

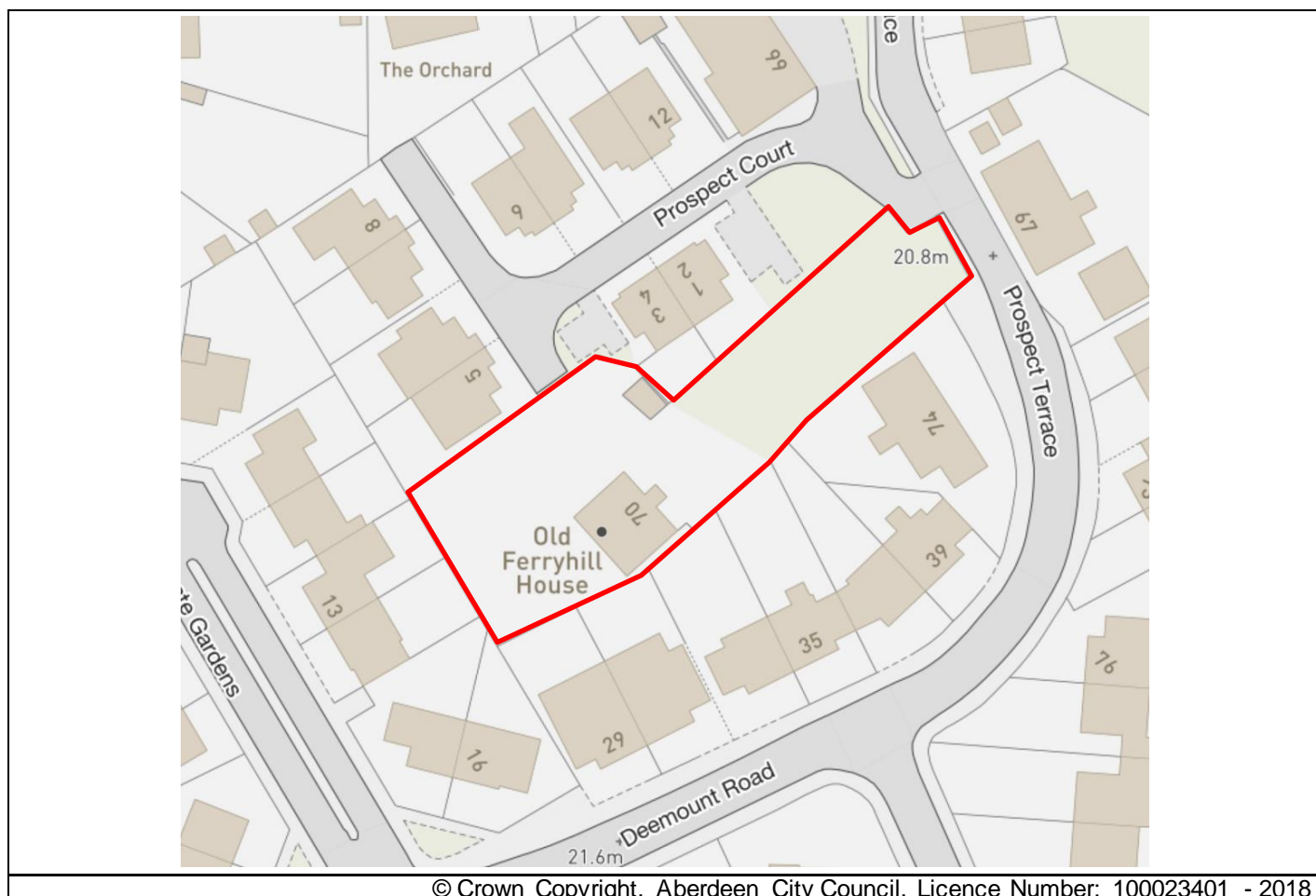


Planning Development Management Committee

Report by Development Management Manager

Committee Date: 26 May 2022

Site Address:	Old Ferryhill House, 70 Prospect Terrace, Ferryhill, Aberdeen, AB11 7TU
Application Description:	Erection of single storey extension to side and internal alterations
Application Ref:	220032/LBC
Application Type	Listed Building Consent
Application Date:	14 January 2022
Applicant:	Mr P Rowley & Mrs J Watt
Ward:	Torry/Ferryhill
Community Council:	Ferryhill & Ruthrieston
Case Officer:	Ross McMahon



RECOMMENDATION

Approve Unconditionally

APPLICATION BACKGROUND

Site Description

The application site is located within an established residential area and comprises a category 'B' listed detached dwelling of slate and granite construction and its front, side and rear curtilage. The expansive site contains an existing single garage to the north, and is bordered to the north, south and west by surrounding residential property. The dwelling is a mid to later 18th century, single-storey property with a half-sunken basement and attic; 3-bay; rectangular-plan plain classical style, with coursed tooled granite with polished sandstone dressings.

Relevant Planning History

Application Number	Proposal	Decision Date
220029/DPP	Extension to an existing domestic garage with associated fence to front	Status: Approved Unconditionally
220030/DPP	Erection of single storey extension to side	Status: Approved Unconditionally
220031/LBC	Extension to an existing domestic garage with associated fence to front	Status: Approved Unconditionally

APPLICATION DESCRIPTION

Description of Proposal

Listed building consent is sought for the erection of a single-storey extension to the side (north) elevation of the property to accommodate a new utility room and sitting room. The extension would measure 4m in width and 8.3m in length, sitting back from the principal elevation by c.0.87m. The extension would have a lean-to roof (including six rooflights) and be principally glazed on its rear (west) and side (north) elevations by way of a series of doors, fanlights and full height windows. Finishing materials include horizontal and vertical natural timber linings, grey smooth cement base course, grey zinc standing seam roof cladding with matching fascia, soffit and bargeboard, quartz colour zinc rainwater goods, grey aluminium clad timber framed windows and doors. It is also proposed to remove an existing and partially curved brick wall which links Old Ferryhill House and the existing garage.

A number of internal alterations are proposed including the formation of a shower room within the existing utility room area, resulting in a smaller WC. This room would be formed by the erection of a new partition wall and door. It is also proposed to slap through the existing north gable wall at first floor level to form a new internal opening serving a new sitting room within the proposed side extension.

Amendments

Following submission and through discussions with the Planning Service, the proposal has been amended in the following respects.

- The extension side projection has been reduced, including the roof pitch and setback from the principal elevation.
- The front elevation has been redesigned to include horizontal and vertical timber cladding sections.

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=R5NAK7BZJLX00>

- *Cover letter*
- *Site photos (internal, external & historic)*
- *External finishes product brochures*

Reason for Referral to Committee

The application has been referred to the Planning Development Management Committee because Historic Environment Scotland has made observations which cannot competently be addressed through the use of appropriate planning conditions; the Planning Service considers the revised proposal to be acceptable in planning terms, despite advice from Historic Environment Scotland that the proposals should be resisted. Consequently, the proposal falls out with the Scheme of Delegation.

CONSULTATIONS

Historic Environment Scotland – The proposals for this application are for a large lean-to extension to the north elevation (side elevation) of the, currently symmetrical, house. This extension would cover almost the entire side elevation and would rise to the eaves level of the listed house, being accessed from the lower and raised ground floor. Old Ferryhill House is currently freestanding without any extension. We consider an extension of the scale proposed would be immediately visible on approach to the house and would serve to unbalance the symmetrical composition diminishing our appreciation of its design and plan-form. There may be scope for a limited extension of the lower ground floor, but the current proposals would have a negative impact on the special interest of the listed house and should be resisted.

Planning authorities are expected to treat our comments as a material consideration, and this advice should be taken into account in your decision making. Our view is that the proposals do not raise historic environment issues of national significance and therefore we do not object. However, our decision not to object should not be taken as our support for the proposals. This application should be determined in accordance with national and local policy on listed building/conservation area consent, together with related policy guidance.

Ferryhill & Ruthrieston Community Council – Not currently established.

REPRESENTATIONS

Two valid and timeously made representations from the *Aberdeen Civic Society* and the *Architectural Heritage Society of Scotland* have been received in relation to this application, both of which object to the proposal. The matters raised can be summarised as follows:

- *Inappropriate side extension proposed to a traditional listed building.*
- *The high wall shown on both site plan and surveys of the house and a side elevation of the house, is very much a part of the house its future survival intact is critical. Also, the porch on that elevation is, apparently, to disappear. As both these are integral to the listing, where is the explanation in the application for Listed Building Consent...ref 220031/LBC above?*

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.

Development Plan

Strategic Development Plan

The current Strategic Development Plan for Aberdeen City and Shire was approved by Scottish Ministers in September 2020 and forms the strategic component of the Development Plan. No issues of strategic or cross boundary significance have been identified.

Local Development Plan

Section 16 (1)(a)(ii) of the Town and Country Planning (Scotland) Act 1997 requires that, where there is a current local development plan, a proposed local development plan must be submitted to Scottish Ministers within 5 years after the date on which the current plan was approved. From 21 January 2022, the extant local development plan will be beyond this 5-year period. The Proposed Aberdeen Local Development Plan 2020 has been submitted to the Planning & Environmental Appeals Division at the Scottish Government in July 2021. The formal examination in public of the Proposed Local Development Plan 2020 has commenced with reporters appointed. Material consideration will be given to the Proposed Local Development Plan 2020, in the context of the progress of its examination, in the assessment of planning applications.

Given the extant local development plan is beyond its five-year review period consideration, where relevant, should be given to paragraph 33 of the Scottish Planning Policy (2014) which states: "Where relevant policies in a development plan are out-of-date or the plan does not contain policies relevant to the proposal, then the presumption in favour of development that contributes to sustainable development will be a significant material consideration".

National Planning Policy and Guidance

- Scottish Planning Policy (SPP)
- Historic Environment Policy for Scotland (HEPS)
- Historic Environment Scotland (HES) – *Managing Change in the Historic Environment: 'Interiors' and 'Extensions'*.

Aberdeen Local Development Plan 2017 (ALDP)

- Policy D4 (Historic Environment)

Proposed Aberdeen Local Development Plan 2020

The Proposed Aberdeen Local Development Plan (PALDP) was approved at the Council meeting of 2 March 2020. A period of representation in public was undertaken from May to August 2020 and the PALDP has since been submitted to the Scottish Government Planning and Environmental Appeals Division for Examination in Public. The PALDP constitutes the Council's settled view as to what the final content of the next adopted ALDP should be and is now a material consideration in the determination of planning applications. The ALDP will continue to be the primary document against which applications are considered. The exact weight to be given to matters contained in the PALDP (including individual policies) in relation to specific applications will depend on whether –

- such matters have or have not received representations as a result of the period of representations in public for the PALDP;
- the level of representations received in relation to relevant components of the PALDP and their relevance of these matters to the application under consideration.

The foregoing can only be assessed on a case-by-case basis. The following policies of the PALDP

are of relevance in the assessment of this planning application:

- Policy D6 (Historic Environment)

EVALUATION

National & Local Policy Context

SPP (para. 137) states that the planning system should:

- promote the care and protection of the designated and non-designated historic environment and its contribution to sense of place, cultural identity, social well-being, economic growth, civic participation and lifelong learning; and
- enable positive change in the historic environment which is informed by a clear understanding of the importance of the heritage assets affected and ensure their future use. Change should be sensitively managed to avoid or minimise adverse impacts on the fabric and setting of the asset, and ensure that its special characteristics are protected, conserved or enhanced.

HEPS, (p. 13) in its policies for managing the historic environment, states that decisions affecting the historic environment should be informed by an inclusive understanding of its breadth and cultural significance; when considering changes to specific assets and their context, detrimental impacts should be avoided. Also of relevance is Historic Environment Scotland's (HES) Managing Change in the Historic Environment: 'Extensions'.

Policy D4 (Historic Environment) of the ALDP states that the Council will protect, preserve and enhance the historic environment in line with Scottish Planning Policy, SHEP (now Historic Environment Policy for Scotland (HEPS)) and its own Supplementary Guidance and Conservation Area Character Appraisals and Management Plan. High quality design that respects the character, appearance and setting of the historic environment and protects the special architectural or historic interest of its listed buildings, conservation areas and historic gardens and designed landscapes, will be supported.

Side Extension

Historic Environment Scotland's 'Managing Change in the Historic Environment – Extensions' establishes a number of general principles with regards to extending historic buildings and within the historic environment, and states:

- An addition or extension should play a subordinate role. It should not dominate the original building as a result of its scale, materials or location, and should not overlay principal elevations.
- Where an extension is built beside a principal elevation it should generally be lower than, and set back behind, that facade.
- An extension that would unbalance a symmetrical elevation and threaten the original design concept should be avoided.
- An extension should be modestly scaled and skilfully sited.

The proposed single-storey extension would be of an acceptable and appropriate form, size and scale in relation to the existing dwelling and the wider area. The subordinate size and scale, extensive use of glass on the west and north elevations, the use for horizontal and vertical timber linings and limited pallet of materials helps to reduce the overall massing of the extension, avoiding undue conflict with the traditional style of the property, despite the contemporary and contrasting approach. The proposal is considered to be compliant with the general principles as set out in HES's 'Managing Change' guidance, in that the extension would protect the character and appearance of the building; would be subordinate in scale and form; would be located on a secondary elevation and be designed in a high-quality manner using appropriate materials. Removal of the existing brick wall is considered to be acceptable on the basis of being a modern

later addition to the Old Ferryhill House and associated garage, in combination with its current poor condition and ongoing deterioration.

Historic Environment Scotland (HES) is a statutory consultee and any comments submitted are a material consideration in the determination of this application (refer to comments noted under 'Consultations'). The Planning Service has secured a number of changes to the proposal that seek to reduce the size and scale of the extension relative to the listed building, namely, a reduction in footprint and side projection; a reduction in height and greater setback from the principal elevation of the dwelling. It is recognised that such changes do not wholly address the concerns raised by HES, particularly those relating to the 'unbalancing' of the symmetrical composition of the dwelling. However, it is evident that there are limited alternative options regards extending the property i.e., an extension to the front would be wholly undesirable and unequivocally resisted; an extension to the rear would, owing to the half sunken lower floor level arrangement result in the obscuration of noteworthy architectural features or merit such as loss of windows, for example; lastly, the property cannot be extended to south as this elevation straddles the site boundary. Cartographical evidence suggests that historically, a significant L-shaped extension was located on the northern elevation of Old Ferryhill House, far larger than that proposed, however subsequently removed. Lastly, the Planning Service considers that, whilst Old Ferryhill House has a symmetrical plan form, its siting within its curtilage is wholly off centre and a-symmetrical, and thus the 'lopsided' nature of its siting must also be taken into consideration. On the basis of the above, the Planning Service considers that the statutory comments submitted have been duly considered and adequately addressed through the identification of material considerations that, in the view of the Planning Service, would make the revised proposal difficult to resist in planning terms.

Internal Alterations

It is proposed to carry out a number of internal alterations to the property at ground floor level within the existing utility room. The proposed internal alterations are considered acceptable on the basis that they would not result in a detrimental impact on the special architectural or historic character of the building, with no impact to any features of note. Such alterations are considered minimal, reversible and would be carried out within secondary rooms. It is considered that the proposed gable opening (leading into the new side extension) would not significantly adversely affect the special character of the building and would be in accordance with the principles as set out in HES's 'Managing Change' guidance. The opening would respect existing features of note, namely, the existing cornicing and skirting features.

Matters Raised in Representations

Matters raised in representations not expressly addressed in the preceding evaluation are discussed below. It has been evidenced that the brick wall currently attached to the listed dwelling and single garage was added post listing of the property in 1967. As such, it is not under consideration on the basis that, in the view of the Planning Service, its removal is not requiring of planning permission or listed building consent. All drawings (existing and proposed) show the existing porch in situ – there is no suggestion anywhere within the submission or description of works that would suggest that the porch is to be altered or removed.

Conclusion

To conclude, all elements of the proposal would ensure the preservation of the category 'B' listed building's special architectural and historic interest and its setting in line with legislative requirements, SPP, HEPS and the relevant 'Managing Change in the Historic Environment' guidance. The proposal therefore accords with Policy D4 (Historic Environment) and Policy D5 (Our Granite Heritage) of the ALDP.

Proposed Aberdeen Local Development Plan

In relation to this particular application, the policies in the Proposed Aberdeen Local Development Plan 2020 substantively reiterate those in the adopted Local Development Plan and the proposal

is acceptable in terms of both Plans for the reasons previously given.

RECOMMENDATION

Approve Unconditionally

REASON FOR RECOMMENDATION

The proposed side extension and internal alterations would ensure the preservation of the category 'B' listed building's special architectural and historic interest and its setting in line with legislative requirements, Scottish Planning Policy, Historic Environment Policy for Scotland and the associated Managing Change in the Historic Environment: 'Interiors' and 'Extensions' guidance. The proposal therefore accords with Policy D4 (Historic Environment) of the Aberdeen Local Development Plan 2017, as well as Policy D6 (Historic Environment) of the Proposed Aberdeen Local Development Plan 2020. On the basis of the above, it is considered that there are no material planning considerations of sufficient weight that would warrant refusal of the application.