

DECISION NOTICE

The Town and Country Planning (Scotland) Act 1997

Detailed Planning Permission

Halliday Fraser Munro
Carden Church
6 Carden Place
Aberdeen
AB10 1UR

on behalf of **Aberdeen Hotel Holdings Ltd**

With reference to your application validly received on 5 July 2016 for the following development:-

Extension to existing bar and restaurant to form boutique hotel accommodation, with all associated works at 11 Albyn Place, Aberdeen

Aberdeen City Council in exercise of their powers under the above mentioned Act hereby **REFUSE PLANNING PERMISSION** for the said development in accordance with the particulars given in the application form and the following plans and documents:

Drawing Number	Drawing Type
10421_P(00)001	Location Plan
10421_P(00)006	Site Layout (Proposed)
10421_P(00)008	Multiple Floor Plans (Proposed)
10421_P(00)011 REV A	Roof Plan (Proposed)
10421_P(00)009 REV A	Multiple Elevations (Proposed)
10421_P(00)013 REV A	Multiple Elevations (Proposed)
10421_P(00)012 REV A	Multiple Elevations (Proposed)

The reasons on which the Council has based this decision are as follows:-

PETE LEONARD
DIRECTOR

Whilst the proposed use of the premises as a hotel with bar and restaurant is considered acceptable in principle (complying with policy B3), the large scale and massing of the rear extension would overwhelm and dominate the rear of the traditional granite building, constituting overdevelopment and thus would be detrimental to the established character of the surrounding Albyn Place and Rubislaw Conservation Area.

In light of this it is considered the proposals are contrary to policies D1 (Quality Placemaking by Design) and D4 (Built Heritage) of the Aberdeen Local Development Plan 2017, as well as Scottish Planning Policy and Historic Environment Scotland Policy Statement and guidance contained in Managing Change in the Historic Environment.

Date of Signing 3 March 2017



Daniel Lewis
Development Management Manager

IMPORTANT INFORMATION RELATED TO THIS DECISION

DETAILS OF ANY VARIATION MADE TO ORIGINAL PROPOSAL, AS AGREED WITH APPLICANT (S32A of 1997 Act)

None.

RIGHT OF APPEAL THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

If the applicant is aggrieved by the decision of the planning authority –

- a) to refuse planning permission;
- b) to refuse approval, consent or agreement required by a condition imposed on a grant of planning permission;
- c) to grant planning permission or any approval, consent or agreement subject to conditions,

the applicant may require the planning authority to review the case under section 43A(8) of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. Any requests for a review must be made on a 'Notice of Review' form available from the planning authority or at www.eplanning.scot.

Notices of review submitted by post should be sent to Planning and Sustainable Development (address at the top of this decision notice).

SERVICE OF PURCHASE NOTICE WHERE INTERESTS ARE AFFECTED BY A PLANNING DECISION

If permission to develop land is refused and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development that would be permitted, the owners of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.