

Public Document Pack



To: Councillor Boulton, Chairperson; and Councillors Donnelly and Mason.

Town House,
ABERDEEN 28 April 2022

LOCAL REVIEW BODY OF ABERDEEN CITY COUNCIL

The Members of the **LOCAL REVIEW BODY OF ABERDEEN CITY COUNCIL** are requested to meet in **Virtual - Remote Meeting** on **TUESDAY, 3 MAY 2022 at 10.00 am.**

Members of the public can view the meeting using the following link but must not activate their cameras or microphones and must only observe the meeting. [Microsoft Teams meeting link.](#)

FRASER BELL
CHIEF OFFICER - GOVERNANCE

B U S I N E S S

1.1 Procedure Notice (Pages 3 - 4)

COPIES OF THE RELEVANT PLANS / DRAWINGS ARE AVAILABLE FOR INSPECTION IN ADVANCE OF THE MEETING AND WILL BE DISPLAYED AT THE MEETING

Link to the [Local Development Plan](#)

TO REVIEW THE DECISION OF THE APPOINTED OFFICER TO REFUSE THE FOLLOWING APPLICATIONS

PLANNING ADVISER - LUCY GREENE

- 2.1 Non Determination of the application for change of use from and conversion of offices (class 4) to form 16 no. residential flats (sui generis), including the removal of existing link to form separate buildings, various alterations, the formation of parking to the rear and the installation of railings to the front - 31-32 Albyn Place Aberdeen - 210311 (Pages 5 - 54)
Members, please note that all plans and supporting documents relevant to the review can be viewed online [here](#) and by entering the application reference number 210311
- 2.2 Delegated Report, Original Application Form, Decision Notice and Letters of Representation (Pages 55 - 116)
- 2.3 Planning Policies Referred to in Documents Submitted (Pages 117 - 118)
- 2.4 Notice of Review with Supporting Information Submitted by Applicant / Agent (Pages 119 - 136)
- 2.5 Determination - Reasons for Decision
Members, please note that reasons should be based against Development Plan policies and any other material considerations.
- 2.6 Consideration of Conditions to be Attached to the Application - if Members are Minded to Over-Turn the Decision of the Case Officer

Website Address: www.aberdeencity.gov.uk

Should you require any further information about this agenda, please contact Lynsey McBain on lymcbain@aberdeencity.gov.uk / tel 01224 522123

LOCAL REVIEW BODY OF ABERDEEN CITY COUNCIL

PROCEDURE NOTE

GENERAL

1. The Local Review Body of Aberdeen City Council (the LRB) must at all times comply with (one) the provisions of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2008 (the regulations), and (two) Aberdeen City Council's Standing Orders.
2. In dealing with a request for the review of a decision made by an appointed officer under the Scheme of Delegation adopted by the Council for the determination of "local" planning applications, the LRB acknowledge that the review process as set out in the regulations shall be carried out in stages.
3. As the first stage and having considered the applicant's stated preference (if any) for the procedure to be followed, the LRB must decide how the case under review is to be determined.
4. Once a notice of review has been submitted interested parties (defined as statutory consultees or other parties who have made, and have not withdrawn, representations in connection with the application) will be consulted on the Notice and will have the right to make further representations within 14 days.
Any representations:
 - made by any party other than the interested parties as defined above (including those objectors or Community Councils that did not make timeous representation on the application before its delegated determination by the appointed officer) or
 - made outwith the 14 day period representation period referred to abovecannot and will not be considered by the Local Review Body in determining the Review.
5. Where the LRB consider that the review documents (as defined within the regulations) provide sufficient information to enable them to determine the review, they may (as the next stage in the process) proceed to do so without further procedure.
6. Should the LRB, however, consider that they are not in a position to determine the review without further procedure, they must then decide which one of (or combination of) the further procedures available to them in terms of the regulations should be pursued. The further procedures available are:-
 - (a) written submissions;
 - (b) the holding of one or more hearing sessions;
 - (c) an inspection of the site.

7. If the LRB do decide to seek further information or representations prior to the determination of the review, they will require, in addition to deciding the manner in which that further information/representations should be provided, to be specific about the nature of the information/representations sought and by whom it should be provided.
8. In adjourning a meeting to such date and time as it may then or later decide, the LRB shall take into account the procedures outlined within Part 4 of the regulations, which will require to be fully observed.

DETERMINATION OF REVIEW

9. Once in possession of all information and/or representations considered necessary to the case before them, the LRB will proceed to determine the review.
10. The starting point for the determination of the review by the LRB will be Section 25 of the Town and Country Planning (Scotland) Act 1997, which provides that:-

“where, in making any determination under the planning Acts, regard is to be had to the Development Plan, the determination shall be made in accordance with the Plan unless material considerations indicate otherwise.”
11. In coming to a decision on the review before them, the LRB will require:-
 - (a) to consider the Development Plan position relating to the application proposal and reach a view as to whether the proposal accords with the Development Plan;
 - (b) to identify all other material considerations arising (if any) which may be relevant to the proposal;
 - (c) to weigh the Development Plan position against the other material considerations arising before deciding whether the Development Plan should or should not prevail in the circumstances.
12. In determining the review, the LRB will:-
 - (a) uphold the appointed officers determination, with or without amendments or additions to the reason for refusal; or
 - (b) overturn the appointed officer’s decision and approve the application **with or without appropriate conditions**.
13. The LRB will give clear reasons for its decision. The Committee clerk will confirm these reasons with the LRB, at the end of each case, in recognition that these will require to be intimated and publicised in full accordance with the regulations.

LOCAL REVIEW BODY

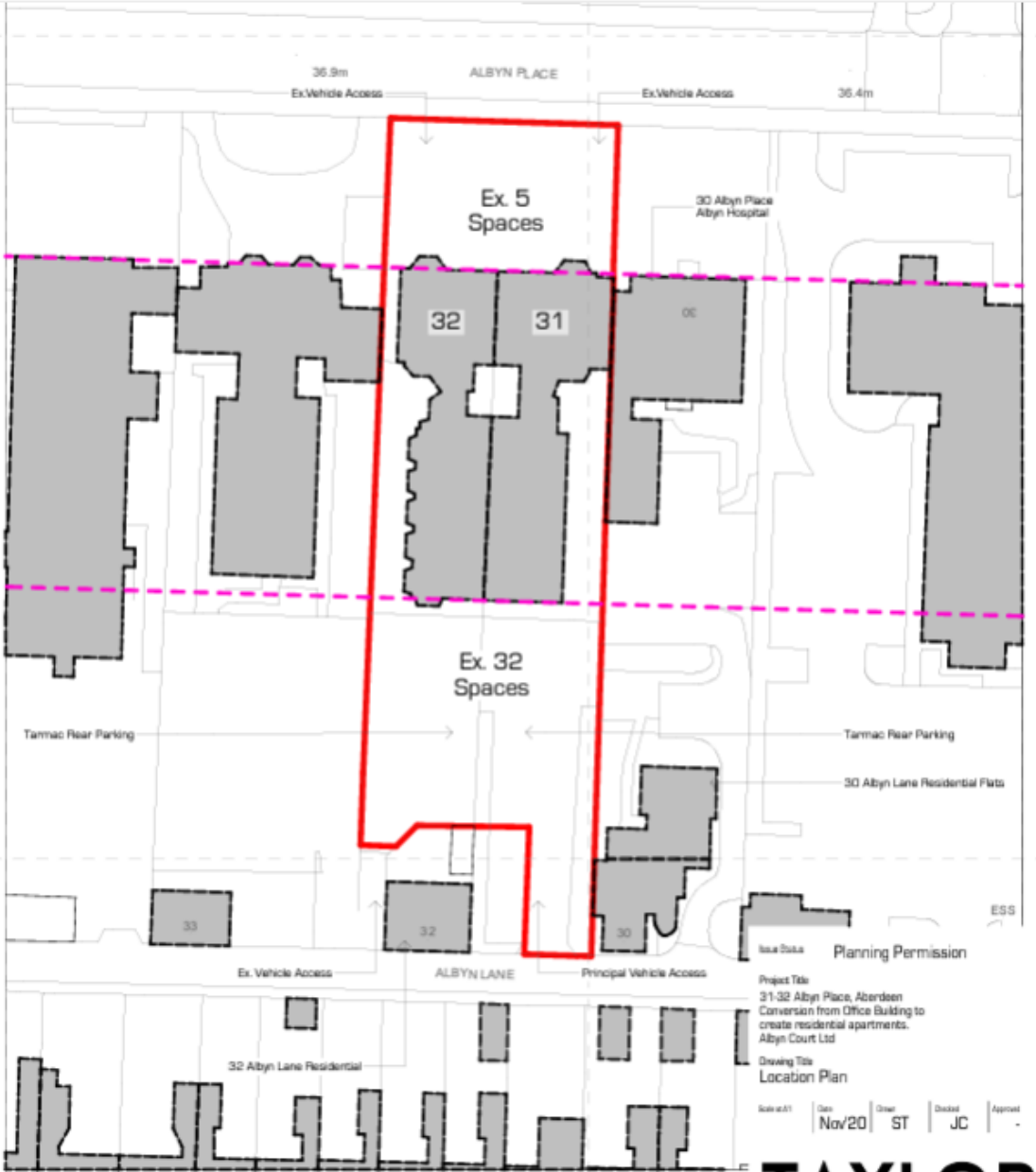


210311/DPP – Appeal against the non-determination of:

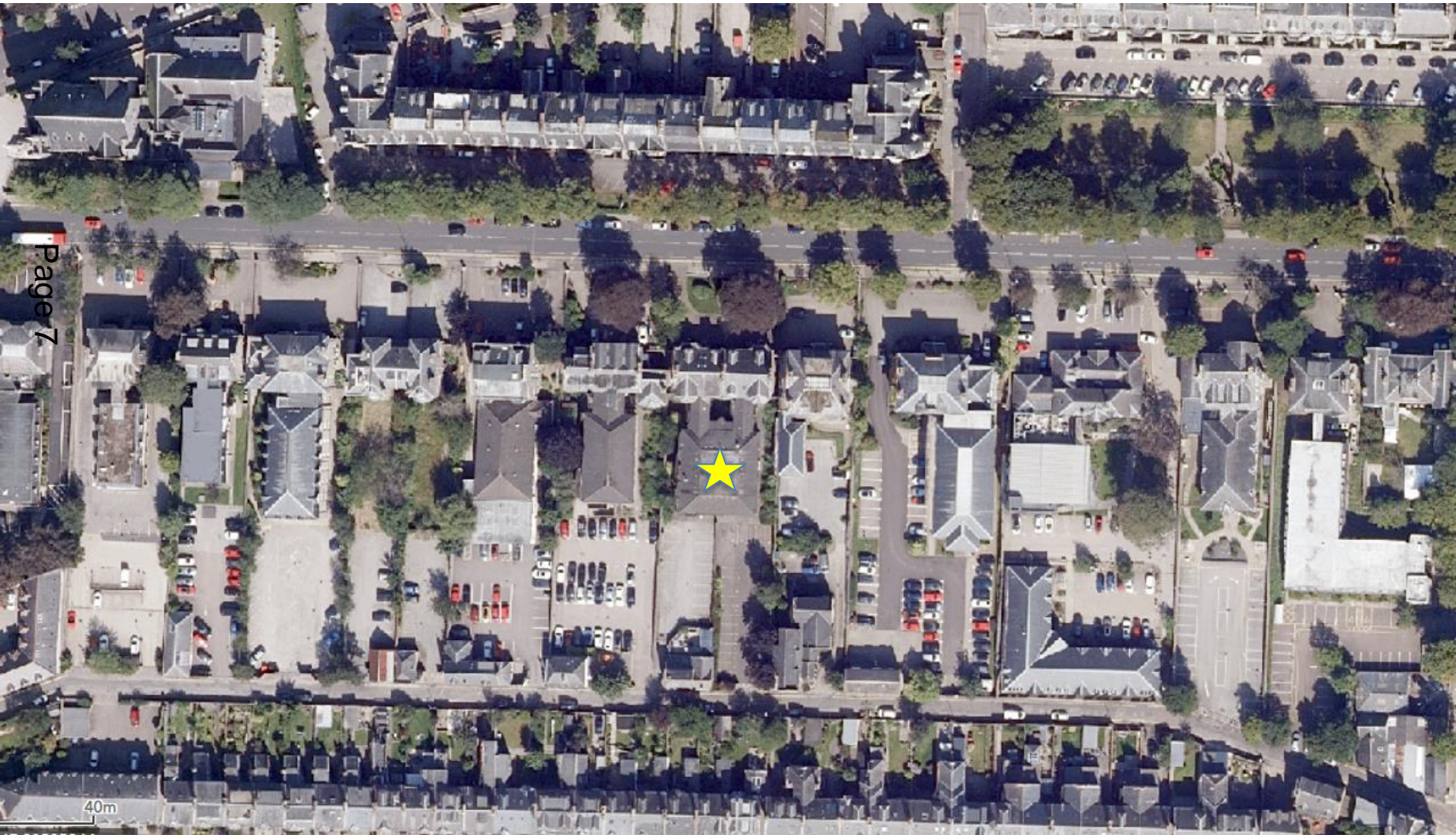
Change of use from and conversion of offices (class 4) to form 16 no. residential flats (sui generis), including the removal of existing link to form separate buildings, various alterations, the formation of parking to the rear and the installation of railings to the front

at , 31-32 Albyn Place Aberdeen

Location Plan



Aerial Photo: Location



Street view image (Oct 2020)



Streetview from Oct 2020



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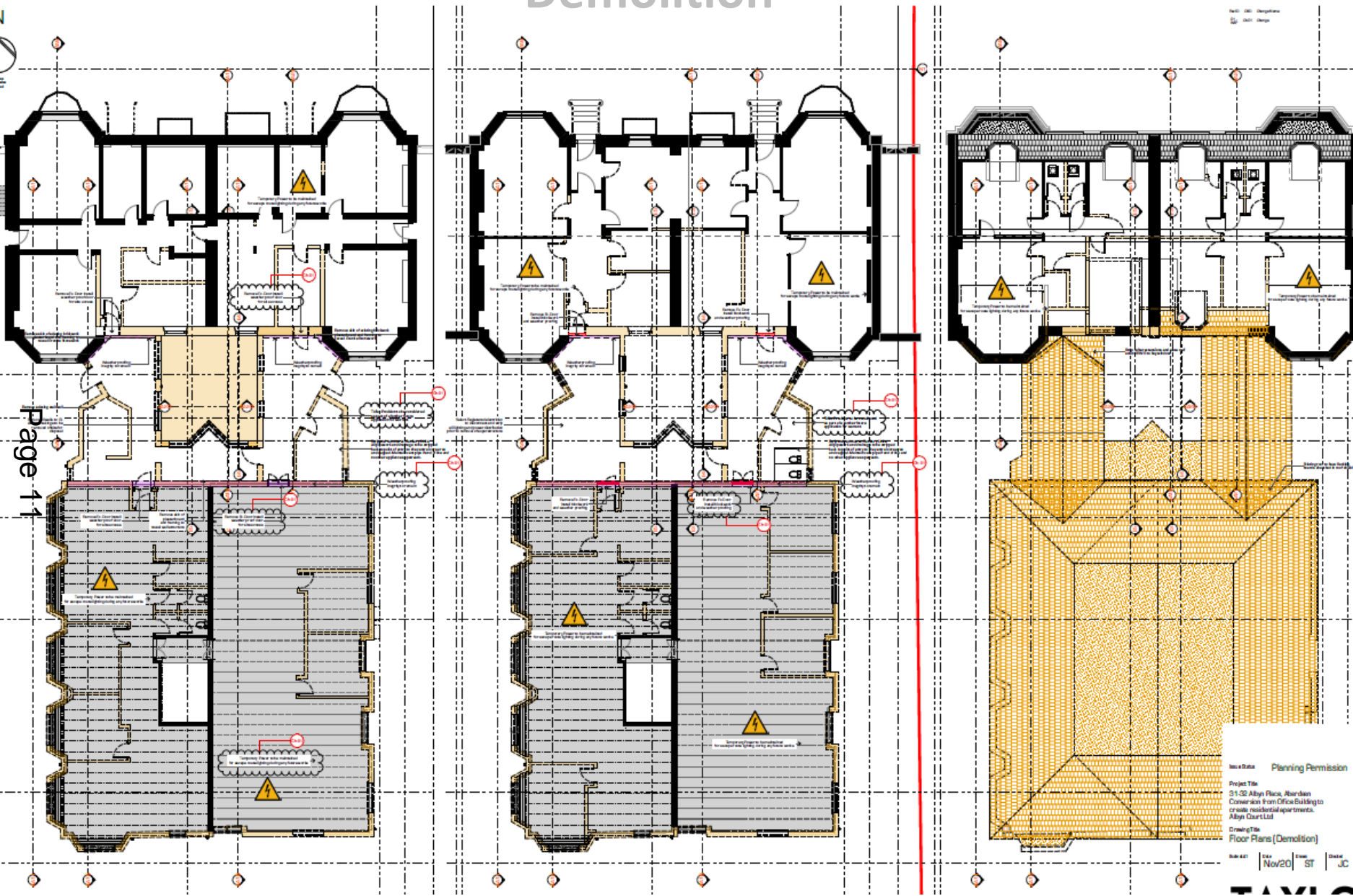
FG Burnett

2022



Google

Demolition



Page 11

Legend
[Symbol] [Text]

Issue: Planning Permission
Project Title: 31-32 Albyn Place, Aberdeen
Conversion from Office Building to
create residential apartments.
Albyn Court Ltd
Drawing Title: Floor Plans (Demolition)

Drawn: [Name] Date: Nov/20
Checked: [Name] Date: 5/1
Designed: [Name] Date: [Date]



Demolition Proposed



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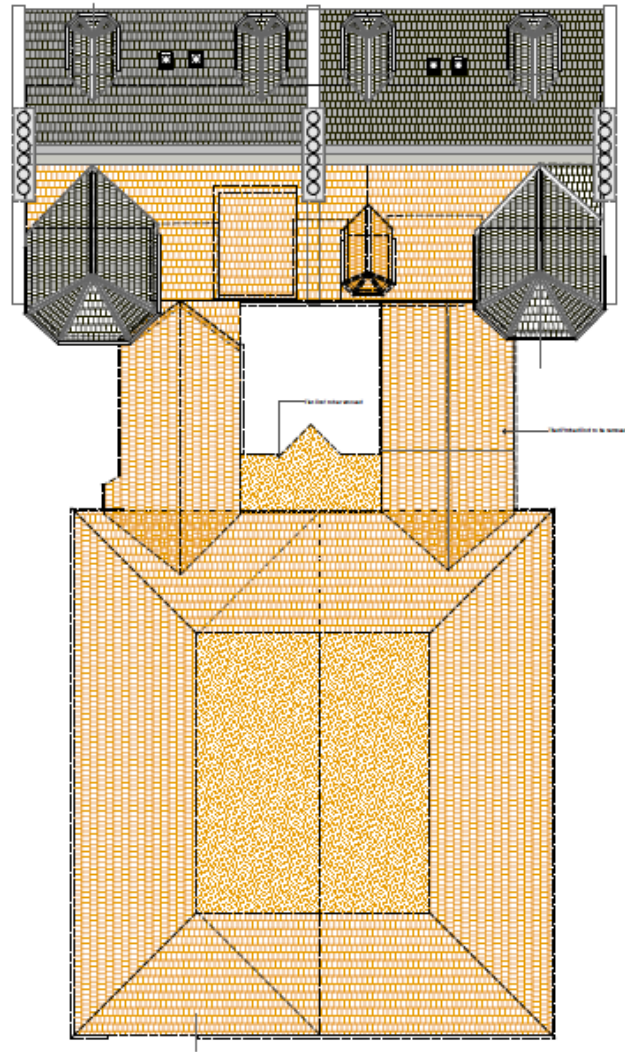


Demolition Proposed

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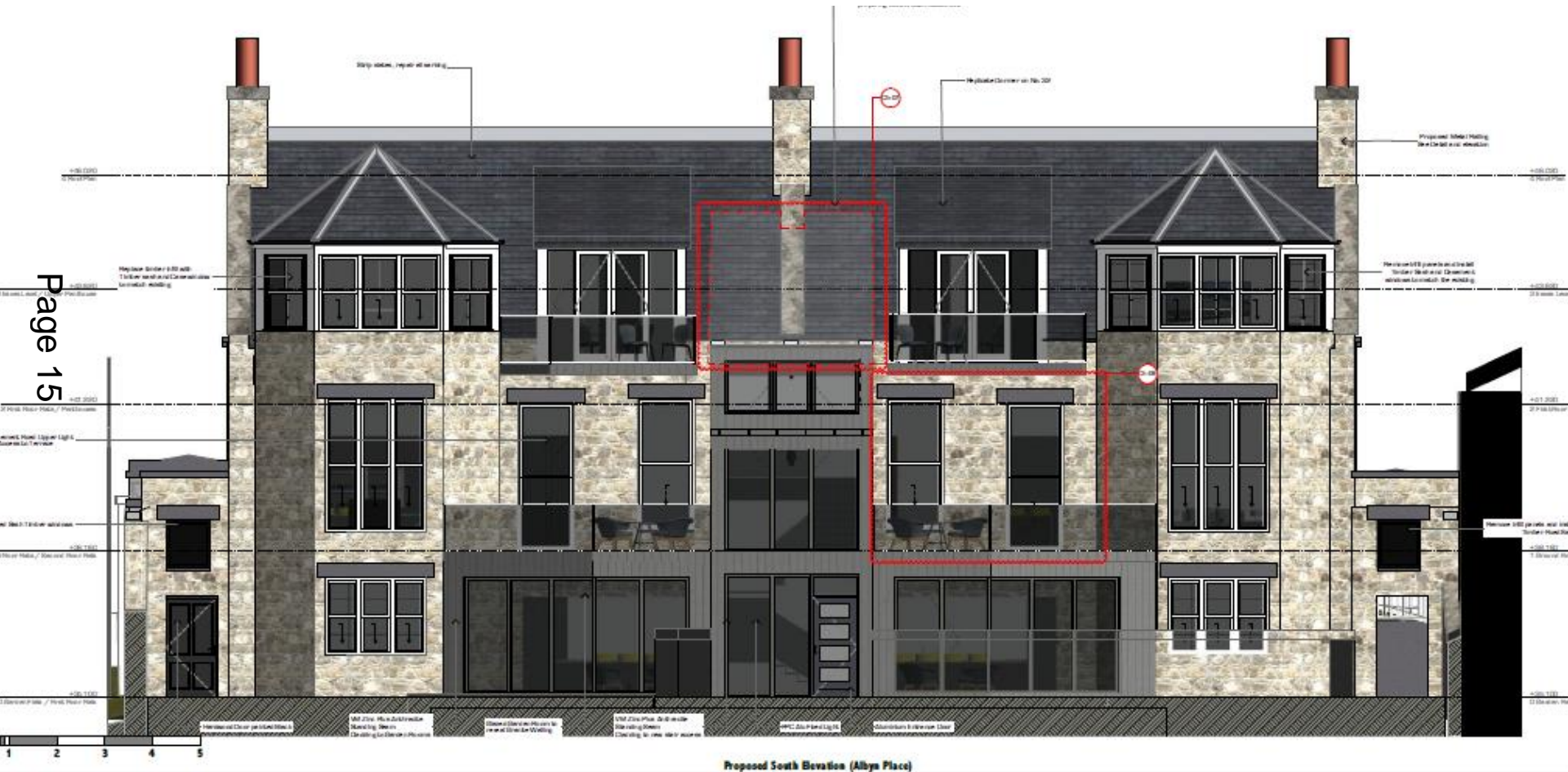
- Strike on Existing
- Site Office and Welfare Facilities
- Material Lay-down Area



3 Roof Plan (Demolition) 02 Demolition Plan

South elevation front building

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Proposed South Elevation (Albyn Place)

Rear Elevations Proposed



North elevation Proposed



Front elevation as proposed

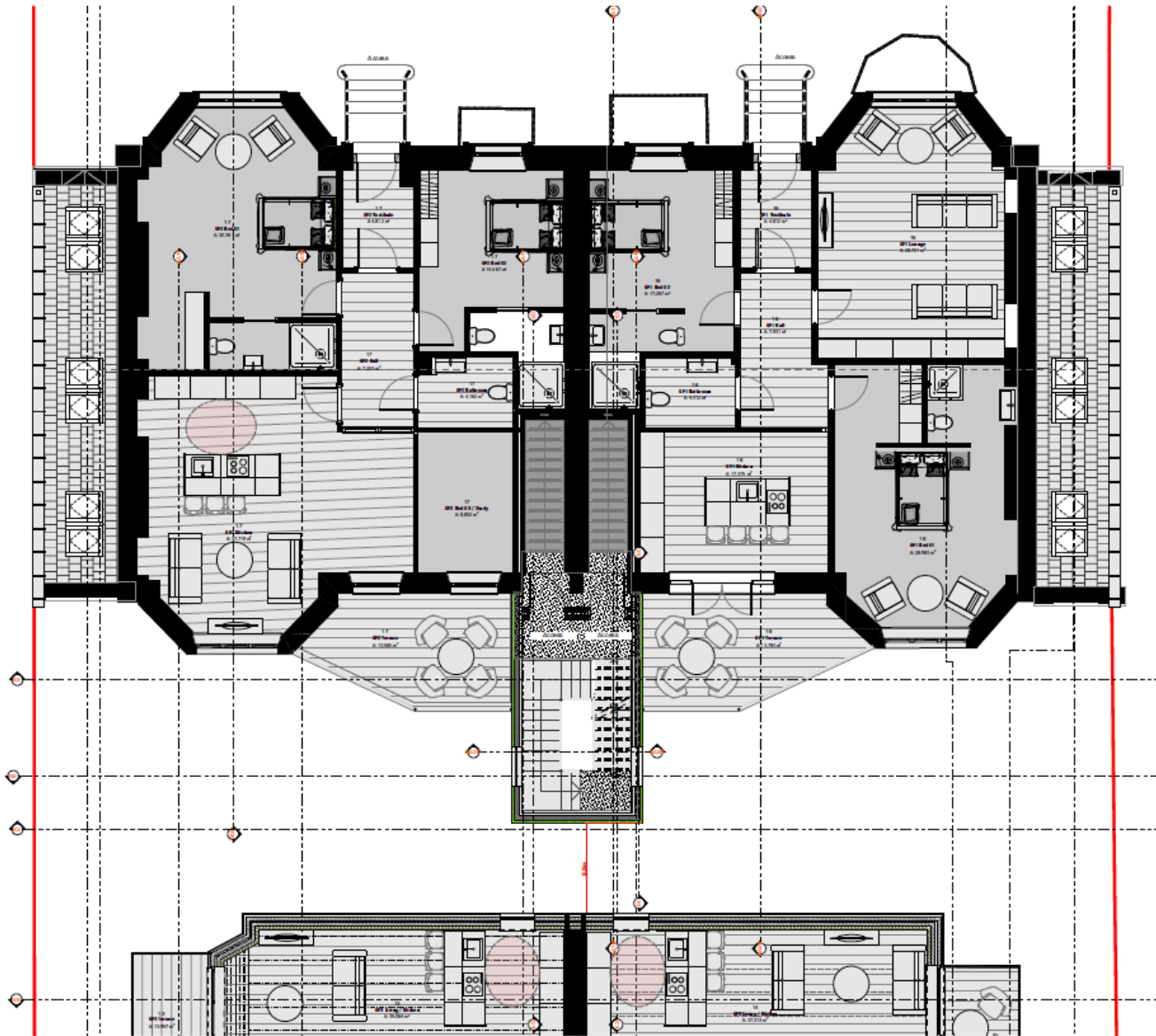


Lower Ground Floor Proposed

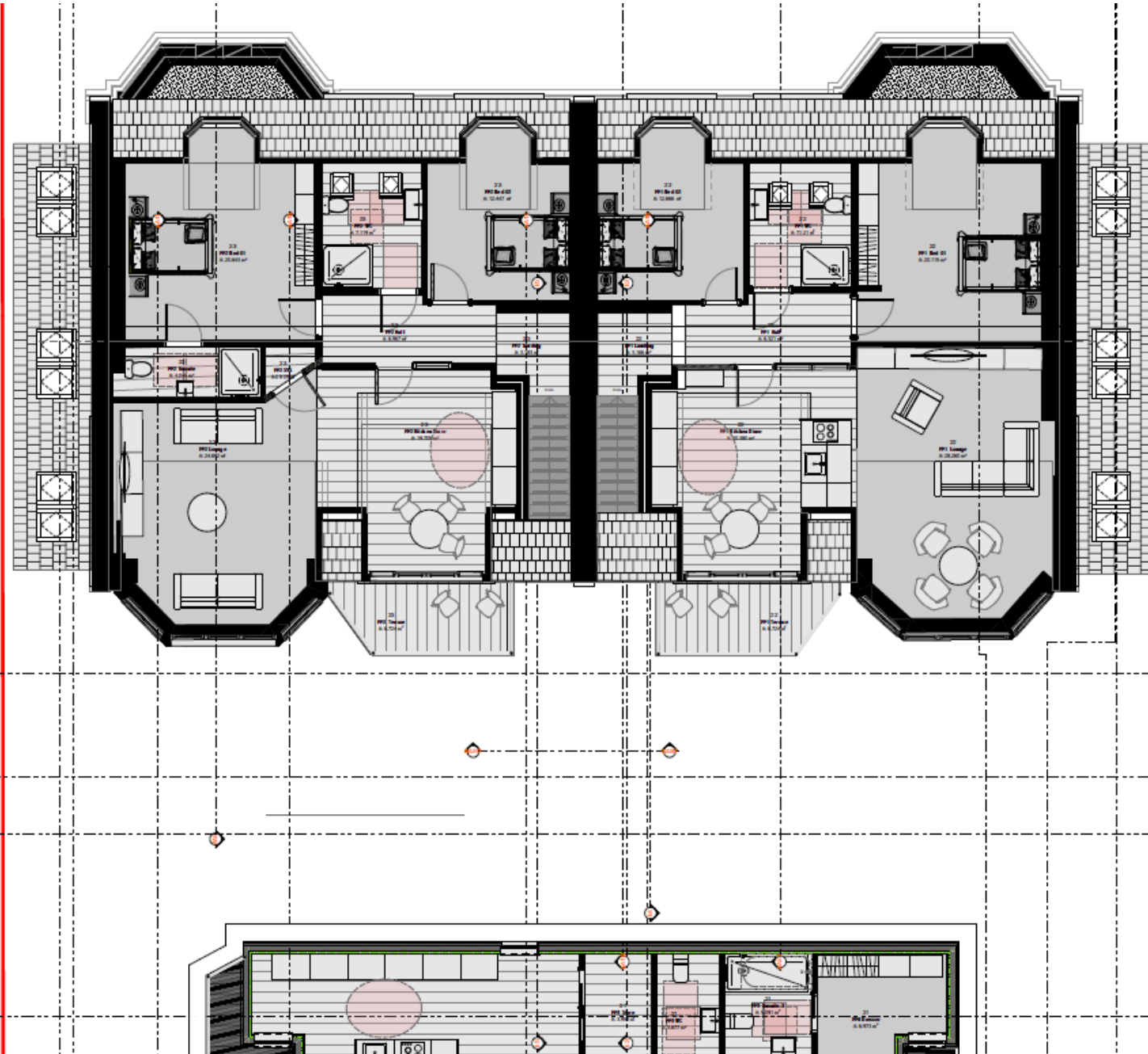


Ground Floor Plan Proposed

Page 20

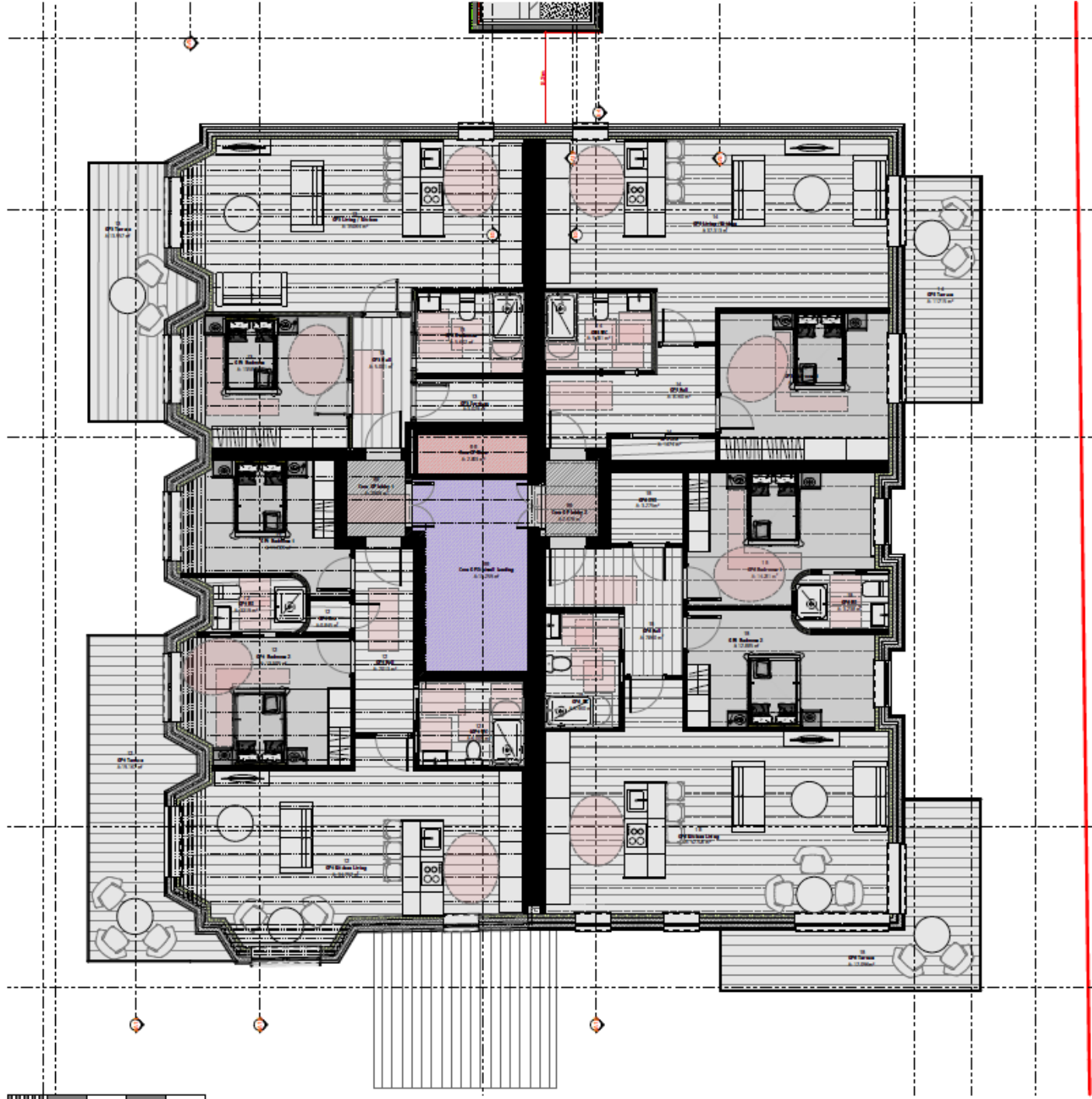


First Floor Plan Proposed

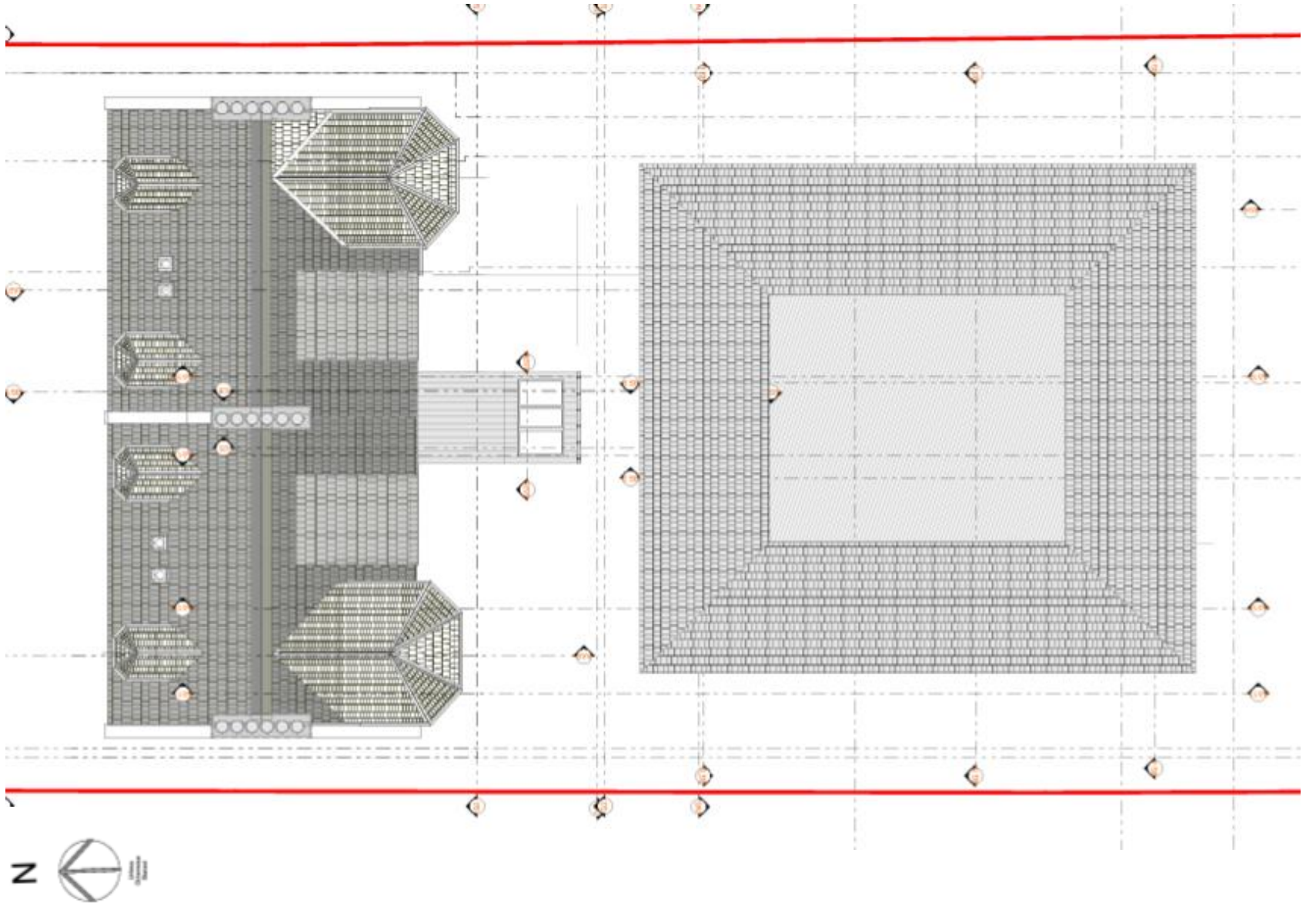




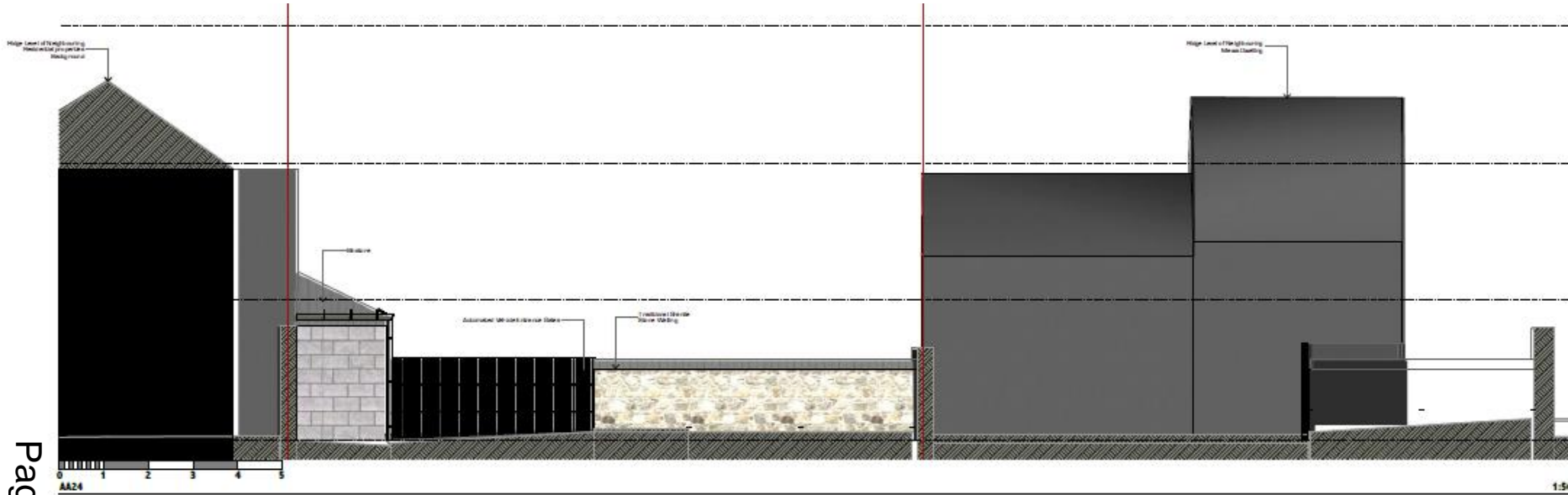
Second floor rear Proposed



Roof Proposed



Albyn Lane Elevation Proposed



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AA24

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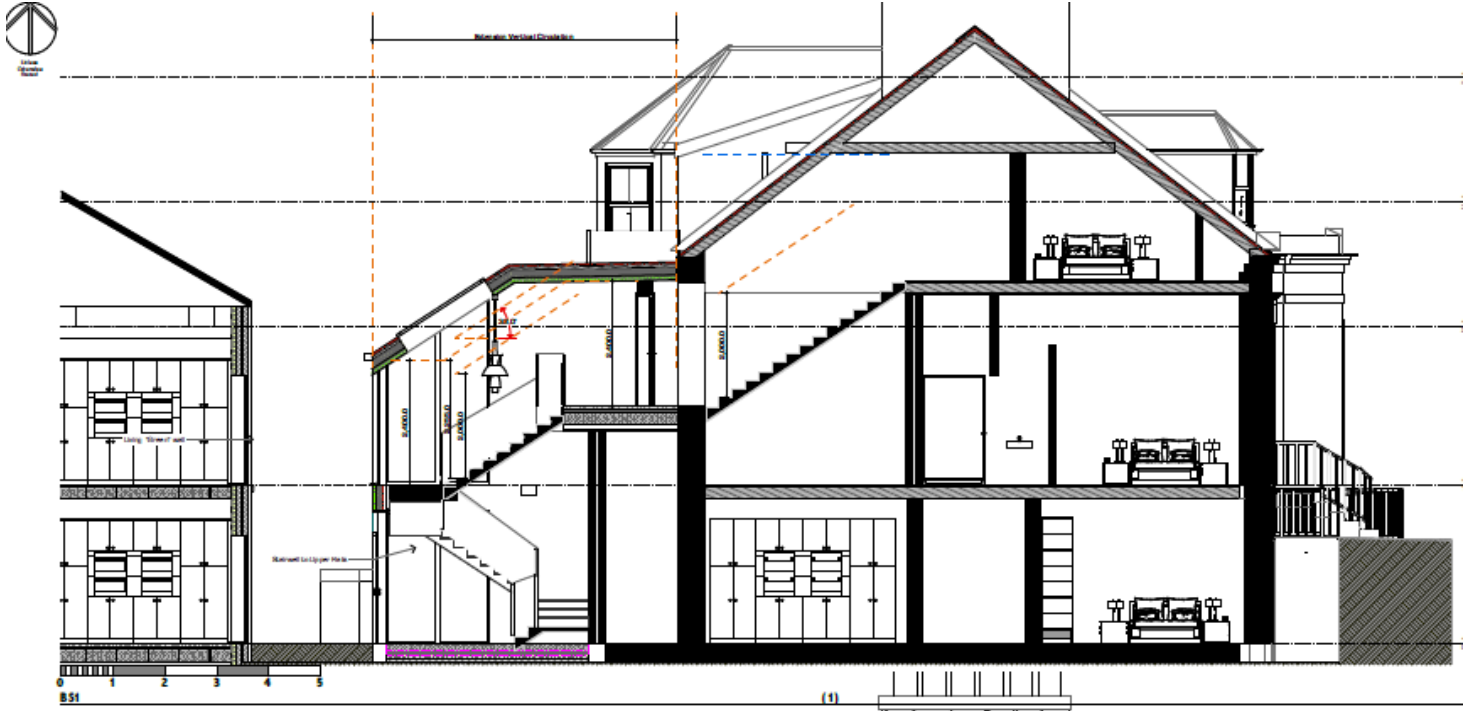


1:50

Issue Date:
Project Title:
31-52 All
Conversion
Albyn Lane
Drawing Title:
Proposed

Scale: 1:50





Sections as Proposed



Sections as Proposed



Section as Proposed



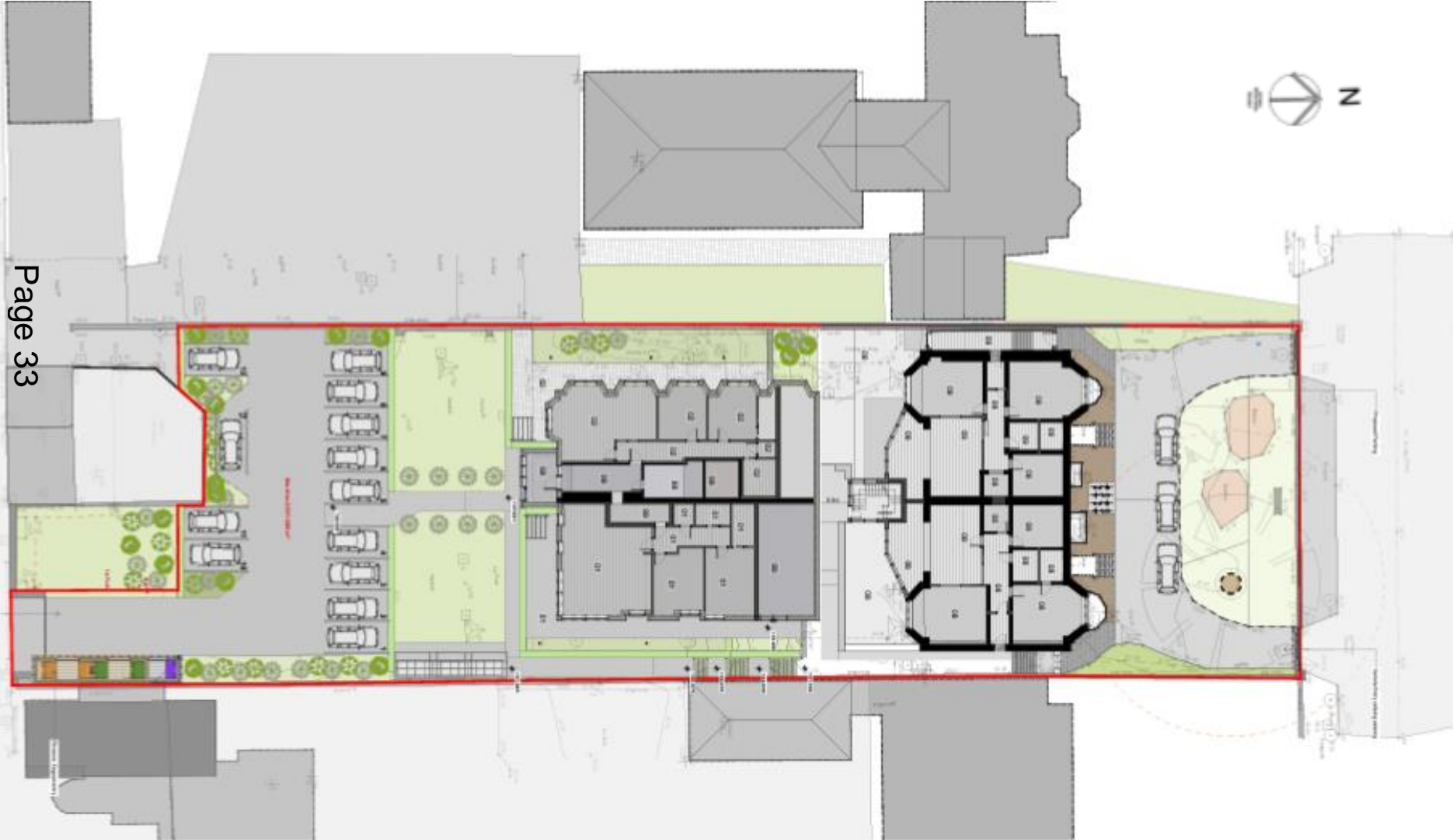
Section as Proposed

Page 32

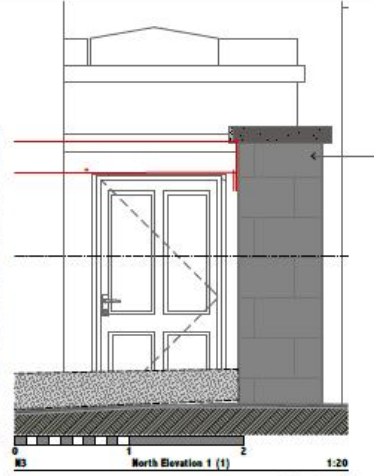
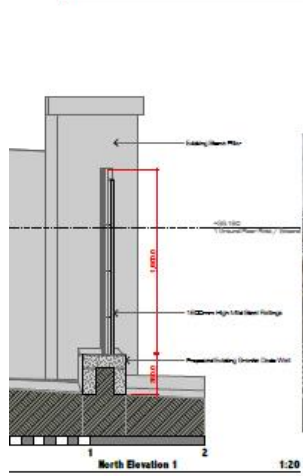


Building Section 2

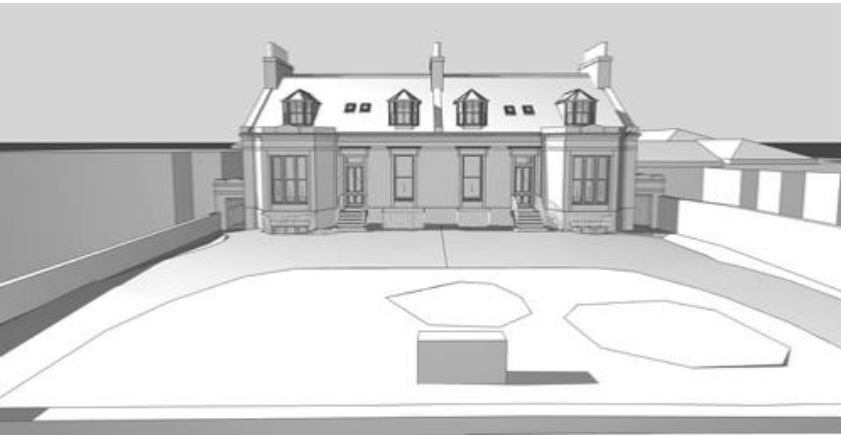
Block Plan Proposed



Railings

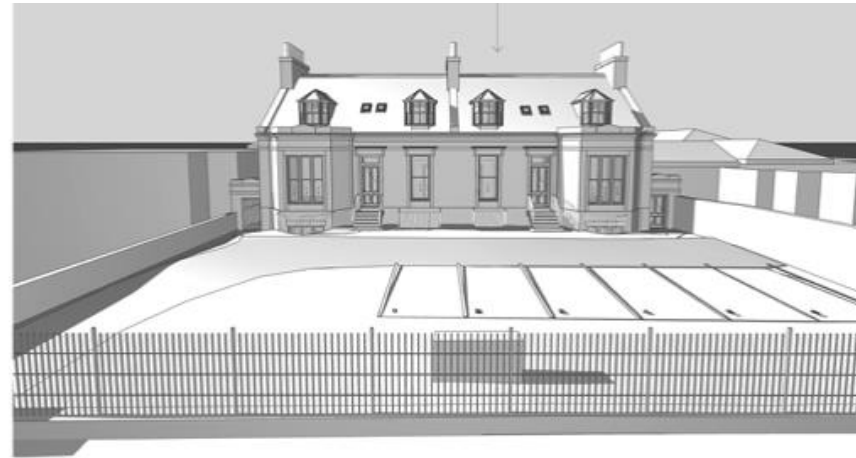


Existing and Proposed Views



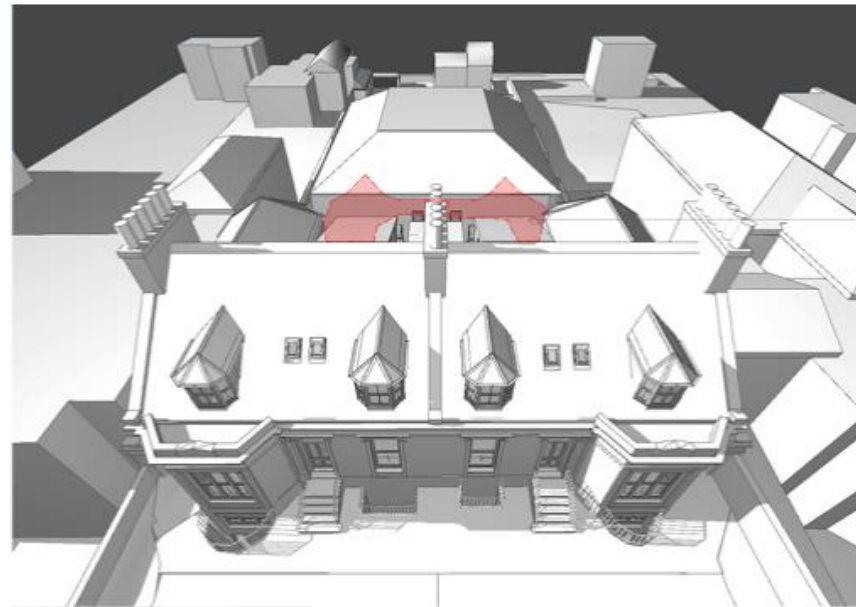
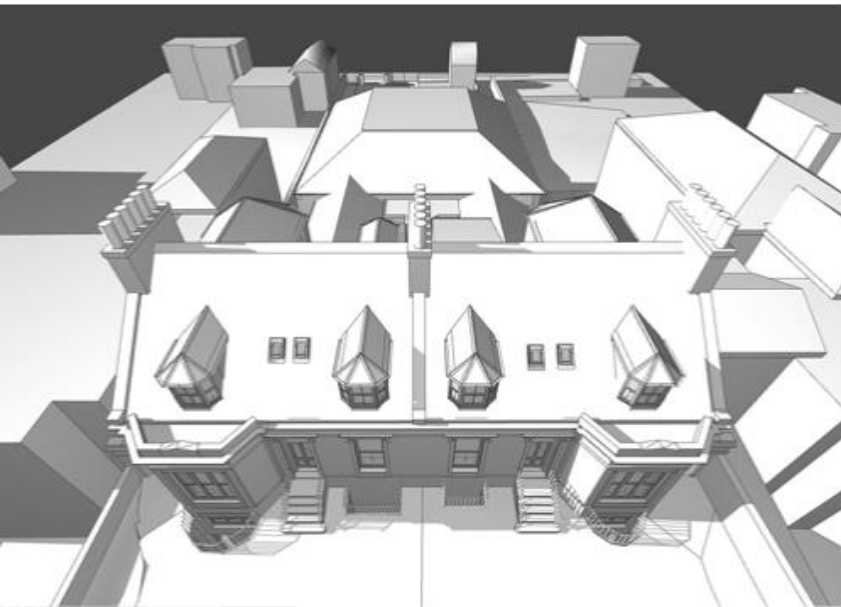
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Albyn Place 1 As Existing

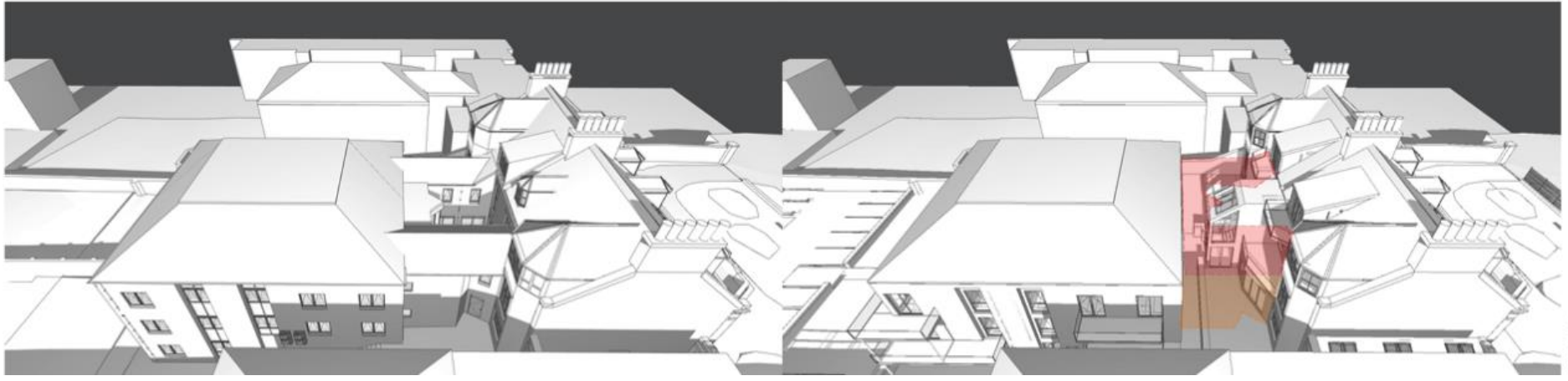


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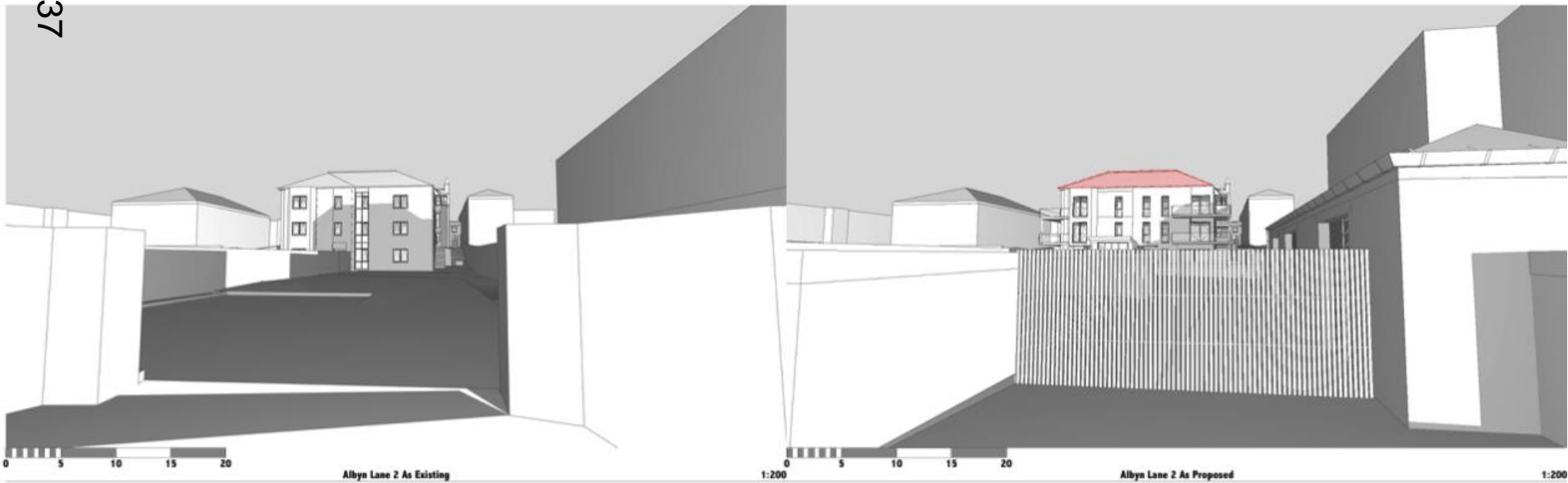
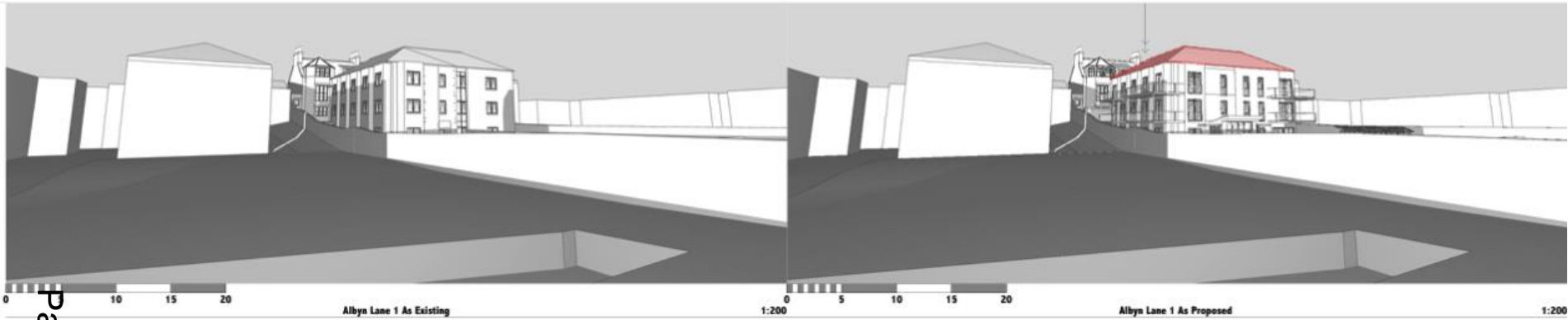
Albyn Place 2 As Proposed



Existing and Proposed Views



Existing and Proposed Views



Consultations and Representations

- Waste Team – bin requirements
- Developer Obligations – contributions to core paths, healthcare, open space and community facilities. Affordable Housing Waiver Zone
- Environment Policy Team – tree survey
- Roads Team- parking, walking, cycling, public transport
- Queens Cross and Harlaw Community Council

- 2 letters of support from same person:
 - Mix of uses happily exist in area
 - Design is sympathetic
 - Parking is sufficient
 - Amendments improve scheme
 - Existing building is ugly and this would be improvement
 - No concerns re construction works

Applicant's Case for Review

- Amendments were made to the proposal in response to case officer's comments
- Proposal would bring back into use vacant buildings. Redevelopment of whole site is necessary to deliver works
- Contributes to aim of raising city centre population
- Vacant offices were marketed for some time and proposal responds to economic climate
- proposal would see the traditional building restored and residential has been confirmed as acceptable use
- Site contains an existing substantial modern extension visible only from the rear. It would be re-clad in granite to improve appearance
- Link building would be removed and staircase replaced with extension to rear of frontage building – this has been amended to make it more transparent
- New garden area, landscaping, car and bike parking and bins storage would be provided

Applicant's Case for Review

- Concerns have been noted as level of amenity for future residents and impact on character of CA
- Amenity: all flats would have external space, be dual aspect and have windows looking onto landscaping; most would have south facing windows
- This is a city centre location and amenity levels should be judged accordingly, as per Harmony of Uses SG
- Opaque windows to north would protect privacy of neighbours
- Sun studies show all flats would have some direct sunlight
- There are no objections; only support, from neighbour

Policy B3

- Supports office development
- Residential to be considered on merit

Policy H1

- Is this overdevelopment?
- Would it have an *'unacceptable impact on the character and amenity'* of the area?
- Would it result in the loss of open space?
- Does it comply with Supplementary Guidance?

Proposed Plan

Policy D2 - Amenity

D1: Quality Placemaking by Design

All dev't must *“ensure high standards of design and have a strong and distinctive sense of place which is a result of context appraisal, detailed planning, quality architecture, craftsmanship and materials”*.

Proposals will be assessed against the following six essential qualities:

- Distinctive
- Welcoming
- Safe and pleasant
- Easy to move around
- Adaptable
- Resource-efficient

D4: Historic Environment

- ACC will *'protect, preserve and enhance'* the historic environment, in line with national and local policy and guidance
- High quality design that respects the character, appearance and setting of the historic environment, and protects the special architectural and historic interest of its LBs and CAs will be supported

D2: Landscape

Developments should have a strong landscape framework which improves and enhances the setting and visual impact of the development.

“quality development will:

- be informed by the existing landscape character, topography and existing features to sustain local diversity and distinctiveness, including natural and built features such as existing boundary walls, hedges, copses and other features of interest;
- conserve, enhance or restore existing landscape features and should incorporate them into a spatial landscape design hierarchy that provides structure to the site layout;
- create new landscapes where none exist.”

Materials TAN and Development Along Lanes TAN

- Use of granite
- Form of development along lanes

Technical Advice Note on Repair or Reinstatement of Cast Iron Railings

“Where the original railings have been completely removed, the new railings should be as faithful a copy of the original railings, as possible. If none of the original railings can be obtained for use as a guide, then photographic or other archive evidence should be obtained to ascertain the nature of the original railings”.

Policy D5 (Our Granite Heritage)

Policy D5 - Our Granite Heritage

Throughout Aberdeen the Council seeks the retention and appropriate re-use, conversion and adaption of all granite features, structures and buildings, including setted streets, granite kerbs and granite boundary walls,

Proposals to demolish any granite building, structure or feature, partially or completely, that is listed or within a Conservation Area will not be granted Planning Permission, Conservation Area Consent and Listed Building Consent unless the Local Authority is satisfied that the proposal to demolish meets Historic Scotland's Scottish Historic Environment Policy (SHEP) test for demolition.

Where the retention and re-use of a granite feature, building or structure, in whole or part, is unviable then the visible re-use of as much of the original granite as is practically possible as a building material within the development site is required.

- ACC seeks the retention and appropriate re-use, conversion and adaptation of all granite features... Including granite kerbs and granite boundary walls
- Partial demolition of any granite building or structure within a CA will not be granted consent unless the planning authority is satisfied that the proposed demolition meets HES tests.
- Where the retention and re-use of a granite feature is not viable, then the visible re-use of as much granite as a building material will be required.

Policy T2 (Managing the Transport Impact of Development)

Policy T2 - Managing the Transport Impact of Development

Commensurate with the scale and anticipated impact, new developments must demonstrate that sufficient measures have been taken to minimise traffic generated and to maximise opportunities for sustainable and active travel.

Transport Assessments and Travel Plans will be required for developments which exceed the thresholds set out in Supplementary Guidance.

The development of new communities should be accompanied by an increase in local services and employment opportunities that reduce the need to travel and include integrated walking, cycling and public transport infrastructure to ensure that, where travel is necessary, sustainable modes are prioritised. Where sufficient sustainable transport links to and from new developments are not in place, developers will be required to provide such facilities or a suitable contribution towards implementation.

Further information is contained in the relevant Supplementary Guidance which should be read in conjunction with this policy.

Policy T3 (Sustainable and Active Travel)

Policy T3 - Sustainable and Active Travel

New developments must be accessible by a range of transport modes, with an emphasis on active and sustainable transport, and the internal layout of developments must prioritise walking, cycling and public transport penetration. Links between residential, employment, recreation and other facilities must be protected or improved for non-motorised transport users, making it quick, convenient and safe for people to travel by walking and cycling.

Street layouts will reflect the principles of Designing Streets and meet the minimum distances to services as set out in the Supplementary Guidance.

Existing access rights, including core paths, rights of way and paths within the wider network will be protected and enhanced. Where development proposals impact on the access network, the principle of the access must be maintained at all times by the developer through provision of suitable alternative routes.

Recognising that there will still be instances in which people will require to travel by car, initiatives such as like car sharing, alternative fuel vehicles and Car Clubs will also be supported where appropriate.

- Emphasis on encouraging active and sustainable travel (e.g. walking, cycling, public transport)
- Need to protect existing links and form new ones where possible
- Scope to also encourage car sharing and low-emissions vehicles, with associated infrastructure

Policy R6 (Waste Management Requirements for New Development)

Policy R6 - Waste Management Requirements for New Development

All new developments should have sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate. Flatted developments will require communal facilities that allow for the separate storage and collection of these materials. Recycling facilities should be provided in all new superstores or large supermarkets and in other developments where appropriate. Details of storage facilities and means of collection must be included as part of a planning application for any development which would generate waste. Further details are set out in Supplementary Guidance.

For proposals where we believe the potential savings on construction or demolition materials for recycling or reuse is likely to be significant, we will ask developers to prepare a Site Waste Management Plan as a condition of planning consent.

Scottish Planning Policy (SPP)

- Proposals in CAs should preserve or enhance the character and appearance of the CA. Proposals that do not harm the character or appearance should be treated as preserving it.
- Presumption in favour of sustainable development
- protecting, enhancing and promoting access to natural heritage, including green infrastructure, landscape and the wider environment;
- avoiding over-development, protecting the amenity of new and existing development and considering the implications of development for water, air and soil quality.



Aberdeen City Conservation Area Character Appraisals and Management Plan

Albyn Place and Rubislaw

To be read in conjunction with Section 1: Strategic Overview and Section 2: Management Plan

July 2013

Planning and Sustainable Development

Enterprise, Planning and Infrastructure

Aberdeen City Council

Business Hub 4 - Marischal College

Broad Street

Aberdeen

AB10 1AB

www.aberdeencity.gov.uk

Points for Consideration:

Zoning: Does the proposal comply with B3 (West End Office Area) ?

And the tests set out in policy H1 (Residential Areas)? – Is the proposal acceptable in terms of amenity of neighbours?

Does the proposal preserve and enhance the conservation area?

Design: Is the proposal of sufficient design quality (D1) - *having regard for factors such as scale, siting, footprint, proportions relative to original, materials, colour etc?*

Does the proposal consist of sustainable development ?– location, materials, demolition

1. Does the proposal comply with the Development Plan when considered as a whole?

2. Are there any material considerations that outweigh the Development Plan in this instance?

Decision – state clear reasons for decision

Conditions? (if approved – Planning Adviser can assist)

Supplementary Guidance: Replacement Windows & Doors

- 4.8: New openings must be carefully located to avoid disruption to the characteristics of the surrounding external and internal context. Where the building forms part of a larger grouping, it may be necessary to consider the wider impact.
- Table at part 4 (extract below) indicates that new window openings generally not permissible on LBs and on the public elevation of unlisted buildings within a Conservation Area

Action	Listed Building	Unlisted Buildings in Conservation Area: Public Elevation
Use of traditional putty/modern butyl based putty/window beads	✓	✓
Replace original/historic frames with uPVC frames	X	X
New or widening existing openings – with exceptions	X	X
Through Astragals	✓	✓
Plant on / Sandwich Astragals	X	X
Visible Ventilators	X	X
Horns	X	X
Colours – consider uniformity with the street scene/building	✓	✓
Blocking up	See relevant section	See relevant section
Re-opening	See relevant section	See relevant section
Special cases – Industrial/institution/early modern metal/early casement	See relevant section	See relevant section

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Strategic Place Planning

Report of Handling

Site Address:	31-32 Albyn Place, Aberdeen, AB10 1YL,
Application Description:	Change of use from, and conversion of, offices (class 4) to form 16 no. residential flats (sui generis), including the removal of existing link to form separate building, various alterations, the formation of parking to the rear and the installation of railings to the front.
Application Ref:	210311/DPP
Application Type:	Detailed Planning Permission
Application Date:	11 March 2021
Applicant:	Albyn Court Ltd
Ward:	Hazlehead/Queen's Cross/Countesswells
Community Council:	Queen's Cross and Harlaw
Case Officer:	Laura Robertson

RECOMMENDATION

Refuse

APPLICATION BACKGROUND

Site Description

The property at 31-32 Albyn Place comprises a pair of semi-detached traditional granite-built dwellings, that were later converted and extended for office use, located within the Albyn Place/Rubislaw Conservation Area. The buildings are not covered by a listing designation. The property sits on a north – south orientation with their formal frontage to Albyn Place presenting 1½ storeys in height over a basement but to the rear, due to levels, the buildings is 2½ storeys, and has been extended to the rear with a significant extension. The original doors and windows are still present within these properties. Metal railings are still present on the stepped access to the front and the lightwells to the basement but those on the front boundary were removed a number of years ago.

To the rear of the traditional properties is a large, brickwork rendered, 3 storey structure previously built for and used as an office extension. This rear structure was originally physically linked to the semi-detached properties, but the two links have now been removed by the applicant. The site extends to 2520sqm. The rear office building is accessed from car park level to the rear at present which is within the historic curtilages of the properties and served from Albyn Lane

To the front on Albyn Place, the original layout of the garden and vehicular access into the grounds in the form of a grand in-out design remains. Furthermore, there is a large mature beech tree on the frontage covered by the same Tree Preservation Order as the other trees along Albyn Place, showing its significance within the streetscape.

The rear curtilage area is given over to hardstanding for parking except for a small, planted bed.

This rear area has shared pedestrian and vehicular access off Albyn Lane and this access is not proposed to be altered. To the rear of the site and in separate ownership is a mews style house. The historic feu boundary wall between Nos. 31 and 32 is evident in the sales brochure and on Google Streetview in October 2020 but on-site inspection this appears to have been removed.

Within the surrounding area large extensions of varying quality and design are evident as a result of changes in use from large private dwellings to office accommodation, particularly oil-related and professional service uses, that enjoyed the 'kerb appeal' of the Albyn Place address. The principle of extending to the rear preserved the frontage and overall original form of the Albyn Place properties and made the most of their relatively large feus to accommodate offices that were linked to the historic property. Directly to the east at No. 30, occupied by Albyn Medical Practice is a large extension running approximately 14m along the boundary and half the length of the extension at Nos. 31-32. This extension is built on the boundary wall and has a high blank gable facing into the site. This extension is 2 storeys in height, but due to underbuilding and thus elevated floor levels, it is only slightly lower to that at Nos. 31-32. To the west, at No. 33 Albyn Place is another large extension currently in office use. That extension is more comparable in height, scale and projection to that of Nos. 31- 32. The extension at No. 33 has a 10 large windows, spread across two levels and looking west into Nos. 31-32.

In terms of designation the site falls within the West End Office area of the Aberdeen Local Development Plan (ALDP) 2017, to which the policy B3 relates. In the proposed Aberdeen Local Development Plan (PLDP) 2022 this site falls within West End Area and is covered by policy VC6, which are cited and reflected upon within this report.

Relevant Planning History

None

APPLICATION DESCRIPTION

Description of Proposal

The proposal is for the change of use from, and conversion of, offices (class 4) to form 16 no. residential flats (sui generis), including the removal of the existing link to form a separate building to the rear, various alterations, the formation of parking to the rear and the installation of railings to the Albyn Place frontage.

The 3 storey, office structure to the rear is proposed for retention and reclad in granite though the link connecting it to the original buildings is proposed to be removed. The rear structure is proposed to be converted to 10 flats being - 2 flats on ground floor and 4 flats on each of the first and second floors. Two of the flats on each of the first and second floors would have their bedroom and main living spaces facing east or west, directly onto adjacent properties. Balconies would be added to each of the flats to provide private amenity space. The balconies would vary in size from around 12sqm for flat 6 to around 25sqm for flat 7. The traditional properties to the front are proposed for conversion into 6 flats, two in the basement, two in the main ground floor and two in the second floor attic. The ground floor flats would retain the original front stepped access with the two basement and two attic flats proposed to be accessed from the side and new rear stairwell respectively. For the flats on Albyn Place the proposal is to include private amenity space for these flats in the form of either balconies or patios in between the historic property and the rear building 5 metres distant to the closest point and 6.5 metres from the furthest. The new stairwell is approximately 2.3 metres from the rear structure. For the flats in the rear structure private amenity space is in the form of patios and balconies largely to the east and west.

To the rear 13 parking spaces would be provided with a further 3 informal spaces available to the Albyn Place front. No changes are proposed to the ingress/egress to the front and the entrance to the rear is also per existing situation. The site would also provide bike storage including additional visitor cycle parking provision and bin and waste provision. Located between the parking court and the rear structure would be a communal area of amenity measuring around 200 sqm in size. There would also be a few planted flower and shrub beds on the edges of the property feu.

Amendments

The following amendments to the proposal were made to the application.

The original application was for the conversion of the site to 19 residential apartments including an additional 2 storey extension to the top of the rear building. The proposed parking area and alteration to the in-out arrangement to the front is removed and thus the front area now would remain unaltered to avoid eroding the historic fabric and risking damaging the important and protected purple beech tree.

Supporting Documents

All drawings and supporting documents listed below can be viewed on the Council's website at:

<https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QPQU9XBZHFD00>

CONSULTATIONS

ACC - Waste and Recycling

There is the requirement for the following bin store provision as follows:

The 16 flats will be provided with:

- 2 x 1280l general waste container 128CM W X 145CM H X 100CM D (90cm minimum clearance to manoeuvre bins)
- 2 x 1280l co-mingled recycling container 128CM W X 145CM H X 100CM D 90cm minimum clearance to manoeuvre bins.
- 1 x food waste container. 62CM W X 129.8CM H X 74CM D (80CM X 80CM (90cm minimum clearance to remove internal bin from front opening casing)
- 16 x kitchen caddy and caddy liners (one for each flat)

When planning bin stores, please take these measurements into account to ensure ease of use residents and collection for crew.

The following costs will be charged to the developer:

- Each 1280l bin costs £413.60
- Each food waste container costs £514.49
- Kitchen caddy and caddy liners £0.00
- A delivery of 10 or less bins will incur a £30 delivery fee.

No garden waste will be provided for flat residences as it is assumed grounds will be maintained as part of a service charge for the building and undertaken by a commercial contractor.

ACC - Developer Obligations

Were consulted on the original scheme but the revised scheme DO contributions would be as follows:

- Core Path Network - £4,613

- Healthcare Facilities - £7,155
- Open Space - £2,269
- Community Facilities/ Sports and Rec - £3,100

In this instance, no affordable housing contribution is required given the temporary waiver which is applicable to all new planning applications within the defined City Centre Affordable Housing Waiver Zone.

ACC - Environmental Policy Team

In April 2021 a tree survey (listed on the plans but not submitted by the applicant at that stage) was requested given the likely impact any work within its vicinity would have on the tree. The tree survey was received in November 2021 and though there were contradictions in the report it was deemed that the proposal to add additional, formal car parking spaces to the front would still have a detrimental impact on the long-term health of the tree. The specification thought reasonable was not appropriate in the context circumstances. The proposal would have caused medium to longer term impacts for root compaction that would have resulted in the decline of the tree. The scheme to the Albyn Place front curtilage was thereafter revised and the proposed alterations removed.

ACC - Roads Development Management (DM) Team

Consulted on the original scheme and on the revised scheme. Their comments are as follows:

There have been fundamental changes in number of units and design from previous, therefore the latest proposals shall be responded/commented on below:

Walking and Cycling - Direct access for pedestrians onto the adopted public footpaths along Albyn Place. The site will be served by the on-road cycle lanes along Albyn Place which connects into further recommended cycle routes by ACC and Aberdeen Cycle Forum and into shared bus/cycle lanes and the National Cycle Route 1 in the city centre.

Public transport - Site is well services by public transport with regular bus routes connecting in/out of the city centre and other areas of the city. Bus stop 100m east heading in either direction.

Parking - Site within inner city boundary, as per ACC guidance the associated parking ratio should be 1.5 spaces per 2/3 bedroom flat/unit. This would equate to 24 spaces for the 16 units. Though the site would be a shortfall as per the standards it is confirmed this would be considered acceptable given the proximity to the city centre boundary and Union Street itself and well as sustainable transport and cycle parking provision. This said per the previous comments the disabled space requires to be additional space over and above the 16. There is also the requirement to delineate the three spaces to the front. Finally plan 210 L[90]101 F shows a coach pick up/ drop off annotation that would not be required for a residential development.

Parking spaces must meet the dimensions 2.5m x 5.0m and a minimum aisle width of 6m. this would appear to be acceptable at the rear and previous comments have been taken onboard

Queen's Cross and Harlaw Community Council

Following the submission of the amended proposals, the Community Council submitted a letter of support to encourage Planning Service to look favourably on the proposal. The Community Council considers that if this development does not go ahead, no better alternatives are likely to ever come forward and the deterioration of the built estate will accelerate to the detriment of the Queen's Cross and Harlaw Community Council area and the physical and visual amenity of the residents.

REPRESENTATIONS

2 representations from the same person have been received (as a result of renotification and revised scheme submission) - 1 in support and 1 neutral. The matters raised can be summarised as follows –

- Have lived in the lane for 30 years and it is an interesting mix of residential and commercial, which co-exist happily,
- Impressed with the design and layout of the proposal. The design is sympathetic to the surrounding and vastly improves the existing building and makes a positive addition.
- Parking on and around the lane is always an issue. The council made improvements to the lane that improve the parking issues but when there are too many cars parked, bin lorries have issues. This scheme should have sufficient parking within the development.
- Upon considering the initial concern expressed by the consultee/interested party the applicant reduced the number of dwellings/flats by 5, which included 3 proposed mews buildings adjacent to my property. Resulting in less parking requirement and usage. *(NB it is unclear what this comment relates to because no proposal such as this was submitted to planning for consideration by the applicant)*
- No objection to the first set of plans but note that the alterations are much improved. The lower skyline is more in keeping with the surrounding buildings and welcomed from their vantage.
- an ugly building will be transformed into an attractive residential development
- no concerns regarding the construction works

MATERIAL CONSIDERATIONS

Legislative Requirements

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that where, in making any determination under the planning acts, regard is to be had to the provisions of the Development Plan and that determination shall be made in accordance with the plan, so far as material to the application unless material considerations indicate otherwise.

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires the planning authority to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

National Planning Policy and Guidance

Scottish Planning Policy

Historic Environment Policy for Scotland (HEPS)

Development Plan

Strategic Development Plan

The current Strategic Development Plan for Aberdeen City and Shire was approved by Scottish Ministers in September 2020 and forms the strategic component of the Development Plan. No issues of strategic or cross boundary significance have been identified.

Local Development Plan

Section 16 (1)(a)(ii) of the Town and Country Planning (Scotland) Act 1997 requires that, where there is a current local development plan, a proposed local development plan must be submitted to Scottish Ministers within 5 years after the date on which the current plan was approved. From 21 January 2022, the extant local development plan will be beyond this 5-year period. The Proposed Aberdeen Local Development Plan 2020 has been submitted to the Planning &

Environmental Appeals Division at the Scottish Government in July 2021. The formal examination in public of the Proposed Local Development Plan 2020 has commenced with reporters appointed. Material consideration will be given to the Proposed Local Development Plan 2020, in the context of the progress of its examination, in the assessment of planning applications.

Given the extant local development plan is beyond its five-year review period consideration, where relevant, cognisance should be given to paragraph 33 of the Scottish Planning Policy (2014) which states: "Where relevant policies in a development plan are out-of-date or the plan does not contain policies relevant to the proposal, then the presumption in favour of development that contributes to sustainable development will be a significant material consideration.

The following policies are relevant –

- Policy B3 (West End Office Area)
- Policy CI1 (Digital Infrastructure)
- Policy D1 (Quality Placemaking by Design)
- Policy D4 (Historic Environment)
- Policy D5 (Our Granite Heritage)
- Policy H1 Residential Areas
- Policy R6 (Waste Management Requirements for New Development)
- Policy R7 (Low and Zero Carbon Buildings and Water Efficiency)
- Policy T2 (Managing the Transport Impact of Development)
- Policy T3 (Sustainable and Active Travel)

Supplementary Guidance and Technical Advice Notes

- The Repair and Replacement of Windows and Doors SG
- Transport and Accessibility SG
- Resources for New Developments SG
Repair and reinstatement of cast iron railings
- Materials TAN
- Development along Lanes TAN

Proposed Aberdeen Local Development Plan (2020)

The Proposed Aberdeen Local Development Plan (Proposed ALDP) was approved at the Council meeting of 2 March 2020. A period of representation in public was undertaken from May to August 2020 and the Proposed ALDP has since been submitted to the Scottish Government Planning and Environmental Appeals Division for Examination in Public. The Proposed ALDP constitutes the Council's settled view as to what the final content of the next adopted ALDP should be and is now a material consideration in the determination of planning applications. The Aberdeen Local Development Plan 2017 will continue to be the primary document against which applications are considered. The exact weight to be given to matters contained in the Proposed ALDP (including individual policies) in relation to specific applications will depend on whether –

- such matters have or have not received representations as a result of the period of representations in public for the Proposed ALDP;
- the level of representations received in relation to relevant components of the Proposed ALDP and their relevance of these matters to the application under consideration.

The foregoing can only be assessed on a case-by-case basis. The following policies in the proposed Plan are considered relevant:

- CI1 – Digital Infrastructure
- D1 – Quality Placemaking

- D2 – Amenity
- D6 – Historic Environment
- D7 – Our Granite Heritage
- H5 – Affordable Housing
- I1 – Infrastructure Delivery and Planning Obligations
- NE5 – Trees and Woodland
- R5 – Waste Management Requirements for New Development
- R6 – Low and Zero Carbon Buildings, and Water Efficiency
- T2 – Sustainable Transport
- T3 – Parking

Other Material Considerations

- Albyn Place/Rubislaw Conservation Area Character Appraisal (CACA)
- Historic Environment Scotland's Managing Change in the Historic Environment:
 - Boundaries, Doorways, External fixtures, Setting and Windows.

EVALUATION

Principle of Development

The proposal is for the redevelopment of Nos. 31-32 Albyn Place and its associated rear office block into residential use for 16 apartments. The site is located within the Albyn Place/ Rubislaw Conservation Area. The previous use of the buildings was offices though the site has been vacant since 2017. A large extension was added to the rear at a time when office development of this type was in demand and deemed appropriate. These extensions are evident along this whole street and unfortunately have been built to the detriment of the Conservation Area in varying styles, scales and quality of materials and design. However, at that time, and for office use, the provision of large rear extensions preserved the general Albyn Place frontage and feel of the valued historic properties that comprise and contribute to the Conservation Area.

Change of Use/Principle of Residential Development

Within the Aberdeen Local Development Plan 2017, Nos. 31-32 Albyn Place is located within the West End Office area (Policy B3) which principally supports office development. This policy does also confirm that any application for residential development will be considered on its own merits, and therefore Policy H1 – Residential Areas is relevant to the extent that this sets the criteria for 'high quality'. Within the Proposed Local Development Plan 2020, it is acknowledged that this area is changing and promotes it as suitable for mixed-use development, including high quality residential use that respects, protects and enhances the Conservation Area as one of Aberdeen's valued places.

The principle of reuse to residential of the building is welcomed and can be met within consideration of Policy B3 and given the downturn in recent years of the office market within Aberdeen, the change of use for residential purposes should be acceptable if the criteria within Policy H1 are met, and in consideration of a number of other policies and guidance that require to be complied with for it to be deemed acceptable.

Matters affecting conservation

It is noted that none of the statements submitted by the applicant make reference to the retention and re-cladding of the rear building as being the correct solution in terms of the Conservation Area or indeed design and good placemaking. The Heritage Statement notes that "*The contribution to the landscape value at the rear of the property is negative. The office block and car park are detrimental to significance*". It goes on to classify the extension as Detrimental to the Significance and states "*The late c20 office block has little or no architectural significance relating to its form or*

fabric. It is detrimental to the significance of the site as determined in the 2013 Conservation Area Character Appraisal." This statement does not necessarily say the brick finish on the structure is the issue, but it is the structure itself has a detrimental impact. The Planning or Design and Access Statements have failed to respond to this issue, and no justification is provided. The statements only suggest recladding in a granite, increasing window sizes and adding metal balconies as the solution.

The Heritage Statement does suggest that any historic fabric within the site should be protected and preserved including the boundary walls. In the brochure submitted with appendix 1 of the Planning Statement it shows a boundary wall between Nos. 31 and 32 Albyn Place. It does not appear on any of the plans, but from on-site inspection it appears to have been largely removed. The loss of this wall is unauthorised, is disappointing and its removal contrary to policy given that it was historic fabric. It is also noted that the links between the original buildings and the extension have also been removed. This work and that of the removal of the boundary wall should not have been carried out without first obtaining the required consents and thus could lead to enforcement proceeding if planning permission is refused.

Based on the submitted information there is a lack of consideration and justification for the impact this existing structure makes to the Conservation Area. The submitted Heritage Statement asserts that *"The late c20 office block has little or no architectural significance relating to its form or fabric. It is detrimental to the significance of the site as determined in the 2013 Conservation Area Character Appraisal,"*. As such the application cannot be supported in terms of ALDP Policy D1 (Quality Placemaking by Design) and Policy D4 (Historic Environment).

The proposal is to retain, reclad and convert the large building to the rear into 10 flats. This large brick clad structure, was at one point an extension to the properties to the front but the connecting links have, as noted above, already been removed, resulting in a large standalone building in close proximity to the rear of the two traditional properties which compromises their aspect, daylight and sunlight receipt for conversion into dwellings. The building is clad in red/brown brick with windows on the east, south and west elevations. This large structure currently detracts from the character of, and over dominates, the traditional buildings and detracts from the wider conservation area as a whole. This fact is acknowledged in the submitted Heritage Statement. All additions to the rear of buildings between the junction of St Swithin Street and Albyn Grove are extensions and not separate buildings. Only No. 28 includes a separate building, but this is at the bottom of the historic feu abutting Albyn Lane of a similar position to other mews developments along the lane. The materials, form, proportions and scale of this structure are not in keeping with those of the historic buildings. This is because the building was erected at a time of buoyant office demand capitalising on the quality of the historic environment for its 'kerb appeal' and utilising the feu depth and topography to accommodate the office floor area needed. It is noted that a number of large extensions, largely in office use, are present along this lane but that does mean the scale, siting and location of this one does not detract from the Conservation Area. The redevelopment into residential use therefore will fix this form of development indefinitely, with the consequential long-term harm to the character of the Conservation Area.

It is also considered that with the amount of structural modelling proposed for the large rear building is not considered a wholly sustainable approach to re-use but is to try to capitalise on an existing form of development created to serve a less permanent office use. This large rear building is around 4.7m distant from the eastern feu boundary and also 4.7m distant from the façade of the adjacent eastern property, given it is built right on the boundary. Furthermore, it is 4.3m from the western boundary and 12m from the adjacent western building.

Policies, in particular where they relate to the historic environment, have evolved over the years in order to protect the historic environment and its special character, and in recognition of the entire

building envelope rather than simply a focus on primary elevations. Existing large extensions, that were consented a many years ago, do not provide justification for a development proposal which would otherwise fail to comply with current policy and guidance, and for residential use being different in its requirements to that of office accommodation. This existing extension would not meet current policy and any new proposal must take into consideration and comply with current national and local policy and guidance regardless of the existing situation onsite.

Within the updated Planning Statement submitted reference is made that the ACC Development Along Lanes TAN is irrelevant because the proposal does not include mews buildings. The site is served by Albyn Place and Albyn Lane and the TAN identifies and responds to a context for change specifically written to give a direction to the Albyn Place/Rubislaw and Bon Accord Conservation Areas where historic property is coming onto the market because of the wider oversupply of office accommodation within the city. As such the TAN promotes a form of development that replicates an historic building type that could be successful in comprehensive feu redevelopment. The TAN encourages a respectful approach to reuse of valued historic properties for residential use than might have been the case a few decades ago to ensure that that property and its amenity are safeguarded. The Development Along Lanes TAN, and that on Materials, were not referenced in the original Planning Statements submitted with the proposal and even within the revised statements they have not been reflected upon as local planning context for redevelopment within this site.

As such, no justification has been submitted in terms of how the proposal considers or complies with the Development along Lanes TAN or why the retention of the structure is appropriate in terms of Policy D1 (Quality Placemaking by Design) and Policy D4 (Historic Environment) and how this design solution is the most appropriate for the site or the wider conservation area.

It is noted that recladding the building may make a slight positive visual change, but it is unclear where the granite would be sourced from and how it would match in, and importantly the scale of the building in proximity of the historic properties at Nos. 31 and 32 Albyn Place remains, along with the close proximity of the adjacent properties east and west of the site and the compromise that they represent for over-looking and overshadowing. Initial consideration of the Technical Advice Note on Materials could have provided guidance on a more sympathetic redevelopment proposal for the site. However, the guidance and advice are not given as prescriptive but have led to approval and successful development in similar contexts.

The Materials TAN also goes on to state that *“Whilst imported granite could be seen as an obvious material choice for new buildings in the city, it is important to note that its use could actually dilute, rather than reinforce, the city’s granite heritage. Instead, alternative materials can often be a more appropriate choice to help preserve and enhance the status and setting of the city’s existing, locally quarried granite.”* It is also likely that the granite would have to be imported which dilutes any argument of sustainability. Many cladding materials could make a better contribution to the site context than the existing red/brown brick building which does not make a harmonious addition to the place

It is considered that there is no justification for the retention of the rear structure and no explanation on why this is the most appropriate solution for the site, beyond the fact that it is already there. It would require significant reworking and represents a significant negative impact to the redevelopment of the historic property for quality residential use. As such, the proposal does not comply with the Development Along Lanes or Materials TAN or Policy D4 (Historic Environment). Policy D1 Quality Placemaking by Design states that development must ensure high standards of design and have a strong and distinctive sense of place which is a result of context appraisal, detailed planning, quality architecture, craftsmanship and materials. From the

submitted statement and the proposed site layout it is evident that this has not been considered, particularly the context given the proposed change of use of the site to residential.

Amenity and light

The submitted Planning Statements have included the reference to the importance of Scottish Planning Policy (SPP) and the sustainability arguments. Also, within SPP in its policy principles it states that policies and decisions should also be guided by the following principles:

- protecting, enhancing and promoting access to cultural heritage, including the historic environment;
- protecting, enhancing and promoting access to natural heritage, including green infrastructure, landscape and the wider environment;
- avoiding over-development, protecting the amenity of new and existing development and considering the implications of development for water, air and soil quality.

Amenity and the protection of privacy are material considerations within the planning process to secure quality development that offers attractive places to live in Aberdeen. It is important that these aspects are considered for any future residents but also existing uses within adjoining properties. The importance of amenity is reflected in Policy D1 which seeks to avoid unacceptable impacts on adjoining use and the impact on privacy. The importance of amenity for residences, particularly within and close to the city centre is evident with the proposed new policy in the emerging Local Development Plan, specifically Policy D2 – Amenity. This policy also states the need to *“ensure that occupiers are afforded adequate privacy”* which given the proximity of the adjacent office block, will not be the case. In terms of residential development where parking is provided, Policy D2 makes it clear that development should provide *“no less than 50% useable amenity space while it is necessary to provide car-parking within a private court.”* The rear area measures around 788sqm and as stated previously the rear amenity area of 200sqm is well under 50%. It is noted that balconies and patios are included too, but given the overlooking and overshadowing of a number of these their useability could be questionable. Finally, this policy also states that occupiers should be *“afforded adequate levels of amenity (including) immediately outlook”* which is clearly not achieved in the majority of flats.

The proposal also raises significant concerns with regard to ‘the borrowing of amenity’ from the adjacent properties and the overlooking. To the west, the office building is 4.3m from the boundary with large windows and a window-to-window distance of around 12m. The typical rule of thumb for window-to-window distance between habitable rooms is 18m. It is noted that the office building does not technically contain a “habitable room,” but the 18m distance is still relevant because the windows of the office, where people can sit all day, will look directly into the proposed residential accommodation, including main living areas and bedrooms. The principle of this policy is to protect privacy, which given the proximity of the office adjacent, would not occur. The flats proposed in the first and second floors would be compromised by the position of adjacent property and its directly overlooking windows, and those at the ground floor, though they would have the aspect over the communal garden to the south they would also have windows facing east and west onto the boundary walls in very close proximity which affords very little outlook. There are no other positive factors for these properties that would mitigate this issue or can be taken into consideration.

The rear extension at No. 30 Albyn Place is built to the boundary and there are no windows to cause a loss of privacy, however the proximity is approximately 4.7m at best and therefore provides overshadowing for the morning sun and ensures no aspect other than looking directly onto a blank wall from the main living accommodation and bedrooms. The outlook from a number of the flats’ habitable rooms, including the main living space are thus very poor, in some cases,

looking out onto a high blank wall at very close quarters (to the east). Also, any residents here would look directly into the rear parking area of No. 30 Albyn Place. Though not residential, it is part of Albyn Medical Practice and this proposal would be borrowing amenity from here. If this proposal was consented, it would ultimately sterilise the future use of this area for anything other than parking, due to the proximity of the windows and the projecting balconies, which would provide the ability to sit outside and overlook the site to within 2.6 metres of the boundary.

It is noted that though not 'technically' single aspect, flats 5, 6, 13 and 14 have a small single window their north elevation for the kitchen. These windows, however, include opaque glazing, so will provide no outlook and given the fact it is north facing, the proximity to the building opposite and being 2.3m away from the proposed new stairwell it will also afford very little light. As such no benefit is gained from these north facing windows and as such by all intents and purposes the properties are single aspect. This layout provides very little opportunity for a varied outlook and in some flats (5 and 6) very little outlook at all.

The original granite buildings have at basement level flats 8 and 9. These buildings have windows to the front and rear facing North and South (though compromised by the rear structure, which is around 6m away). To the front the basement is below the street level and daylight is afforded via the windows which are within external basement lightwells. The master bedrooms would have very little light from these north facing sunken windows. The second bedrooms in flats 8 and 9, according to the plans, would have no windows, but, from site inspection, there would appear to be a window in each room. This said again they would have a very small area where the lightwell would allow light in. There would be no outlook and the north facing lightwells would afford very little light as such these flats would not have an appropriate level of light or amenity afforded to them.

The principle living room of flats 8 and 9 in the basement would be located to the rear and the lounge/ kitchen area is afforded a reasonable space with large south facing windows. Unfortunately, the retention of the large building interferes with any potential solar gain, outlook or in effect will likely compromise the daylight receipt into the principle living space in either of these flats. This issues of lack of light would be further exacerbated with the overshadowing from the two adjacent properties, boundary walls and their extensions. There would be private amenity areas for both flats to the rear but again these will be heavily overshadowed and over dominated by the existing rear building. Finally, the projecting stairwell would add further overshadowing to the rear dining area if any light had been able to get in. As such these properties would not have sufficient amenity or light.

Flats 16 and 17 (although only 16 flats are proposed this is the annotated number of the plans, likely unchanged since the flat numbers have been reduced) are located on the first floor of Nos. 31-32 Albyn Place. The rooms to the front in these flats are acceptable given they have windows as well as light, though not direct sunlight given their north orientation. To the rear the balconies will provide acceptable outdoor space and should afford some daylight all be it again overshadowed by the stairwell at times of the day. Finally, flats 22 and 23 (as per the note above) will have reasonable outlook, daylight and sunlight and the small outdoor balconies to the rear will provide amenity space. There is no issue of overlooking to this flat.

Sun path diagrams were submitted and they do appear to show some light entering all the rooms in the south elevation of the Albyn Place properties. This said it is a very small amount for the lower flats and that is 1st September not the winter months. No detail or evidence was provided in relation to the light that the flats in the rear building are afforded. The simulation also shows that the private amenity space between the two buildings will get very little direct light also.

Policy D2 – Amenity of the Proposed Aberdeen Local Development Plan states that development will be designed to

- ensure that occupiers are afforded adequate levels of amenity in relation to daylight, sunlight, noise, air quality and immediate outlook;

it also goes on to state that residential development will also:

- ensure minimal shading of external private and public spaces;
- ensure that occupiers are afforded adequate levels of privacy;

This scheme to convert the front building falls short within the basement level on all of these elements and does not provide sufficient light, sunlight or privacy within the development.

The supporting documentation states that all but 4 of the 16 flats have a south facing aspect. This is technically correct, but the large modern office structure does not allow for the benefit of this aspect to 4 of the flats within the properties to Albyn Place. So, 8 of the 16 flats do not benefit from the south facing orientation of the historic building because of the proximity to the large building to their immediate south.

Proposed flats within the rear building

To the rear the retained building would also provide poor amenity and outlook for some of the properties. The ground floor flats (flat 1 and 2), cover the length of the building with aspects to either the east or west and to the south. This south elevation would afford excellent light and solar gain which 6 of the main living accommodations would benefit from. The bedrooms to the east would look out onto a boundary wall around 4.5m away and to the west 4m away, resulting in very little outlook or daylight receipt. There would also be further overshadowed and over dominated by the balconies of the properties above.

To the first floor there are four flats proposed (flats 4, 5, 6 and 7). Flats 5 and 6, as stated, above would have poor outlook and amenity. There would also likely be issues of overshadowing from the east and west here. Flat 5 on the west would also have issues with overlooking from the office property, a mere 12 metres away. This includes into the principle living space, the bedrooms and the proposed terrace. The addition of the balconies would bring the residents 2m closer to the adjacent windows, a mere 10m away. Furthermore, flat 6, would look onto the blank gable of the adjoining extension again 4.5m away (2.5m from the balconies). Flats 4 and 7 are afforded better light and outlook with the principal accommodation looking south. This said, again the property on the west side would be significantly overlooked by the adjacent office. The balconies proposed for these properties are directly above those on the floor below and would also provide an element of overshadowing to the rooms and their outdoor amenity space.

On the top floor the flats will be afforded a good amount of light. This said, like the floor below the top floor will both be overlooked by the adjacent office extension as well as causing an element of overshadowing on the flats below. It will also again look into the adjacent properties and in particular the rear area of Albyn Medical Practice next door.

In terms of amenity this development falls so significantly shorter than is required and as such is contrary to Policy D1 – Quality Placemaking by design as well as Policies D1 – Quality Placemaking and D2 – Amenity of the Proposed Local Development Plan.

Overdevelopment

The provision of 16 flats within the site, has resulted in a large area to the rear still being given over to parking provision. The South facing communal garden area would be very small and only

measures around 200 sqm in size which, given some of the properties will have very little sunlight afforded to their private amenity areas, is insufficient. The Planning Statement states there is around 500sqm of communal and private spaces in the form of terraces and private gardens is proposed which is apparently 20% of the site. A number of these areas appear to be planted beds and areas which will be largely overshadowed but in the absence of any landscape scheme it is not clear how the communal areas will be laid out. Given the parking court and access to the rear take up around 590sqm, almost three times the communal grassed area, it is disappointing that more was not made of the garden area and the south facing aspect. Only 6 properties of the 16 really benefit from the south facing aspect. The front garden off Albyn Place presents an attractive formal setting to the property, however given its street prominence is unlikely to be a place where residents would be comfortable using for recreation.

The reinstatement of a larger section the rear garden area would have been more appropriate given the lack of amenity some of the flats are afforded. The Heritage Statement makes significant reference to the fact that a previous owner was a horticulturalist and commercial gardener, but no reference or consideration has been given to this when laying out the garden area. The number of flats proposed within the site has resulted in the poor internal and external amenity being afforded to a number of the flats.

Landscaping

No details of the proposed landscaping scheme, planting, or the hardstanding have been provided with the application. A green wall is noted but no detail of what this would consist of is available. There is no reference to clothes drying areas or use of the spaces. As it sits, it does not appear that much consideration has gone into the landscaping scheme. ALDP Policy D2 Landscape states that developments should have a strong landscape framework which improves and enhances the setting and visual impact of the development. It goes on to state that "quality development will:

- be informed by the existing landscape character, topography and existing features to sustain local diversity and distinctiveness, including natural and built features such as existing boundary walls, hedges, copses and other features of interest;
- conserve, enhance or restore existing landscape features and should incorporate them into a spatial landscape design hierarchy that provides structure to the site layout;
- create new landscapes where none exist."

This proposal does not consider the existing context to the rear. Unfortunately, the boundary wall that was present is no longer there and the proposal does not try to restore any features that are evident in the Design and Access Statement historic maps plans or as referenced in the Heritage Statement and does not create any interest in the new landscape that replaces the existing parking area. As such the proposal does not meet the requirements of Policy D2 Landscape of the ALDP.

Main buildings conversion

The proposal is for the division of the two properties into 6 flats, one within each floor with separate side access for the 2 on the lower ground floor, 2 on the ground floor accessing through the original front doors, and a proposed communal rear stairwell access 2 flats on the first floor via a side passage from the front.

The proposed works to the original semi-detached properties to Albyn Place respect the historic structure and the wider Conservation Area and its special character. Though not listed, the proposed window refurbishment as well as the gentle cleaning proposed (consent not required if per statement) would all provide a positive change to the buildings within the Conservation Area

and the kerb appeal of the building. The proposal to repair the windows is welcomed. This said the Design and Access Statement notes that damaged windows would be replaced. Adequate justification for any replacements, would be required in accordance with the Repair and Replacement of windows and Doors Technical Advice Note, this has not been provided. The retention and repair of windows is the preferred option in accordance with the TAN.

Internal changes are also respectful of the building's fabric, though not listed and as such not requiring of planning consent. The proposal aims to retain feature that are still present which is welcomed.

Proposals for the rear wall of 31-32 Albyn Place and the rear roof slope is not fully explained or justified within either the design and access, planning or heritage statement. Though the building is not listed the proposal appears to remove a large area of granite wall from the rear of the buildings and the majority of the rear roof slope which would affect the special character of the building and the wider conservation area. It is unclear from the plans and elevations what exactly is proposed for demolition and it would appear that there are inconsistencies in the information submitted.

Drawing 210 L(00)104 Elevations (demolition) appears to show the link between the two buildings being removed to leave the natural stone walling exposed. However drawing 210 L(00)102 Rev A Floor Plans (demolition) appears to show the removal of the back wall of the existing historic building as well as the link structure. Drawing 210 L(00)100 also appears to show the removal of the majority of the rear roof slope of the historic building. This said it is not clear given there is no key on the drawings and the drawings vary. The Design and Access statement shows the rear wall of the traditional building remaining. The inconsistencies in the plans as well as the demolition itself is not explained, clarified or justified in any of the statements submitted.

Policy D5 Our Granite Heritage states proposals to demolish granite, buildings, structure or feature, partially or completely, that is within a conservation area will not be granted planning consent. The proposed demolition of this rear wall is unclear and unjustified. Furthermore, no detail is provided to explain how it would be rebuilt or the granite reused. Given the lack of clear information on these proposed works they would not be acceptable, due to the potential detrimental effect it would have on the building and the character of the conservation area.

The design of the proposed stairwell to the rear of Nos. 31-32 Albyn Place looks incongruous to the existing building and as an addition within the Conservation Area, albeit a small addition, would require further consideration. Its design also causes overshadowing of the property's balconies either side.

Front curtilage

To Albyn Place the original vehicular 'in' and 'out' arrangement currently exists. The original proposal was to alter this arrangement and provide additional parking in this area. This had an impact on the mature tree as well as the visual amenity of the Conservation Area and was contrary to the Supplementary Guidance document of Transport and Accessibility. This element of the scheme was revised to retain the historic movement pattern, remove the new parking spaces and as such is now deemed acceptable.

Part of the proposal is to reinstate railings to the Albyn Place frontage. This is welcomed; however,

the design of the proposed railings does not appear to have taken into consideration the Council's adopted Technical Advice Note on Repair or Reinstatement of Cast Iron Railings which states *"Where the original railings have been completely removed, the new railings should be as faithful a copy of the original railings, as possible. If none of the original railings can be obtained for use as a guide, then photographic or other archive evidence should be obtained to ascertain the nature of the original railings"*. There are railings present onsite on the stairs and lightwell but again they do not appear to have been considered when designing the new railings. As such the design of the new railings is not in keeping with the Repair or Reinstatement of Cast Iron Railings TAN.

Parking

Though the parking standards are not fully met, ACC Roads DM team are satisfied that there are sufficient spaces available for general parking. This said there is the requirement for an additional space for disabled parking beyond the 16 spaces which has not been provided and it is unclear where it could be provided without being to the detriment to the front area. An additional space to the front would not be supported. Roads DM also ask for delineated spaces to the front which would have to respect the character of the conservation area and for example use setts to delineate the ends and corners of the spaces.

Rear curtilage

The scheme provides additional planting to the rear as well as a small, grassed area which is welcomed. This said, the Heritage Statement makes significant reference the previous rear garden, the complex use of the layout, how they would have had large gardens and its association with horticulturalist and commercial gardener Benjamin Reid. With this important association identified it is surprising to see the rear area given over to a small area of grass with some trees planted in the side beds. Had less flats been provided; less car parking spaces would be required and more space could have been given over to garden ground. There are also no details of a landscaping scheme provided so it would appear that little consideration has been afforded to this element. The Heritage Statement confirms *"The contribution to the landscape value at the rear of the property is negative. The office block and car park are detrimental to significance,"* but the proposal does very little to remedy this highlighted issue.

On the site plan, an area at the entrance off Albyn Lane is shown to be planted, but appears to be outside the redline boundary. It is assumed this does not contribute to the communal open space within the site, given it would appear to be in different ownership.

The area between the traditional property and rear structure, which would be largely in shadow, was originally proposed to be hardstanding but it appears that on the plans submitted as part of the LRB process, that this now includes grassed areas. Either way it is a very over shadowed, over dominated area of land with little amenity value.

Finally, a green wall is proposed on the northern elevation of the existing brick building, presumably to provide a slightly more aesthetic outlook from the traditional flats. there is no detail of how this would be planted, the species proposed or how this proposal would be successful. Again, the lack of consideration to the landscape of the site is of concern and is unacceptable.

Sustainability

The principle for the reuse of this prominent historic building is welcome. The proximity to the City Centre and the Council's aspirations to reuse these historic buildings as residential properties supports the principle of this scheme. There is a strong and welcomed sustainability argument for the reuse of the historic buildings to the front.

With regard to the rear building, the proposal for this part of the site is described in the Design and

Access and Planning Statements as sustainable re-use of the existing built fabric and form of development. The building currently on site is a three-storey brown brick clad building under a concrete tile pitched roof and of a form and design that, according to the submitted heritage statement, in no way either preserves or enhances the Conservation Area. The extension was approved at a time when design quality and placemaking were not firmly within the remit of planning.

Within the submitted documents the justification for the retention of the rear structure appears to be sustainability grounds which is an important factor to consider but this alone as a reason does not justify the retention of this large structure which compromises the site and context. At the time of construction, the building regulations would have been much less restrictive than they are now. The rear extension would not meet current standards and as such it is clear that the structure will have to be completely, or substantially, gutted, insulated, re-clad, and according to the demolition plan largely demolished. If this is the case it brings into question the sustainability of this proposal. If this eyesore of a structure had been demolished, an appropriately designed solution could have been found that would have met the policies within the ALDP, contributed positively to the Conservation Area, been of a high design quality and allowed for the appropriate level of amenity for the residents.

As stated above, from the demolition plan 210L(00)102A it is assumed (given no key is provided) the orange colouration shows areas of demolition which appears to be internal walls and whole roof structure, as well as the rear of the roof and wall on the original house. This said, given the lack of clarity on the drawings, it cannot be ascertained with certainty that the walls of the rear structure are not included in the demolition proposal. This makes it difficult to argue that the retention of the original structure is being done on sustainability grounds when there will be very little of said original structure left.

Finally, the granite for recladding is likely to be imported and as such again how sustainable is this for the proposal, although it is appreciated that local granite can be sourced.

Other issues

Policy H5 would normally require the contribution of 25% affordable housing but the applicant has requested the Affordable Housing Waiver applies. If the application were approved, it would require a Direction added to be the decision notice requiring the planning permission to be implemented within one year.

Given the significant issues with the original proposal, no assessment was provided on the elevations. The original scheme was such a concern that no architectural dressing could resolve the form and volume of development to achieve a harmonious addition to the site and cannot be said to 'preserve and enhance' the wider area status beyond the principle of re-use. It is noted that the two additional storeys were removed, reducing the over-development but no additional engagement was sought from the agent and a request for determination was made. Had further discussions been entered into, significant changes would have been sought on other elements of the proposal including the elevational and design elements proposed on the rear structure.

The design of the proposed stairwell to the rear of Nos. 31-32 Albyn Place looks incongruous to the existing building and as an addition within the Conservation Area, albeit a small addition, required further consideration. Its design also causes overshadowing of the property's balconies either side.

The replacement of the traditional dormer to the rear with a larger dormer which will be situated on

the wall head is not in accordance with policy. But given the wider benefit and the fact that it will allow for private amenity space for the flats and the fact that its design is of an appropriate scale in this instance it is deemed acceptable.

It is unclear from the drawings where ventilation for the bathrooms is proposed. New slappings in the historic principal elevation of the properties would need to be fully considered.

Notice of Review Supporting Statement

It is noted that changes were made to the proposal but as per the details and considerations above this did not go far enough to make the scheme acceptable and in accordance with Policy. Had the agent been open to discussions, as suggested in the statement, then an acceptable solution could have likely been found for the reuse of the site for residential use. However, at no stage, either prior to the planning application being submitted, or during its consideration, did the applicant, or his appointed agent, engage with the Planning Service, or did they show any willingness to do so.

On page 5 of the statement, it notes no material change would be made to the physical appearance of the existing built development and as such there would be no negative impact on the streetscape or the character of the Conservation Area. This statement is contrary to the submitted Heritage Statement which clearly states that *"The late c20 office block has little or no architectural significance relating to its form or fabric. It is detrimental to the significance of the site as determined in the 2013 Conservation Area Character Appraisal."* Furthermore, the statement is actually inaccurate because the recladding and addition of balconies would materially change the physical appearance of the building.

The points raised in the statement in relation to private external space, dual aspect, south facing orientation, daylight and sunlight receipt have been addressed elsewhere in this report.

The Supplementary Statement comments in paragraph 2.6 that there is a *"need to take a holistic view of the amenity which residents would enjoy, with people specifically choosing to live close to the city centre because of the amenity benefits this delivers in terms accessibility and proximity to the services, facilities and employment opportunities this has to offer, and accepting that the amenity this affords is different from that provided in a more suburban residential area."* The last experiences of the previous 2 years have taught and reminded society of the necessity and requirement for private amenity space and clear meaningful direct access to quality external space for our everyday needs. Though this site is located close to the City Centre, and indeed the amenities that the city centre offers, it is not constrained in terms of the provision of outdoor space. If a proposal was designed to an appropriate scale and design, this site has ample space to allow for both private and communal amenity space as well as appropriate level of light and outlook had the proposal considered the site, its context and the relevant policies and representing a high-quality residential environment befitting the site place status within the Conservation Area and its connectivity to the city centre.

The Planning Statement poses the case for the development in terms of SPP and justification for the proposal in terms of sustainable development. It is noted that the location is sustainable as is the reuse of the traditional building and the building on brownfield land. This is all agreed in principle, and had a more appropriate scheme been proposed, that met other policies which are designed to protect and provide the appropriate amenity for residents then it would likely have been supported. It is also noted that the requirement for office accommodation of this type is no longer favoured but again that is not a reason to not comply with the other relevant policies of the plan, guidance and legislation.

Also, within SPP as stated above, its policy principles make it clear that policies and decisions should also be guided by the following principles:

- protecting, enhancing and promoting access to cultural heritage, including the historic environment;
- protecting, enhancing and promoting access to natural heritage, including green infrastructure, landscape and the wider environment;
- avoiding over-development, protecting the amenity of new and existing development and considering the implications of development for water, air and soil quality.

Paragraph 3.6 of the Notice of Review Statement argues that it should be approved on sustainability terms because there is, *“no adverse impacts which would ‘significantly and demonstrably’ outweigh these benefits have been identified, with regards to which the Planning Statement, Supplementary Statement and paragraphs 2.5 to 2.8 above clearly demonstrate that is the case in respect of:*

- *the character of the Conservation Area;*
- *the amenity of existing or future residents”*

As per the content of this report this is an inaccurate statement and the importance of amenity as well as the character of the Conservation Area have clearly been overlooked.

Finally, SPP states that where an LDP is more than 5 years old *“the presumption in favour of development that contributes to sustainable development will be a significant material consideration. Decision-makers should also take into account any adverse impacts which would significantly and demonstrably outweigh the benefits when assessed against the wider policies in this SPP. The same principle should be applied where a development plan is more than five years old.”*

The Notice of Review Statement states *“it is submitted that the proposed development would deliver a high-quality residential environment which complies with all relevant policies of Development Plan and is supported by other relevant material considerations, in particular the presumption in favour of development that contributes to sustainable development set out in SPP.”* How the development contributes to sustainable development has been considered as part of the scheme and had been afforded a significant material weight. This said, based on the information provided and the submitted plans it is evident that this proposal does not in fact meet the policies of the Development Plan, and material considerations, and that there are in fact significant concerns that significantly and demonstrably outweigh the benefits of the scheme in terms of sustainable development.

Precedent

This proposal is one of the first of this type which has been submitted along this stretch of Albyn Place. It is likely that the decisions taken here will have an impact on other properties and development along the street, which is one of Aberdeen’s finest pieces of historic townscape planning. Precedent is not normally a factor to consider but there is the potential for a cumulative impact if this application were approved and thus it becomes an important and relevant material consideration. Approval would set a precedent whereby here and on other centrally located sites it could allow for other development with very poor amenity, outlook, sunlight and privacy and a detraction to the quality of the built historic environment. The proposal also raises significant concerns with regard to ‘the borrowing of amenity’ from the adjacent properties and the overlooking to the west in particular. Solutions could have been found and this issue avoided had the agent worked with ACC planning on this scheme.

The Basis of the Notice of Review for Non-determination of the application

The following paragraphs explain why the Planning Service did not make a determination of the planning application, which led to the Notice of Review against non-determination being submitted by the applicant. This primarily arose for two reasons; the late submission of necessary information by the applicant and the re-notification of neighbours and re-advertising of the application following the submission of the revised proposal.

As note earlier in this report, there was no engagement by the applicant, or his appointed agent, with the Planning Service on this proposed development. Planning Service has a formal pre-application process in place, which potential applicants for developments of this type and scale are strongly encouraged to go through. This would have given the agent and applicant a clear steer on what information and supporting documentation and reports were required and a clear indication of what level of development may be appropriate for the site. They chose not to go through this process and submitted an application for the conversion of the existing building, recladding of the rear structure, erection of 2 additional storeys to the roof of the rear structure and a number of other alterations. Unfortunately, the applicant chose not to use this service to get, which at that time, was free advice on the scheme. It may be that had this agreed process been followed, issues of concern as set out above, particularly in terms of overdevelopment and amenity issues, for the development, would have been provided at the time and could have been resolved/discussed prior to an application even being submitted.

At time of submission of the application there was a significant amount of information and relevant documentation missing including Design and Access Statement, as well as an assessment on the proposal within the context of the Albyn Place/ Rubislaw Conservation Area. The agent was advised of these omissions within days of the submission of the application. Furthermore, there was no information provided which considered the large tree at the front of the site, information that should have been provided when the application was lodged. It was not possible or appropriate to begin to fully assess this application without all the relevant supporting information being received. A number of the outstanding documents were submitted in April 2021, but the tree/arboriculture survey was not submitted until November 2021, more than 7 months after it the planning application was lodged.

After full consideration of the submitted Design and Access Statement, it was determined that it did not properly or fully explain, consider or justify why the proposal was the most appropriate design response for the site and its context within a conservation area. To address these deficiencies, the agent was advised in May 2021 that this was best addressed through a Heritage Statement, which would assess the proposal in the context of the Conservation Area (front and rear) and surrounding listed buildings. The Heritage Statement was subsequently submitted in September 2021. The relevant consultations took place with colleagues and an assessment of and comments on the proposal were sent thereafter to the agent. This could not have been done in any comprehensive or meaningful way until we had received all relevant documentation/reports, the last of which was the tree/arboriculture survey in November.

Upon the submission of the revised proposal, it was apparent that the proposal and thus the description of the application had changed significantly, in that the number of residential flats was changed and the addition of the two storey to the rear extension had been removed. Accordingly, the decision was taken by the Planning Service to re-notify neighbours, to re-advertise the proposal and to re-consult relevant consultees to ensure their comments related to the most recent application and plans. When revised proposals are submitted by applicants, para. 4.63 of Scottish Government Planning Circular 3/2013 'Development Management Procedures' states that *"It is for the planning authority to decide what notice they give to other parties regarding any such variation"*. Due to the date of the submission of the revised proposal, in the lead-up to the

Christmas holidays and also the lead-in time for placing advertisements in the newspaper, meant that the renotification and re-advertising did not take place until mid to late January.

During the period that the planning application is subject to renotification of neighbours and re-advertisement and thus open for interested parties to submit written representations, it would be unlawful for the planning authority to determine the application. However, the applicant submitted the Notice of Review before the expiry of the advertisement period and thus before a lawful determination of the application could be made by the planning authority.

Proposed Aberdeen Local Development Plan

In relation to this particular application, the policies in the Proposed Aberdeen Local Development Plan 2020 (PALDP) substantively reiterate those in the adopted Local Development Plan and the proposal is not acceptable in terms of both Plans for the reasons previously given. Furthermore Policy D2 Amenity is a relevant consideration for this application.

RECOMMENDATION

Refuse

REASON FOR RECOMMENDATION

The site is adjacent to but out-with the city centre boundary and should be able to afford a high-quality residential environment subject to balancing the needs of the conservation area status, the quality and quantity of dwellings proposed and their on-site, as well as their impact or bearing and likely precedent within the vicinity. The proposed development does not do this.

The proposal would not afford sufficient daylight, sunlight or amenity for a number of the flats and in particular those at the ground floor level. The outlook from a number of the flats is onto a high blank wall or a green wall within very close proximity and this relationship would not result in quality residential environment or provide a strong sense of place quality as required within the Conservation Area. The window-to-window distance of five of the proposed flats would not give prospective residents an acceptable level of privacy insofar as to the west they would be directly overlooked at a distance of around 12 metres. Finally, the basement flats in the main building would not have sufficient light or outlook afforded to them. As such, the proposal is considered not to comply with the general amenity expectations implicit to Policy D1 (Quality Placemaking by Design) in the Aberdeen Local Development Plan 2017 and in the policies of the proposed Aberdeen Local Development Plan 2020.

The proposed scheme does not fully consider or assess the Conservation Area context and how the proposal impacts on that. The Heritage Statement makes it clear that the “The late c20 office block has little or no architectural significance relating to its form or fabric. It is detrimental to the significance of the site”. The proposal would not suitably respect the site’s historic context in terms of its form, scale, layout and the palette of finishing materials and thus would not preserve or enhance the character of the Albyn Place/ Rubislaw Conservation Area. As such the proposal is contrary to Policy D4: Historic Environment, D1 Quality Placemaking by Design of the Aberdeen Local Development Plan 2017 as well as the relevant sections of Scottish Planning Policy, Historic Environment Policy for Scotland and Historic Environment Scotland Guidance on “Managing Change in the Historic Environment: Guidance Notes”.

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Marischal College Planning & Sustainable Development Business Hub 4, Ground Floor North Broad Street Aberdeen AB10 1AB Tel: 01224 523 470 Fax: 01224 636 181 Email: pi@aberdeencity.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100375138-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

To convert the redundant Office Building to form 19 Residential Apartments.

Is this a temporary permission? * Yes No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) * Yes No

Has the work already been started and/or completed? *

No Yes – Started Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	Taylor Architecture and Building Consultants Ltd		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	Steven	Building Name:	<input type="text"/>
Last Name: *	Taylor	Building Number:	24
Telephone Number: *	07500026150	Address 1 (Street): *	Oldmeldrum Road
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	Newmachar
Fax Number:	<input type="text"/>	Country: *	Aberdeenshire
		Postcode: *	AB21 0PJ
Email Address: *	Steven@taylorarchitecture.co.uk		

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	C/O Mr K Rattray
First Name: *	Kevin	Building Number:	10
Last Name: *	Rattray	Address 1 (Street): *	10 Thistle Street
Company/Organisation	Albyn Court Ltd	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	Aberdeen
Extension Number:	<input type="text"/>	Country: *	Scotland
Mobile Number:	<input type="text"/>	Postcode: *	AB101XZ
Fax Number:	<input type="text"/>		
Email Address: *	steven@taylorarchitecture.co.uk		

Site Address Details

Planning Authority:

Aberdeen City Council

Full postal address of the site (including postcode where available):

Address 1:

31-32 ALBYN PLACE

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

ABERDEEN

Post Code:

AB10 1YL

Please identify/describe the location of the site or sites

Northing

805755

Easting

392696

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Pre-Application Discussion Details Cont.

In what format was the feedback given? *

Meeting Telephone Letter Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (max 500 characters)

Call to Introduce the project and to discuss; Principle of development, Parking, Amenity Space, Developer Contribution, Tree Survey, Noise Assessment, Architectural Features, Drainage Impact and Transport.

Title:

Mr

Other title:

First Name:

Jamie

Last Name:

Leadbetter

Correspondence Reference
Number:

Date (dd/mm/yyyy):

10/02/2021

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Site Area

Please state the site area:

2521.00

Please state the measurement type used:

Hectares (ha) Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Offices

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

Yes No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? *

Yes No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

32

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *

19

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? *

Yes No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? *

- Yes – connecting to public drainage network
 No – proposing to make private drainage arrangements
 Not Applicable – only arrangements for water supply required

Do your proposals make provision for sustainable drainage of surface water?? * (e.g. SUDS arrangements) *

Yes No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

- Yes
 No, using a private water supply
 No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

Yes No Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? *

Yes No Don't Know

Trees

Are there any trees on or adjacent to the application site? *

Yes No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? *

Yes No

If Yes or No, please provide further details: * (Max 500 characters)

Purpose Built Bin store to the rear of the Site on Albyn Lane.

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

Yes No

How many units do you propose in total? *

19

Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement.

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

Yes No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013) *

Yes No Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? * Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? * Yes No

Is any of the land part of an agricultural holding? * Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Steven Taylor

On behalf of: Albyn Court Ltd

Date: 09/03/2021

Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

Yes No Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

Yes No Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

Yes No Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

Yes No Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

Yes No Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

Yes No Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- Site Layout Plan or Block plan.
- Elevations.
- Floor plans.
- Cross sections.
- Roof plan.
- Master Plan/Framework Plan.
- Landscape plan.
- Photographs and/or photomontages.
- Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

- | | | |
|--|---|---|
| A copy of an Environmental Statement. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. * | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| A Flood Risk Assessment. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| Drainage/SUDS layout. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| Contaminated Land Assessment. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Habitat Survey. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |

Other Statements (please specify). (Max 500 characters)

Planning Supporting Statement. Tree Survey

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Steven Taylor

Declaration Date: 09/03/2021

MEMO

Strategic Place Planning

Commissioning

Business Hub 4, Ground Floor North, Marischal College



To	Development Management, Strategic Place Planning		
From	Michael Cowie, Engineer, Roads Development Management		
E-mail	MiCowie@aberdeencity.gov.uk	Date	109/02/2022
Tel.	01224 523761	Our Ref.	210311/DPP
Fax.	-	Your Ref.	

Planning Application No. 210311/DPP – Change of use from and conversion of offices (class 4) to form 16no. residential flats (sui generis), including the removal of existing link to form separate buildings, various alterations, the formation of parking to the rear and the installation of railings to the front at 31-32 Albyn Place, Aberdeen AB10 1YL.

I have considered the above planning application and have the following observations:

1 Development Proposal

- 1.1 It is noted this application is for a change of use and conversion of existing office space to allow the formation of 16no. residential units with various associated works at 31-32 Albyn Place, Aberdeen AB10 1YL.
- 1.2 It is noted the site is located in the inner city boundary and also lies within the controlled parking zone (CPZ N).
- 1.3 It should be noted that this is the second iteration of Roads Development Management comments, the previous comments were submitted May 2021. There has been fundamental changes in number of units and design from previous, therefore the latest proposals shall be responded/commented on below.

2 Walking and Cycling

- 2.1 It is noted this site shall be served by direct access into the existing network of adopted public footpaths along Albyn Place, which shall provide connectivity to the wider area and into the city centre to the east of the site.
- 2.2 In terms of nearby cycle provision the site shall be served by on-road cycle lanes along Albyn Place which provides connection to further recommended cycle routes by Aberdeen City Council and Aberdeen Cycle Forum, then further shared bus/cycle lanes and 'National Cycle Route 1' within the city centre.

3 Public Transport

- 3.1 It is noted the site shall be well served in terms of public transport given that Albyn Place forms part of regular bus routes connecting in/out of the city centre and other areas of the city.
- 3.2 Bus stops for aforementioned services are located within approx. 100m of the site to the east for heading in either direction.

4 Parking

- 4.1 It is noted that as the site is located in the inner city boundary, as per ACC supplementary guidance, the associated parking ratio should be 1.5 spaces per 2/3-bedroom flats/units. This would equate to an associated provision of 24 spaces given proposal for 16no. units.
- 4.2 However, it is noted that the site proposes to provide 16no. spaces which would equate to 1 parking space per flat/unit, while this is a shortfall as per or standards it is confirmed this would be considered acceptable provision given the proximity to the city centre boundary and Union Street itself, links to sustainable transport and providing adequate cycle parking provision.
- 4.3 That being said, and as per previous comments, it is noted the proposed volume of 16no. spaces includes 1 space to be marked for disabled/accessible use and 1 space marked for 'coach drop off/pickup'. Such provision for both should be on top required general parking provision (i.e. 16no. spaces and additional 2 spaces). Therefore, it is requested the applicant reviews and revises this provision in light of these comments, it is also queried the requirement for a 'Coach drop off/pick up' space?
- 4.4 In terms of the proposed car parking layout, to the front and back, spaces shall require to meet the dimensions of 2.5m x 5.0m and have a minimum aisle width of 6.0m. This would appear to be provided and it is confirmed that the layout to the rear would be accepted with the 1no. parallel space and previous comments taken on board in regard to buffer/stub along western boundary to allow increased maneuverability in/out of these spaces. In terms of the 3no. spaces proposed to the front of the property, while acknowledged this is existing arrangement it is requested that these spaces become more formalised and tidied up, because as you shall see within the drawings this space overhangs at either end and could impede cars getting through this looped access back onto Albyn Place.
- 4.5 It is noted that the that there is also nearby 'Car Club' provision located on Stanley Street within 100m of the site and on Albyn Place further to the east which shall allow future residents the opportunity to utilize such scheme and potentially reduce any requirement for private car ownership.
- 4.6 It is noted that the site and application proposes to provide the necessary cycle parking/storage provision in the form of a designated secure cycle lockers serving 12 bikes with Flats 1 & 2 have storage within the private garden extents and then Flats 7 & 8 have a secure vestibule to secure to store a bike. Additionally, the applicant now proposes to provide an additional visitor cycle parking provision to the front of the property. Confirmed adequate provision is provided in this regard.

5 Site Vehicular Access

- 5.1 It is noted the site proposes to retain the same vehicular access arrangement as per the existing, to the north of the site (front) it now proposes to retain the two accesses allowing for an in/out operation which is acceptable and to the rear via existing onto Albyn Lane.
- 5.2 It is noted that there does not appear to be any amendments to the two accesses onto Albyn Place and given the volume and visibility at these accesses this is considered acceptable. However, the access to the rear onto Albyn Lane it is requested this be widened to accommodate two-way vehicular access and increase visibility (as per previous comments) given the narrow nature of Albyn Lane and avoid conflicts.

6 Travel Plan Frameworkd (Travel Plan/Residential Travel Pack)

- 6.1 It is noted this comment is the same as per previous comments and as follows:-
It is noted that within the supporting 'Transport Statement' the applicant has provided details of a proposed Travel Pack for future residents which outlines localised sustainable modes and provisions while providing realistic objectives.

7 Conclusion

- 7.1 There are some minor outstanding issues in respect of this planning application as per the comments above. Should these comments be provided/amended as per requested then it would be confirmed that Roads Development Management would be minded to have no objection to this application.

Michael Cowie
Engineer
Roads Development Management

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Aberdeen City Council – Development Management Team Consultation Request

Case Officer: Laura Robertson	To: ACC - Waste And Recycling
E-mail: lrobertson@aberdeencity.gov.uk	Date Sent: 22 February 2022
Tel.: 01224 522246	Respond by: 15 March 2022

Application Type: Detailed Planning Permission
Application Address: 31-32 Albyn Place Aberdeen AB10 1YL
Proposal Description: Change of use from and conversion of offices (class 4) to form 16 no. residential flats (sui generis), including the removal of existing link to form separate buildings, various alterations , the formation of parking to the rear and the installation of railings to the front
Application Reference: 210311/DPP
Consultation Reference: DC/ACC/R7PAQRBZ03400

To view the plans and supporting documentation associated with the application please [follow this link](#).

In the case of pre-application enquires please login at <https://publicaccess.aberdeencity.gov.uk> and in 'Consultation Search' enter the consultation reference (shown above) into the 'Letter Reference' field and then click 'Search'.

Unless agreed with the case officer, should no response be received by the respond by date specified above it will be assumed your service has no comments to make.

Should further information be required, please let the case officer know as soon as possible in order for the information to be requested to allow timeous determination of the application.

Response

Please select one of the following.

No observations/comments.	
Would make the following comments (please specify below).	
Would recommend the following conditions are included with any grant of consent.	Y
Would recommend the following comments are taken into consideration in the determination of the application.	
Object to the application (please specify reasons below).	

COMMENTS

As I understand, the development will consist of **16 residential apartments**.

I have consulted with colleagues across the waste operations team. I can confirm that Aberdeen City Council intend to provide the following services upon building completion.

Please note the information provided below by Waste Services is independent of the outcome of the planning application, which is being determined by the planning authority.

The 16 **flats** will be provided with:

- **2 x 1280l general waste container** 128CM W X 145CM H X 100CM D (90cm minimum clearance to manoeuvre bins)
- **2 x 1280l co-mingled recycling container** 128CM W X 145CM H X 100CM D 90cm minimum clearance to manoeuvre bins.
- **1 x food waste container.** 62CM W X 129.8CM H X 74CM D (80CM X 80CM (90cm minimum clearance to remove internal bin from front opening casing)
- **16 x kitchen caddy and caddy liners (for each flat)**

When planning bin stores, please take these measurements into account to ensure ease of use residents and collection for crew.

The following costs will be charged to the developer:

- **Each 1280l bin costs £413.60**
- **Each food waste container costs £514.49**
- **Kitchen caddy and caddy liners £0.00**
- **A delivery of 10 or less bins will incur a £30 delivery fee.**

No garden waste will be provided for **flat residences** as it is assumed grounds will be maintained as part of a service charge for the building and undertaken by a commercial contractor.

It is pertinent to note that these services will be provided taking account of the following:

General points

- **No excess** should be stored out with the containment provided. This is fly tipping.
- If the bin store will be **locked and/ or involve a barrier, 8 keys must be provided for each store**, providing access to the different collection crews and Recycling Officer for monitoring contamination. These should be dispatched to the Waste Team.
- Large item collections can be arranged by visiting www.aberdeencity.gov.uk
- Further information can be found in the Waste Supplementary Guidance available at: <https://www.aberdeencity.gov.uk/sites/default/files/2020-07/7.1.PolicySG.ResourcesForNewDevelopmentUpdateJuly2020.pdf>
- **Developers must contact Aberdeen City Council a minimum of ONE month before properties will be occupied** this is to ensure that bins are on site prior to residents moving into properties and to give enough time to register addresses on the CAG (Council Address Gazetteer) to allow for the development to be added to the refuse vehicle routes.
- A Purchase Order should be raised with Aberdeen City Council using the above details and we will provide further guidance for purchasing the bins.
- Bin purchases are VAT free. Please do not include VAT in your PO
- Please submit a PO for the bins you require.

Should you have any further queries or wish to discuss these comments further, please do not hesitate to contact me.

Responding Officer: L Todd

Date: 23/02/2022

Email: wasteplanning@aberdeencity.gov.uk

**DEVELOPER OBLIGATIONS:
Assessment Report RevA**



DATE:	3 rd February 2022
APPLICATION REF:	210311/DPP
DESCRIPTION:	Change of use from and conversion of offices (class 4) to form 16 no. residential flats (sui generis), including the removal of existing link to form separate buildings, various alterations , the formation of parking to the rear and the installation of railings to the front
ADDRESS:	31-32 Albyn Place, Aberdeen, AB10 1YL
TO:	Albyn Court Ltd, c/o Steven Taylor, Taylor Architecture and Building Consultants Ltd
COPIED TO:	Laura Robertson, Case Officer

BACKGROUND AND DEVELOPMENT PLAN BASIS

This Developer Obligations Assessment Report sets out the obligations that are necessary to address the impact of your development proposal on local infrastructure as well as requirements for affordable housing provision.

Policies covering both of these elements are included in the [Aberdeen City Local Development Plan 2017](#), which your application is assessed in accordance with.

The relevant policies from the Local Development Plan are: Policy I1 (Infrastructure Delivery and Planning Obligations); and Policy H5 (Affordable Housing).

Detail on the methodologies used for calculating obligations is set out in [Supplementary Guidance: Planning Obligations](#) and further guidance on the provision of affordable housing is included in [Supplementary Guidance: Affordable Housing](#). The supplementary guidance forms part of the statutory development plan for decision making purposes.

This Assessment Report will set out the basis for any agreement you enter into with Aberdeen City Council.

SUMMARY OF OBLIGATIONS

OBLIGATION	LEVEL OF CONTRIBUTION
<u>Infrastructure</u>	
Transportation	To be advised direct by the Transportation Team
Core Path Network	£4,613
Primary Education	Nil
Secondary Education	Nil
Healthcare Facilities	£7,155
Open Space	£2,269
Community Facilities / Sports & Recreation	£3,100
<u>Affordable Housing</u>	
Affordable Housing Contribution	See text below

BREAKDOWN AND CALCULATION OF OBLIGATIONS

This section of the report outlines how the obligations above have been calculated.

Calculation of Standard House Unit Equivalent (SHUE)

Applications are generally assessed on the basis of standard house unit equivalents, with a three bedroomed house taken as a Standard House Unit Equivalent (SHUE). Section 4 of Supplementary Guidance: Planning Obligations provides more detail on the calculation of SHUEs.

This application for Detailed Planning Permission comprises:

- 3 x 1 bed units
- 12 x 2 bed units
- 1 x 3 bed units

This equates to a SHUE of 12.4. This assessment is therefore based on 12.4 standard house unit equivalents, except in the case of education contributions where 1 bed units are excluded from the calculations.

Please note that any change to the SHUE may have an impact on the level of obligations.

Infrastructure

Transportation

Any transportation requirements will be identified and confirmed direct by the City Council's Transportation Team.

Core Path Network

Core Paths and links to the Core Path Network are an infrastructure facility necessary for the purposes of recreation and sustainable active travel. New developments are required to install or upgrade Core Paths that are designated within the site and contribute towards addressing any cumulative impacts on surrounding core paths.

In this instance, a contribution will be required towards the enhancement of Core Path 96, which is located in close proximity to the application site.

Contribution: 12.4 x £372 = £4,613

Primary Education

The application site is within the catchment area for Ashley Road Primary School.

Factoring this development into the 2018 school roll forecast shows that the proposed housing units will not result in the school going over capacity and mitigation will therefore not be required.

Contribution: Nil

Secondary Education

The application site is within the catchment area for Aberdeen Grammar.

Factoring this development into the 2018 school roll forecast shows that the proposed housing units will not result in the school going over capacity and mitigation will therefore not be required.

Contribution: Nil

Healthcare Facilities

Infrastructure requirements have been calculated with NHS Grampian on the basis of national health standards and by estimating the likely number of new patients generated by the proposed development. Contributions are calculated using nationally recognised space standards and build costs, based upon the population requirements for GP surgeries, dental chairs and community pharmacies.

In this instance, a contribution will be required towards internal reconfiguration works to increase capacity at the Albyn Medical Practice or other such healthcare facilities serving the development, as existing

facilities in the vicinity of the development are currently operating at or over capacity.

Contribution: $12.4 \times \text{£}577$
(reconfiguration rate) = $\text{£}7,155$

Open Space

Where there is insufficient open space provided as part of the proposal in reference to [Supplementary Guidance: Green Space Network & Open Space](#), or where the Council's Open Space Audit demonstrates that the minimum quantity and accessibility standards are met by existing provision, then a contribution towards raising the quality of existing provision may be necessary.

In this instance a contribution will be required. The contribution will be used towards the enhancement of existing open spaces in the vicinity of the development. The contribution may also be used to support community food growing.

Contribution: $12.4 \times \text{£}183 = \text{£}2,269$

Community Facilities / Sport & Recreation

In order for occupants of the proposed development to fully utilise community facilities, improvements will be necessary. The development is not required to address existing shortcomings in community facilities. However, the cumulative impact of development will put additional pressure on local facilities and this will require mitigation.

In this instance, contributions have been identified towards Rosemount Learning Centre. Works are proposed to increase capacity by the creation of shower rooms at the gym enabling

more use of the downstairs and upstairs gyms.

Contribution: $12.4 \times £250 = £3,100$

Affordable Housing

Policy H5 seeks a minimum of 25% of any development of 5 or more dwelling units to be provided as affordable housing.

In this instance, no affordable housing contribution is required given the temporary waiver which is applicable to all new planning applications within the defined City Centre zone.

Contribution: Nil

James Welsh
Developer Obligations Team Leader

REMITTANCE OF OBLIGATIONS

Remittance of financial obligations can be undertaken either through entering into a Section 69 agreement (in the case of upfront payment) or a Section 75 agreement (in all other cases). In all cases, the relevant legal agreement is required prior to release of the Planning Decision Notice.

Where there is a requirement for affordable housing on site, in kind provision and/or the amount of developer obligations for infrastructure is such that an upfront payment may be considered prohibitive, a Section 75 agreement will be required. Please note that Applicants are liable for both the costs of their own Legal Agent fees and the Council's legal fees and outlays in the preparation of the document. These costs should be taken into account when considering the options.

The provision of an upfront payment will allow a planning consent to be issued promptly.

In the case of upfront payment, a Planning Decision Notice cannot be issued until a payment in respect of developer obligations has been made. Prior to remitting funds the applicant should check with the Planning Officer that the payment is the only outstanding matter. The Planning Officer will be informed directly by the Planning & Monitoring Officer when funds have cleared.

Management of Funds

Contributions are currently held in the Council's balance sheet in a unique account to which notional interest is added on a monthly basis. In the event of a repayment of contribution the

interest added will be calculated to reflect, in addition, compounding on an annual basis.

Unless otherwise specified in the relevant legal agreement, the Council undertakes to spend contributions received in respect of an appropriate project or projects in line with the detail of this assessment within 7 years of the date when planning permission is implemented (evidenced through the notice of initiation of development). In the event of the contribution or part of it not being spent within this time period the contribution or part will be refunded to the applicant or their nominee along with relative interest accrued.

REMITTANCE ADVICE: Upfront Payments

Payment for developer obligations should be made using the Council's **online payment portal** at <http://www.aberdeencity.gov.uk>

Click on the pay it tab and select Developer Obligations from the payment portal. Paying online is the quickest way to secure planning consent where developer obligations are required.

If you cannot use the payment portal, payment can be made through a BACS transfer.

BACS Payments

Bank Details for Payment by BACS:
Aberdeen City Council General
Account
Sort Code 82-60-11
Account No. 80009421
I - Ban no.
GB38CLYD82601180009421
BIC no. CLYDGB21350
Aberdeen City Council General
Account BACS Payment

To make a BACS payment, email developerobligations@aberdeencity.gov.uk and the Planning Officer to confirm that you are making a payment via BACS and to confirm the full amount due and planning application reference. Failure to advise the team that you are making payment will significantly delay the issue of your planning consent.

Please ensure that your planning application reference is included as your BACS reference in the following format: P000000.

Receipts

All payments made will be acknowledged as received by way of email.

Non Payment

Applicants and Agents should be aware that where all other planning issues have been resolved and only the payment of developer obligations is preventing the release of the Decision Notice, non-payment may result in the application being subsequently recommended for refusal as contrary to the relevant policies in the Local Development Plan.

REMITTANCE: Under Section 75 of the Town and Country Planning (Scotland) Act

Indexation

Unless otherwise specified, payments will be index linked to the BCIS All In Tender Price Index at Q1 2022.

Phasing of Obligations

Unless otherwise specified and agreed with the Development Obligations Team, payments of obligations will be billed quarterly in arrears based on completions in the previous quarter, as evidenced through building control completion certificates and also as advised by the developer. An initial payment will also normally be required prior to the commencement of development.

In the event of the contribution or part of it not being spent within the time period specified in the legal agreement, the contribution or part will be refunded to the Applicant or their nominee along with relative interest accrued.

Preparation of Legal Agreement

The Applicant is cautioned that the costs of preparing a Section 75 agreement from the Applicant's own Legal Agents may in some instances be in excess of the total amount of contributions required. As well as their own Legal Agent's fees Applicants will be liable for payment of the Council's legal fees and outlays in connection with the preparation of the Section 75 agreement. The Applicant is therefore encouraged to contact their own Legal Agent who will liaise with the Council's Legal Service on this issue.

Instruction of Legal Agreement

Please note that should you wish to proceed via this route the legal agreement can be instructed as soon as Heads of Terms (items for which contributions have been sought, overall level of contributions and number, tenure and mix of affordable housing) as set out in this Report have been agreed with the Developer Obligations Team and you have advised of the details of your Legal Agent.

The Planning Officer is responsible for the instruction of the legal agreement following confirmation from the Developer Obligations and Transportation Teams that Heads of Terms have been agreed.

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Comments for Planning Application 210311/DPP

Application Summary

Application Number: 210311/DPP

Address: 31-32 Albyn Place Aberdeen AB10 1YL

Proposal: Change of use from and conversion of offices (class 4) to form 16 no. residential flats (sui generis), including the removal of existing link to form separate buildings, various alterations , the formation of parking to the rear and the installation of railings to the front

Case Officer: Laura Robertson

Customer Details

Name: Mr Sandy Stephen

Address: 72 Rubislaw Den South, Aberdeen AB15 4AY

Comment Details

Commenter Type: Community Councillor

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:After reviewing the proposals for 31 - 32 Albyn Place, QXHCC decided to send this letter of Support to ACC Planning Department encouraging the Planning Department to look favourably on the proposed development. This decision was based on pragmatism and the realities of the property situation in the QXHCC area. If such a development does not go ahead, no better alternatives are likely to ever come forward and the deterioration of the built estate will accelerate to the detriment of the QXHCC area and the physical and visual amenity of the residents.

QXHCC - 27th January 2022

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Aberdeen City Council
Town & County Planning
Aberdeen City

Tracey Lefevre
32 Albyn Lane
Aberdeen
23/03/21

Development Address 31/32 Albyn Place Aberdeen Ab10 1YL

REF 210311/DPP

Dear Sir /Madam,

I refer to the above and thank you for the Notice. I am the owner of the property nearest to the development and take a keen interest in all developments on Albyn Lane.

I have lived on the Lane for almost thirty years and enjoy this unique little part of Aberdeen. It is an interesting mix of residential and commercial properties which happily co-exist. It is also a busy thoroughfare with cars, delivery vans, lorries, and pedestrians.

I have had the opportunity to look at the plans for the above and I am really impressed with the design and layout of this residential development. The design is sympathetic to the surroundings and VASTLY improves the existing building and I think it can only be a positive addition to the area.

Considerations:

Parking on and around the lane is always a live issue!

The improvements the Council made to the lane years ago with reduced parking really, really helped with congestion.

Refuse bins are collected from both Stanley Street and Albyn lane residents as well as commercial properties. Therefore, both Council and Private refuse lorries must have access and often when there are too many cars parked on the lane it causes real difficulties for these larger vehicles.

It would then follow that adequate parking within the new development should be carefully considered and provided.

It should be noted that following my initial expression of concern to the Applicants on this aspect and on the number of units proposed my comments were taken on board resulting in their reducing the number of proposed flats by 5 which included 3 proposed for a mews building adjacent to my property. This will result in less parking demand and vehicle usage.

I am happy to take the time to discuss any of my points with planning if required.

Yours faithfully



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Aberdeen City Council – Development Management Team Consultation Request

Case Officer: Laura Robertson	To: ACC - Waste And Recycling
E-mail: larobertson@aberdeencity.gov.uk	Date Sent: 13 April 2021
Tel.: 01224 522246	Respond by: 4 May 2021

Application Type: Detailed Planning Permission
Application Address: 31-32 Albyn Place Aberdeen AB10 1YL
Proposal Description: Change of use from and conversion of offices (class 4) to form 19 no. residential flats (sui generis), including the removal of existing link to form separate buildings, the construction of two additional storeys to the rear building, various alterations and extension to rear, the formation of parking to the front and rear and the installation of railings to the front
Reference: 210311/DPP

To view the plans and supporting documentation associated with the application please [follow this link](#).

In the case of pre-application enquires please login at <https://publicaccess.aberdeencity.gov.uk> and in 'Consultation Search' enter the pre-application reference number (shown above) into the 'Letter Reference' field and then click 'Search'.

Unless agreed with the case officer, should no response be received by the respond by date specified above it will be assumed your service has no comments to make.

Should further information be required, please let the case officer know as soon as possible in order for the information to be requested to allow timeous determination of the application.

Response

Please select one of the following.

No observations/comments.	
Would make the following comments (please specify below).	
Would recommend the following conditions are included with any grant of consent.	Y
Would recommend the following comments are taken into consideration in the determination of the application.	
Object to the application (please specify reasons below).	

COMMENTS

As I understand, the development will consist of 19 flats.

I have consulted with colleagues across the waste operations team and I can confirm that Aberdeen City Council intend to provide the following services upon building completion.

Please note the information provided below by Waste Services is independent of the outcome of the planning application, which is being determined by the planning authority.

As per 19 properties allocated communal bins:

- **2 x 1280l general waste container** 128CM W X 145CM H X 100CM D (plus 90cm minimum clearance to manoeuvre bins)
- **2 x 1280l mixed recycling container** 123CM W X 133CM H X 72CM D (plus 90cm minimum clearance to manoeuvre bins)
- **1 x food waste container for each bin store.** 62CM W X 129.8CM H X 74CM D (plus 90cm minimum clearance to remove internal bin from front opening casing)
- **1x kitchen caddy and caddy liners (for each flat)**

When planning bin stores, please take these measurements into account to ensure ease of use for residents and collection crew.

The following costs will be charged to the developer:

- **Each 1280l bin costs £413.60**
- **Each food waste container costs £514.49**
- **Kitchen caddy and caddy liners £0.00**
- **A delivery of 10 or less bins will incur a £30 delivery fee.**

No garden waste will be provided for **residences** as it is assumed grounds will be maintained as part of a service charge for the building and undertaken by a commercial contractor.

It is pertinent to note that these services will be provided taking account of the following:

Specific concerns for communal storage:

- If the bin store will be **locked and/ or involve a barrier, 8 keys must be provided for each store**, providing access to the different collection crews and Recycling Officer for monitoring contamination. These should be dispatched to the Waste Team.

General points

- **No excess** should be stored out with the containment provided. This is fly tipping.
- Large item collections can be arranged by visiting www.aberdeencity.gov.uk
- Further information can be found in the Waste Supplementary Guidance available at: <https://www.aberdeencity.gov.uk/sites/aberdeen-cms/files/7.1.PolicySG.ResourcesForNewDevelopmentTC.P.4.8.9.12.13.pdf>

Specific development completion points:

- **Developers must contact Aberdeen City Council wasteplanning@aberdeencity.gov.uk a minimum of ONE month before properties will be occupied.**
 - This is to ensure that the properties be registered on the CAG (Council Address Gazetteer). Without this registration, we cannot add to our in-cab waste vehicle systems for collections to be made.
 - This is to ensure that bins are ordered and delivered in time for residents moving in. Bins must be on site prior to residents moving into properties.

- A Purchase Order should be raised with Aberdeen City Council using the above pricing details and we will provide further guidance for purchasing the bins.
- Bin purchases are VAT free. Please do not include VAT in your PO
- Please submit a PO for the bins you require. No calls offs please.

In the final stages of completion, a representative from Aberdeen City Council's Waste team will assess the site to ensure that all of our considerations have been implemented.

Should you have any further queries or wish to discuss these comments further, please do not hesitate to contact me.

Responding Officer:

Date:

Email:

Ext:

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Comments for Planning Application 210311/DPP

Application Summary

Application Number: 210311/DPP

Address: 31-32 Albyn Place Aberdeen AB10 1YL

Proposal: Change of use from and conversion of offices (class 4) to form 16 no. residential flats (sui generis), including the removal of existing link to form separate buildings, various alterations , the formation of parking to the rear and the installation of railings to the front

Case Officer: Laura Robertson

Customer Details

Name: Miss Tracey lefevre

Address: 32 Albyn Lane, Queens Cross Aberdeen

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:Aberdeen City Council Tracey Lefevre

Town & County Planning 32 Albyn Lane

Aberdeen City Aberdeen

25/01/22

Development Address 31/32 Albyn Place Aberdeen AB10 1YL

REF 210311/DPP

Dear Sir /Madam,

I write to confirm that I have had the opportunity to review the new proposals regarding the above Development.

As I'm sure you are aware I had no objections to the first set of plans, but I must say that the new alterations are much improved. The lower skyline seems more in keeping with the surrounding buildings and is much better from my vantage!

I am looking forward to seeing a rather ugly building being transformed into what looks like a very attractive residential development however I am a little put out that it is taking so long. Having got used to the idea of building works being carried out it seems like we have been waiting an age for the works to start.

I hope my comments are of some assistance.

Your faithfully



Notice of review in respect of
Non-determination of planning application reference 210311/DPP
Comments on Report of Handling

1 Introduction

1.1 We refer to the planning authority's Report of Handling for planning application reference 210311/DPP, and wish to comment briefly on a number of points in this as set out below.

1.2 In particular, it is highlighted that:

- the Report of Handling confirms that the principle of reusing the building by converting this to residential use is welcomed, and the points raised below need to be considered in this context;
- the Notice of Review requires to be determined on the basis of the merits of the application as submitted, and the development proposed in terms of this, as assessed against the baseline position of what is on the site at present. As such, it is not appropriate to compare the proposed development to what was on the site prior to the existing development being erected, or to what the decision-maker might like to see on the site if they were redeveloping it, as the Report of Handling does in several places;
- while the development proposed in terms of this application seeks to deliver improvements to the existing development on the site, the applicant cannot be required to address existing deficiencies in the built environment, as the Report of Handling seeks in a number of places (including by suggesting that the rear building should be removed); and
- a number of inaccuracies have been identified in the commentary in the Report of Handling's in respect of the information submitted in support of the application.

2 Matters affecting conservation

2.1 While the Report of Handling indicates that the retention of the rear building has not been justified, the retention of this does not constitute development for which planning permission is required, such that there is no locus for considering whether or



not this is justified in the context of this planning application. Rather, planning permission is sought for the building's change of use and minor associated alterations only, and the application requires to be determined on that basis.

2.2 Related to this, while the Report of Handling refers to the rear building as having been erected to serve a 'less permanent' office use, and to the proposed residential development fixing this form of development indefinitely, it should be noted that the existing building is already a permanent building, with this form of development having been 'fixed' indefinitely since it was first consented and constructed.

2.3 As such, the application needs to be assessed against the baseline position of the rear building being an existing feature, as set out in the Supplementary Statement submitted in support of the application [Document 64], and, given the detrimental impact this has been identified as having on the Conservation Area, the proposed development clearly delivers a number of benefits, as also set out in that Statement and confirmed in the Heritage Statement submitted in support of the application [Document 63]. Importantly, and ignored in the Report of Handling, the Heritage Statement concludes that, overall, the proposal for the rear building is intended to enhance the Conservation Area by mitigating as much of the detrimental aspects as possible and highlights that:

- the existing brown brick used in the rear building is unique in the streetscape and jarring, such that it is clearly incorrect to say that the brick finish has not been identified as an issue in terms of the impact of the existing building on the Conservation Area, as stated at the end of page 8 of the Report of Handling; and
- the proposed change of the exterior of the rear building from brown brick to granite will ameliorate the visual impact, allow the structure to blend in with neighbouring buildings, and help celebrate the granite heritage of Aberdeen, in addition to which it should be noted that a number of alternative finishes were considered, but granite was identified as the most suitable option by our client's architect, such that it is again clearly not the case that no reference is made in supporting statements to the re-cladding of the building as being the correct solution in terms of the Conservation Area, again as stated on page 8 of the Report of Handling).

2.4 Likewise, whereas the Report of Handling indicates that reference should be made to the Council's Technical Advice Note (TAN) on Development Along Lanes, the comments in this regard misrepresent the submissions made in the Supplementary Statement, that being that the purpose of the TAN is to guide the creation of residential mews buildings, rather than the conversion of existing buildings. And, in



the absence of any new buildings being proposed in this instance, there is no reason to refer to the TAN.

2.5 Lastly, insofar as the application is partly retrospective with regards to the removal of link sections and part of the wall splitting the car park between 31 and 32 Albyn Place, this does not affect the basis on which the application requires to be determined. This notwithstanding, it should be noted that the removal of the link sections is referenced in the Heritage Statement, with this having revealed evidence of past fenestration, while the brick wall splitting the car park is not a historic boundary wall, and has only been partly removed to facilitate the removal of the link sections. As such, no historic features have been removed, including any boundary walls. Our client does though apologise for carrying out these works in advance of the determination of this application, having been unaware that planning permission was required and, having obtained a demolition warrant for these works, had understood that they were authorised by this.

3 Amenity and light

3.1 How the proposed development delivers a high level of amenity for future residents has been set out in detail in the documents submitted with the application, and will not be repeated here beyond re-iterating that it is necessary to take a holistic view of the amenity which residents would enjoy, with people specifically choosing to live close to the city centre because of the amenity benefits that this delivers in terms of proximity to the services, facilities and employment opportunities this has to offer. It is also important to take a pragmatic approach in this regard if the Council's aspirations in terms of delivering more housing in and around the city centre are to be realised, particularly on brownfield sites (to which, it is submitted, due weight has not been given in the Report of Handling). In addition, in response to amenity and light points raised in the Report of Handling, we would highlight that:

- whereas reference is made to the requirements of Policy D2 in terms of having no less than 50% useable amenity space where car-parking is provided in a private court, this is only the case if parking is provided in a private court (within which there would generally be both parking and amenity space). In this instance however, communal garden areas are provided separately from the parking area, with further amenity space provided in the form of private gardens and terraces for individual flat owners. In any event, as set out on the 'Proposed Green Spaces Communal and Private Terrace Layout Plans' submitted with the application [Document 36], the total amenity space available equates to over 50% of the external space on the site, providing a high level of amenity for residents in this regard;



- the value of north facing windows in flats 5, 6, 13 and 14 should not be discounted, with these providing ambient light and air to kitchen areas and complementing the main windows to the living/kitchen spaces on either the east or west elevations, depending on the flat; and
- the submitted sun studies [Document 65] show light hitting the ground outside flats 31 and 32 at different times of the day, particularly in summer, with the removal of the link structure increasing the amount of light washing the rear of the existing granite building and allowing users to view more of the bay windows in that than previously.

4 Landscaping and restoration works

4.1 With regards to the sections of the Report of Handling related to proposed landscaping and restoration works, a number of queries are raised about some of the details of the proposed development that were not raised during the extensive period of time in which the case officer had to assess this, and which our client or their architect could have addressed if they had been, or which could be conditioned. Specifically:

- our client would be happy for planning permission to be granted subject to conditions requiring the submission, approval and implementation of a detailed landscaping scheme, as is standard practice;
- the only windows to be replaced are modern windows, which are to be replaced with appropriate sash and case windows, as set out in the Heritage Statement;
- our client's architect would have been happy to provide clarification on the plans, in terms of which it should be noted that:
 - new elements to the rear of the original building have been positioned to utilise existing openings and minimise works to the granite walling;
 - yellow hatching on demolition drawings refers to buildings to be removed and/or areas requiring interventions;
 - more granite will be visible to the rear of the original building than is the case at present, delivering a net benefit in this regard;



- the proposed stairwell to the rear of the original building has been designed such this does not breach the eaves, with windows to provide translucency, in addition to which it should be noted that this will not be visible from the surrounding Conservation Area, and so will have no impact on the character of this;
- the design of the existing railings elsewhere on the site was not considered to be appropriate for principal street railings, with the design that has been proposed for these being consistent with what has been approved and installed elsewhere in the Conservation Area, but our client would be happy for this detail to be conditioned; and
- ventilation of the bathrooms will be through existing vents, new vents under the existing stairs or new roof slate vents, with no new cores through the principal entrance ashlar.

5 Parking

- 5.1 Whereas the Report of Handling indicates that a disabled/accessible space should be provided in addition to the baseline number of spaces to serve the proposed flats, the Council's Supplementary Guidance: Transport and Accessibility makes it clear that disabled parking requirements should constitute a proportion of the total amount, not an additional number of spaces on top of this.
- 5.2 In any event, even if a disabled space were to be required in addition to the baseline number of spaces, the proposed level of parking should still be considered more than adequate given the central location of the site and the availability of sustainable and active travel opportunities, including easy access to the site on foot, bike or by public transport, with Co-wheels cars also available in close proximity, as set out in the Transport Report submitted with the application.

6 Sustainability

- 6.1 Contrary to what is stated in the Report of Handling, the rear building would not need to be completely or substantially gutted and largely demolished. Rather, the superstructure would be converted to comply with building regulations by simply providing a continuous layer of insulation behind the perimeter plasterboard, with the scale of the works required being minimal, and significantly less than building a new building. In doing this, only the surface of the roof would be replaced, with the rest of the roof and wall structure retained. This then makes this an inherently sustainable proposal, particularly when due regard is given to the embodied energy within the



concrete slabs, masonry walls and trusses of the building, all of which would remain intact, delivering a highly sustainable development in terms of energy efficiency.

- 6.2 In addition, it should be noted that the source of the proposed granite cladding has not yet been confirmed, but this would likely be the same if a new building was proposed rather than the existing building being reclad, such that this should not be a determining issue in respect of this application.

7 Other matters

- 7.1 Finally, the Report of Handling raises a number of matters that are not material planning considerations, namely the level of engagement between the planning service and the applicant during the course of the application, and that the applicant chose not to seek pre-application advice prior to submitting the application, neither of which should be relevant to the determination of this application. This notwithstanding, it should be noted that the applicant did seek to engage with the planning service, and demonstrated their willingness to take feedback on board by revising the proposed plans in response to this. Indeed, the Report of Handling expressly notes that such changes were made, demonstrating that the applicant did engage positively with the planning service in the interests of delivering the sustainable redevelopment of this vacant brownfield site to provide much needed housing, in line with the Council's express aspirations in this regard, as set out in the Statement of Appeal, Planning Statement, and Supplementary Statement submitted in support of this.

- 7.2 It should though be noted that the applicant did not receive any substantive feedback from the Council on the proposed development until some 9 months after the application was submitted, and almost 2 months after the heritage statement which was requested as part of the Council's assessment of the application was submitted (this alone being just shy of the time period in which the application should have been determined, irrespective of the time that had past prior to this), despite requests from the applicant's architect for feedback during this time. When feedback was then received the applicant responded to this by revising the plans within a period of 4 weeks, with these having been submitted on 13 December 2021 as set out in the Statement of Reasons. As also set out in the Statement of Reasons, a further period of over 2 months then passed before the Notice of Review was submitted, in which there was a delay of 7 weeks before the Council advertised the amendments by way of a notice being placed on site, preventing any further substantive feedback being provided or positive engagement with this applicant during this time, to the prejudice of the timescale for the application being determined and triggering the Notice of Review in respect of the failure to determine the application being submitted.



7.3 Further, whereas the Report of Handling refers to representations comprising one neutral one and one positive one, the only representations received in respect of the application from the public were two letters of support from the owner of 32 Albyn Lane (the closest existing residential property), with a letter of support also submitted by Queens Cross and Harlaw Community Council. In particular, as set out in the Statement of Appeal, these representations highlight the negative visual appearance of the site at present, the extent to which this would be improved by the development proposed in terms of this application, and the potential harm that would be caused to the area as a result of the existing buildings deteriorating further if the proposed development does not go ahead, all of which require to be taken into account in favour of the application being approved.

8 Conclusion

8.1 In light of the above, it is submitted that there is nothing in the Report of Handling that would justify the application being refused, and that the Notice of Review should be allowed, and the application approved for the reasons given in the Notice of Review Supporting Statement and associated documents submitted with this.

Aurora Planning Limited

28 March 2022



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Aberdeen Local Development Plan (ALDP)

[Aberdeen Local Development Plan | Aberdeen City Council](#)

- Policy H1 – Residential Areas
- Policy D1 - Quality Placemaking by Design
- Policy D4 - Historic Environment
- Policy B3 – West End Area
- Policy D5 – Our Granite Heritage
- Policy R6 – Waste Management
- Policy R7 – Low and Zero Carbon and Water Efficiency
- Policy T2 - Managing the Transport Impact of Development
- Policy T3 – Sustainable and Active Travel
- Policy CI1 – Digital Infrastructure

Supplementary Guidance

[Supplementary guidance and technical advice | Aberdeen City Council](#)

Repair or Replacement of Windows and Doors
Transport and Accessibility SG
Resources for New Developments SG
Repair and Reinstatement of Cast Iron Railings
Materials Technical Advice Note
Development Along Lanes TAN

Other Material Considerations

Scottish Planning Policy (2014)

<https://www.gov.scot/publications/scottish-planning-policy/>

Historic Environment Policy for Scotland (HEPS)

<https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=1bcfa7b1-28fb-4d4b-b1e6-aa2500f942e7>

Proposed Aberdeen Local Development Plan (2020)

<https://www.aberdeencity.gov.uk/services/planning-and-building/local-development-plan/aberdeen-local-development-plan/aberdeen-local-development-plan-review#3678>

Managing Change in the Historic Environment: [Publications](#) | [Leading Public Body for Scotland's Historic Environment](#)

Boundaries, [Managing Change in the Historic Environment: Boundaries](#) | HES

Doorways, [Managing Change in the Historic Environment: Doorways](#) | HES | History

External fixtures [Managing Change in the Historic Environment: External Fixtures](#) | HES

Setting [Managing Change in the Historic Environment: Setting](#) | HES | History



Marischal College Planning & Sustainable Development Business Hub 4, Ground Floor North Broad Street Aberdeen AB10 1AB Tel: 01224 523 470 Fax: 01224 636 181 Email: pi@aberdeencity.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100532728-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	Aurora Planning Limited		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Pippa	Building Name:	
Last Name: *	Robertson	Building Number:	22
Telephone Number: *	07985 703268	Address 1 (Street): *	Rubislaw Terrace
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Aberdeen
Fax Number:		Country: *	United Kingdom
		Postcode: *	AB10 1XE
Email Address: *	pippa@auroraplanning.co.uk		

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="c/o agent"/>
First Name: *	<input type="text"/>	Building Number:	<input type="text"/>
Last Name: *	<input type="text"/>	Address 1 (Street): *	<input type="text" value="c/o agent"/>
Company/Organisation	<input type="text" value="Albyn Crt. Ltd"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="c/o agent"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="c/o agent"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="c/o agent"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="info@auroraplanning.co.uk"/>		

Site Address Details

Planning Authority:	<input type="text" value="Aberdeen City Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="31-32 ALBYN PLACE"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="ABERDEEN"/>
Post Code:	<input type="text" value="AB10 1YL"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="805755"/>	Easting	<input type="text" value="392696"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Change of use from and conversion of offices (class 4) to form 16 no. residential flats (sui generis), including the removal of existing link to form separate buildings, various alterations, the formation of parking to the rear and the installation of railings to the front

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please see separate statement of reasons attached

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

Yes No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Please see Appendix One to the Statement of Reasons

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

210311/DPP

What date was the application submitted to the planning authority? *

10/03/2021

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Miss Pippa Robertson

Declaration Date: 15/02/2022



**NOTICE OF REVIEW
UNDER
S.43A(8)(c) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997**

in respect of

NON-DETERMINATION OF PLANNING APPLICATION REFERENCE 210311/DPP

for

**CHANGE OF USE FROM AND CONVERSION OF OFFICES (CLASS 4) TO FORM 16 NO. RESIDENTIAL
FLATS (SUI GENERIS), INCLUDING THE REMOVAL OF EXISTING LINK TO FORM SEPARATE
BUILDINGS, VARIOUS ALTERATIONS, THE FORMATION OF PARKING TO THE REAR AND THE
INSTALLATION OF RAILINGS TO THE FRONT**

at

**31-32 ALBYN PLACE
ABERDEEN
AB10 1YL**

STATEMENT OF REASONS

on behalf of

ALBYN CRT. LTD



1 Introduction

- 1.1 Planning application reference 210311/DPP was submitted to Aberdeen City Council on 10 March 2021 seeking planning permission for a “*change of use from and conversion of offices (class 4) to form 16 no. residential flats (sui generis), including the removal of existing link to form separate buildings, various alterations, the formation of parking to the rear and the installation of railings to the front*” at 31-32 Albyn Place, Aberdeen. The application was validated on 11 March 2021 and the statutory determination deadline would have been 10 May 2021, although the applicant agreed to the Council’s request to extend this, first to the 15 October 2021 and, subsequently, to 17 December 2021 [Documents D1a and D1b]. However, the Council has not yet issued a decision on the application and, as such, the applicant now seeks a review of the failure to determine the application within the extended time period agreed.
- 1.2 It should also be noted that, while changes to the proposed plans were made following submission of the application in response to initial feedback from the case officer (further details on which are provided in section 2 below), the revised plans were submitted on 13 December 2021, with the Council having had 2 months since then to consider these, as well as having the rest of the application documents for some considerable time before this and no changes having been made to these since they were submitted.
- 1.3 Importantly, in terms of the applicant’s right to appeal the non-determination of the application, S.43a(8)(C) of the Town and Country Planning (Scotland) Act 1997 states that the right arises if the appointed case officer:
- “...has not determined it within such period as may be prescribed by regulations or a development order or within such extended period as **may at any time be agreed** upon in writing between the applicant and the person so appointed”* [emphasis added].
- 1.4 Any such appeal must then be submitted within three months of that agreed date.
- 1.5 Within this, there is nothing to stipulate when the extended period must have been agreed (indeed, it is clear that such an agreement can be made at any time), or to otherwise preclude the making of an appeal at any time within the three month period following the end of the extended period that has been agreed. As such, the timescales in which the extended time period was agreed, revised plans were submitted, and re-notification of the application was carried out are not relevant to the applicant’s right to appeal non-determination of the application, with this being based purely on an appeal being made within three months of the end of the agreed determination period (i.e. within three months of the 17 December 2021, given that the applicant agreed to the Council’s request to extend the determination period to this date as set out above).



1.6 The above is particularly important in this case as, having received the revised plans on 13 December 2021, the Council re-notified neighbours of the application on 19 January 2022 (over a month after the plans were submitted), and re-advertised this in the press on 26 January 2022, with a site notice not placed until 28 January 2022, thus effectively extending the time required for the case officer to determine this until after the expiry date for further representations to be made as part of this process (18 February 2022). As highlighted above though, this does not preclude the applicant appealing non-determination in this time, and indeed is all the more reason for them to do so, with this compounded by the facts that:

- the revised plans reduce the scale of the development from that which was originally proposed to address feedback received from the case officer, with the changes raising no new material planning considerations as a result, and there therefore being no real need for the application to be re-notified;
- no neighbours objected to the application during the original period for representations to be made, with the only response being a letter of support from the nearest neighbour (for further details on which, see paragraph 2.8 below), in addition to which the application was also previously re-notified on 21 April 2021 with no objections received following that either, such that there would be no reason to expect that the reduced proposals would cause neighbours any concerns now;
- at the date of submitting this appeal (15 February 2022), the only representations that have been received are letters of support (further details on which are provided in paragraph 2.8 below) and, should any further representations be submitted in the remaining 3 days, these will of course be before the Local Review Body at the time they determine the appeal, with this not therefore being a reason for any further delay;
- in the course of the Council deciding to re-notify the application in January 2022, almost seven weeks passed between the date the revised plans were submitted (13 December 2021) and the date of the site notice being placed (28 January 2022), to the prejudice of the timescale for the application to be determined; and
- while the applicant could have opted not to agree to the Council's request to extend the determination deadline to 17 December 2021, and to have appealed non-determination prior to 13 January 2022 on the basis of the previously agreed date of 14 October 2021, they sought to act in good faith in terms of allowing the Council time to consider the revised plans, reflecting their desire throughout the planning application process to work with the Council to achieve a positive outcome in respect of this application. The re-notification and re-advertisement of the application in January 2022 has though introduced a further delay, as a result of which the applicant has since been advised by the case officer that the earliest a decision might realistically be expected is 11 March



2022 and, in the absence of there being anything that the applicant can do to expediate this process, this has prompted their wish to seek this review.

- 1.7 A full list of the application documents, together with relevant policy documents and other material considerations referred in this statement, is provided at Appendix One.

2 Application

2.1 The application drawings [Documents A2 to A53] should be considered in conjunction with the Design and Access Statement (parts 1, 2, and 3) [Document A59 to A61], Planning Statement [Document A62], Heritage Statement [Document A63], and Supplementary Statement [Document A64] submitted in support of the application, which together set out the design process that has been followed, the principles that have informed this, and the justification for the development now proposed. Notably, as highlighted above, a number of changes were made to the proposed development in response to feedback from the case officer after the application was submitted, with the Planning Statement, Design Statement and Heritage Statement reflecting the original scheme and full details of the changes provided in the Supplementary Statement, which was submitted to the Council with the revised drawings on 13 December 2021. In doing this, the applicant has demonstrated their willingness to be flexible and to work with the Council to deliver a high-quality residential development on the application site, with the key drivers behind the application being:

- to bring the currently vacant buildings on the site back into use in a way that makes a positive contribution to the area in which this is located, including through restoring the historic fabric of the original building at 31-32 Albyn Place, with the redevelopment of the site as a whole being necessary to deliver these works; and
- to contribute to the realisation of the Council’s express aspirations to see more people living in and around the city centre as set out in the Planning Statement, the Supplementary Statement, and in section 3 below.

2.2 In summary, and as described in more detail in the supporting documents listed above, the existing buildings on the application site comprise:

- the original building at 31-32 Albyn Place, which was used as offices before being vacated in 2017 and, despite active marketing (for details of which, see paragraphs 2.1 and 2.2 of the Planning Statement) has been vacant since then, with little or no prospect of this being returned to office use in the near to medium term future due to supply of this type of office accommodation significantly exceeding demand at present (as evidenced by the vacant office audit submitted with the application [Documents A56a and A56b]) and the



condition of the building now deteriorating as a result (as illustrated in the site audit submitted with the application [Documents A54 and A55]);

- a substantial modern stock bridge extension to the rear of the original building, which is visible only from Albyn Lane; and
- link sections connecting the extension to the original building, with a courtyard area formed between the original building, these link sections, and the main body of the extension.

2.3 The remainder of the application site is largely laid in tar macadam for use as parking.

2.4 Against this starting point of the existing built development on the site, this application seeks to convert the existing buildings to 16 flats, with the retention of existing landscaping to the front of the building and minimal physical interventions as follows:

- restoration of the historic fabric of the original building, using traditional methods;
- removal of the modern link section between the original building and the extension, thus revealing more of the rear of the original building;
- recladding the extension with granite cladding to improve the appearance of this;
- adding a stairwell to the rear of the existing building to replace the existing stairwell (which is located in the link section which is to be removed in the interest of improving the visual appearance of the site as a whole as set out above), the design of which has been amended since the application was submitted to make it more transparent in appearance as set out in the Supplementary Statement, in addition to which it should be noted that this would be located on part of the original building of which there are currently no public views, and which would continue to be obscured from view by the existing extension; and
- creation of new garden areas and landscaping to the rear along with car parking, bicycle storage, and bin storage for residents of the proposed flats.

2.5 As set out in the Supplementary Statement, feedback from the case officer has confirmed that that residential development in this location is supported in principle and that proposed works to the original historic buildings are acceptable. The only concerns raised during their assessment of the application then related to the level of amenity that residents of the proposed flats would enjoy, and the impact that the proposed development would have on the Conservation Area in which it is located. These concerns have though also been addressed



in detail in the Supplementary Statement, in terms of which it should in particular be noted that:

- the proposed works would not materially alter the physical appearance of the existing built development on the site, such that there would be no negative impact on the streetscape or the character of the Conservation Area as a result, as illustrated on the existing and proposed streetscapes and views submitted with the application [Documents A18, A19 and A20]. Indeed, the only impact on the historic environment would be positive as a result of the removal of the link revealing more of the rear of the original building, and the carrying out of restoration works to the original building as set out in the Heritage Statement; and
- residents of all flats would benefit from a good level of amenity, with –
 - all residents having access to private external space, as well as communal garden areas,
 - all flats being dual aspect,
 - all windows looking out onto an area of landscaping,
 - all but four of the flats having at least one south facing window,
 - windows on the northern elevation of the building to the rear of the site having opaque glass, such that there would be no overlooking of the southern elevation of the original building, or of the private amenity spaces of flats within this from here, and
 - sun studies [Document A65] demonstrating that all flats as well as associated external amenity spaces would benefit from direct sunlight at some time during the day throughout the year.

2.6 The Supplementary Statement also highlights to the need to take a holistic view of the amenity which residents would enjoy, with people specifically choosing to live close to the city centre because of the amenity benefits this delivers in terms accessibility and proximity to the services, facilities and employment opportunities this has to offer, and accepting that the amenity this affords is different from that provided in a more suburban residential area. The policy support for this approach is highlighted in paragraph 3.7 below.

2.7 The proposed development would also have no impact on neighbouring residential amenity, with the building line of the dwelling to the south being more than 68m away. And it should



be noted that there have been no objections to the application from any neighbouring residents.

- 2.8 Indeed, there have been no objections to the application from any consultees or members of the public, with the only representations that have been received being letters of support from the owner of 32 Albyn Lane (the closest existing residential property) [Documents B1 and B2 and from Queens Cross and Harlaw Community Council [Document B3]. In particular, these highlight the negative visual appearance of the site at present, the extent to which this would be improved by the development proposed in terms of this application, and the potential harm that would be caused to the area as a result of the existing buildings deteriorating further if the proposed development does not go ahead. This support requires to be taken into account in favour of the application being approved.

3 Policy context

- 3.1 In determining the application, it should be remembered that 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, with the adopted Development Plan in this case comprising the Aberdeen City and Shire Strategic Development Plan (2020) (SDP) [Document C1] and the Aberdeen Local Development Plan (2017) (ALDP) [Document C2]. The Planning Statement and Supplementary Statement together address all relevant provisions of the Development Plan and other material considerations as at the time these were submitted, demonstrating how the proposed development complies with these, and the application should be approved for the reasons given in those Statements.
- 3.2 In particular, due weight needs to be given to the benefits that the development would deliver and the local support for this, all as set out above, and which should be taken into account as material considerations in support of the application, with it being necessary to take a positive approach to development such as that proposed in terms of this application if the Council's desire to see more people living in and around the city centre is to be realised.
- 3.3 It should though be noted that there have been a number of changes to the policy context since the application was submitted, with these lending further support to the proposed development as set out below.

Proposed Aberdeen Local Development Plan (2020) (PLDP) [Document C3]

- 3.4 As part of the process of preparing the next ALDP, the PLDP was submitted to the Scottish Ministers for Examination in July 2021 and, as the settled view of the Council on the format and content of the next ALDP, this constitutes a significant material consideration in the determination of the application. Of particular relevance, the PLDP replaces the current West



End Office Area designation (which includes the application site) with a new West End Area designation, within which it is stated that the Council will encourage and promote development for a mix of uses, including residential. Proposed **Policy VC5 West End Area** then expressly states that the principle of change of use from office to residential will be supported accordingly. When due weight is given to these provisions of emerging plan, the starting point in respect of this application should therefore be that the proposed development should be encouraged and supported.

Scottish Planning Policy (SPP) [Document C8]

3.5 Amendments made to SPP in December 2020 were quashed by the Court of Session in July 2021, such that the presumption in favour of development that contributes to sustainable development (as it now is) once again becomes elevated to a significant material consideration in cases where a development plan is more than 5 years old, as is the case in this instance with the ALDP exceeding 5 years of age on 20 January 2022. Further, the decision in *Gladman Developments Limited v The Scottish Ministers [2020] CSIH 28* [Document D2] (the Gladman case) makes it clear that, where the presumption in favour of sustainable development is a significant material consideration, planning permission should be granted unless there are any adverse impacts which '*significantly and demonstrably*' outweigh the benefits of the proposal, i.e. the balance is tilted in favour of planning permission being granted, with the assessment of whether there are any such adverse impacts being part of the equation for determining whether a development is, in overall terms, sustainable. There is though no change to the wider principles that need to be taken into account when considering whether or not a development is sustainable, an assessment of which is provided in paragraphs 4.2 to 4.7 of the Planning Statement, in light of which it is concluded that the proposed development clearly constitutes development that contributes to sustainable development as defined in SPP and should supported accordingly.

3.6 In particular, the proposed development would offer notable benefits in terms of responding to the current economic climate (in which there is limited demand for office space, but there is demand for accessible housing, the delivery of which is specifically supported by SPP) and, by re-purposing vacant buildings, making efficient and sustainable use of land, as also expressly supported by SPP. At the same time, no adverse impacts which would '*significantly and demonstrably*' outweigh these benefits have been identified, with regards to which the Planning Statement, Supplementary Statement and paragraphs 2.5 to 2.8 above clearly demonstrate that is the case in respect of:

- the character of the Conservation Area;
- the amenity of existing or future residents; and



- in any other respect that would outweigh the benefits of this in terms of bringing the currently vacant buildings back into use, restoring the historic fabric of the original building, and contributing to the Council’s express aspirations to see more people living in and around the city centre, as set out in paragraph 2.1 above:

3.7 With regards to amenity of future residents specifically, it should be noted the Council’s **Supplementary Guidance: Harmony of Uses** [Document C4], expressly states that “*urban centres are lively and vibrant places and those who live there should not expect that the amenity would be comparable of that of a purely residential area*”, with the same principle applying to sites on the edge of urban centres such as that to which this application relates. And, when the level of amenity provided is assessed in this context, it is clear that residents would benefit from a good level of amenity for this location.

3.8 As the proposed development would have no adverse impacts that would outweigh the benefits of this as set out above, the application requires to be approved in line with the presumption in favour of development that contributes to sustainable development and the decision in the Gladman case accordingly.

Draft fourth National Planning Framework (NPF4) [Document C10]

3.9 The draft NPF4 was published for consultation in November 2021, with this to become part of the Development Plan when it is adopted later this year, and as such it is accordingly now a material consideration in respect of this application.

3.10 Notably, the draft sets out a National Spatial Strategy which seeks to transform the way we use our land and buildings so that every decision contributes to making Scotland a more sustainable place, including through encouraging the sustainable use of resources and circular economy approaches to development. It also seeks to deliver new homes close to local facilities, increase the density of settlements, and prioritise brownfield, vacant, and derelict land and buildings for development in the interest of safeguarding resources, reducing the need to travel unsustainably, and strengthening local living. In addition, in the north-east specifically, the draft recognises that affordability and choice of homes remains a challenge, and that there is significant potential to promote more compact growth by making better use of brownfield sites and increasing density. As the development proposed in terms of this application would be consistent with the spatial strategy of the draft NPF4 in all these regards, this also supports the application being approved

4 Assessment of the application

4.1 For the reasons given in the Planning Statement and Supplementary Statement, read in conjunction with information provided in the other documentation submitted with the



application and in this statement, it is submitted that the proposed development would deliver a high-quality residential environment which complies with all relevant policies of Development Plan and is supported by other relevant material considerations, in particular the presumption in favour of development that contributes to sustainable development set out in SPP.

- 4.2 Indeed, if there were any concerns with regards to the extent to which the application complies with any element of the Development Plan (which, for the avoidance of doubt, it is submitted there should not be), the operation of the ‘tilted balance’ and the absence of any adverse impacts which *‘significantly and demonstrably’* outweigh the benefits of the proposal means that the application in any event should be approved in line with the presumption in favour of development that contributes to sustainable development and the decision in the Gladman case.
- 4.3 As the application complies with the Development Plan and is supported by relevant material considerations, with no material considerations indicating otherwise, it should be approved.

Aurora Planning Limited
15 February 2022



Appendix One: List of documents

A Planning application documents

1. Application form dated 10 March 2021

Plans

2. Location plan
3. Existing site layout
4. Existing foundations and lower ground floors
5. Existing garden and first floors
6. Existing ground and second floors
7. Existing first and top floors
8. Existing roof layout
9. Existing gross internal areas
10. Existing elevations 1
11. Existing elevations 2
12. Existing elevations 3
13. Existing elevations 4
14. Existing site sections
15. Floor plans – demolition
16. Existing elevations – demolition
17. Site layout - demolition
18. Existing/proposed streetscape – Albyn Place
19. Existing/proposed streetscape – Albyn Lane
20. Existing/proposed views
21. Proposed site/block plan
22. Proposed site plan – part 1
23. Proposed site plan – part 2
24. Proposed site plan – part 3
25. Proposed site plan – part 4
26. Proposed site plan – part 5
27. Proposed LG layout – Albyn Place
28. Proposed GF layout – Albyn Place
29. Proposed FF layout – Albyn Place
30. Proposed GF layout – rear
31. Proposed FF layout – rear
32. Proposed SF layout – rear
33. Proposed roof plan
34. Floor areas schedule
35. Floor areas schedule – key
36. Proposed green spaces
37. Proposed elevations 1
38. Proposed elevations 2
39. Proposed elevations 3
40. Proposed elevations 4



41. Proposed elevations 5
42. Proposed elevations 6
43. Railing details
44. Access bit store and cycle store details
45. Proposed site sections
46. Proposed section – Albyn Place
47. Proposed section – rear
48. Proposed building section 1
49. Proposed building section 2
50. Proposed building section 3
51. Proposed building section 4
52. Proposed building section 5
53. Proposed building section 6

Other supporting documents

54. Site audit part 1
55. Site audit part 2
56. Vacant office audit and site inspection
57. Transport Statement
58. Foul and surface water drainage strategy
59. Design and Access Statement – Part 1
60. Design and Access Statement – Part 2
61. Design and Access Statement – Part 3
62. Planning Statement
63. Heritage Statement
64. Supplementary Planning Statement
65. Sun studies

B Representations

- 1 Letter of support from Tracey Leferve
- 2 Further letter of support from Tracey Leferve
- 3 Letter of support from the Community Council

C Policy documents

- 1 Aberdeen City and Shire Strategic Development Plan (2020)
- 2 Aberdeen Local Development Plan (2017)
- 3 Proposed Aberdeen Local Development Plan (2020)
- 4 Supplementary Guidance: Harmony of Uses
- 5 Supplementary Guidance: Transport and Accessibility
- 6 Supplementary Guidance: Resources for new development
- 7 Technical Advice Note on Development Along Lanes
- 8 Technical Advice Note on Materials
- 9 Scottish Planning Policy 2014
- 10 Draft National Planning Framework 4



- 11 Scottish Government Draft Advice on Net Economic Benefit and Planning
- 12 Aberdeen City Council Local Housing Strategy
- 13 Aberdeen City and Aberdeenshire Housing Land Audit 2020
- 14 Aberdeen City and Shire Employment Land Audit 2018/2019

D Other documents

- 1 Emails confirming extension of determination deadline
- 2 Gladman Developments Limited v The Scottish Ministers [2020] CSIH 28
- 3 Albyn Place and Rubislaw Conservation Area Character Appraisal and Management Plan



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