB COMMITTEE (VISITS)

The Members of the **DEVELOPMENT MANAGEMENT SUB COMMITTEE (VISITS)** are requested to meet on **MONDAY, 27 FEBRUARY 2012 at 9.30 am.**

The transport for the visits will be departing from the Town House, Broad Street entrance at 9.30am prompt.

JANE G. MACEACHRAN
HEAD OF LEGAL AND DEMOCRATIC SERVICES

B U S I N E S S

WHERE THE RECOMMENDATION IS ONE OF REFUSAL

- 1** 4 Hillview Road, Peterculter - Construction of a 1.5 Storey Gable Extension
(Pages 1 - 8)
Reference Number - 111140

WHERE THE RECOMMENDATION IS ONE OF APPROVAL

- 2** 12 Carden Place, Aberdeen - Form additional floor of offices to rear extension, re-cladding of existing extension and installation of railings at front boundary (Pages 9 - 34)
Reference Number – 111480

3 12 Carden Place, Aberdeen - Form additional floor of offices to rear extension, re-cladding of existing extension and installation of railings at front boundary (listed building consent) (Pages 35 - 40)

Reference Number - 111481

Note: (One) The Planning Officials in attendance on the visits can be contacted by mobile phone, the number is :- 07802 323986.

(Two) The transport for the visits will depart the Town House from the Broad Street entrance at 9.30 prompt.

Should you require any further information about this agenda, please contact Martin Allan, tel. (52)3057 or e-mail mallan@aberdeencity.gov.uk

Agenda Item 1

4 HILLVIEW ROAD, PETERCULTER

CONSTRUCTION OF A 1.5 STOREY
GABLE EXTENSION

For: Mr Andrew Findlay

Application Ref. : P111140
Application Date : 08/09/2011
Officer : Gavin Evans
Ward: Lower Deeside (M Boulton/A
Malone/A Milne)

Advert :
Advertised on :
Committee Date : 16 February 2012
Community Council : Comments



RECOMMENDATION: Refuse

DESCRIPTION

The application site is located on the northern side of Hillview Road, adjacent to its junction with Craighton Crescent, and comprises an existing 1 ¾ storey semi-detached dwellinghouse, with associated garden grounds and freestanding single garage. The site is in a position of some prominence, adjacent to the road junction and facing down Craighton Crescent.

The existing dwellinghouse is constructed in pink granite ashlar, with a smooth cement finish to detailing around windows, doors and quoins. The property has a 'hipped' slated roof, with a single upper floor window partially built into the roofline in a '¾ floor' style. An existing pitched felt-roof garage sits to the west of the existing property.

HISTORY

There is no relevant planning history on this site, though it is noted that there are examples of similar extensions further along Hillview Road.

A7/1412 - Consent was granted in August 2007 for the construction of a 1 ¾ storey extension to 12 Hillview Road. This proposal involved the use of natural granite to on the principal/front elevation, with synthetic granite/fyfestone to side and rear elevations. This application was approved under delegated powers.

A8/0059 – Consent was granted (in accordance with officer recommendation) at the 5th June 2008 meeting of the Development Management Sub-committee for the construction of a 1 ¾ storey extension to 20 Hillview Road. This extension was approved initially with rendered walls, though a non-material variation to that consent later permitted the use of natural granite walls and cement dressings.

PROPOSAL

This application proposes the construction of a 1 ¾ storey off the western (side) wall of the existing dwellinghouse. The proposed extension would maintain the line of the existing rear wall, and would be set back around 200mm from the front face of the building. At 4.5m wide, the extension would be constructed to within approximately 1m of the western site boundary. The existing freestanding garage would be removed to make way for the extension.

The extension would be constructed with synthetic granite/fyfestone on its front elevation, pink harled side and rear walls, and a hipped slated roof. The applicant has stated that the roof slates would match those existing, or as close as could be obtained. An upper floor window would be formed to match the existing ¾ style dormer. Windows and doors would be in white upvc, while no mention has been made of window/door surrounds and quoin detailing.

REASON FOR REFERRAL TO SUB-COMMITTEE

This application appears before members due to the representations made by the local Culter Community Council. Under the Council's scheme of delegation, applications subject to objection from the local community council require reference to the Development Management Sub-committee.

CONSULTATIONS

ROADS SECTION – No observations

ENVIRONMENTAL HEALTH – No comments received

COMMUNITY COUNCIL – Culter Community Council wrote to advise of their pleasure at the design of the proposed extension being in keeping with the original building, though noted their concern at the absence of any details on construction and finishing materials at that time. The Community Council advised that they would support the application should it utilise natural granite from duntakings on its frontage, and natural slates on the extended roof. However, it was also stated their possible objection to the proposal, asking that conditions be attached to require the use of such materials.

REPRESENTATIONS

No letters of representation were received in relation to this application.

PLANNING POLICY

Aberdeen Local Plan (2008)

Policy 1: Design

Requires that new development be designed with due consideration for its context and make a positive contribution to its setting. In assessing this, factors such as scale, massing, colour, materials, details, the proportions of building elements and landscaping will be of relevance.

Policy 8: Design & Policy Guidance

Policy 8 states that all development is expected to be designed with regard to any of the City Council's published supplementary guidance which is of relevance to the proposal. In this instance, relevant guidance is contained in the Dwelling Extensions in Aberdeen document.

Policy 40: Residential Areas

Within areas zoned R40 on the proposals map, the predominantly residential character and amenity will be retained. Proposals for residential development within such areas will be considered favourably subject to applications being satisfactory in terms of all other relevant policies contained in the local plan and in terms of siting, design and external appearance of buildings, means of access thereto, landscaping of the site and on the further considerations of amenity, public and community safety, drainage and the need for community facilities.

Proposed Aberdeen Local Development Plan

The Aberdeen Local Development Plan Proposed Plan was published for consultation on 24th September 2010, with comments on the plan invited until 17th January 2011. The examination of the local development plan by the Scottish Government Reporters took place between 20th June and 21 December 2011. The Reporters Examination Report was considered by the Council on 25th January 2012 when it was resolved to proceed towards adoption of the local development plan on 29th February 2012. Accordingly, the Proposed Plan is a

significant material consideration in the assessment and determination of this planning application.

EVALUATION

The proposed development would take place within an area designated as a 'Residential Area' (R40) in the Aberdeen Local Plan (2008). The relevant zoning policy seeks to protect the amenity of existing residents by restricting alternative land uses which are not compatible with residential use and by controlling any development which would result in an adverse impact upon that amenity.

Policy 1 (Design) of the local plan requires that development be designed with due consideration for its context and make a positive contribution to its setting.

This proposal must therefore be assessed on its likely impact on the existing residential amenity of the area and also on whether the design approach taken demonstrates due regard for the site and its context. The supplementary guidance on 'Dwelling Extensions in Aberdeen City' states that extensions to semi-detached properties will normally be restricted to 4m along a common boundary. This is taken to mean a boundary which is also directly adjoined by a neighbouring dwelling.

In its scale, massing and proportions, the extended dwelling would adequately reflect the existing house. The presence of similar extensions in Hillview Road indicates that this approach has been accepted previously by the planning authority. Nevertheless, those examples incorporate appropriate natural granite frontages to complement the original buildings. It is considered that, while synthetic granite may be accepted in some instances, it would not stand up to the direct comparison which would result from an extension which appears to accurately reflect the original building in most other ways. It is felt that the use of these materials in such close proximity would only serve to underline the distinction between the two, resulting in a poor match and a jarring appearance.

Due to the arrangement of the respective dwellings, it is not considered that there would be any adverse impact on daylight or sunlight to adjacent dwellinghouses. The scale, proportions, massing and siting of the proposed extension are accepted. The proposed extension would be constructed in synthetic granite, commonly known as 'Fyfestone' which is a brand name. Such products are designed to resemble natural stone, and are generally formed through mixing a granite aggregate and a cement-based binding. This material has been used extensively across the city, though it has generally considered to be unwise to utilise the product where is likely to be seen in the same context as natural granite. While the product can be a good mimic from distance, it is not considered to be appropriate for use on the same frontage as natural granite. This is highlighted by the extension at 12 Hillview Road, where natural granite was used on the frontage of an extension, but synthetic granite was permitted on the less prominent side and rear elevations. This would be an acceptable proposition in this instance also.

While it is acknowledged that the inappropriate use of fyfestone is one matter among many, the resulting visual impact of this seemingly minor detail would be readily discernible, would detract from the character of the wider area, and would risk setting a precedent for the acceptance of inappropriate and poorly

considered building and finishing materials in the surrounding area, to the detriment of residential amenity.

The Council's supplementary guidance on 'Extensions in Aberdeen City' sets out size restrictions for dwelling extensions along shared boundaries, but does not include any such specific guidance on gable extensions such as that proposed. The proposal does not therefore result in any conflict with the relevant supplementary guidance and by extension complies with policy 8 (Design and Policy Guidance) of the Aberdeen Local Plan (2008).

No material considerations suggest that this application should be determined other than in accordance with the Aberdeen Local Plan (2008). As detailed above, the residential nature of the proposed development would accord with the zoning of the site within a designated residential area, but it is further considered that the adverse visual impact resulting from the proposal would be to the detriment of the wider residential amenity, and therefore the proposal would not accord with policy 40 of the Aberdeen Local Plan. The proposal accords with the size restrictions set out in the relevant supplementary guidance, and is therefore consistent with policy 8 of the local plan.

In using an a synthetic stone on the same principal elevation as natural granite, where the two would be seen in the same context, the proposal fails to comply with the requirements of Policy 1 (Design, which states that all development should be designed with due regard for its context and make a positive contribution to its setting. This proposal is considered likely to result in an adverse impact on the setting of the existing building, and by virtue of inappropriate design, would not demonstrate due regard for its context. It is therefore recommended that this application be refused.

In the event that members resolve to approve this application, it is recommended that conditions be applied in relation to the following matters; submission of samples of proposed blockwork and slate; submission of a scheme demonstrating the detailing of window and door surrounds and quoins.

RECOMMENDATION

Refuse

REASONS FOR RECOMMENDATION

1. The proposed development would, by virtue of its inappropriate use of unsympathetic materials on the principal elevation of a traditional granite property, represent a failure to demonstrate due regard for its context, and is therefore considered to be contrary to policy 1 (design) of the Aberdeen Local Plan (2008).

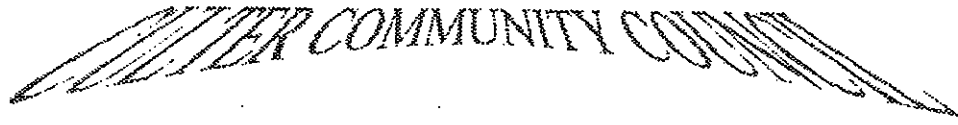
2. The visual impact of the proposed extension, which is exacerbated by its prominent location and the presence of better considered and more sympathetic extensions of a similar type in the immediate area, is considered likely to result in an adverse impact on the character of the surrounding residential area, contrary to policy 40 of the Aberdeen Local Plan (2008).

3. The approval of this extension would risk setting an unwelcome precedent for similar proposals involving poorly chosen materials, potentially resulting in a cumulative erosion of the character of the townscape in the surrounding area.

Dr Margaret Bochel

Head of Planning and Sustainable Development.

CULTER COMMUNITY COUNCIL



St Quentin
18 Hillside Road
Peterculter
Aberdeen AB14 0TX

P11/1140

18 October 2011

Mr Gavin Evans
Planning Officer, (Enterprise, Planning & Infrastructure)
Aberdeen City Council
Business Hub 4
Marischal College
Broad Street
Aberdeen AB10 1AB

Dear Mr Evans,

**Planning Application P11/1140: 4 Hillview Road, Peterculter:
construction of 1.5 storey gable and extension.**

The members of Culter Community Council (CCC) discussed this application (P11/1140) at their last meeting and asked me to write to you with the following comments, concerns, and possible objections:

- The members were pleased to see the designs for this proposed extension were very sympathetic to the original building.
- They were concerned however that there was no indication of which materials were to be used.
- If (as has happened in extensions to several other houses in this same street) the granite from the gable end will be used in the extended frontage to allow it to blend in seamlessly and also that slates will be used on the extension roof, then the members will happily support this application.
- If, however, this is not the case, the members of CCC ask that this is required through conditions attached if necessary.

Yours sincerely,

Lavina C Massie (Planning Liaison)
Culter Community Council

cc: Cllr Marie Boulton
Cllr Aileen Malone
Cllr Alan Milne

LCM

18th Oct 2011

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Agenda Item 2

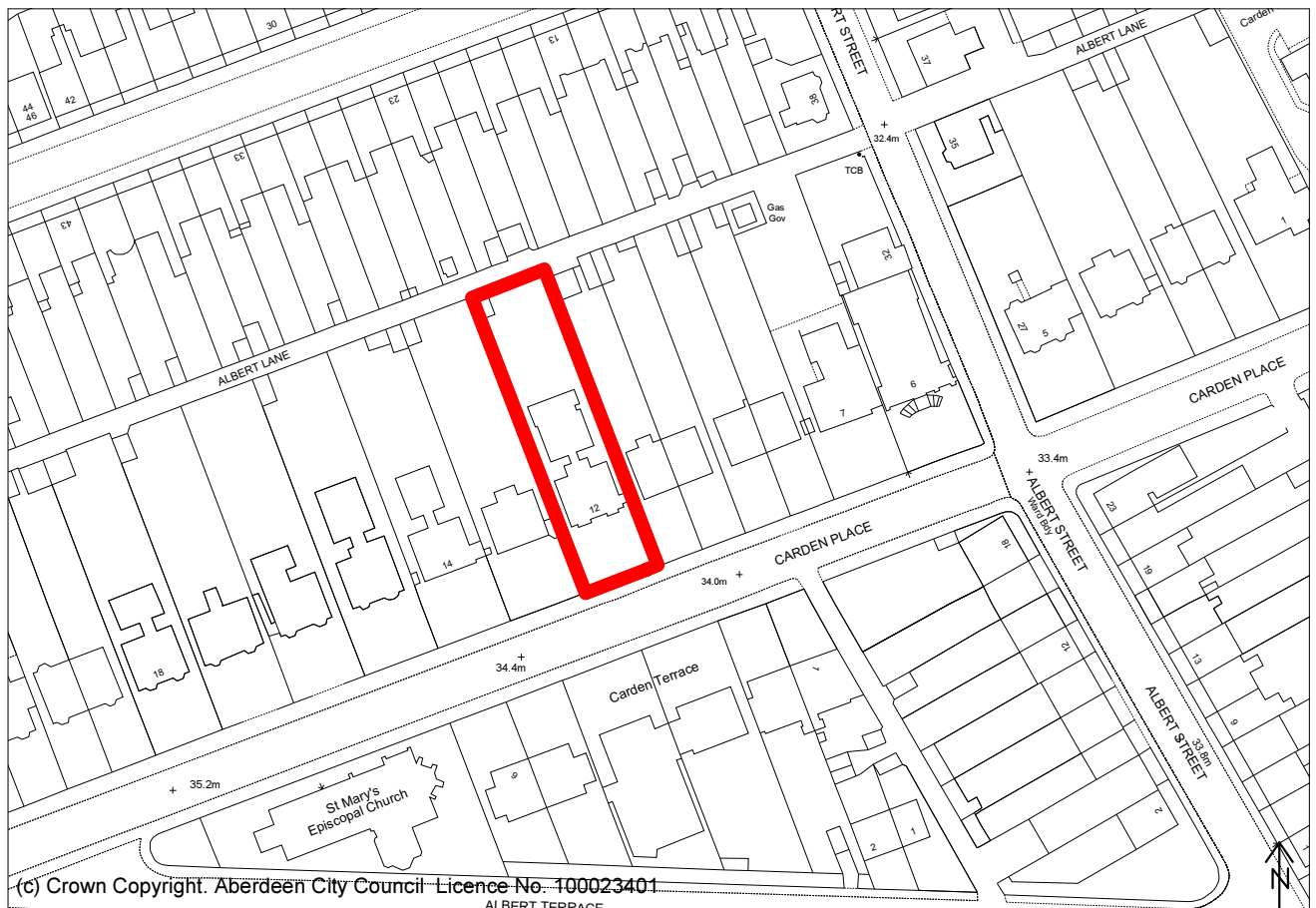
12 CARDEN PLACE, ABERDEEN

FORM ADDITIONAL FLOOR OF OFFICES
TO REAR EXTENSION, RE-CLADDING OF
EXISTING EXTENSION AND
INSTALLATION OF RAILINGS AT FRONT
BOUNDARY

For: James Hay Pension Trustees Ltd

Application Ref. : P111480
Application Date : 03/10/2011
Officer : Matthew Easton
Ward: Hazlehead/Ashley/Queen's Cross(J
Farquharson/M Greig/J Stewart/J West)

Advert :
Advertised on :
Committee Date : 16 February 2012
Community Council : Comments



RECOMMENDATION: Approve subject to conditions

DESCRIPTION

The application site is a Victorian mid 19th century two storey and basement detached villa, situated on the north side of Carden Place.

The original part of the building is constructed in course rough faced granite, with a 3-bay symmetrical appearance to the Carden Place elevation. To the rear is a two storey extension which was constructed in two phases during the 1970's and 1980's.

The building has an overall gross floor space of 760m² and is currently occupied by a firm of accountants (Meston Reid and Co.).

The building is category C(S) listed (December 2000) and is within Conservation Area 4 (Albyn Place / Rubislaw).

The trees at the front of the property are included within Tree Preservation Order 15 and the trees at the rear of the site are protected by virtue of being within a conservation area.

There are 10 parking spaces at the front of the property accessed from Carden Place and 18 spaces to the rear of the property which are accessed from Albert Lane. The site is within Parking Zone L, which requires drivers to purchase a parking ticket or be in possession of parking permit in order to park between 0800 and 1800, Monday to Saturday. There are also parking restrictions on Albert Lane and Carden Place.

To the east and west of the site are mid 19th century 1½ storey buildings. No. 13 is an office premises with a modern extension to the rear and No. 11 is in residential use.

HISTORY

Permission (111662) was granted for tree works at the site in November 2011.

PROPOSAL

Planning permission is sought for the creation of an additional floor above the existing two storey extension at the rear of the property. The mansard style roof of the extension would be removed and a steel framework would be constructed around the existing walls in order to support the additional floor which would sit above the existing floors.

The extension would have a contemporary appearance, with the first floor being 15.5m in length and 12m in wide. The second floor would be set back 0.5m from the first floor on the north, east and west elevations and be 14.9m in length and 11m wide. The extension would have a flat roof and be between 9m and 9.5m in height depending on which side of the structure measurements are taken.

The first floor would be re-clad using muted green and grey cladding panels with grey framed aluminium windows on all elevations. The second floor would be largely glazed with aluminium grey frames and glazing with a slightly green tint. The aluminium corner panels and a brise soleil shading louvres would be a lighter grey. The existing grey blockwork on the ground floor of the extension would be retained.

Overall an additional 187m² of floor space would be created, 140m² on the new second floor and 32.6m² on the existing first floor. The remainder would be for the link between the second floor and a new disabled toilet on the lower ground floor.

At the front of the property on Carden Place cast iron railings would be installed on the low granite boundary wall, either side of the car park entrance. The railings would be painted black and have the same appearance as those found a short distance away at 14 Carden Place.

A separate listed building consent application (111481) has also been submitted.

REASON FOR REFERRAL TO SUB-COMMITTEE

The application has been referred to the Sub-Committee because Queen's Cross & Harlaw Community Council have objected to the application.

CONSULTATIONS

ROADS SECTION – No objection to the application, a maximum of 1 space per 30m² should be provided for office development. No additional parking has been provided however the proposed development would not have a significant effect on parking in the area. The site is has good access to public transportation and located within a controlled parking zone which would prevent indiscriminate parking on nearby streets.

ENVIRONMENTAL HEALTH – No observations.

COMMUNITY COUNCIL – Supports resident's objections to the application. In summary the Community Council consider the glazed upper storey and cladding panels for the middle storey would not sit comfortably with the traditional architecture of the area, the ground floor would be visible from outside the site, the design features incorporated into the extension in order to reduce its visual impact do not work, the extension would affect the amenity and privacy of the occupants at 11 Carden Place and the proposal does not complement or preserve the character of the listed building.

REPRESENTATIONS

Sixteen representations from fourteen addresses have been received from residents in the surrounding area, the majority of which live on Osborne Place. In summary the following matters are raised –

- The proposal represents overdevelopment of the site, and is inappropriate in its context, scale and its proposed materials which would affect the conservation area.
- The proposed extension would obscure the north elevation, affecting the appearance of the listed building.
- The proposal would affect house prices on Osborne Place.
- The proposal would impact upon the privacy of residents on Osborne Place.
- There would be road and pedestrian safety implications due to an increase in traffic in Albert Lane which has no pavement.
- No additional parking has been provided which would lead to parking problems in the surrounding area.
- Neighbour notification was not received.
- There would be increased noise pollution through and increase in traffic.
- There would be increased damage to property on Albert Lane by vehicle trying to pass.
- The proposal would set a precedent for similar proposals.
- There would be an increase in light pollution.

PLANNING POLICY

Aberdeen Local Plan (2008)

Policy 1 (Design) – To ensure high standards of design, new development must be designed in due consideration for its context and make a positive contribution to its setting. Factors such as scale, massing, colour, materials, details the proportions of building elements and landscaping will be considered in assessing this.

Policy 70 (West End Office Policy Area) – In this area applications for change of use for office purposes will be given favourable consideration. Where there is scope to provide access to businesses/properties from rear lanes this will only be considered acceptable, if satisfactory traffic management measures are in place along the rear lane.

The Aberdeen Local Development Plan

Proposed Plan was published for consultation on 24th September 2010, with comments on the plan invited until 17th January 2011. The examination of the local development plan by the Scottish Government Reporters took place between 20th June and 21 December 2011. The Reporters Examination Report was considered by the Council on 25th January 2012 when it was resolved to proceed towards adoption of the local development plan on 29th February 2012. Accordingly, the Proposed Plan is a significant material consideration in the assessment and determination of this planning application.

Policy T2 (Managing the Transport Impact of Development) – New developments will need to demonstrate that sufficient measures have been taken to minimise traffic generated. Maximum car parking standards are set out in Supplementary Guidance on Transport and Accessibility and detail the standard that different types of development should provide.

Policy D1 (Architecture and Place Making) – Re-iterates Policy 1 of the Aberdeen Local Plan (2008).

Policy D5 (Built Heritage) – Proposals affecting conservation areas or listed buildings will only be permitted if they comply with Scottish Planning Policy (SPP).

Policy BI3 (West End Office Area) – Re-iterates Policy 70 of the Aberdeen Local Plan (2008).

National Policy

Scottish Planning Policy (2008) / Scottish Historic Environment Policy (2011)

Listed Buildings – Planning authorities are required when determining applications for planning permission or listed building consent, to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses. Change to a listed building should be managed to protect its special interest while enabling it to remain in active use. The layout, design, material, scale, siting and use of any development which would affect a listed building or its setting should be appropriate to the character and appearance of the building and setting.

Conservation Areas – A proposed development that would have neutral effect on the character or appearance of a conservation area (i.e does not harm) should be treated as one which preserve that character or appearance. The design, materials, scale and siting of new development within a conservation area, and development outwith the conservation area that will impact upon its appearance, character or setting, should be appropriate to the character and setting of the conservation area. Planning permission should normally be refused for development, including demolition, within a conservation area that fails to preserve or enhance that character or appearance of the area.

Extensions – Most historic buildings can be extended sensitively. Extensions must protect the character and appearance of the building, should be subordinate in scale and form, should be located on a secondary elevation, must be designed in a high-quality manner using appropriate materials.

EVALUATION

The site is located within the west end office area where offices and business uses are generally supported. Although not explicitly mentioned in the policy, it can reasonably be concluded that extension to existing offices uses would also be acceptable. Therefore the matters to be assessed are the size, scale and design of the extension and any impact it may have on the surrounding area.

Impact in Relation to the Listed Building and Conservation Area

The rear of properties on Carden Place which face onto Albert Lane, between Albert Street and Prince Arthur Street are characterised by extensive areas of car parking and extensions which are generally unremarkable. The stretch between Prince Arthur Street and Blenheim Place does however have larger more contemporary extensions to the rear, which introduce modern materials such as composite cladding and timber panels to the area.

The principal elevations of buildings facing onto Carden Place are often intricately detailed, remain largely unaltered and contribute significantly to the streetscape and the character of the conservation area. In contrast the rear elevations are relatively simple and lack the architectural detailing which the front elevations possess, allowing interventions to these elevations to take place without a significant impact upon the character of the building or its special features.

In this instance the architect has chosen to design the extension as an assertive contrast to the existing building. The extension makes a bold contemporary statement, but at the same time respects the status of the original building. It would be set back from the main façade at the rear of the building by 3.5m, creating a visible separation between the old and the new. It should also be noted that the rear elevation is already largely obscured by the existing extension. The new extension would be around 3m higher than the existing and when finished be 3.5m lower than the top of the original building (excluding chimney stack). This would allow the original building to remain as the main built feature on the site.

Historic Scotland's guidance note on extensions describes how it is often preferable to take a modern approach to design when intervening in historic buildings, rather than attempt an unconvincing imitation of a traditional building style. In this instance it is considered that the proposal would preserve the character and integrity of the listed building and improve its setting by removing an extension with little architectural merit and replacing it with a more interesting example of contemporary architecture.

In relation to the conservation area, there is a mix of extensions along Albert Lane, with a substantially less formal appearance than Carden Place. Modern extensions completed in the last five years can be found between Prince Arthur Street and Blenheim Place, however in the stretch in question, most extensions are relatively modest and nondescript,

The proposed extension in terms of its footprint would be no larger than the existing extension and would project from the rear of the property largely in line with those already present along this side of Albert Lane. Owing to the drop in level between the front of properties on Carden Place and their rear, it is possible to create a substantial extension which is lower in height than the original building, ensuring that the structure reads as an extension to the building. In these respects it is considered that the proposal would respect the dominant built form along Albert Lane.

Whilst the massing of the extension does give it a more bulky appearance than the existing extension, this has been broken up into distinct parts by the different finishing treatment for each of the floors. The second floor would also be set back slightly, in an attempt to reduce its mass. Whilst it is arguable whether this feature would achieve its aim, it is considered that it would not result in an unsatisfactory appearance. The extension would largely be viewed from a distance, most prominently from Albert Street when looking west at a distance of approximately 80m away. Whilst travelling along Albert Lane from the east, when glimpses are available between boundary walls and out-buildings, the extension would appear against the backdrop of Carden Church which dominates the surrounding area. Furthermore, the area between the back of Carden Place and the properties on Albert Place is approximately 80m wide, which allows an extension of this size to sit comfortably in the space without having undue prominence in the townscape.

On balance, when the surrounding context is taken into account it is considered that a contemporary extension which clearly distinguishes itself from the historical buildings beside it can be accommodated on the site whilst preserving the character and visual amenity of the conservation area. This would accord with Scottish Planning Policy and local plan policy on design.

The applicant also proposes to reinstate cast iron railing along the Carden Place boundary which is welcomed. The specific design of the railings would match the railings at 14 Carden Place. This addition would enhance the character of the conservation area.

Neighbourhood Amenity

The overwhelming majority of objections are from residents on Osborne Place, whose rear gardens back onto Albert Lane, with issues such as privacy, noise and light pollution being raised.

This distance between the closest part of the proposed extension and the rear of the buildings on Osborne Place is generally around 62m. The distance to the rear boundary walls of their gardens would be 32m. Although there are no specific regulations with regards to window to window distance, the planning authority

generally take between 18-20m as being an acceptable distance between windows. Therefore in terms of privacy it is considered that there would be no adverse impact upon privacy for residents on Osborne Place. Furthermore the properties which are directly on front of the application site would both have garages facing onto Albert Lane, with trees beyond, which obscure views into these gardens, which in any case would be insignificant. It should also be noted that although higher, the extension would be coming no further closer to the lane than the previous extension.

The neighbouring property at 11 Carden Place is in residential use and at present the garden of this property is overlooked by several windows within the extension. The architect has made efforts to reduce the number of windows on the east elevation in order to minimise any overlooking and several of the windows on the top floor will be fitted with obscure glazing. The extension would be 3m back from the boundary wall and given the context this is considered to be an acceptable distance in terms of daylight. No objection has been received from the occupier of this property.

Similarly, there would be no impact on properties due to lights within the building due to distances involved and the nature of light coming from within a building being diffuse rather than being projected directly into neighbouring properties.

In terms of noise pollution, there is no indication that any further noise would be generated by the presence of the extension, either from the building itself or from traffic associated with the development (see below).

Parking / Traffic

The City Council's parking standards require 25 spaces to be provided for the overall site once the proposal is completed; 1 space per 30m². The site already accommodates 28 parking spaces and therefore the standard has been exceeded and should provide sufficient parking for the development. However, there is evidence of double parking taking place within the rear car park of the site, which indicates that at times parking demand and the premises may exceed the number of allocated spaces at the site.

The site is within a controlled parking zone and there are parking restrictions in force on Albert Lane (Mon – Fri, 0800-1800) and Carden Place (Mon – Sat, 0800-1800) which discourages indiscriminate parking should the car parks be full. Any contravention of these regulations would be for the City Wardens to enforce.

Although the comments from the Roads Service indicate that the applicant should provide five parking spaces for the additional floor space, these five spaces already exist as described above and no further spaces are required.

Given that there would be no increase in the amount of parking spaces at the property and there is limited spaces for further vehicles to double parking if they so wished, it is difficult to see how the development would generate substantial levels of traffic in Albert Lane as suggested by many of the objectors.

The applicant has advised that there are around 44 staff operating from the building, however many of these work outside of the office the majority of the time. It is possible that in the future that a new occupant of the premises would have more staff but it is considered that as the new floor space would be relatively small in comparison to the overall building, that any increase in staff numbers which may occur in the future as a result of this, would be within tolerable levels. Furthermore the site is easily accessible by sustainable transport means such a bus, walking and cycling which provides a range of options for those working or visiting the premises.

In these circumstances it is considered that there would be no adverse impact from the proposal in terms of parking demand, traffic generation, safety or traffic noise and that it would be unreasonable to refuse the application on any of these grounds.

Other Matters

- The neighbour on Osborne Place, who noted that they had not been alerted to the development as part of the neighbour notification process, is located outwith the 20m buffer zone around the application site within which neighbours are notified, so did not receive notification. This distance is specified in national legislation and the correct neighbour notification procedure was carried out by the planning authority.
- Each planning application is assessed on its own merits so it is not considered that the application would set a precedent. What is acceptable at one site may not be acceptable at another.
- Any impact which a development may have on house prices is not a material planning consideration.

RECOMMENDATION

Approve subject to conditions

REASONS FOR RECOMMENDATION

The principle of an office extension at this site is supported by the West End Office Area Policy.

It is considered that a contemporary extension which clearly distinguishes itself from the historical buildings beside it can be accommodated on the site whilst preserving the character and visual amenity of the conservation area. The setting of the listed building would be preserved as the extension would be subservient in position and size in relation to the original building and it's important features would remain intact. The reinstatement of railing on Carden Place would enhance the character of the conservation area.

There would be no adverse impact upon the surrounding area either due to issues of amenity such as privacy, noise, and daylight or road safety.

it is recommended that approval is granted with the following condition(s):

(1) that no development shall take place unless a scheme detailing all external finishing materials (including samples) to the roof and walls of the extension hereby approved has been submitted to and approved in writing by the planning authority and thereafter the development shall be carried out in accordance with the details so agreed - in the interests of visual amenity and character of the conservation area.

(2) that the extension hereby approved shall not be occupied unless a scheme detailing cycle storage provision has been submitted to and approved in writing by the planning authority, and thereafter implemented in full accordance with said scheme - in the interests of encouraging more sustainable modes of travel.

(3) that the extension hereby approved shall not be occupied unless the cast iron railings on the Carden Place elevation hereby granted planning permission have been installed in accordance with drawing No. 1318.PD.005 of the plans hereby approved or such other drawing as may subsequently be submitted and approved in writing by the planning authority - in order to enhance the character of the conservation area.

(4) that the windows as indicated on the east facing elevation of the extension hereby approved shall not be fitted otherwise than with obscure glass unless the planning authority has given prior written approval for a variation - in the interests of protecting the privacy of adjoining residential properties.

(5) that, except as the Planning Authority may otherwise agree in writing, no construction or demolition work shall take place:

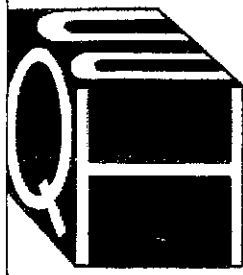
- (a) outwith the hours of 7.00 am to 7.00 pm Mondays to Fridays;
- (b) outwith the hours of 9.00 am to 4.00 pm Saturdays; or
- (c) at any time on Sundays,

except (on all days) for works inaudible outwith the application site boundary. [For the avoidance of doubt, this would generally allow internal finishing work, but not the use of machinery] - in the interests of residential amenity.

Dr Margaret Bochel

Head of Planning and Sustainable Development.

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QUEEN'S CROSS HARLAW COMMUNITY COUNCIL

Founded April 1987

Andrew H.R. Goldie,
276 Union Grove,
Aberdeen AB10 6TQ
25th November 2011

Mr. Garfield Prentice,
Planning and Infrastructure,
Aberdeen City Council,
St. Nicholas House,
Broad Street,
Aberdeen.

Application 111480/111481 – Additional Floor to Rear Extension of 12 Carden Place

Dear Mr. Prentice,

Further to our recent telephone conversation, and following concern expressed by local residents, I am writing on behalf of Queen's Cross & Harlaw Community Council to lodge an objection to the above proposed development. Following internal discussion the Community Council is now resolved to support local residents in their objections. The Community Council also understands that the application will now be referred to the Development Management Sub-Committee for determination.

The proposal is to add an additional floor to the rear extension with the new 3rd storey fully integrated into the structure of the original Victorian building. This is to be achieved by adding a steel-frame jacket to the existing 2-storey structure, and building the 3rd storey above, finished to give the appearance of a 'continuous glazed wall' topped with aluminium 'shading louvres'. The 2nd-storey will be clad in coloured panels in an attempt to 'largely conceal the new steel structure'. It is not proposed to attempt to conceal the steel structure on the ground floor on the grounds that it 'is not seen from outwith the site due to the high boundary walls'.

It is recognised that successful businesses have a need to expand, and that business expansion will often require additional office space. It is also accepted that occasionally, as an exception to the rule, modern materials and design can be successfully integrated with older architectural styles without damaging architectural heritage. However, this particular design proposal is problematic in several ways.

Neither the glazed upper storey (complete with 'shading louvres'), nor the coloured cladding panels proposed for the middle storey, appear to sit comfortably with the traditional architecture of the area. Indeed, the fact that the coloured cladding will be applied to the second storey only, would appear to result in an eccentric 'spare tyre' effect for the rear of the property.

The notion that the ground floor (with the new external steel beams) will not be visible from the outside due to the high boundary walls is simply misleading. In common with every other commercial property in the area, the gates to the rear parking area will be left open (at least during office hours), and the ground floor will therefore be visible to public view. When a site visit was undertaken, this proved to be the case.

It is clear from comments in the supporting Design Statement that design features have been chosen in an attempt to offset the increase in both scale and mass that the additional storey would bring to the existing building. Unfortunately however, this attempt at disguise has not worked with the designs as submitted.

The neighbouring building at number 11 Carden Place is a private, residential property. It is clear however, that the addition of a 3rd storey to the extension at number 12 will dramatically overshadow, and intrusively overlook, the garden and rear windows of number 11; and this will have a severe impact on both amenity and privacy for present and future occupants of that building.

Lastly, number 12 Carden Place enjoys listed building status. This planning application neither complements nor preserves the architectural qualities that such status is meant to protect.

The above summary is a fair reflection of the views of Queen's Cross & Harlaw Community Council, and we trust that you will give these views due weight in the determination of this application. We are of the firm belief that this planning application should be rejected due to the considerations outlined above.

Should you require clarification on any of the above points, please do not hesitate to contact me.

Yours sincerely,

Andrew Goldie

Planning Convenor, Queen's Cross & Harlaw Community Council

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 04/11/2011 19:26
Subject: Planning Comment for 111480

Comment for Planning Application 111480

Name : Mrs. S.J. Franchi
Address : 9, Osborne Place,
Aberdeen
AB25 2BX

Telephone:

Email

type :

Comment : I object to these plans on the grounds of privacy to my home, road safety in terms of increased traffic in Albert Lane and adding to the problems of parking in this area. I would also remind the planning authority that my former neighbours at 11, Osborne Place, applied a few years ago, to extend their single garage to a double garage. This would have involved removing some 18 inches of our adjoining wall. The Council refused their application, on the grounds that it would spoil the character of Albert Lane. That would have been nothing in comparison to building a third floor of offices to the rear of the existing extension at 12 Carden Place. I would urge you to reject this application. This is a special area. Keep it that way. Please also advise me why I did not receive notification of this application. I receive, often, planning applications for velux windows/back doors for properties on the other side of the street, where the impact on Osborne Place itself would be non-existent.

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 03/11/2011 18:04
Subject: Planning Comment for 111480

Comment for Planning Application 111480
Name : Alex Grimmond
Address : 11 Osborne Place
AB25 2BX

Telephone:

Email:

type:

Comment : I object on the assumption the planned extension will result in an increase in the number of personnel using the building whereas no provision would appear to have been made for additional car parking facilities thus putting pressure on the limited car parking space available in the surrounding streets. Albert Lane, as it is, was not designed for the volume of traffic currently using it and any increase is from both an environmental and safety aspect not acceptable. Lastly our privacy is also compromised by this proposed extension.

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 08/11/2011 20:53
Subject: Planning Comment for 111481

Comment for Planning Application 111481

Name : Jackie Maver
Address : 14 Osborne Place
ABERDEEN
AB25 2DA

Telephone :

Email :

type :

Comment : I object to this application as I feel that the "extra floor" of this development would have a hugely detrimental effect on the area, both visually and affecting the value of neighbouring adjacent houses and houses which back on directly opposite (Osborne Place). I also object to the impact it would have on the neighbours in respect to the loss of privacy in their rear gardens.

.....

19 Osborne Place,
Aberdeen,
AB25 2BX

November 3, 2011

Enterprise, Planning and Infrastructure
Aberdeen City Council
Business Hub 4
Marischal College
Broad Street
Aberdeen
AB10 1AB

Application References 111480 & 111481 – 12 Carden Place, Aberdeen

Dear Sir/ Madam:

Frankly I am horrified by this application. The proposed development will be a major intrusion into the privacy of residents in Osborne Place - the closer proximity to Albert Lane will allow office windows to virtually overlook the rear gardens while the increased height will give a clear line of sight into the accommodation. This is a monstrosity and as far as I can see no other extension in the lane is built to this proposed height nor is as far back.

This also appears to me to be an act of architectural/Town Planning vandalism. Currently there is a fine balance between the modern extensions along Albert Lane behind the fine old buildings on Carden Place which is something to be proud of. At no 12 itself, there is a fine rear top facade of the old building set alongside the current, lower, more modern extension and a mature old tree. That balance works - there is a wonderful view from the Osborne Place houses towards the old church building on the corner of Albert St and down the rear facades to the level of the Episcopal church and beyond and is much appreciated by the residents in Osborne Place.

Surely, when the original permissions were granted with this balance in mind, these were not seen as some kind of Trojan Horse to allow further willy-nilly commercial development at the expense of local residents' privacy and to the detriment of the reputation of local planners?

Clearly, should the proposal go ahead there would be increased traffic and pollution in Albert Lane resulting in increased noise and fumes etc. Albert Lane was never intended as a major thoroughfare and there are clear safety issues for local youngsters who walk or play in the area with increased development. There is also evidence that commercial traffic has already caused erosion of the surface of the lane with vibration having an effect on the finishes to garages and pointing in walls of the south side of Osborne Place properties. Again, any further development will only exacerbate these problems.

Residents on the south side have paid a premium for the properties and any development will most likely have a negative effect on our property values. There is a peaceful serenity in this street and its' south-facing gardens that will not survive this sort of intrusion.

We hereby object on planning grounds to the proposed development as follows:

.....

November 3, 2011

Page 2

- 1) The height of the development will markedly compromise privacy of residents in Osborne Place.
- 2) The proposal represents over-development of a site in a sensitive residential area.
- 3) Increased damage to private property on Albert Lane
- 4) Increased noise pollution
- 5) Impact on demand for public parking in immediate surrounding area.
- 6) Impact on road safety in Albert Lane
- 7) The impressive upper rear façade of 12 Carden Place will be irretrievably lost should this new construction proceed.
- 8) This development would ruin the delicate balance between private housing in Osborne Place and the minor commercial development behind Carden Place. It would set a devastatingly bad precedent.

Sincerely,

Norman Price

Lorraine Price

City Development Services Landscape Architecture
Application Number 111-481
RECEIVED 02 NOV 2011
De: (North) [Signature]
Case Number: [Signature]
Date Approved: 02/11/11

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 30/10/2011 10:52
Subject: Planning Comment for 111480

Comment for Planning Application 111480
Name : Moira and David Gordon
Address : 21 Osborne Place
Aberdeen
AB25 2BX

Telephone: _____
Email: _____
type : _____
Comment : 21 Osborne Place
Aberdeen
AB25 2BX

30 October 2011

Dear Sirs

Re: Application Number 111480

We write with reference to the planning application recently submitted by James Hay Pension Trustees Limited, the landlord of the 12 Carden Place.

Having read the material available on the Aberdeen City Planning website, we wish to lodge an objection on the grounds, as below and ask that you take them into account as you examine the application.

• The development will impact road safety on Albert Lane
• Impact on public parking available in the immediate surrounding area
• Increased Noise Pollution
• Increased damage to private property on Albert Lane
• Compromise privacy
• Represents over development of a site in a sensitive Conservation area
• The proposal will set a precedent for extensions of the proposed height/finish etc.
• Increasing staff capacity at any of the offices will only add to problems as detailed above now and in the future

Road Safety on Albert Lane

We refer to the Design statement in which the applicant states that ‘additional floor space will be occupied by existing staff’. This is materially misleading. An additional 143.00 sq m (gross external area) of floor space certainly allows for increased staff capacity. There is no certainty that personnel will remain at just 44, indefinitely hence the development will undoubtedly impact traffic volume either now or in the future. There is nothing to say that the current tenant, hence the proposed staffing levels, will remain in the property indefinitely.

Albert Lane does not benefit from paved areas for pedestrians despite all residential homes on the south side of Osborne Place having direct access to the Lane. Encouraging increased traffic, will impact on pedestrian safety.

Albert Lane is not a thoroughfare that lends itself to a high level of traffic. There are already access issues. This can be demonstrated by the inability of traffic to travel in both directions without ease and repeated damage caused by vehicles to private property belonging to residents on Osborne Place.

Public parking

Public parking in the immediate area is already heavily utilised during the course of the week by employees/visitors of the West End office area. It is clear that increased capacity can easily transfer into increase employees/visitors and vehicular use

The applicant proposes to address parking by introducing ‘a sustainable travel policy’. This statement is vague, and unsubstantiated. It also does not address the clear problem of increased traffic turnover now and in the future, should the applicant be allowed to develop 143 sq m of extra floor space.

The current development does not have sufficient parking for the staff currently working in the building. This is evident on a daily basis where cars are double parked.

Noise Pollution

Increased vehicular traffic turnover, will increase noise.

Privacy

As owners of 21 Osborne Place, we will be directly overlooked by the development. Our first floor bedroom windows will face the development and our garden will be fully exposed, reducing our privacy and hence enjoyment of the space. This was a key consideration in buying the property in this location, a conservation area.

Currently, no extension in the immediate surroundings has an extension at the proposed roof height, set as far back, within what is traditionally garden/car parking space.

Light Pollution

During the evening/night, a low level of light is currently emitted from the existing rear window. Given the extra glazing, excess light at night will cause a disturbance as our property sits directly opposite.

Unsympathetic Design

The subject property is in a Conservation Area 4 (Albyn Place/Rubislaw). The proposed extension is not in keeping with the vernacular. The proposed aesthetics, finishes (cladding etc.) and proportions do not mirror those in the surrounds. The property will be intrusive and detract markedly from the scenic and amenity value of the immediate area.

Although the subject property is under commercial use and stands within the area zoned for commercial office use in the Local Development Plan, it only just sits within that boundary. The immediate area to the north of Albert Lane is residential.

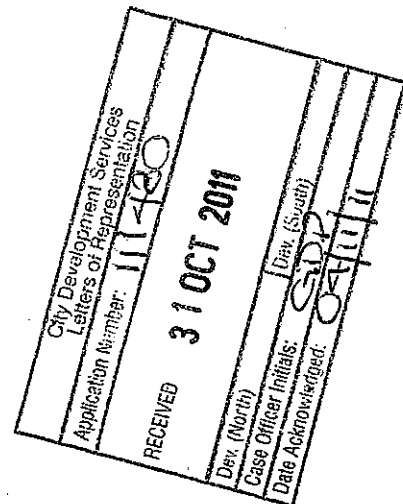
Precedent

Until now, there has been no precedent on the east of Albert Lane that would support an extension of these proportions and design. Should this application be recommended for approval, other commercial properties will have a precedent to overdevelop sites thereby further increasing traffic levels and other issues highlighted within this letter.

We appreciate that, when taking planning decisions, many factors must be taken into consideration. However, in this instance, we do not believe that, although the property stands within what is designated for commercial use in the Local Plan, enough consideration has been made to the impact on the residential area immediately north. The property has already got an extension and although we would not have objected to that being rebuilt in similar proportions, we feel that the proposal puts the commercial interests ahead of residential amenity and safety now and in the future.

Yours faithfully

Moira and David Gordon



PI - Reference Planning Application 111480, 12 Carden Place Office Extension

From: [REDACTED]
To: <pi@aberdeencity.gov.uk>
Date: 31/10/2011 20:23
Subject: Reference Planning Application 111480, 12 Carden Place Office Extension

Dear Sir / Madam,

I have reviewed the plans associated with the above referenced planning application and wish to express my objection to this application.

As a resident at no 27 Osborne place, with young children I am particularly concerned about the increased road safety risk associated with yet more cars accessing Albert Lane which we use on a daily basis for home access. This residential lane is no way suitable for further commercial development.

Please confirm receipt of this planning objection.

Kind Regards

JR Finlayson
27 Osborne Place
Aberdeen
AB25 2BX

29 Osborne Place
Aberdeen
AB25 2BX

27 October 2011

Enterprise, Planning and Infrastructure
Aberdeen City Council
Business Hub 4
Marshal College
Broad Street
Aberdeen
AB10 1AB

Dear Sirs

Application No 111480 -12 Carden Place, Aberdeen, AB10 1UR

I wish to object to the above application in it's present format.
From the plans that I have accessed it would appear to :-

- Be inappropriate in context, scale and keeping with the other buildings in Albert Lane
- Compromise the road safety of both pedestrians and vehicles on an already busy small lane (Albert Lane)
- Invade the privacy of many of the houses on Osborne Place whose bedrooms face the development
- Further exacerbate the problems with parking around Carden Place and Osborne Place as office workers park in residential areas.

I hope that the council can reconsider this application to take account of these features, and how it will affect the local residents and businesses.

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 25/10/2011 21:35
Subject: Planning Comment for 111480

Comment for Planning Application 111480
Name : Leon Collins
Address : 33 Osborne Place
Aberdeen
AB25 2BX

Telephone :

Emai:

type :

Comment : Although I am more than happy to see people invest money into property improvements, including offices. I do not believe that it is nessasary to start building three storey high office extentions that will overlook the private gardens of residential property and allow office workers a direct view into family homes / bedrooms. Therefore I object to this application.

From: janet hessing [REDACTED]
To: "pi@aberdeencity.gov.uk" <pi@aberdeencity.gov.uk>
Date: 14/11/2011 10:49
Subject: Planning application no. 111480

Dear Mr Prentice

I wish to submit an objection to the planning application no. 111480 relating to 12 Carden Place.

I live at 49 Osborne Place, so my garden backs onto the lane between the two roads. Over the years the volume of traffic on the lane has risen dramatically, and I feel that any further increase would be totally unacceptable and dangerous. An increase in office space would inevitably lead to more traffic.

Also, this is a conservation area, and I think that further development of this nature would not be appropriate.

Yours sincerely

Janet Hessing

PI - 12 Carden Place

From: "Véronique Bévierre"
To: "pi@aberdeencity.gov.uk" <pi@aberdeencity.gov.uk>
Date: 15/11/2011 00:58
Subject: 12 Carden Place

Dear Sirs

I happen to have rented a house in Albert Terrace street, a beautifully preserved street, just 2 minutes from the heart of the city.

I arrived in Aberdeen mid August from Issy les Moulineaux, a very dynamic little city attached to Paris on the south-west side where I was (still am) a councilor.

We've no oil :) but we are proud to house some of the latest Intelligent technology companies such as Microsoft R&D Europe, Bouygues Telecom HQ, Bouygues Development HQ, France Telecom/Orange, Hewlett Packard...

Issy les Moulineaux today has more career positions then residents (70 000 jobs for a little more than 60 000 residents).

My former city is architecturally less blessed than the Granite City: Former industrial area, not very rich... Only since the early 80's under the impulse of mayor André Santini, efforts were made to keep what was worth and to develop and modernize what needed to. Choice of the best architects was made to remodel what could be and to built the latest office area next to the river Seine that houses Microsoft. We've still some work to achieve.

I love my aberdeen neighborhood!

I appreciate you kept the no longer used numerous churches as an architectural testimony of your past, transforming them into offices or pubs or sometimes apartments!

All those houses big or small were preserved only with the city council's strong will to keep the houses façades and height as originally built or with a few alterations like windows that have to respect the style of the house.

Extensions are all being grown on the back in the "lanes" and are pretty much similar to one another. Those lanes are interesting: it gives some more space to the city keeping the noise of traffic away.

Some houses became restaurants, some became schools or offices, still keeping their souls.

I wish we had the same laws in France where entire areas of Paris or closeby cities have been demolished for newer buildings. The years 70 have been terrible all around europe though.

Would it have been in France Aberdeen would have lost its victorian look, only to realize later the loss.

This is why I can't understand why you would permit the construction 12 Carden Place, in a preserved area, furthermore for office purposes when there are in the same area so many empty ones for rentals...

The hight of the future construction seems very inappropriate for me: three levels?'

The architecture is always a matter of taste, it is not my favorite, but this is very personnal.

I admit I know nothing of the laws here, I'm just passing by (though I wish I stay the longest possible:) and I don't yet have a full appreciation of the city's economics.

I just love Aberdeen and my neighborhood and hope it will keep its looks .

Thank for having read me, hope I have not wasted too much of your time.

Véronique Bévierre

Sent from my iPhone.

Agenda Item 3

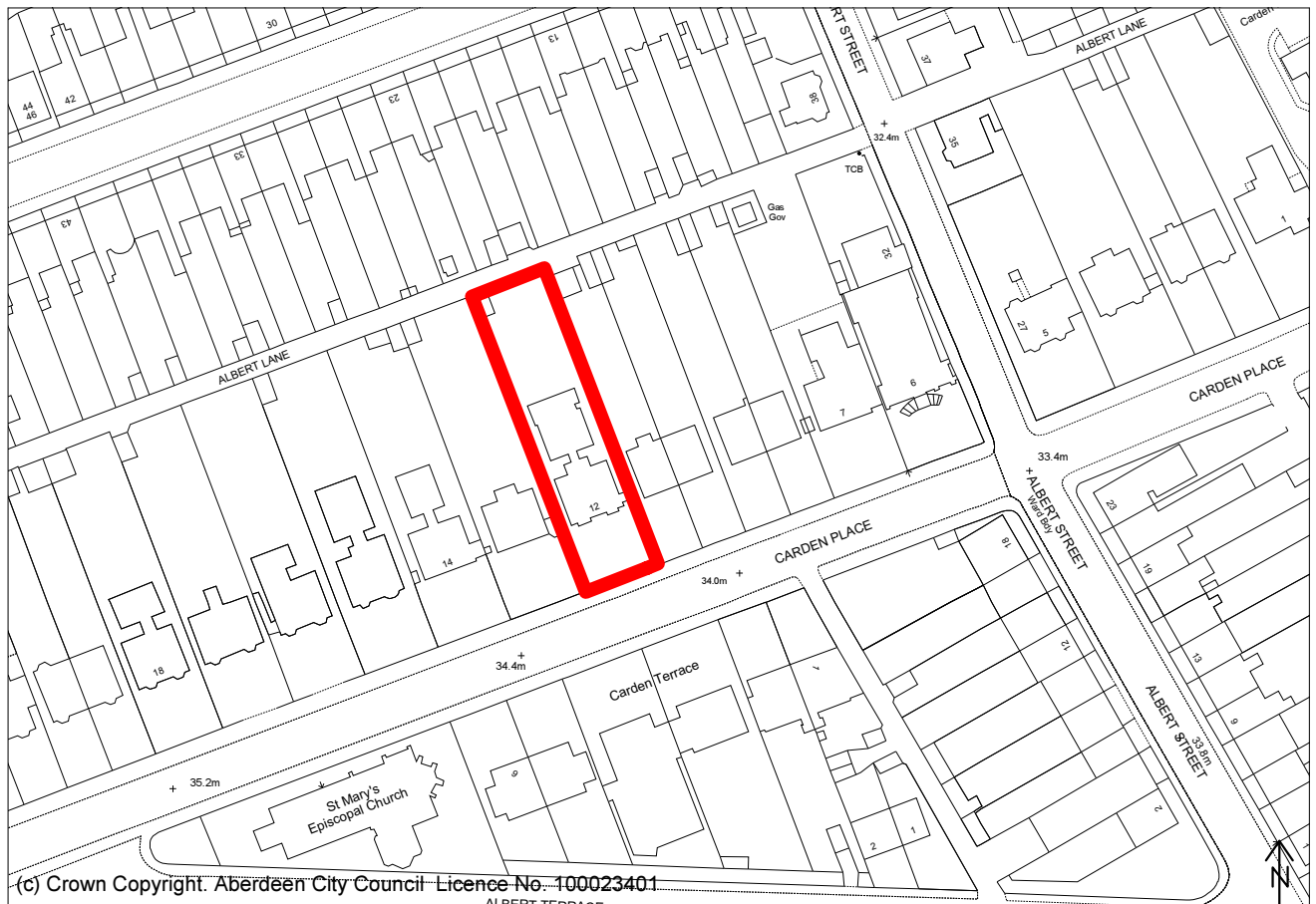
12 CARDEN PLACE, ABERDEEN

FORM ADDITIONAL FLOOR OF OFFICES
TO REAR EXTENSION, RE-CLADDING OF
EXISTING EXTENSION AND
INSTALLATION OF RAILINGS AT FRONT
BOUNDARY

For: James Hay Pension Trustees Ltd

Application Ref. : P111481
Application Date : 03/10/2011
Officer : Matthew Easton
Ward: Hazlehead/Ashley/Queen's Cross(J
Farquharson/M Greig/J Stewart/J West)

Advert : Listed Building
Advertised on : 19/10/2011
Committee Date : 16 February 2012
Community Council : Comments



RECOMMENDATION: Approve subject to conditions

DESCRIPTION

The application site is a Victorian mid 19th century two storey and basement detached villa, situated on the north side of Carden Place.

The original part of the building is constructed in course rough faced granite, with a 3-bay symmetrical appearance to the Carden Place elevation. To the rear is a two storey extension which was constructed in two phases during the 1970's and 1980's.

The building has an overall gross floor space of 760m² and is currently occupied by a firm of accountants (Meston Reid and Co.).

The building is category C(S) listed (December 2000) and is within Conservation Area 4 (Albyn Place / Rubislaw).

The trees at the front of the property are included within Tree Preservation Order 15 and the trees at the rear of the site are protected by virtue of being within a conservation area.

There are 10 parking spaces at the front of the property accessed from Carden Place and 18 spaces to the rear of the property which are accessed from Albert Lane.

HISTORY

Permission (111662) was granted for tree works at the site in November 2011.

PROPOSAL

Planning permission is sought for the creation of an additional floor above the existing two storey extension at the rear of the property. The mansard style roof of the extension would be removed and a steel framework would be constructed around the existing walls in order to support the additional floor which would sit above the existing floors.

The extension would have a contemporary appearance, with the first floor being 15.5m in length and 12m in wide. The second floor would be set back 0.5m from the first floor on the north, east and west elevations and be 14.9m in length and 11m wide. The extension would have a flat roof and be between 9m and 9.5m in height depending on which side of the structure measurements are taken.

The first floor would be re-clad using muted green and grey cladding panels with grey framed aluminium windows on all elevations. The second floor would be largely glazed with aluminium grey frames and glazing with a slightly green tint. The aluminium corner panels and a brise soleil shading louveres would be a lighter grey. The existing grey blockwork on the ground floor of the extension would be retained.

Overall an additional 187m² of floor space would be created, 140m² on the new second floor and 32.6m² on the existing first floor. The remainder would be for the link between the second floor and a new disabled toilet on the lower ground floor.

At the front of the property on Carden Place cast iron railings would be installed on the low granite boundary wall, either side of the car park entrance. The railings would be painted black and have the same appearance as those found a short distance away at 14 Carden Place.

A separate listed building consent application (111481) has also been submitted.

REASON FOR REFERRAL TO SUB-COMMITTEE

The application has been referred to the Sub-Committee because Queen's Cross & Harlaw Community Council have objected to the application and thus falls outwith the scope of the Council's Scheme of Delegation.

CONSULTATIONS

ROADS SECTION – No observations.

ENVIRONMENTAL HEALTH – No observations.

COMMUNITY COUNCIL – Supports resident's objections to the application. In summary the Community Council consider the glazed upper storey and cladding panels for the middle storey would not sit comfortably with the traditional architecture of the area, the ground floor would be visible from outside the site, the design features incorporated into the extension in order to reduce its visual impact do not work, the extension would affect the amenity and privacy of the occupants at 11 Carden Place and the proposal does not complement or preserve the character of the listed building.

REPRESENTATIONS

Three representations which relate specifically to this listed building consent application have been received. However sixteen representations from fourteen addresses have been received in relation to the planning application (111480), with many of the issues raised relating to the listed building consent also. The matters raised in both applications which relate to this application are summarised below –

- The proposal represents overdevelopment of the site, and is inappropriate in its context, scale and its proposed materials which would affect the conservation area.
- The proposed extension would obscure the north elevation, affecting the appearance of the listed building.

- The proposal would set a precedent for similar proposals.

PLANNING POLICY

Aberdeen Local Plan (2008)

Policy 1 (Design) – To ensure high standards of design, new development must be designed in due consideration for its context and make a positive contribution to its setting. Factors such as scale, massing, colour, materials, details the proportions of building elements and landscaping will be considered in assessing this.

The Aberdeen Local Development Plan

Proposed Plan was published for consultation on 24th September 2010, with comments on the plan invited until 17th January 2011. The examination of the local development plan by the Scottish Government Reporters took place between 20th June and 21 December 2011. The Reporters Examination Report was considered by the Council on 25th January 2012 when it was resolved to proceed towards adoption of the local development plan on 29th February 2012. Accordingly, the Proposed Plan is a significant material consideration in the assessment and determination of this planning application.

Policy D1 (Architecture and Place Making) – Re-iterates Policy 1 of the Aberdeen Local Plan (2008).

Policy D5 (Built Heritage) – Proposals affecting conservation areas or listed buildings will only be permitted if they comply with Scottish Planning Policy (SPP).

National Policy

Scottish Planning Policy (2008) / Scottish Historic Environment Policy (2011)

Listed Buildings – Planning authorities are required when determining applications for planning permission or listed building consent, to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses. Change to a listed building should be managed to protect its special interest while enabling it to remain in active use. The layout, design, material, scale, siting and use of any development which would affect a listed building or its setting should be appropriate to the character and appearance of the building and setting.

Managing Change In The Historic Environment Series (Historic Scotland, 2010)

Extensions – Most historic buildings can be extended sensitively. Extensions must protect the character and appearance of the building, should be subordinate in scale and form, should be located on a secondary elevation, must be designed in a high-quality manner using appropriate materials.

EVALUATION

The rear of properties on Carden Place which face onto Albert Lane, between Albert Street and Prince Arthur Street are characterised by extensive areas of car parking and extensions which are generally of little architectural merit. The stretch between Prince Arthur Street and Blenheim Place does however have larger more contemporary extensions to the rear, which introduce modern materials such as composite cladding and timber panels to the area.

The principal elevations of buildings facing onto Carden Place are often intricately detailed, remain largely unaltered and contribute significantly to the streetscape and the character of the conservation area. In contrast the rear elevations are relatively simple and lack the architectural detailing which the front elevations possess, allowing interventions to these elevations to take place without a significant impact upon the character of the building or its special features.

The original part of the building would remain unaltered, thereby preserving its architectural features and its character. The only work which would take place would be to the modern extension to the rear of original building.

In this instance the architect has chosen to design the modified extension as an assertive contrast to the existing building. The extension makes a bold contemporary statement, but at the same time respects the status of the original building. It would be set back from the main façade at the rear of the building by 3.5m, creating a visible separation between the old and the new. It should also be noted that the rear elevation is already largely obscured by the existing extension. The new extension would be around 3m higher than the existing and when finished be 3.5m lower than the top of the original building (excluding chimney stack). This would allow the original building to remain as the main built feature on the site.

Historic Scotland's guidance note on extensions describes how it is often preferable to take a modern approach to design when intervening in historic buildings, rather than attempt an unconvincing imitation of a traditional building style. In this instance it is considered that the proposal would preserve the character and integrity of the listed building by replacing the vast majority of the existing extension which has little architectural merit and replacing it with a more interesting example of contemporary architecture.

Owing to the drop in level between the front of properties on Carden Place and their rear, it is possible to create a substantial extension which is lower in height than the original building, ensuring that the structure reads as an extension to the building.

Whilst the massing of the extension does give it a more bulky appearance than the existing extension, this has been broken up into distinct parts by the different finishing treatment for each of the floors. The second floor would also be set back slightly, in an attempt to reduce its mass. Whilst it is arguable whether this feature would achieve its aim, it is considered that it would not result in an unsatisfactory appearance.

The extension would not be seen from Carden Place and therefore the prominence of the Carden Place elevation of the building would not be diluted.

On balance, it is considered that a contemporary extension which clearly distinguishes itself from the historical buildings beside it can be accommodated on the site whilst preserving the character and integrity of the listed building. This would accord with Scottish Planning Policy and local plan policy on design.

The applicant also proposes to reinstate cast iron railing along the Carden Place boundary which is welcomed. The specific design of the railings would match the railings at 14 Carden Place. This addition would enhance the setting of the listed building.

Each listed building consent is assessed on its own merits so it is not considered that the application would set a precedent. What is acceptable at one site may not be acceptable at another.

RECOMMENDATION

Approve subject to conditions

REASONS FOR RECOMMENDATION

It is considered that a contemporary extension which clearly distinguishes itself from the historical buildings beside it can be accommodated on the site whilst preserving the character and integrity of the listed building. The extension would remain subservient in position and size in relation to the original building. There would be no work to the original part of the building and its important features would remain intact. The reinstatement of railing on Carden Place would enhance the character of the conservation area.

it is recommended that approval is granted with the following condition(s):

(1) that no development shall take place unless a scheme detailing all external finishing materials (including samples) to the roof and walls of the extension hereby approved has been submitted to and approved in writing by the planning authority and thereafter the development shall be carried out in accordance with the details so agreed - in the interests the character of the listed building.

(2) that the extension hereby approved shall not be occupied unless the cast iron railings on the Carden Place elevation hereby granted planning permission have been installed in accordance with drawing No.1318.PD.005 of the plans hereby approved or such other drawing as may subsequently be submitted and approved in writing by the planning authority - in order to enhance the setting of the listed building.

Dr Margaret Bochel

Head of Planning and Sustainable Development