

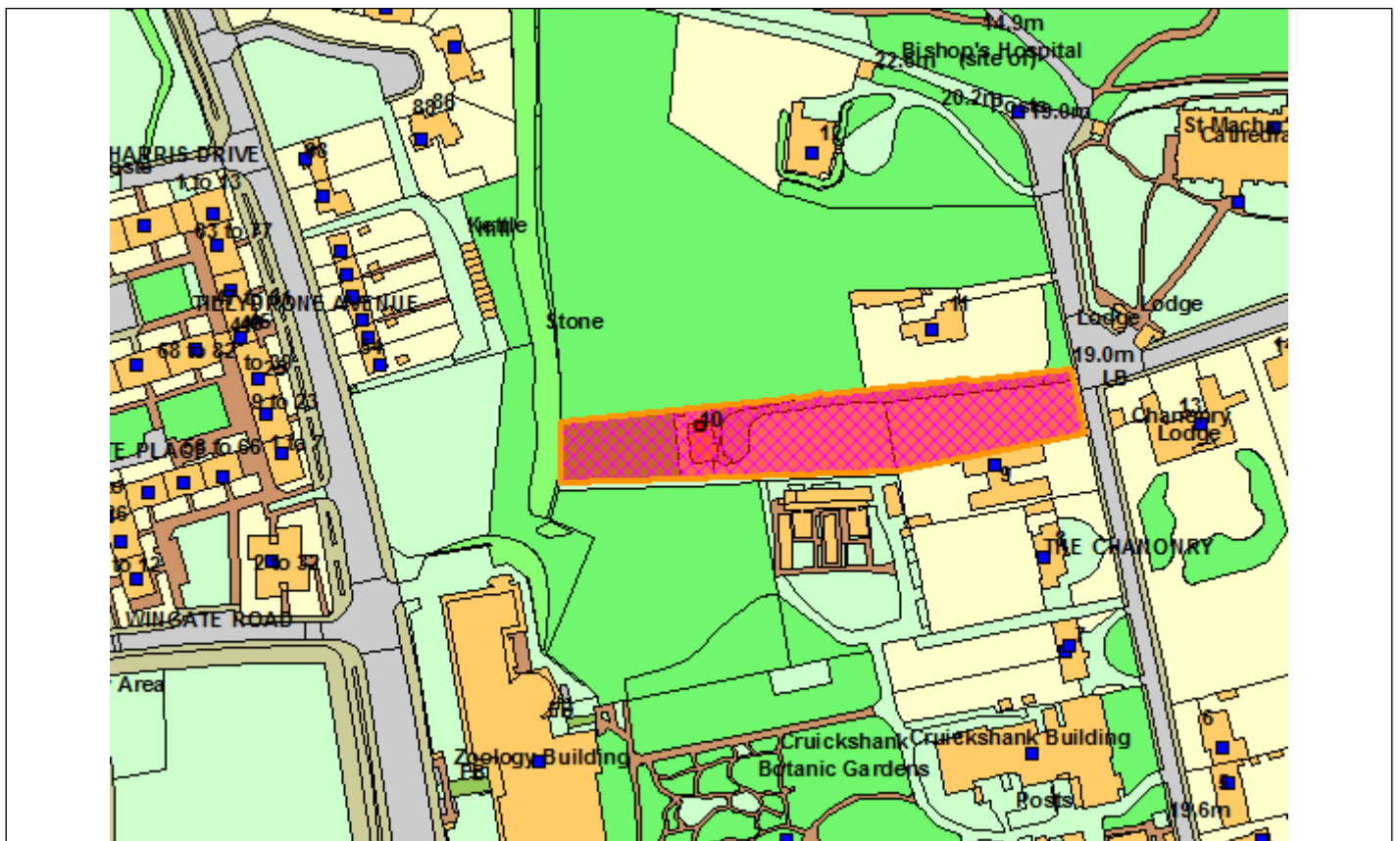


Planning Development Management Committee

Report by Development Management Manager

Committee Date: 2nd July 2020

Site Address:	10 The Chanonry, Aberdeen, AB24 1RN
Application Description:	Alterations to convert to a single dwelling; erection of single storey extension and installation of rooflights to rear; alterations to windows and doors; alterations to boundary wall; internal alterations to doors and partitions with associated works
Application Ref:	200391/DPP
Application Type	Detailed Planning Permission
Application Date:	27 March 2020
Applicant:	Mr and Mrs Chris and Laura Finnigan
Ward:	Tillydrone/Seaton/Old Aberdeen
Community Council:	Old Aberdeen
Case Officer:	Jemma Tasker



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RECOMMENDATION

Approve Conditionally.

APPLICATION BACKGROUND

Site Description

The application property is located on the western side of The Chanonry, at the junction with St. Machar's Cathedral, and comprises a late 18th century, two storey (with attic and basement) detached dwellinghouse, listed as Category B. The dwelling is of traditional construction, with granite, rubble stone and cement rendered walls, pitched slate roof and sash and case windows; much of the interior has been previously altered. The property has been previously split and, most recently, has seen the basement level used as a separate flat.

The site lies within the Old Aberdeen Conservation Area and the c. 4285sqm plot incorporates large garden grounds to the front and the rear of the property. The rear garden slopes steeply upwards towards the western boundary of the site and is screened by a brick wall and mature trees and shrubbery.

The dwelling has an east facing principal elevation, facing towards The Chanonry. A driveway extends along the north of the site, providing access to the dwelling which sits some c. 120m back from The Chanonry. The property is bound to the south by both a neighbouring dwelling (No. 9 The Chanonry) and the old Mitchell Hospital. To the west lies the Cruickshank Botanic Gardens, maintained by the University of Aberdeen at the northern edge of their Old Aberdeen campus, and to the north is the Arboretum.

Relevant Planning History

Application Number	Proposal	Decision Date
200392/LBC	Alterations to convert to a single dwelling; erection of single storey extension and installation of rooflights to rear; alterations to windows and doors; alterations to boundary wall; internal alterations to doors and partitions with associated works	Status: Pending Consideration.

APPLICATION DESCRIPTION

Description of Proposal

Detailed Planning Permission (DPP) is sought for: the erection of a single storey extension and installation of rooflights to the rear (west elevation); alterations to windows and doors; alterations to the boundary wall; and removal of cement render from the rear elevation.

The proposed extension would project a maximum 5.4m from the rear (west) elevation of the dwelling, measuring approximately 4.4m in width, to form a new family room. The extension would bridge across from the ground floor of the existing dwelling to the slope of the rear garden. Its roof would be flat at a height of 4.1m from ground floor level, incorporating a sheltered overhang of approximately 0.8m. However, due to level changes, the northern wall of the extension which incorporates the chimney would have a maximum overall height of 5.9m from garden level. The extension would be finished with stone – reclaimed or UK sourced random rubble – and zinc, and would be extensively glazed. Fully-glazed corner sliding doors finished in grey aluminium are proposed on the south elevation at c. 3.5m wide and on the west elevation at c. 3.3m wide, and a 1m wide window on the north elevation.

The extension would lead out to a terraced area incorporating gabion stone walls with planting and a frameless glazed balustrade. This would involve the removal of a section of the boundary wall and the relocation of the external stairs.

Other alterations to the rear include the installation of two 0.5m wide rooflights and one 0.8m wide rooflight on the western roofslope, all of a conservation style. At basement level, it is proposed to replace the existing external door with a glazed door and install a new 1.9m wide slot window, both alu-clad in graphite grey.

The proposal further sees the removal of the cement render on the rear elevation to expose the stone beneath.

Internal works are also proposed, but these will be considered under the tandem Listed Building Consent application, 200392/LBC.

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=Q7HUMLBZGWD00>

Design Heritage Statement, Rev B by Hyve Architects (March, 2020) – provides historic context for the site, a policy context for the application and information relating to the design of the proposal.

Reason for Referral to Committee

The application has been referred to the Planning Development Management Committee because more than 6 timeous letters of objection have been received and thus falls out with the Council's Scheme of Delegation.

CONSULTATIONS

Historic Environment Scotland – Note that the proposal has the potential to affect St. Machar's Cathedral and graveyard – both Listed Building and Scheduled Monument – therefore, suggest seeking advice from the archaeology and conservation service.

Archaeology Service – The archaeology service note that the proposal will unlikely have a negative impact upon the setting of the surrounding designated sites owing to the lack of visibility between the two and have no further comment to make on the setting. However, with regard to the foundations for the extension, and the other ground-breaking works associated with the proposal, note that there may be potential to disturb archaeological features; therefore, request that a condition is attached to the grant of consent.

ACC - Environmental Health – No objection; have requested the insertion of an informative relating to the operation of the stove appliance.

Old Aberdeen Community Council – Do not object to the application; however, have submitted comments. No objection to the principle of extending to the rear; however, have concerns in relation to the design and choice of materials. It is asked that consideration should be given to the adoption of more traditional materials and proportions. It is further wondered if the low elevation of chimney exit on a single story extension is a practicable solution. The proposal might not comply 'BS EN 15287-1 Design, Installation and Commissioning of Chimneys'.

REPRESENTATIONS

A total of 7 timeous objections were received, the matters raised can be summarised as follows:

1. The extension will be visible from publicly accessible areas in the Cruickshank Gardens.
2. The extension will not be reversible due to slapping a large opening through the west elevation of the original dwelling, including the loss of a window, which is much larger than it needs to be.
3. It would be better if an opening was formed by removal of the cill beneath the window which would be less intrusive and result in less removal of historic fabric.
4. All materials to be used should be clearly specified and justified, to allow considered judgement.
5. The design is not sympathetic to the ethos of building conservation in this sensitive area.
6. It is not clear what effect the other changes intended for this house might have on the proportions of original rooms or features of architectural or historic interest.
7. The application provides little detail about the present character of the interior of the house and the survival of period features.
8. The proposed rear extension raises questions about the structural integrity of the rear elevation.
9. No information has been provided about the enlarged window which is to be formed in the rear elevation of the house at basement level.
10. Concerns relating to the proposed alterations to the classic proportions of the room to the south of the hallway, with the introduction of a 'boxed-in' WC, with a door of unspecified dimensions or design.
11. The Chanonry is not characterised by modern extensions of the kind envisaged in this application, and this would be very much out of context for this character area.
12. The materials proposed - zinc, plate-glass and aluminium door and window framing - would not be in keeping with, or sympathetic to, the character of 10 The Chanonry or the surrounding area.
13. The design of the extension proposed is at odds with, and unsympathetic to, the original house; therefore, damaging its special architectural and historic interest.
14. The roof of the extension would reach almost to the window of the second floor, further obscuring the west elevation.
15. If consent is granted for the proposal, it could set a precedent which would cumulatively be detrimental to both the character and appearance of the Old Aberdeen Conservation Area, and to the many listed dwellinghouses.

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.

National Planning Policy and Guidance

Scottish Planning Policy (SPP)

Historic Environment Policy for Scotland (HEPS)

Aberdeen City and Shire Strategic Development Plan (2014) (SDP)

The purpose of the SDP is to set a spatial strategy for the future development of the Aberdeen City and Shire. The general objectives of the plan are promoting economic growth and sustainable economic development which will reduce carbon dioxide production, adapting to the effects of climate change, limiting the use of non-renewable resources, encouraging population growth, maintaining and improving the region's built, natural and cultural assets, promoting sustainable communities and improving accessibility.

From the 29 March 2019, the Strategic Development Plan 2014 will be beyond its five-year review period. In the light of this, for proposals which are regionally or strategically significant or give rise to cross boundary issues between Aberdeen City and Aberdeenshire, the presumption in favour of development that contributes to sustainable development will be a significant material consideration in line with Scottish Planning Policy 2014.

The Aberdeen City Local Development Plan 2017 will continue to be the primary document against which applications are considered. The Proposed Aberdeen City & Shire SDP may also be a material consideration. The Proposed SDP constitutes the settled view of the Strategic Development Planning Authority (and both partner Councils) as to what should be the final content of the next approved Strategic Development Plan. The Proposed SDP was submitted for Examination by Scottish Ministers in Spring 2019, and the Reporter has now reported back. The Scottish Ministers will consider the Reporter's Report and decide whether or not to approve or modify the Proposed SDP. The exact weight to be given to matters contained in the Proposed SDP in relation to specific applications will depend on whether:

- these matters have been subject to comment by the Reporter; and
- the relevance of these matters to the application under consideration.

Aberdeen Local Development Plan (2017) (ALDP)

Policy D1 – Quality Placemaking by Design

Policy D4 – Historic Environment

Policy D5 – Our Granite Heritage

Policy H1 – Residential Areas

Proposed Aberdeen Local Development Plan (2020) (PALDP)

The Proposed Aberdeen Local Development Plan (Proposed ALDP) was approved at the Council meeting of 2 March 2020. 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 –

- these matters have been subject to public consultation through the Main Issues Report; and,
- the level of objection raised in relation these matters as part of the Main Issues Report; and,
- the relevance of these matters to the application under consideration.

The foregoing can only be assessed on a case by case basis. Policies of relevance include:

Policy D1 – Quality Placemaking

Policy D2 – Amenity

Policy D6 – Historic Environment
Policy D7 – Our Granite Heritage
Policy D8 – Windows and Doors
Policy H1 – Residential Areas

Supplementary Guidance

The Householder Development Guide (HDG)
The Replacement of Windows and Doors

Other Material Considerations

Historic Environment Scotland's Managing Change in the Historic Environment: Extensions and Roofs

Aberdeen City Council's Conservation Area Character Appraisal and Management Plan: Old Aberdeen (December, 2015)

EVALUATION

Principle of Development

The application site is located within a residential area as identified in the ALDP. The proposal would comply with this policy in principle if it does not constitute overdevelopment; the character and amenity of the surrounding area is not adversely affected; and it complies with the relevant Supplementary Guidance. These issues are discussed in the evaluation below.

Design and Scale

To determine the effect the proposal will have on the character of the area it is necessary to assess it in the context of Policy D1 of the ALDP. This policy states that all 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.

Rear Extension

In terms of scale, the proposal is considered acceptable in that at 24sqm in area, the increase in footprint would be considerably under the maximum 100% increase permitted on the original footprint, with a minor rise in site coverage, taking the overall plot coverage to 3% which would retain a very low level of development and sufficient usable garden space, which would not be at odds with the context of the immediate area. Therefore, the extension would not constitute overdevelopment and would be acceptable in terms of scale of both the plot size and the surrounding area.

In terms of design, the scale of the resultant structure would ensure that it plays a subordinate role to the original building; it would make an acceptable contribution to its setting, neither masking nor overwhelming the original dwellinghouse with the roof of the extension lining through with first floor level of the original dwelling; therefore, positioned considerably below the eaves. It would be of a contemporary design; materials would be relatively limited and offer a contemporary contrast to the traditional materials which would act as an 'deferential contrast' (as described in Managing Change in the Historic Environment: Extensions Section 3.7) to the traditional form of the original dwelling. As such, the proposal would result in a modest extension that would be well detailed using appropriate materials of the highest quality (zinc, stone and grey aluminium glazed frames) which would sit well with the existing building, read clearly as a modern addition and define the timing of this later extension. The extension would be located to a secondary elevation in a discreet location and given the level of existing screening, in addition to the sloping nature of the site resulting in the dwelling siting considerably below the rear garden level, the extension would be limitedly visible from a public viewpoint. The proposed extension reads clearly as a high quality complimentary addition to the existing building.

The proposed extension would therefore be compliant with the principles contained in HES Managing Change Document – Extensions, as it would be subordinate in scale and form; located to a secondary elevation; designed in a high-quality manner using appropriate materials; and would protect the character, setting and appearance of this building. The proposed extension would therefore, be of a design and scale which would not adversely affect the special historic and architectural character of this B-Listed Building, in accordance with Scottish Planning Policy; Historic Environment Policy for Scotland; Policies D1 (Quality Placemaking by Design) and D4 (Historic Environment); and Managing Change in the Historic Environment: Extensions.

Rooflights

The proposed new rooflights are considered to be appropriately sited not to disrupt the historic character and appearance of the dwellinghouse. They would not dominate the roofplane, would be sited on a secondary elevation, would be of a conservation style and therefore would not unduly detract from the historic character and appearance of the roof.

Alterations to Boundary Wall

The proposal involves alterations to the existing boundary wall within the rear garden to accommodate the extension and terraced area. This would represent a minor alteration within the rear garden ground and would have a negligible impact upon the character and appearance of the Listed Building or Conservation Area.

External Window and Door

At basement level, it is proposed to replace the existing non-original external door with a glazed door and install a new 1.9m wide slot window, both alu-clad in graphite grey. These works are to a secondary elevation; would cause little disruption to any formal symmetry; and would not disrupt the characteristics of the surrounding external and internal context.

To ensure the new window would be of suitable quality, a condition is proposed to the grant of consent seeking 1:10 elevation, horizontal and vertical sectional drawings of the window to be installed.

Removal of Cement Render

The proposal involves the removal of the cement render from the west elevation to expose the stone beneath. Any cement mortar will be removed from the mortar joints, replaced with a suitable hot lime mix mortar, formulated using analysis of samples of the existing lime mortar found in the wall. The principle of this is accepted; however, a condition is proposed to the grant of consent relating to the finalised wall finish.

Loss of Historic Fabric

Policy D5 (Our Granite Heritage) advises that the Council seeks the retention and appropriate re-use, conversion and adaption of all granite features and that where the retention and re-use of a granite feature, 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.

The integration of the new extension and opening of the new window at basement level would result in a loss of historic fabric on the rear (west) elevation through the loss of granite and the removal of windows. This loss has been justified by the applicant stating that the extension is the minimum size required to make the new extension function to its full potential by creating a relatively small and subservient extension. It is accepted that the loss of historic fabric is allowing for the construction of a high quality, modest extension. The applicant has confirmed that downtakings will be suited to becoming a feature of an element of the gabion wall that is proposed as part of the terrace. To ensure that granite is reused within the proposal, it is proposed that a condition is attached to the grant of consent to achieve this. Additionally, the windows to be removed on the west elevation have been stated to be removed and then stored on site for

possible future use. Subject to the aforementioned condition, the proposal will be in compliance with Policy D5 (Our Granite Heritage).

Impact on the Historic Environment

Policy D4 (Historic Environment) of the ALDP states that the Council should protect, preserve and enhance the historic environment in line with Scottish Planning Policy (SPP). The extension would involve alterations to a secondary elevation and would result in an extension that would be of acceptable materials and design; would neither mask nor majorly remove any features of historical significance; and would not impact negatively on the visual amenity and character of either the Conservation Area or the Listed Building and its setting. Additionally, the rooflights, window, door, alteration to the boundary wall and removal of cement render on the rear elevation are considered to have minimum impact on the historic fabric and character of the dwelling and the wider area, further details of the window will be secured via a condition to ensure its suitability. While being somewhat visible from the botanical gardens, the rear extension would not be excessively visible from a public viewpoint, and the impact to the principal elevation is considered to be insignificant; therefore, the visual amenity and character of the Old Aberdeen Conservation Area would be preserved.

With regard to the foundations for the extension, and the other ground-breaking works associated with the proposal such as within the basement, it is noted that there may be potential to disturb archaeological features. Amongst these would be structures and remnants of one of the medieval manses associated with the cathedral. Therefore, a condition is proposed to the grant of consent in order to safeguard and record the archaeological potential of the area.

Therefore, subject to the above condition, impact to the historic environment would be within an acceptable level and the proposal would be in compliance with Policy D4 of the ALDP and the guidance contained in the Managing Change documents.

Impact on Residential Amenity

No development should result in a situation where amenity is “borrowed” from an adjacent property, or there is an impingement on the amenity enjoyed by others. Given the distance to neighbouring properties and the level of existing boundary screening, there would be no adverse impact on neighbouring daylight levels, privacy or any adverse increase in overshadowing as a result of the proposal. Therefore, current levels of residential amenity would be retained, in compliance with Policy H1 and the HDG.

Proposed Aberdeen Local Development Plan (2020) (PALDP)

In relation to this particular application, the Policies D1, D2, D6, D7, D8 and H1 in the Proposed Aberdeen Local Development Plan 2020 (PALDP) substantively reiterate those in the Adopted Local Development Plan and the proposal is acceptable in terms of both Plans for the reasons previously given.

Aberdeen City and Shire Strategic Development Plan (2014) (SDP)

In terms of assessment against the Strategic Development Plan, due to the small scale of this proposal, the proposed development is not considered to be strategically or regionally significant, or require consideration of cross-boundary issues and, therefore, does not require detailed consideration against the SDP.

Matters Raised by the Community Council

No objection to the principle of extending to the rear; however, have concerns in relation to the design and choice of materials. It is asked that consideration should be given to the adoption of more traditional materials and proportions. It is further wondered if the low elevation of chimney exit on a single story extension is a practicable solution. The proposal might not comply 'BS EN 15287-1 Design, Installation and Commissioning of Chimneys'.

The proposal involves the use of high quality materials which would act as a 'deferential contrast' to the dwelling, having limited impact on the surrounding area. The proposed materials and proportions are addressed in the foregoing evaluation: 'Design and Scale'. In terms of the proposal complying with 'BS EN 15287-1', this is not a planning consideration and therefore, cannot be taken into account during the assessment of this application. This matter will be covered at building warrant stage.

Matters Raised in Letters of Representation

1. The extension will be visible from publicly accessible areas of the Cruickshank Gardens.

The proposal will not be excessively visible from this viewpoint unless standing in particular points of the gardens. Where the extension may be visible, the impact on the visual amenity of the area would be limited.

2. The extension will not be reversible due to slapping a large opening through the west elevation of the original dwelling, including the loss of a window, which is much larger than it needs to be.

The proposed slapping has been justified by the applicant and is considered an acceptable alteration to the Listed Building.

3. It would be better if an opening was formed by removal of the cill beneath the window which would be less intrusive and result in less removal of historic fabric.

The loss of historic fabric has been justified by the applicant who have stated that it will be reused or stored on site for future reuse.

4. All materials to be used should be clearly specified and justified, to allow considered judgement.

All materials of the proposal have been specified to a satisfactory degree. A condition is proposed to the grant of consent requiring samples of materials to be submitted to, and approved by, the Planning Authority.

5. The design is not sympathetic to the ethos of building conservation in this sensitive area.

The design is considered as a 'deferential contrast' and this aspect is addressed in the foregoing evaluation: 'Design and Scale'

6. It is not clear what effect the other changes intended for this house might have on the proportions of original rooms or features of architectural or historic interest.

The internal alterations are not considered or assessed as part of this planning application and are addressed within the tandem Listed Building Consent.

7. The application provides little detail about the present character of the interior of the house and the survival of period features.

The interior of the dwelling is not considered or assessed as part of this planning application and is addressed within the tandem Listed Building Consent.

8. The proposed rear extension raises questions about the structural integrity of the rear elevation.

No evidence has been provided by the objector to substantiate the assertion that the structural integrity would be affected.

9. No information has been provided about the enlarged window which is to be formed in the rear elevation of the house at basement level.

The principle of the installation of this window is accepted; however, a condition is proposed requiring details of the window to be submitted to, and approved in writing by, the Planning Authority.

10. Concerns relating to the proposed alterations to the classic proportions of the room to the south of the hallway, with the introduction of a 'boxed-in' WC, with a door of unspecified dimensions or design.

The internal alterations are not considered or assessed as part of this planning application and are addressed within the tandem Listed Building Consent.

11. The Chanonry is not characterised by modern extensions of the kind envisaged in this application, and this would be very much out of context for this character area.

The proposal is considered to be in line with local, national guidance and appropriate in relation to the existing dwelling and suitable within the context of the area given its discreet location.

12. The materials proposed - zinc, plate-glass and aluminium door and window framing - would not be in keeping with, or sympathetic to, the character of 10 The Chanonry or the surrounding area.

The proposal involves the use of high quality materials which would act as a 'deferential contrast' to the dwelling, having limited impact of the surrounding area. The proposed materials are addressed in the foregoing evaluation: 'Design and Scale'. Further, a condition is proposed to the grant of consent requiring samples of the materials to be submitted to, and approved in writing by, the Planning Authority.

13. The design of the extension proposed is at odds with, and unsympathetic to, the original house; therefore, damaging its special architectural and historic interest.

The proposed extension reads as a high quality complementary addition to the existing building, having an acceptable impact on the original dwelling. The design of the extension is addressed in the foregoing evaluation: 'Design and Scale'.

14. The roof of the extension would reach almost to the window of the second floor, further obscuring the west elevation.

The scale of the extension, including height, is considered to be acceptable, ensuring it remains subordinate to the original dwelling. The scale of the extension is addressed in the foregoing evaluation: 'Design and Scale'.

15. If consent is granted for the proposal, it could set a precedent which would cumulatively be detrimental to both the character and appearance of the Old Aberdeen Conservation Area, and to the many listed dwellinghouses.

Each application is assessed on its own merits and in this instance the proposal is found to be acceptable given the location, scale, design of the extension and its impact on upon the Conservation Area.

RECOMMENDATION

Approve Conditionally.

REASON FOR RECOMMENDATION

The proposal is considered satisfactory in terms of design, scale and appearance. The proposed extension would result in a small loss of historic fabric; however, as this is allowing for an extension of high design and historic features will be reused or stored, the loss has been accepted and a condition applied ensuring that the granite is reused. The rooflights, window, door, alteration to the boundary wall and removal of cement render on the rear elevation are considered to have minimum impact on the historic fabric and character of the dwelling and the wider area. The proposal has been designed to respect the character and form of the Category B Listed Building

and would not detract from its appearance, setting or integrity. Current residential amenity would be retained and there would be neutral impact on both the visual amenity of the streetscape and on the character of the Old Aberdeen Conservation Area. The proposal therefore shows due regard for its context relative to the character of the associated dwellinghouse, in compliance with Policies D1 (Quality Placemaking by Design), D4 (Historic Environment), D5 (Our Granite Heritage) and H1 (Residential Areas) of the Adopted Aberdeen Local Development Plan; Policies D1, D2, D6, D7, D8 and H1 of the Proposed Aberdeen Local Development Plan; and meets the aims of Scottish Planning Policy, Historic Environment Policy for Scotland, Managing Change in the Historic Environment: Extensions and Roofs, and the Householder Development Guide. On the basis of the above and following on from the evaluation under policy and guidance, it is considered that there are no material planning considerations that would warrant refusal of Planning Permission in this instance.

CONDITIONS

1. No works in connection with the development hereby approved shall commence unless an archaeological written scheme of investigation (WSI) has been submitted to and approved in writing by the planning authority and a programme of archaeological works has been carried out in accordance with the approved WSI. The WSI shall include details of how the recording and recovery of archaeological resources found within the application site shall be undertaken, and how any updates, if required, to the written scheme of investigation will be provided throughout the implementation of the programme of archaeological works. Should the archaeological works reveal the need for post excavation analysis the development hereby approved shall not be occupied unless a post-excavation research design (PERD) for the analysis, publication and dissemination of results and archive deposition has been submitted to and approved in writing by the planning authority. The PERD shall be carried out in complete accordance with the approved details.

Reason: To safeguard and record the archaeological potential of the area.

2. No window installation shall take place until such time as the detail of the window on the west elevation at basement level, indicated on Drawing: A1466 02 05 REV E, in all its detail including 1:10 elevations, vertical and horizontal sections, has been submitted to and agreed in writing by the Planning Authority, thereafter the works carried out in accordance with the agreed details.

Reason: To ensure an appropriate design in the interest of preserving the special character and setting of the Listed Building and Conservation Area.

3. Construction of the hereby approved rear extension shall not begin unless a sample of all materials to be used on the external walls and roof of the extension has been submitted to and agreed in writing by the Planning Authority. Thereafter, the extension shall be constructed utilising the agreed materials, or others as agreed in writing by the Planning Authority.

Reason: In the interest of preserving the special character and setting of the Listed Building and Conservation Area.

4. That no development shall take place unless details of the finalised external wall finishes on the west elevation of the dwelling, after the removal of the cement render, have been submitted to and agreed in writing by the Planning Authority. Thereafter, development shall be carried out in accordance with the agreed details.

Reason: In the interest of preserving the special character and setting of the Listed Building

and Conservation Area.

5. Prior to commencement of the following works, a detailed methodology for the formation of all new slappings should be submitted to and approved in writing by the Planning Authority. Thereafter, works shall be carried out in accordance with the agreed details.

Reason: In the interests of safeguarding the building's special architectural and historical interest.

6. That the removal of sections of granite wall from the rear elevation shall not be undertaken unless finalised details of the re-use of the granite on the site has been submitted to and approved in writing by the Planning Authority. Thereafter, the development shall be carried out in accordance with the details so agreed.

Reason: In the interests of retaining historic granite on the site and to ensure the special architectural and historic interest of the Listed Building would not be adversely affected.

ADVISORY NOTES FOR APPLICANT

Any stove appliance installed is to be operated in line with the manufactures operating, cleaning and maintenance instructions. Improper use, including use of inappropriate fuel resulting in unreasonable smoke/fume emissions likely to impact on amenity of neighbours are to be prevented.