

Development Management Planning and Sustainable Development Aberdeen City Council Business Hub 4, Marischal College Broad Street, Aberdeen AB10 1AB	107 High Street Old Aberdeen AB24 3EN <a href="mailto:webadmin@oldaberdeen.org.uk">webadmin@oldaberdeen.org.uk</a> Tel 01224 485 506  12 <sup>th</sup> September 2016
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Dear Mr Ferguson

**Planning application 161152 regarding 14 The Chanonry – conversion of top floor to Class 4 use**

Many members of the Old Aberdeen community have expressed strong concerns about the impact of this proposal. Their concerns are centred upon:

- Impact on precedent
- Impact on parking
- Impact on traffic

This proposed change of use from domestic to business would, on principle, normally be unacceptable in a historic conservation area rated as H1 Residential.

We note in particular that change of use from domestic to business is not, in principle, acceptable in a historic conservation area rated as H1 Residential which excludes business use.

We note that Aberdeen City Council rejected an application for change of use to Class 4 for a similar domestic property - no.7 The Chanonry, on 1<sup>st</sup> October 1987 on the grounds of:

1. Detrimental to the character and amenity of the area by reason of the introduction of a commercial use into a wholly residential area
2. Be contrary to the Council's Conservation Area policy
3. Be prejudicial to public safety by reason of the likely increase in traffic generation in The Chanonry which is a residential street incapable of coping with additional traffic flows
4. Have a deleterious effect on the listed building in particular and the conservation area in general.

The OACC considers that nothing has changed between 1987 and 2016 that could change any of those arguments. *However*, this application is for an ecclesiastic office rather than a commercial use and the OACC has noted that this specific application echoes the original medieval use of this street and could be considered exceptional.

OACC are therefore prepared to support this application provided the following qualifications can be built into any approval:

- i) That further car parking spaces (not to exceed a total of a further 6 spaces) will be provided within the grounds of the property.
- ii) That this application may not be used as a precedent for any future application by this or any other applicant to convert additional floor area of no.14 The Chanonry to Class 4 use
- iii) That this application may not be used as a precedent for any future application by this or any other applicant to convert any other property within The Chanonry to Class 4 use

- iv) That this application may not be used as a precedent for converting any part of the interior of this Category B listed building in a manner that would detract from its use as a domestic property.

If ACC deems that it is not appropriate, or practical, to introduce such qualifications to help meet the concerns of the community, then the OACC must OBJECT to this proposal as it currently stands.

Yours sincerely

Dewi Morgan  
For Old Aberdeen Community Council