

SITE DESCRIPTION

A single storey granite-fronted un-listed building dating from 1932 and formerly used as public toilets. It is 49m² in footprint and fronts onto High Street within Old Aberdeen Conservation Area.

The front elevation is of ashlar granite and has the word 'SHELTER' engraved above the door. There currently are currently two boarded up windows and an entrance door on the front elevation, the roof is flat, other windows to the sides and rear are also boarded up, with these walls harled and in a poor state of repair.

To the immediate south is a 2 storey 18th Century Category 'B' Listed building, to the east is an electricity substation building, to the north are Category 'C' Listed residential flats on the opposite side of the pedestrianised Market Lane, whilst to the west immediately opposite the site on the High Street is the Category 'A' listed Town House and the Scheduled Monument Mercat Cross.

The southern part of the site incorporates Baillie's Place, a pedestrian lane approximately 3m wide.

RELEVANT HISTORY

P160728 – A corresponding Conservation Area Consent application for the demolition all but the façade is yet to be determined.

P120242 – Conditional planning permission was approved under delegated powers in October 2012 for the change of use of the building to a Class 3 (food and drink) premises. No external alterations were proposed.

DESCRIPTION OF PROPOSAL

To redevelop the site as a café (class 3) by retaining the existing façade and introducing a first floor level, containing a recessed seating area within a traditional form pitched roof extension. A glazed gable within the pitch of the roof would sit above the retained façade with outlook onto the High Street. The ground floor would contain customer seating, display areas and servery with the kitchen and toilet to the rear. The overall building footprint would remain as is.

Finishes

The new side and rear walls would be built up to the height of the retained granite façade and would be finished with a K-Rend 'scraped render'. The pitched roof, areas of raised wallhead and rear gable extension are proposed as zinc coated aluminium seamed cladding. The glazing to the front gable is proposed to be powder-coated aluminium double glazed units.

It is also proposed to replace the existing ground floor front elevation windows and doors with grey powder-coated aluminium units fitting the existing openings and with

APPLICATION REF: 160727

a similar glazed door to be installed in the southern side elevation, adjacent to a proposed new larch-clad bin store sited in Baillie's Place.

This yard is to be surfaced with grey concrete paving slabs behind 3 rows of granite setts at the junction with the back of the High Street pavement. Further up the lane, the existing fence is to be replaced.

Amendments to proposals since original submission

Since the submission of the application, discussions have taken place with the applicant and various amendments to the original proposals have been made. These include:

- Although not a planning matter, an outdoor seating area originally proposed for the external yard has been removed from the proposals as a servitude exists which gives a right to access the lane by the neighbouring property;
- The amount of glazing in the front elevation gable has been increased, deleting zinc 'returns' to improve the elevational appearance;
- Two rooflights have been added, one on each face of the roof;
- The external wall finish has been amended from granite chip dry dash to a K-Rend scraped render as appropriate to the traditional finishes in the area;
- The bin store has been added;
- The external yard is now proposed to be resurfaced; and
- The front door design has been simplified to a full-height glazed door and sidelight, whereas the original design incorporated several panes of glazing above and to the side of the door in order to provide a quality entrance feature.

SUPPORTING DOCUMENTS

All drawings and supporting documents listed below can be viewed on the Council's website at www.publicaccess.aberdeencity.gov.uk.

- Supporting Statement

CONSULTATIONS

ACC Roads Development Management – No objection. The proposed use of the building as a café is unlikely to generate a significant amount of traffic, given the close proximity to good public transport links and location on National Cycle Route 1. In addition existing parking controls are considered sufficient such that there would be no negative impact on the roads in the nearby area.

ACC Environmental Health – No objection. Requested three conditions relating to:

- Securing a scheme for filtering, extracting and dispersing cooking fumes;
- The provision of a suitable bin storage area; and
- The hours of deliveries/uplifts.

ACC Flooding – No observations.

ACC Archaeology – No objection. Requested a condition that an archaeological written scheme of investigation (WSI) to be submitted prior to the commencement of the works.

Historic Environment Scotland (HES) – HES were consulted on the application due to the proximity of the application site to the Category A-Listed Old Aberdeen Townhouse, which lies just 8 metres to the west. HES do not object to the application and do not have any comments to make on the proposals.

Old Aberdeen Community Council (OACC) – Object as the modern materials proposed would not complement the character and appearance of the historically sensitive surrounding area and they also wish for the application to be determined by the Planning Committee, rather than under delegated powers.

Despite this, the OACC are supportive of the principle of the use and demolition of the side and rear walls and the erection of a first floor level pitched roof extension. They are also content that the redevelopment of the building should include contemporary elements and not seek to be a pastiche of historic traditional buildings of Old Aberdeen.

REPRESENTATIONS

7 letters of representation have been received (6 objecting to the application and 1 in support). The matters raised in the letters of objection can be summarised as follows:

- The proposed development would have a detrimental impact on the character and appearance of the Old Aberdeen Conservation Area (particularly due to the contemporary design and use of modern materials);
- The development would have a detrimental impact on the setting of adjacent listed buildings, in particular the Category-A Listed Town House;
- The building would have a detrimental impact on the Mercat Cross, a Scheduled Monument;
- The use of the building as a café would have a detrimental impact on the amenity of the area;
- The proposed use of Baillie's Place for outdoor seating would have a detrimental impact on the amenity of the area;
- There is no provision for waste bin storage;
- The internal arrangement is inadequate for the building to function properly.

The supporting comments consider that; the café is a great use for this long term vacant building, and that the contemporary design is inspiring and would contribute positively to Old Aberdeen.

REASON FOR REFFERAL TO COMMITTEE

APPLICATION REF: 160727

The application has been referred to the Planning Development Management Committee because the Old Aberdeen Community Council have objected to the proposals. The decision therefore falls out with the Council's Scheme of Delegation.

PLANNING POLICY

Scottish Planning Policy (SPP)

Historic Environment Scotland Policy Statement (HESPS)

Aberdeen Local Development Plan (ALDP)

- Policy D1 (Architecture and Placemaking)
- Policy D4 (Aberdeen's Granite Heritage)
- Policy D5 (Built Heritage)

Proposed Aberdeen Local Development Plan (PALDP)

- Policy D1 (Quality Placemaking by Design)
- Policy D4 (Built Heritage)
- Policy D5 (Our Granite Heritage)

Historic Environment Scotland guidance

Managing Change in the Historic Environment: Setting

Managing Change in the Historic Environment: New Design in Historic Settings

Supplementary Guidance

- Householder Development Guide
- Transport and Accessibility
- Old Aberdeen Conservation Area Character Appraisal (OACACA)

Technical Advice Notes

- The Repair and Replacement of Windows and Doors

EVALUATION

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.

Principle of the proposed change of use

The site lies in an area largely associated to Aberdeen University and subject to Aberdeen Local Development Plan Policy CF1 (Existing Community Sites and Facilities). Policy CF1's principal aim is to protect the existing focus on further education and research. Policy CF1 does not specifically set out what alternative uses are appropriate, however it does state:

'Where land or buildings become surplus to current or anticipated future requirements, alternative uses which are compatible with adjoining uses and any remaining community uses, will be permitted in principle.'

The building is not and was unlikely to be directly associated to Aberdeen University's main purpose of further education or research. The proposed use as a café would however be complementary to the mix of uses found elsewhere along the High Street which contribute to the character and community identity of the area. Therefore, the cafe use is acceptable in principle, subject to the detail of physical works and use preserving the character and appearance of the conservation area as well as local amenity.

Impact on the character and appearance of the conservation area

The Council's Old Aberdeen Conservation Area Character Appraisal (OACACA) highlights the northern end of High Street '*culminating in the pivotal location of the Old Town House*' as being of significant townscape value and this section of High Street is undoubtedly of great importance to the overall character and appearance of the Conservation Area.

The design approach is traditional in form, scale and massing, albeit with the use of modern materials, giving the building a contemporary aesthetic and deferential contrast. In order to understand the use of this approach, with a valuable 21st century addition to this important context by the retention of a granite façade and in remodelling the volume to be a sympathetic addition to the place it is important to know the history of the building.

Historical maps and archive images show that a c.18th Century 2 storey granite rubble and pantile-roofed building on the site prior to the construction of the Public Toilets building in 1932. This earlier building faced gable-end to the street, in line with the building line of neighbouring buildings to the north and south.

This 1932 single storey flat-roofed building, with its ashlar cut granite façade, was from the outset alien to the 18th Century principally granite rubble built character and appearance its surroundings, although today its granite façade does add interest and a legacy of an early C20th intervention. This façade is to be retained, in accordance with Policy D4 (Aberdeen's Granite Heritage) of the ALDP. The addition of the first floor level extension is considered to be appropriate, as it would reflect both the form/history of the previous building on the site, as well as the general character of High Street, where gabled pitched-roofs facing onto the street are a common feature.

The proposed building would not stand taller than the surrounding buildings and would be significantly smaller than the Town House to the west. The resultant footprint would be the same as the existing building. Overall the scale, massing and form of the surrounding built environment would be respected.

In terms of the impact of the building on the landscape and on views and landmarks, it is important to note that the Public Toilet building's façade is both slightly set back from the established building line on this eastern side of High Street, but it is also chamfered. These aspects serve to drastically reduce the massing and prominence of the building on the townscape, especially when approaching from the south,

where the building is effectively recessed from adjacent buildings to the north and south, giving it prominence only when viewed directly in front on High Street, and to a lesser extent when approaching from the north off St Machar Drive.

The alternative of using a pastiche approach, by incorporating 'traditional' materials for the first floor level gable and the roof extension would most likely create an incongruous result, by not sitting well with the retained early 20th Century ashlar-cut façade. The result would be a clumsy clash of materials (such as new against old granite, or other) and design styles which would appear awkward, and also at odds in the context of the 18th Century character of the surrounding area. Therefore, it is considered that the use of modern materials is appropriate in this instance. Indeed, Historic Environment Scotland's 'Managing Change' guidance on New Design in Historic Settings states that:

*'There is a view that new buildings in historic settings should seek to replicate existing buildings in design, appearance and materials. While this may be appropriate in specific circumstances, for example where part of a larger architectural composition had been lost, in general **we believe that new interventions in historic settings do not need to look 'old' in order to create a harmonious relationship with their surroundings. Some of the best recent examples are contemporary design responses.***

In assessing the impact of the proposed development on the conservation area and the surrounding listed buildings, HES's Managing Change guidance on 'Setting' identifies three stages in carrying out such an assessment. These are:

- 1. identify the historic assets that might be affected by the proposed development*
- 2. define and analyse the setting by establishing how the surroundings contribute to the ways in which the historic asset or place is understood, appreciated and experienced.*
- 3. evaluate the potential impact of the proposed changes on the setting, and the extent to which any negative impacts can be mitigated*

In response to Stage 1, not only does the application site lie within the historically sensitive Old Aberdeen Conservation Area, but it is also immediately surrounded by listed buildings of varying categories.

Together these buildings contribute to the characteristics and appearance of the Old Aberdeen Conservation Area and whilst the listed buildings to the north and south of the application site arguably contribute more to the area's character area as part of a collective of traditional, relatively unaltered buildings that line the eastern side of High Street, the Town House sits proudly as the focus in the centre of the street. The larger and more intricately designed Town House, is the pre-eminent feature in this section of the High Street, acting as a visual termination to the traditional setted road, before it merges with the busy, tarmacked St Machar Drive to the north.

Overall this section of High Street retains its traditional character, although cars and road markings line the sides of the street, little else has changed. It is this traditional appearance which contributes significantly to the character and sense of place.

APPLICATION REF: 160727

Given the proximity of Kings College and the heart of Aberdeen University a short distance to the south, with Aberdeen's city centre further beyond, it is likely that most visitors to the northern end of High Street would approach from the south, with the splay of the street and the view of the Town House unfolding before them.

It is this view of the Town House's front elevation, from the south, which is the most prominent and most worthy of preserving. Any development which detracts from this view would impact negatively upon the setting of the building, as well as the character and appearance of the conservation area.

In this context, whilst contemporary in terms of the materials proposed, the subject building is set back and sees its frontage chamfered at an angle, with the gable facing north-west toward the blank eastern gable of the Town House. As a result, the long distance views of the Town House from the south would be preserved intact due to the recessed positioning. When approaching from the south, the Public Toilets building only becomes obvious when standing approximately 20m from the front elevation of the Town House and even then, when viewed from High Street, the glazed upper part of the gable would sit above and behind the retained granite façade. The expansive use of glass would serve to reduce the impact of the massing whilst also adding interest to the street and given its orientation, on sunny days the glass gable could actually reflect views of the Town House northward to passers-by on St Machar Drive, thereby potentially enhancing the setting of the Town House and drawing people in.

Historic Environment Scotland have been consulted on the application to comment on the potential for the proposals to impact on the setting of the 'A' listed Old Aberdeen Town House, and have not objected, nor did they make any adverse comment.

In terms of other adjacent listed buildings, it is important to look at how these are viewed in order to determine how the development would affect their setting. The mid-18th Century category 'B' listed 2 storey granite rubble building to the south at 108-110 High Street, although an individual building in its own right, contributes to the character of the area as part of a composition of similar 18th Century buildings which line the eastern side of this section of High Street, as the street widens to encircle the Town House at its northern termination. The proposed building would stand clear of the northern blank gable wall of this building and would be set back from its front elevation. As with the Town House, the listed buildings on the eastern side of the street are likely to be viewed on approach from the south and again the recessed positioning and glazed gable are considered to limit the impact on the setting of these adjacent buildings.

In relation to the 'C' listed building to the north, this dates from the 19th Century and with its harled southern wall, does not contribute particularly to the wider character of the High Street to the same extent as the earlier, 18th Century granite rubble buildings to the south. The more architecturally impressive elevation of this building faces north, onto St Machar Drive, and it is that elevation which is principally where the building is viewed from, although there are glimpses of the building's western gable end available from High Street. In this context the chamfered nature of the front elevation of the subject building ensures that these views of the building at 66-

APPLICATION REF: 160727

68 St Machar Drive would not be lost and the setting of the building would be preserved.

The 16th Century Mercat Cross Scheduled Monument, positioned in front of the Town House and is also viewed predominantly on approach from the south, but also up close. It is considered that the proposed building, albeit of a contemporary design, would represent an improvement on the setting of the Mercat Cross compared to the existing boarded up derelict building. Indeed, the creation of a café with a first floor mezzanine level and glazed upper gable would allow for customers of the premises to look out over the Cross from an elevated position, giving a further prominent viewing angle.

The OACACA highlights '*empty and/or neglected properties on High Street*' as a particular negative factor which the Old Aberdeen Heart area (encompassing High Street) suffers from. In this regard it is worth noting that the former Public Toilets building has been disused and boarded up for some time (at least 5 years on photographic evidence), thus detracting from the setting of the adjacent listed buildings and the character and appearance of the conservation area in its current state. The proposed development would bring an appropriate new use to the building which would be complementary to the character and community identity of the area and in the process, remove the current blot on the High Street with a new building of a high design standard.

As an aside, the proposals do not solely relate to the extensions and alterations to the existing building. It is also proposed to resurface the adjacent external yard area to the south on Baillie's Place. At present this strip of land is not well maintained, is not traditionally surfaced and detracts from the immediate surrounding to the building. The applicant proposes to sympathetically resurface the lane utilising grey paving slabs set behind three rows of granite setts at the back of the pavement. These works would enhance the appearance of this section of the street.

In summary, keys views of prominent buildings and landmarks would be preserved and the contemporary design additions proposed would represent a high-quality complement to the surrounding traditional buildings in detail and being of a suitable scale, form and mass, paying due respect to the historical context of the area. It is therefore considered that the proposed development would be of a high quality design, in accordance with Policy D1 of the ALDP and would preserve and enhance, the character and appearance of the conservation area and the setting of the adjacent listed buildings, in accordance with SPP, HESPS and Policy D5 of the ALDP.

Impact on amenity

There are two storey flats 2.8m to the north, on the opposite side of the pedestrianised Market Lane. There are three windows looking directly onto the site. Of the three potentially affected windows, one is at ground floor level and appears to serve a bathroom (frosted glass) and would not be significantly affected by the proposed height increase of the Public Toilets building.

At first floor level, there are two half-dormer windows which likely serve habitable rooms – possibly bedrooms. In accordance with the criteria set out in the Council's

APPLICATION REF: 160727

Householder Development Guide, the roof extension to the Public Toilets building requires to be assessed based on its potential to impact detrimentally on the amount of daylight received by these windows. In this instance, the 25° method is used for calculating the amount of daylight loss demonstrates that the increased height of the extension is likely to result in a small loss of daylight receipt for these neighbouring upper floor windows. However, the extension fails the calculation by a minimal margin of approximately 200mm, and when accounting for the relatively small length of the building, there would only be certain times the day where each window would be affected. Therefore, it is considered that the proposed works would not have a significant detrimental impact on the amount of daylight received by the neighbouring properties to the north and that no more detailed assessment is proportionately required. Furthermore, there are no windows to the south, east or west which would be affected by the proposals.

In terms of noise emissions, a café is not a use which would be expected to generate levels of noise that would exceed what would be general acceptable in an urban residential area. Although originally proposed, the plans have since been amended to remove the outdoor seating area on the external yard at Ballie's Place. Therefore, all tables and chairs for the café would be contained within the envelope of the building and it is not considered that the use of the building as a café would cause any significant detriment to the existing amenity of the area in terms of noise emissions.

In terms of odours emanating from the premises, the applicant has confirmed that they do not intend on cooking or frying within the building, but rather to serve heated (i.e. toasties and soup, etc) or cold food. As such, no significant odours are likely which would detract from the current amenity. A condition has been added which removes the ability for cooking or frying to take place on the premises unless a suitable ventilation/extraction system has been agreed with the Council and installed, this would also address the cooking fumes concern of Environmental Health.

In summary, it is considered that the use of the building as a café would not have a detrimental impact on the amenity of the surrounding area in terms of either noise or odour emissions. Further, the proposed roof extension to the building would not have a significant impact on the amenity of the neighbouring residential properties to the north in terms of daylight receipt and it is considered that the proposals would preserve the amenity of the area, in accordance with Policy H1 (Residential Areas) of the ALDP as well as the relevant guidance contained within the Council's Householder Development Guide.

Other Environmental Health comments

Refuse storage - plans to incorporate a suitable bin storage area have been incorporated and a condition is recommended to ensure implementation.

Delivery/ Uplift restrictions - it is not considered appropriate to restrict deliveries or uplift times, as this would be done from the public highway and thus outwith planning control. However an informative can be attached to guide the management practices.

Parking/sustainable travel

APPLICATION REF: 160727

The Council's Transport and Accessibility supplementary guidance states that a maximum of 1 car parking space per 12.5sqm of floorspace will be permissible for a café in an outer city area. It is noted, however, that given the constrained nature of the site, there is no space available for the provision of off-street parking and otherwise the surroundings are subject to a Controlled Parking Zone (CPZ).

The property lies within the heart of the University campus and the majority of customers are likely to be made up of University students, staff, local residents and potentially tourists already visiting Old Aberdeen. It is considered that due to the close proximity of the premises to good public transport links on St Machar Drive and High Street and the National Cycle Route 1, the site is well served by sustainable methods of transport and it is unlikely that the use of the building as a café would generate a significant additional number of car journeys, nor have any significant detrimental impact on car parking, with the site lying within a CPZ. The Council's Roads Development Management Team raise no objection on this basis.

Archaeology

As requested by the Council's Archaeologist, a condition is recommended in order to safeguard and record the archaeological potential of the area by ensuring that the development cannot commence unless an archaeological written scheme of investigation (WSI) has been submitted and approved.

Concerns raised by the Community Council

Although generally supportive of the principle of the development, as well as the introduction of a pitched roof first floor level extension and the use of some contemporary elements, the Community Council object to the materials proposed. The foregoing evaluation details why the use of modern, contemporary materials is considered to be appropriate in this instance, however a more detailed response to the Community Council is set out below:

The originally proposed granite-chip dry dash finish for the side and rear walls, was considered neither traditional for the area, nor sufficiently contrasting to sit well with the surrounding buildings. As a result, the applicant has amended the wall finish to a scraped 'K-Rend' finish, which more closely respects the palette of the rubble granite of the adjacent buildings, as well as the light brown harl on the southern wall of the building immediately to the north. The precise colour can be controlled by condition.

The proposed use of aluminium-framed windows and doors is suitably contemporary given the approach being taken for the rest of the building. Although the Council's Technical Advice Note on the 'Repair and replacement of windows and doors' generally states that window frames and doors in conservation areas should be constructed from timber, this advice pertains more to the repair and replacement of historical windows and doors in traditional properties (most often residential) and adherence with that guidance is not considered to be necessary in this instance. This is given the existing windows and door are not of any particular quality or value in themselves. Given the merits and context it is not considered that any precedent would be set.

APPLICATION REF: 160727

The use of pan-tiles would look incongruous with the remainder of the building given the contemporary design and remaining ashlar cut, early 20th Century granite façade.

Equally slate although a common material and similar colour would not be appropriate, given the already justified contemporary approach of wallheads and roof cladding in metal, of a colour which is not too dissimilar from the surrounding slate roofs. The continuity of this upper finish would simplify the form and purity of the design, to an extent creating a deferential contrast between both the retained façade and more traditional architecture of the surroundings. Equally the mass and form of the building would respect the wider context, but would be a clear contemporary addition of design quality, all so as to positively add to the character and appearance of the area.

Concerns raised in letters of objection

The majority of the concerns raised in the letters of objection have been addressed above. Otherwise, they can be addressed as follows:

- The outdoor seating area on Baillie's Place has been removed from the proposals.
- The internal layout questions raised are matters for building standards to address and not material planning considerations.

Stop the Clock

An email was sent to the agent requesting the submission of amended plans and further information on 9 August 2016. A response was not received until 14 September. Following that, further amendments were requested on 26 September and not received until 3 November. The clock has therefore been stopped for the two intervening time periods.

Proposed Aberdeen Local Development Plan

The Proposed ALDP was approved for submission for Examination by Scottish Ministers at the meeting of the Communities, Housing and Infrastructure Committee of 27 October 2015 and the Reporter has now reported back. The proposed plan constitutes the Council's settled view as to what should be the content of the final adopted ALDP and is now a material consideration in the determination of planning applications, along with the adopted ALDP. 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 comment by the Reporter; and
- the relevance of these matters to the application under consideration.

The Reporter's response does not affect policies in a manner that is relevant to this application. In relation to this particular application proposed policies in the Proposed LDP are not materially different from those in the adopted LDP.

Approval to adopt the LDP will be sought at the Full Council meeting of 14 December 2016. The actual adoption date is likely to be around the third week in January 2017.

RECOMMENDATION: Approve Conditionally

REASONS FOR RECOMMENDATION

The proposed use of the building as a café would complement the existing uses of the surrounding area and would not cause any conflict with the amenity of the area, in accordance with Policy CF1 (Existing Community Sites and Facilities) of the Aberdeen Local Development Plan (ALDP). The retention of the existing granite façade complies with Policy D4 (Aberdeen's Granite Heritage) of the ALDP. The proposed extensions and alterations to the building would reflect and respect the historical pattern of buildings in the surrounding area in terms of scale, form and massing and although the materials used would be modern, it is considered that a contemporary approach is necessary in order that the development clearly identifies as a new addition to the townscape and does not detract from the setting of the surrounding buildings or the wider area. The building's set-back siting also ensures that the modern additions would not detract from the most important views of the Category 'A' Listed Town House, which is a focal point of the Old Aberdeen Conservation Area. The proposed works would represent a significant improvement on the existing derelict former Public Toilets building, thus rejuvenating the site whilst preserving the character and appearance of the conservation area and the setting of adjacent listed buildings, in accordance with Scottish Planning Policy, Historic Environment Scotland Policy Statement and Policy D5 (Built Heritage) of the ALDP. The works are also considered to comply with the relevant corresponding policies of the Proposed Aberdeen Local Development Plan.

CONDITIONS

- (1) That no cooking or frying shall take place on the premises unless a suitable scheme capable of filtering, extracting and dispersing cooking fumes and a maintenance plan for the aforementioned scheme has been submitted to, and agreed in writing by the Council as planning authority. Thereafter the approved scheme shall be implemented and maintained in full accordance with the agreed details prior to the carrying out of any cooking or frying on the premises.

Reason: In the interests of preserving the amenity of neighbouring residential properties.

- (2) That the use of the building for the purpose hereby approved shall not commence until such time as the bin storage area as shown in approved drawings WD.01 Rev C and WD.02 Rev C has been implemented in full accordance with the approved details, or with a similar scheme which has been submitted to, and agreed in writing by, the Council as planning authority.

Reason: In the interests of preserving the appearance and amenity of the area.

- (3) That no works in connection with the hereby approved development shall take place unless the specific colour of render to be used on the side and rear walls of the building has been agreed in writing with the Council as planning authority.

Reason: In the interests of preserving the character and appearance of the conservation area.

- (4) That prior to the occupation of the hereby approved building, a sample of the materials to be used to resurface the external yard area as shown in approved drawing WD.01 Rev C has been submitted to, and agreed in writing by, the Council as planning authority and that the resurfacing shall be implemented in full accordance with the approved details.

Reason: In the interests of preserving the character and appearance of the conservation area.

- (5) 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 brought into use 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.

ADVISORY NOTES FOR APPLICANT

Signage and advertisements

The applicant should be aware that advertisement consent will likely be required for any proposed signage to be attached to the building and they should seek advice from the planning department in advance of installing any such signage for the premises, in order to ascertain whether consent is required and whether or not it is likely to be acceptable upon the submission of an application.

Programme of archaeological works

In this particular instance the programme of works will consist of an archaeological watching-brief on any ground-breaking works associated with the development in the first instance.

Hours of construction

APPLICATION REF: 160727

In order to protect the occupiers of the surrounding properties from any potential noise nuisance from any proposed demolition and building works; such work should not occur:

- [a] outwith the hours of 0700 –1900 hours, Monday-Friday inclusive;
- [b] outwith the hours of 0800-1600 hours on Saturdays; and
- [c] at any time on Sundays, except for works inaudible outwith the site application site boundary.

The applicant should contact the Council's Environmental Health Service at an early stage and before construction work has started to discuss the proposed means of noise control.

Delivery/Uplift times

Service deliveries/uplifts to and from the premises should not occur outwith the hours of 7.00am – 7.00pm Monday to Saturday and 10.00am - 4.00pm Sundays, in order to preserve the amenity of neighbouring residential properties.