

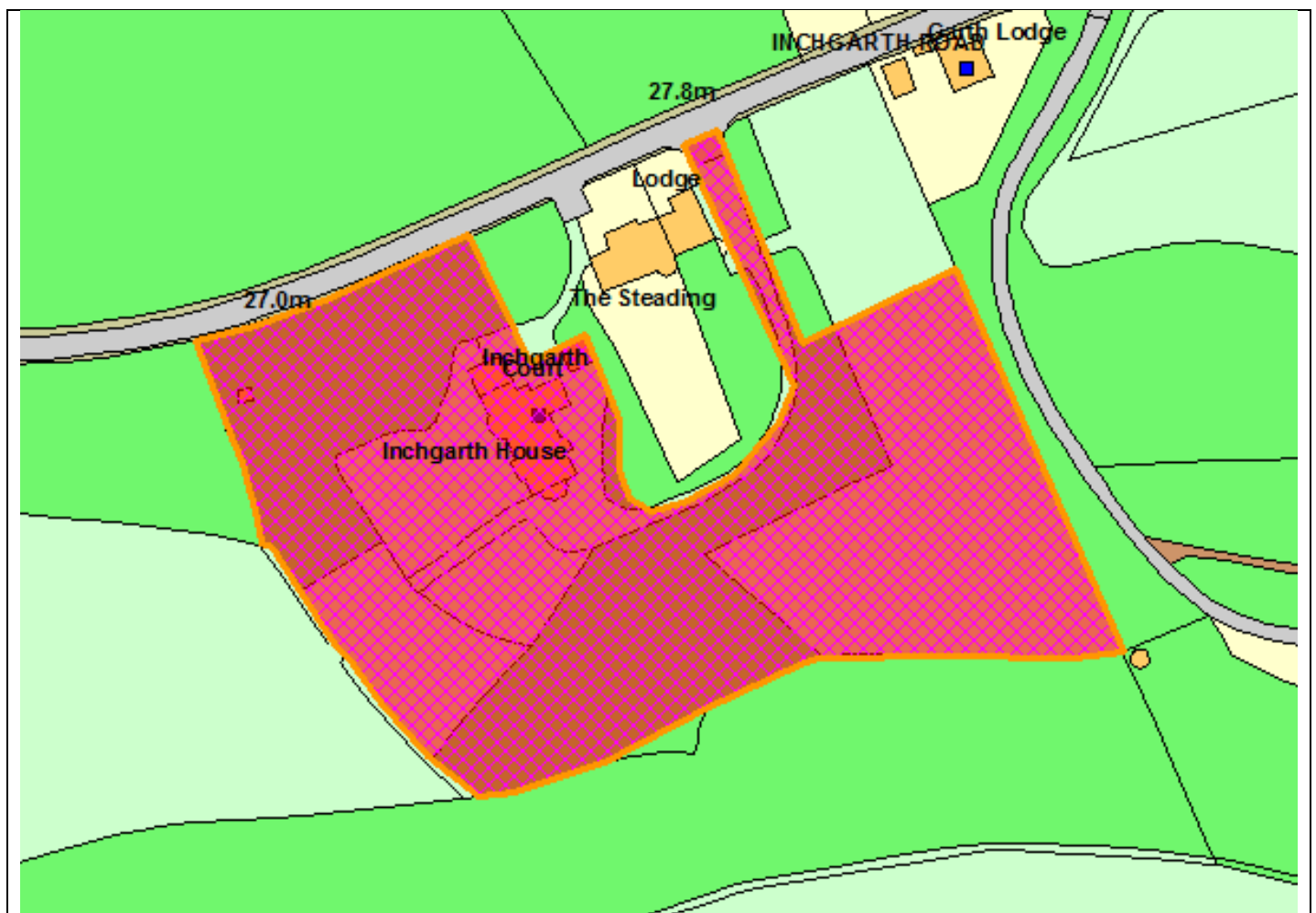


Planning Development Management Committee

Report by Development Management Manager

Committee Date: 30 May 2019

Site Address:	Inchgarth House, Inchgarth Road, Aberdeen, AB15 9NX
Application Description:	Partial demolition and alteration of existing boundary wall and formation of new gated vehicle access
Application Ref:	182141/LBC
Application Type	Listed Building Consent
Application Date:	20 December 2018
Applicant:	Kirkwood Homes Ltd
Ward:	Lower Deeside
Community Council:	Garthdee
Case Officer:	Robert Forbes



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RECOMMENDATION

Approve Conditionally

APPLICATION BACKGROUND

Site Description

This 2 hectare site is located to the south of Inchgarth Road within Pitfodels Conservation Area. It comprises the category 'C' listed Inchgarth House, and extensive surrounding garden ground land, including established trees. Access to the site is taken from Inchgarth Road to the east of the house via a driveway which curves around the south end of the building. Extensive ground and building works have recently taken place on site and the curtilage has recently been altered by the demolition of adjacent houses and formation of a detached garage to the north east of the house. The existing northern boundary wall is about 1.8m high and of granite construction. The entrance is defined by granite gate piers but the entrance gates have been removed.

Relevant Planning History

Application Number	Proposal	Decision Date
111285	Extensive tree management works including removal of an overgrown cypress hedge and approximately 140 trees. Part of the tree works includes the removal of trees to allow for the straightening of the driveway.	21.10.2011 Status: Approved
111556	Demolish existing garage and porch, erect new store, garage block and colonade, convert house and 2 flats back to one house, refurbish all windows.	27.01.2012 Status: Approved
150524	Partial demolition, alteration and extension	07.07.2015 Status: Approved
170115/DPP	Formation of new access and driveway with gate, wall, pillars and landscaping	25.05.2017 Status: Withdrawn
170610/LBC	Complete demolition of the Steading and Lodge to allow reinstatement of Inchgarth House and surrounding landscape	26.04.2018 Status: Approved
170921/DPP	Formation of new access and driveway with gate, wall and pillars, erection of a two storey detached garage and a single storey storage building and associated landscaping	01.02.2018 Status: Refused (decision upheld at LRB – 07.06.18)
170939/LBC	Installation of lift and infill of door on south east elevation (retrospective)	27.10.2017 Status: Approved
171540/DPP	Erection of two storey detached garage and associated access and landscaping	03.04.2018 Status: Approved
180608/DPP	Erection of a single storey storage building and formation of associated access and landscaping	28.05.2018 Status: Approved
180610/TPO	Works to 2 Protected Trees; T1 - Wych Elm - Remove to base as overhanging road & in poor condition	10.09.2018 Status: Approved

	T2 - Oak - Remove to base as overhanging road & in poor condition	
181684/TPO	Works to 6 Protected Trees as per schedule of works	01.11.2018 Status: Approved
182093/DPP	Formation of new access and driveway with gate, wall and pillars through an existing boundary wall; closing up an existing drive opening; associated landscaping works	Status: Pending
190039/LBC	Installation of a temporary security gate at the existing entrance (retrospective)	16.01.2019 Status: Withdrawn

APPLICATION DESCRIPTION

Description of Proposal

Listed building consent is sought for formation of a new access with gate, wall, pillars and associated landscaping. The proposal includes demolition of part of the boundary wall (approximately 12m in length) at the north west corner of the application site and removal of 17 trees to create the new access to the site from Inchgarth Road (the tree removal does not require listed building consent).

The new gated access would be 5.2m wide and would have 1.8m high walls and pillars. The metal gates would be 1.6m high. The recessed entrance to the south of Inchgarth Road would be surfaced with granite setts. The tarred driveway would be 3-3.5m wide with granite sett edging. Landscaping proposal includes hedging, woodland / tree plantation, and extensive grass areas.

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=PJZTW8BZJWC00>.

Heritage Statement; Access Appraisal; Road Safety audit report; Tree Survey; Tree Removal Plan; Badger / Squirrel Survey

Reason for Referral to Committee

The application has been referred to the Planning Development Management Committee because It has attracted 9 objections, which exceeds the threshold figure specified in the Council's Scheme of Delegation.

CONSULTATIONS

Historic Environment Scotland – No comments. Advise that the application should be determined in accordance with national and local policy on listed building consent, together with related guidance.

Garthdee Community Council – No response received.

REPRESENTATIONS

9 objections have been received including from the Architectural Heritage Society of Scotland and a neighbouring Community Council raising the following matters -

Road safety concerns regarding the existing / proposed access and the existing road;
Alleged ownership notification irregularity;
Concern regarding the visual impact of blocking up the existing wall;
Concerns regarding tree loss which has taken place / further tree removal;
Need for replacement landscaping;
Alleged contravention of policy D4 due to opening up the boundary wall.

Cults, Bieldside and Milltimber Community Council support the proposed new access in principle due to its safety benefit but request that ACC reduce the speed limit from 40mph to 30 mph along Inchgarth Road.

A neutral letter has been received requesting submission of an ecological survey and advising of the need to consider the impact on protected species prior to determination.

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.

National Planning Policy and Guidance

Scottish Planning Policy 2014 (SPP) emphasises the need to protect heritage assets. Paragraph 137 states that the planning system should enable its positive change, informed by a clear understanding of the importance of the heritage asset. Change should be sensitively managed to minimise adverse impacts and ensure future use of the heritage asset.

Historic Environment Policy for Scotland (HEPS).

Historic Environment Scotland (HES) managing change guidance regarding boundaries and setting.

Aberdeen City and Shire Strategic Development Plan (2014) (SDP)

The purpose of the SDP is to set a spatial strategy for the future development of the Aberdeen City and Shire. The general objectives of the plan are promoting economic growth and sustainable economic development which will reduce carbon dioxide production, adapting to the effects of climate change, limiting the use of non-renewable resources, encouraging population growth, maintaining and improving the region's built, natural and cultural assets, promoting sustainable communities and improving accessibility.

From the 29 March 2019, the Strategic Development Plan 2014 will be beyond its five-year review period. In the light of this, for proposals which are regionally or strategically significant or give rise to cross boundary issues between Aberdeen City and Aberdeenshire, the presumption in favour of development that contributes to sustainable development will be a significant material consideration in line with Scottish Planning Policy 2014.

The Aberdeen City Local Development Plan 2017 will continue to be the primary document against which applications are considered. The Proposed Aberdeen City & Shire SDP 2020 may also be a material consideration.

Aberdeen Local Development Plan (2017)

D1: Quality Placemaking by Design

D4: Historic Environment

D5: Our Granite Heritage

Supplementary Guidance and Technical Advice Notes

Landscape

Other Material Considerations

Conservation Area Character Appraisal – Pitfodells

EVALUATION

Principle of Development

It is recognised that, although Inchgarth House currently has a vehicle access from Inchgarth Road, the owner does not consider this to be safe and therefore seeks its relocation. The proposal raises no strategic or regional matters such that SDP is not of particular relevance in this case. The acceptability of the work in terms of policies D4 and D5, SPP and HEPS is largely dependent on the detailed conservation impact of the proposed works, which is considered below.

Conservation Area / Heritage Impact

The site is located within a conservation area and is within the curtilage of a listed building. Pitfodells Conservation Area is characterised by large detached villas set in spacious landscaped garden plots with generous tree planting, as is recognised by the Conservation Area Character Appraisal. The proposal does not result in any reduction in the extent of or subdivision of the site and would retain its sense of grandeur.

Historic evidence shows that the primary access to Inchgarth House was via a sweeping driveway located to the east of Inchgarth Lodge. Whilst the retention of this access as the principal approach route to the house is desirable from a conservation perspective, this would appear to conflict with road safety objectives and the potential for upgrade of visibility at this access is constrained by the existing boundary wall and trees. In order to recognise the historical interest and importance of the existing access route, the proposal has been amended to show the physical retention of the existing access (albeit it would be closed as a useable driveway) and this can be secured by condition. The introduction of the new access would result in localised demolition of the boundary wall but the overall sense of enclosure and setting of the listed building would not be prejudiced by these works and the majority of the boundary wall would remain. Furthermore, the boundary wall has recently been altered by the applicant, by implementation of planning permission 171540/DPP, to reinforce the sense of enclosure of the site. The quality of materials and design now proposed, which incorporates use of salvaged natural granite, would be similar to this recent intervention. The proposal has been amended in order to reduce the extent of demolition proposed in order to retain as much as possible of the historic boundary wall.

The proposal differs substantively from the planning permission that which was previously refused (ref 171540/DPP) in that the extent of dountaking of the boundary wall would be less. The design of the proposed new access, as amended, is considered to be appropriately detailed such that it would respect the setting of the building, would relate well to the design, form and materials of the historic boundary wall and would accord with the objectives of ADLP policies D1, D4 and D5. Overall, the works would have a neutral effect on the character of the conservation area and setting of the listed building.

Other Concerns Raised in Objections

The dispute in relation to land ownership at the western boundary of the site is not a material planning consideration of relevance to determination of this application. The potential for reduction of the speed limit on Inchgarth Road is not a material consideration in determination of this application. The concerns in relation to ecological impact / tree impact and landscaping are addressed in relation to consideration of the related application for planning permission (ref. 182093/ DPP) which is due to be determined by PDMC.

RECOMMENDATION

Approve Conditionally

REASON FOR RECOMMENDATION

The proposal differs substantively from that which was previously refused in that the extent of doughtaking of the boundary wall would be less and the detailed design of the access / gateway feature would better match that which exists. The design of the proposed new access, as amended, is considered to be of appropriate quality such that it would respect / preserve the setting of the listed building.

Overall, the works would have a neutral effect on the character and the setting of the listed building and would satisfy the objectives of Historic Environment Policy for Scotland, Scottish Planning Policy and Aberdeen City Local Development Plan policies D1: Quality Placemaking by Design, D4: Historic Environment and D5: Our Granite Heritage.

CONDITIONS

01. Detail of Gates / Pillars

No works shall take place pursuant to this consent unless construction details of the proposed metal gates, granite pillars and granite coping stones associated with the access works have been submitted to and agreed in writing by the planning authority. The works shall be undertaken in complete accordance with such details as may be so approved.

Reason – In order to preserve the character and appearance of the listed building

02. Existing Access – The proposed access hereby approved shall not be used unless the existing vehicle access has been stopped off to vehicle traffic in accordance with a scheme which shall have been submitted to and approved in writing by the planning authority.

Reason – In order to preserve the character and appearance of the listed building.