



**PLEASE REPLY TO:
AHSS NORTH EAST GROUP
Kelly Morrison – Secretary
c/o 57 Gladstone Place, Aberdeen AB10 6UX**

22 September 2016

**For attention of Alex Ferguson
Planning and Sustainable Development
Aberdeen City Council**
Business Hub 4
Marischal College
Broad Street
Aberdeen
AB10 1AB

BY EMAIL

Dear Sirs,

Planning Application Ref: 161152

Site Address: 14 The Chanonry, Old Aberdeen AB24 1RP

Description: Part change of use from class 9 (residential) to mixed use, associated to the Diocese of Aberdeen, incorporating: class 10 (activities associated to a religious body) at part of ground floor, and class 4 (offices) at 2nd floor.

As a heritage organisation, The Architectural Heritage Society of Scotland is supportive of any initiatives aimed at retaining historic buildings in use in an appropriate and complementary manner.

Having considered the application at our most-recent Cases Panel, we concluded that we could not support the proposals as presented, and as such we object. This decision is made on the following grounds:

- **Limited information was included in the Application;** therefore, the impact of the proposal cannot be adequately assessed, particularly in relation to the nature of the proposed uses.
- **Detrimental to the character of the Old Aberdeen Conservation Area.** The proposed change of use would also mean a material change of use of the surrounding largely-residential area, which is unacceptable, in accordance with the local authority's own guidelines.
- **Negative impact on amenity.** Introducing a class 4 use into a residential area is not compatible with other uses in the area, in accordance with the local authority's own guideline.
- **It might set an undesirable precedent.** If approved against the backdrop of the above, it would be difficult to reject similar applications in the future.

- **Negative impact on parking, road safety and vehicular traffic.** No provisions to mitigate adverse effects of increased activity from office use.

- **Possible negative affect on a Listed Building.** Whilst this representation mainly deals with the principle of the proposed change of use, and its potential effect, one cannot help to think whether the proposal, if accepted, would result in internal changes to the property which is a listed building, and any future creation of car park spaces.

From the above, we conclude that the proposals are not in accordance with the policy of the Scottish Government nor local authority policies and guidelines, and as such we are unable to support the proposals as they stand.

Please refer to the attached report for details of the basis of our views.

We would welcome the opportunity to review the further proposals for this property in due course.

I trust this is sufficient for your purposes.

Yours faithfully,

David Ballok
On behalf of AHSS North East Group Cases Panel