

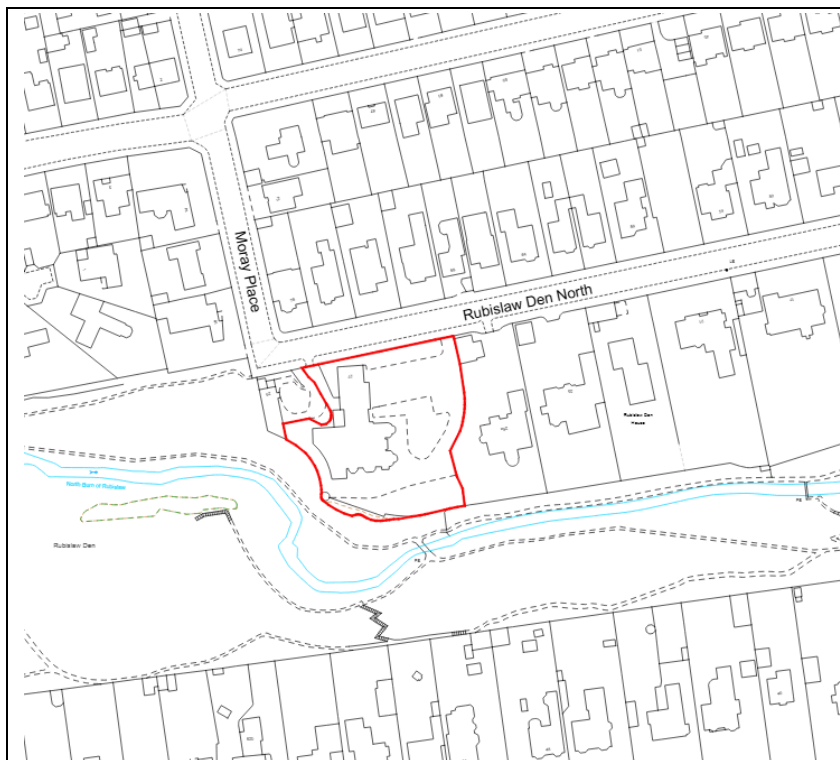


Planning Development Management Committee

Report by Development Management Manager

Committee Date: 25 September 2025

Site Address:	27 Rubislaw Den North, Aberdeen, AB15 4AL
Application Description:	Alterations to former office building to form 7no residential flats and two dwellinghouses including alterations to windows, formation of Juliet balconies, roof terraces and roof extension; installation of roof lights, alterations to door and window openings; erection of garages with ancillary space, formation of car parking and erection of single dwelling house with associated landscaping, infrastructure works and internal alterations
Application Ref:	241427/LBC
Application Type	Listed Building Consent
Application Date:	5 December 2024
Applicant:	Diamond Property Developments
Ward:	Hazlehead/Queen's Cross/Countesswells
Community Council:	Queen's Cross and Harlaw



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RECOMMENDATION

Approve Conditionally

APPLICATION BACKGROUND

Site Description

The application site extends to c.0.42h and is occupied by the Category B-listed 27 Rubislaw Den North, also known as Gordon House or Rubislaw Den House, which has been vacant for a number of years, its most recent use having been office accommodation. It is located at the western end, and on the southern side of Rubislaw Den North and falls within the Albyn Place and Rubislaw Conservation Area. It is bounded by the Rubislaw Den Local Nature Conservation Site ('the Den') to the west and south, residential properties to the east and north, and a further single property to the west. 'The Den' is a private green space only accessible to residents with properties directly bounding onto this large green space sitting either side of the North Burn of Rubislaw that runs in a general west-east direction between Anderson Drive and Forest Road.

The first property constructed in the area, prior to the setting out of the feus to the east and north, Gordon House is a granite two storey and attic five bay villa with a slated roof that was constructed in the 1880s, with an extensive curtilage. The original building has been extended with a modern hip roofed two storey extension to the north elevation, and a large curved flat roofed extension to the west and south. A two storey folly tower built in granite is located in the south west corner of the plot overlooking 'the Den'.

There is direct pedestrian access from the site into 'the Den'. The property, along with all other properties with access into 'the Den', sits at a significantly higher level than the ground level of 'the Den'. The path runs along a series of stone steps and terraces, all falling within the site boundary and forming part of the property's listing, providing a gradual entry into this significant Urban Green Space.

The site further includes a hard surfaced car park to the north and small area of soft landscaping to the east of the house. The site is covered by Tree Preservation Order 270, with prominent trees located along the north boundary and further into the site.

Relevant Planning History

- 091496 – Detailed planning permission for a change of use from nursing home to offices was approved by Planning Development Management Committee on 14 January 2010;
- 241426/DPP – Detailed planning permission for a change of use from offices to form 7no residential flats and two dwellinghouses including alterations to windows, formation of Juliet balconies, roof terraces with glass balustrade and roof extension; installation of roof lights, alterations to door and window openings blocking up door opening to form windows, opening up windows opening; erection of ancillary garages, formation of car parking and erection of single dwelling house with associated landscaping and infrastructure works is under consideration and is included on today's agenda.

APPLICATION DESCRIPTION

Description of Proposal

Listed building consent is sought for alterations and extension to the existing Category B-listed building Gordon House at 27 Rubislaw Den North to allow for its conversion to seven flats and two houses. This includes internal alterations, demolition of part of the existing modern extensions,

recladding of the remainder of the existing extension; construction of a new extension and replacement windows and doors; construction of a further new dwelling; construction of a detached garage building with a total of five bays, with formation of surface car parking, associated landscaping and infrastructure works.

The various elements can be described as follows:

Main Building

The original Category-B listed building 'Gordon House' is proposed to be converted to a total of seven flats. The ground floor would provide a communal lobby serving all flats in the main building: two flats, one facing east and entirely contained in the original listed building, and one facing west, partly located in the original building and partly in the upper floor of the existing west extension. Both the first and second floors of the original building would each accommodate a single flat. All four flats would have two to three bedrooms and a generous floorplate ranging between 150m² and 320m².

The lower floor of the west extension would accommodate a further three studio flats with a footprint between c.45m² and c.75m², all with a west-facing aspect looking out over 'the Den'.

The main external alterations to this part of the building would be a slight reduction in the size of the existing west extension to bring this into line with the south elevation of the main building; and recladding of the existing west facing modern extension Nordic brown pre-oxidised copper rainscreen panels to match other proposed elements within the site. It would further see a small extension to the north west, increasing the size of the existing extension by c.3.2m to allow for the creation of an additional staircase to the lower ground floor. In addition, a portion of the extension to the north would be removed to separate the remainder of this extension from the main building. A new single storey extension would then be created to the front, containing a bike and bin store, and an additional secondary entrance from the north into the building. This extension would be finished in the same material used to reclad the existing west extension.

Other external alterations would consist of replacement of a door with a window and opening up of a previously covered window; replacement of windows on the lower ground floor level in the west extension with double doors and installation of a glazed barrier to create Juliet balconies serving the studio flats; installation of roof lights in the modern extension serving two studio flats; and the installation of glazed balustrades screening existing balconies and roof terraces.

Internal alterations to the Main House would consist of removal of non-original partitions on the upper ground, first and second floor, and part removal of an original wall dividing two existing rooms on the upper ground floor, slapping of two openings on the first floor and second floor and replacement and removal and replacement of internal doors.

Pavillion

The existing two storey north extension would be separated from the main house through demolition of a link. The resultant building would be split into two 2 storey dwellings, each with two bedrooms and a similar floorspace of c.120m². Both properties would be accessed from the east and would have a private front and rear garden to the east and west respectively, in addition to a roof terrace. Whilst the footprint and ground floor of the existing building would be used, the first floor and roof structure would be removed and replaced with a flat roof and first floor extension. This would be set back to allow the formation of roof terraces for units to the south, east and north. The entire building would be reclad and finished in grey textured brick and Nordic brown pre-oxidised copper rainscreen panels with copper fins above the windows, along part of the roof terrace and along the top of the first floor extension. This again, would match the materials used on the main house.

The existing ground floor is open plan with a staircase located centrally along the west elevation. Internally, the staircase would be removed and the building separated into two units with a staircase each and additional partitions marking out living spaces such as a living room/kitchen/dining area, bedroom and bathroom.

Garden House

A new build 'Garden House' property is proposed to be located in the south east corner of the site. It would be split over three levels, and would make use of the existing terraces stepping down to 'the Den'. It would consist of an upper ground floor at the existing ground/garden level, which would contain a garage and entrance hall. The proposed lower level 1 would accommodate the main living spaces and a bedroom, with a further bedroom and bathroom on lower level 2. The overall floorspace would be c.190m². Due to its location set on top of the terraces leading down to 'the Den', the building would predominantly face south and west. Finishing materials consist of the same Nordic brown pre-oxidised copper rainscreen panels with copper fins and grey textured brick as proposed for the Pavilions and extension to the Main House. Fenestration would consist of full height windows, alternated with full height windows screened by copper fins. The upper ground floor level would have a sedum roof and the building would provide access to a series of roof terraces and private garden space on the existing terrace.

Garages

A garage building containing five single garages is proposed to be located along the northern site boundary. The building would measure c.22m x c.8m and would have a footprint of c.175m², and set at a lower level than the public pavement to the north, and south of the existing trees within the site. It would have a flat sedum roof and finished in grey textured brick and the same Nordic brown pre-oxidised copper rainscreen panels as seen across the site. Five garage doors with an arched detail would be set into the south elevation, and full height windows would be located on the north elevation.

Site layout

The existing vehicular access into the site in the north east corner and pedestrian access in the north west corner would be retained. Additional car parking would be provided to the south of the garage building with a driveway running along the eastern boundary providing access to three further parking spaces, the garage serving the Garden House and a turning head in front of the main entrance on the southern elevation of the main building. This in turn leads to the terraces which in turn leads to 'the Den' and to the east of the private garden serving the flat in the Main House.

Amendments

- Alterations to the design of the Garden House through a reduction in the size of the upper floor level, reorientation of the garage, reduction in overall height, increase in length of boundary wall adjacent to 25A Rubislaw Den North, and alterations to external finishes reducing the amount of glazing in the south and west elevations;
- Reduction in the size of the garage building through removal of workshops to the rear;
- Alterations to the design and layout of the Pavillion units;
- Alterations to the internal layout of the studio flats;
- Additional information in relation to type and location of vents and flues;
- Additional information in relation to noise and fire separation; and
- Increase in soft landscaping across the site and reduction in hard landscaping.

Neighbour notification was undertaken, following publication of updated plans.

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=SO15XVBZM4Q00>

- Design Statement
- Heritage Statement

Reason for Referral to Committee

The application has been referred to the Planning Development Management Committee because:

- It is being recommended for approval and has been the subject of six or more timeous letters of representation containing material planning considerations that express objection or concern about the proposal.

Determination of the application therefore falls outwith the scheme of delegation.

CONSULTATIONS

External Consultees

- **Historic Environment Scotland (HES)** – The proposals are for the reuse and refurbishment of 27 Rubislaw Den North to create new flats and a new house and garages in its grounds. HES remit is to provide advice on potential impacts on the Category B-listed building and not on its setting. Therefore comments solely relate to changes proposed to the fabric of the listed building.

The Heritage Statement describes the significance of 27 Rubislaw Den North and HES is content that the proposed repairs and upgrading have been informed by an understanding of the building's special interest.

The building has had varied uses over the years that have resulted in various alterations. It is noted that some fireplaces and panelling of interest remain. However, in general internal fixtures and fittings of interest are limited. However, the plan and layout of the building survives and is of interest with the principal rooms surviving in their original proportions. Content that the proportions of these rooms are mostly left unaltered.

Also content with the proposed re-cladding of the modern extensions to the north and the west of the building with a pre-patinated copper material.

It is also proposed to create a private roof terrace with a new glass balustrade. Whilst this would be an addition to the roof, HES does not think this would be prominent in important views and would not impact the structure of the roof.

Planning Authorities are expected to treat HES comments as a material consideration, and this advice should be taken into account in decision making. HES view is that the proposals do not raise historic environment issues of national significance and therefore does not object. However, HES's decision not to object should not be taken as support for the proposals. This application should be determined in accordance with national and local policy on listed

building consent, together with related policy guidance.

- **Queen's Cross and Harlaw Community Council** – No comments received.

REPRESENTATIONS

14 representations have been received, including from the Architectural Heritage Society of Scotland (13 objections, 0 in support and 1 neutral). Following amendments of the proposal and renotification, a further additional comment was received. The matters raised can be summarised as follows –

Material Considerations

1. The location of the Garden House will have a negative impact on the setting of the Category B-listed building within the application site given that it will project forward from its principal elevation;
2. The location of the Garden House will have a negative impact on the listed granite terraces immediately adjacent to the Rubislaw Den Urban Green Space. The terraces would be partially hidden or removed by development resulting in the loss of these listed, granite features;
3. The proposed materials and design for the Garden House would be unsympathetic and have no link to the context of the listed building. The use of grey brick on the east elevation is also going to be highly visible, and with no windows will be incongruous;
4. The proposed design and use of copper cladding for the Pavillion building is contrary to the founded character, and does not respect the character, appearance and setting of the existing Albyn Place and Rubislaw Conservation Area and nearby granite listed buildings;
5. The proposed use of copper cladding and brick finish for the garage building would not complement the stature and importance of Gordon House and neighbouring properties.

Non-Material Considerations

As all letters of objection submitted in respect of this application were submitted for both this current application and application 241426/DPP covering the associated application for detailed planning permission, they all raised matters that were material in relation to the determination of the application for detailed planning permission but not for the application for listed building consent. Non-material considerations in respect to this application for listed building consent raised included:

6. The impact of various elements of the proposal on the residential amenity of neighbouring properties;
7. The quality of living environment created for future residents;
8. The impact of various elements of the proposal on trees both within the site and within the Den of Rubislaw LNCS immediately south of the application site;
9. The impact of the proposal on the quality, biodiversity and habitats within the Den of Rubislaw LNCS;
10. Position of the Garden House adjacent to the Den of Rubislaw LNCS, not in line with the general building line of properties on Rubislaw Den North, and the potential for this setting a precedent for similar development;
11. Proposed landscaping scheme should allow for replacement planting of trees removed following 240583/TPO;
12. Structural integrity of proposed Garden House;
13. Proposal would result in overdevelopment of the site, including associated increases in level

- of traffic generated and space required for bin storage;
- 14. Comments on Drainage Statement;
- 15. Loss of business rates due to proposed change of use across site from offices to residential;
- 16. Concerns in relation to an increase in number of people with access to the Den.

MATERIAL CONSIDERATIONS

Legislative Requirements

Where a proposal affects a listed building, sections 14(2) and 59(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 places a duty on planning authorities in determining an application for Listed Building Consent to have special regard to the desirability of preserving the building or its setting and any features of special architectural or historic interest which it possesses. This is the primary consideration in the determination of applications for Listed Building Consent.

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.

Development Plan

National Planning Framework 4

National Planning Framework 4 (NPF4) is the long-term spatial strategy for Scotland and contains a comprehensive set of national planning policies that form part of the statutory development plan.

- Policy 7 (Historic Assets and Places)

Aberdeen Local Development Plan 2023

- Policy D6 (Historic Environment)
- Policy D8 (Window and Doors)

Aberdeen Planning Guidance

- Repair and Replacement of Windows and Doors

Other National Policy and Guidance

- Historic Environment Policy for Scotland (Historic Environment Scotland)
- Managing Change in the Historic Environment – Extensions (Historic Environment Scotland)

EVALUATION

Key Determining Factors

The key determining factor for this application is:

- The impact of the proposed development on the character, fabric and setting of the Category B-listed building.

Impact on the character and fabric of the listed building

Gordon House or 27 Rubislaw Den North is a Category B-listed building. HEP4 of Historic Environment Policy for Scotland (HEPS) sets out that changes to specific assets and their context should be managed in a way that protects the historic environment. Policy 7 (Historic Assets and Places) of NPF4 sets out in part (c) that development proposals for the reuse or alteration of a listed building can only be supported where they will preserve the character, special interest and setting of a listed building. Policy D6 (Historic Environment) of Aberdeen Local Development Plan 2023 (ALDP) generally reiterates this policy. Policy D8 (Windows and Doors) of ALDP sets out that opportunities to replace unsympathetic windows and doors will be supported.

Main House

The main building is proposed to be converted to four large two to three bedroom flats and three smaller studio flats. The upper ground floor would provide access to two large flats, both the first and second floor would each accommodate a single flat, and the lower ground floor, which sits underneath an existing modern extension to the west of the building, would be divided and converted into three studio flats.

The main entrance to the building would remain through the existing principal entrance in the south elevation. From there, a communal reception area would provide access to a lift and staircase to the flats on the first and second floor; entrance doors immediately from the reception area into the upper ground floor flats; and a corridor leading to the staircase providing access to the three studio flats on the lower ground floor.

External alterations would see the existing western extension reclad, and a small extension created to the north west corner of this existing extension to allow construction of an additional staircase to the lower ground floor. The existing north extension would be separated from the Main House through demolition of the modern link between the two buildings. A further method statement would be required through a suitably worded condition in relation to the making good of the wall to which this extension is attached. It would further see a small area of a further modern extension to the north elevation demolished to separate the northern element of the west extension from the Main House, and to provide space for a new single storey extension containing a bin store, bike store and plant area. This north extension would further provide a secondary entrance into the Main House from the north. Both the recladding of the west extension and the newly proposed north extension would be finished in Nordic brown pre-oxidised copper rainscreen panels and copper fins. This is a material that will be used throughout the site, and would thus provide an element of unity in finishes across the site.

HES guidance on Managing Change in the Historic Environment – Extensions sets out that most historic buildings can sustain some degree of alteration or extension to accommodate a new use. All new extensions should be based on a thorough understanding of the historic context of the site and building. This guidance document sets out that an addition or extension to a historic building should play a subordinate role, and should not dominate the existing, historic building. It should not be constructed in front of a principal elevation, or unbalance a symmetrical elevation.

In this case, the external alterations would be to upgrade and alter the existing modern western extension, which itself is not of special interest. It would further separate the Main House from a further modern extension to the north, thus opening up this original elevation and its special features. However, a further modern extension would be constructed to the north. This extension would sit lower than the existing, and would open up some original features of the building in comparison to the current situation which would have a positive impact on the character of the listed building.

Policy D8 (Windows and Doors) of ALDP sets out that historic windows and doors will be retained,

repaired and restored, and that opportunities to replace unsympathetic windows and doors will be supported. Additional guidance is provided in Aberdeen Planning Guidance – Repair and Replacement of Windows and Doors. External alterations would see an existing window opening previously covered by the extension to the north elevation opened up again and reinstated as a new window matching the details of other windows in this part of the building. In the same section of this north elevation, it would see an existing internal door opening filled with a full height window. A third existing window opening, again currently covered by this extension to the north elevation, would be increased in size and would be adapted to form a further secondary entrance into the Main House.

All details of doors and windows would match that of existing windows and doors with white painted timber windows and an anthracite painted traditional timber panel door. It is accepted that all windows and doors proposed to be replaced are not original, and that the proposal to reinstate more traditional timber windows and doors in the north elevation would have a positive impact on the character of the Category B-listed building. Whilst the timber doors and Juliet balconies proposed for the three studio flats are not of a traditional design, high quality materials and design would be used and, given their position serving the studio flats on the lower ground floor, they would not have a detrimental impact on the character and appearance of the Category B-listed building. This part of the proposal would therefore generally comply with Policy D8 of ALDP and associated guidance.

Other alterations include the installation of glass balustrades serving the various roof terraces and balconies. Details have been submitted, demonstrating that these works would be reversible and would not have an adverse impact on the fabric of the listed building. Some details have been submitted in relation to the installation of vents and flues across the building. The information submitted is acceptable and would not have an adverse impact on the fabric of the listed building. However, it is acknowledged that the exact type and position of flues and vents can change somewhat as part of the building warrant process. To allow for this flexibility, it is recommended to include a suitably worded condition requiring the applicant to submit additional details on positioning and types of flues and vents prior to commencement of development.

Internal alterations to the Main House would predominantly consist of the removal of modern alterations, including parts of extensions and modern partitions. Some slappings would be created on the first and second floor to allow for the repositioning of door openings, and an opening would be created on the upper ground floor to allow for the creation of an additional bedroom. In general, the original plan form would be retained throughout the Main House, which would see the character of the listed building retained.

Pavillion

As set out above, the existing modern north extension would be separated from the Main House. The resultant of this building would be converted into two two-bed houses. To allow for this conversion, the existing roof and upper floor would be removed, and replaced with a first floor extension and flat roof to be used as a roof terrace. The ground floor of the resultant building would be finished in a mix of grey textured brick and the same cladding materials proposed for the Main House. The first floor extension would be set in from the north, east and south, and would be in a mix of the same cladding panels and full height windows and fully glazed doors allowing access to the roof terraces. Whilst the existing building is retained, the recladding and proposed first floor extension would result in a completely different, modern appearance of the property. This contrast with the materials and design of the Main House is acceptable and, given that the proposed cladding materials are carried across the site, would provide a unified approach to design across the site (*Issue 4 in representations*). It is further noted that, given the demolition of parts of the existing extension and through altering the roof shape of the building, some additional views of features in the north elevation of the original house become more apparent in the street scene. Given this consistency across the site, and through providing the separation between this modern addition and the original building, the proposal would not have a detrimental impact on the fabric or setting of the

listed building.

Garage

The Pavillion would be connected by a brick colonnade to a five bay garage which is set in the northern part of the site. It would be finished in a combination of brick and matching cladding material. This building, which would have a footprint of c.22m by c.8m would sit c.9m behind the granite boundary wall. It has a low profile with a maximum height of c.4.3m to the front, c.3.8m to the rear and incorporates a sedum roof. It would thus not have an adverse impact on the setting and character of the listed building.

The proposed materials would be harmonious with those proposed for the Pavillion and the use of the cladding materials would provide a clear link to the original (*Issue 5*). Furthermore, its low position within the site would further mitigate any impact the building might have on the setting of the Category B-listed building.

Garden House

The final element within the application site would be the construction of the Garden House in the south east corner of the site. This detached dwelling would be split over three floors. The upper floor would be located on garden ground level, and would accommodate an entrance hall, staircase and garage only. The staircase would then provide access to the two lower floors, which would be set on top of existing terraces providing access to 'the Den'. The main living accommodation and a single bedroom would be on the lower level 1 with a further second bedroom and bathroom on lower level 2.

The Garden house would be a unique design, where only a small element of the overall accommodation would be located at the same level as the main application site. It would make use of the existing terraces and would provide extensive views from all living accommodation into 'the Den'. Finishing materials would consist of the same cladding materials as seen elsewhere in the site and grey textured brick matching the main material used for the garage building (*Issue 3*).

The building would be screened by a hedge upon entry into the site, and would sit behind the principal elevation of the original house in accordance with guidance as set out in Managing Change by Historic Environment Scotland. It would thus not have an adverse impact on the setting of the listed building (*Issue 1*).

The building would be located in the far south east corner of the application site and the listed terraces. Additional foundation details can be secured through a suitably worded condition to ensure that the construction of the building would not harm the listed terraces. Due to its position on the far end of the listed terraces, and the careful design of the building, it would not have an unacceptable impact on the character of the terraces themselves (*Issue 2*).

Site layout

The wider site layout would see the retention of existing vehicular and pedestrian accesses from the north from Rubislaw Den North. Direct pedestrian links from the application site into 'the Den' would be reinstated. A series of communal gardens would be created to the south, incorporating the listed terraces leading down to 'the Den' and a smaller communal garden to the east adjacent to a private garden serving a single flat in the Main House. Parking would generally be provided to the north with further spaces along the drive leading up to the main, south entrance into the Main House and serving the Garden House in the south east corner. A detailed landscaping plan has been submitted incorporating both soft and hard landscaping. It would see the introduction of native hedges separating the various areas within the wider site, a more formal design for the private garden serving the ground floor flat in the Main House and the area to the south of the Main House leading up to the start of the terraces down to 'the Den'. The overall detailed landscaping design would be

appropriate for the proposed development and would take sufficient cognisance of the character and would improve the setting of the Category B-listed building although some additional consideration of hard surfacing materials would be required. These details can be secured through a suitably worded condition.

Taken together, the overall site layout and design of the various elements across the site, including internal and external alterations to the original house, have been designed with due consideration of the setting, character and fabric of the Category B-listed building. The proposal thus complies with Policy 7 (Historic Assets and Places) of NPF4 and Policies D6 (Historic Environment) and D8 (Windows and Doors) of Aberdeen Local Development Plan 2023.

RECOMMENDATION

Approve Conditionally

REASON FOR RECOMMENDATION

The proposed external and internal alterations to the original Category B-listed building, including construction and demolition of extensions, dividing and rebuilding an existing modern two storey extension from the original building, replacement and reinstatement of windows and doors, slapping through walls and repositioning of internal doors, installation of additional internal walls, installation of glazed balustrades and installation of flues and vents would not have a detrimental impact on the fabric and character of the Category B-listed building. The separation of and alterations to the existing two storey modern extension to the north of the original house, construction of a new garage building and additional dwelling in the south east corner of the application site would not have an adverse impact on the character and setting of the Category B-listed building.

The proposal is therefore in compliance with Policy 7 (Historic Assets and Places) of NPF4, and policies D6 (Historic Environment) and D8 (Windows and Doors) of Aberdeen Local Development Plan 2023, and generally compliant with Historic Environment Policy for Scotland by Historic Environment Scotland and guidance contained in Historic Environment Scotland's Managing Change in the Historic Environment: Extensions.

CONDITIONS

(01) MATERIALS

That no development shall take place unless a scheme/samples detailing all external finishing materials to the roof and walls of the development hereby approved has been submitted to, and approved in writing by, the planning authority, and thereafter the development shall be carried out in accordance with the details so agreed. For the avoidance of doubt, a sample panel with all external finishing materials showing their proportionate relationship shall be erected on site.

Reason – To preserve the character and appearance of the Category B-listed building at 27 Rubislaw Den North.

(02) HARD LANDSCAPING MATERIALS

Notwithstanding any information provided in the hereby approved drawings, no development shall

take place unless a scheme detailing all hard surfacing materials of the development hereby approved has been submitted to, and approved in writing by, the planning authority. The development shall subsequently be carried out in accordance with the agreed details.

Reason – To preserve the setting of the Category B-listed building.

(03) GATES

Notwithstanding any information contained in the drawings submitted as part of this application, the development hereby approved shall not be occupied unless further details of the gates to be implemented across the vehicular and pedestrian access into the site from Rubislaw Den North have been submitted. The development shall subsequently be carried out in accordance with the agreed details.

Reason – To preserve the setting and character of the Category B-listed building.

(04) LIGHTING

Notwithstanding any information provided in the hereby approved drawings, prior to occupation of any residential unit hereby approved, a scheme of external lighting for that unit shall be submitted to, and approved in writing by, the planning authority. The development shall subsequently be carried out in accordance with the agreed details.

Reason – To preserve the fabric of the Category B-listed building

(05) NOISE AND FIRE SEPARATION

Notwithstanding any information provided in the hereby approved drawings, prior to commencement of development, a detailed scheme setting out noise and fire separation measures shall be submitted and approved in writing by, the planning authority. For the avoidance of doubt, details shall include detailed drawings, including 1:10 cross-sections and, if a suspended ceiling is proposed, drawings must illustrate its relationship with any existing historic and architectural features and demonstrate how key features such as cornicing will be reinstated. The development shall subsequently be carried out in accordance with the agreed details.

Reason – To preserve the fabric and character of the Category B-listed building

(06) VENTILATION AND FLUES

Notwithstanding any information provided in the hereby approved drawings, prior to commencement of development, a detailed scheme showing location and type of vents and flues to be installed shall be submitted and approved in writing by the planning authority. For the avoidance of doubt, information to be provided shall include brochure details of slate vents, elevation vents/grilles and flues. The development shall subsequently be carried out in accordance with the agreed details.

Reason – To preserve the fabric and character of the Category B-listed building

(07) WALL RESTORATION METHODOLOGY

That following demolition of the existing modern extension to the north of the original house no further development shall take place unless a detailed methodology for restoration of the north elevation wall following removal of the extension has been submitted to and approved by the planning authority. The development shall subsequently be carried out in accordance with the

agreed details.

Reason – To preserve the fabric and character of the Category B-listed building

(08) GARDEN HOUSE DETAILS

That no development on the Garden House shall take place unless details of foundations and a methodology for the construction for the Garden House have been submitted to, and approved in writing by, the planning authority. The development of the Garden House shall subsequently be carried out in accordance with the agreed details.

Reason – in the interest of the integrity of the listed terraces and to avoid any unacceptable impact on the Rubislaw Den Local Nature Conservation Site.