



# Planning Development Management Committee

Report by Development Management Manager

**Committee Date:** 29 June 2023

<b>Site Address:</b>	Wallace Tower, Tillydrone Road, Aberdeen, AB24 2TP
<b>Application Description:</b>	Conversion of existing building to form community cafe with ancillary office accommodation and meeting hall; erection of single storey extension to form additional seating areas to cafe; internal alterations; formation of access ramp, external seating area and erection of bin store with associated hard and soft landscaping works
<b>Application Ref:</b>	221379/LBC
<b>Application Type</b>	Listed Building Consent
<b>Application Date:</b>	15 November 2022
<b>Applicant:</b>	Tillydrone Community Development Trust SCIO
<b>Ward:</b>	Tillydrone/Seaton/Old Aberdeen
<b>Community Council:</b>	Old Aberdeen
<b>Case Officer:</b>	Dineke Brasier



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## RECOMMENDATION

Approve Conditionally

## **APPLICATION BACKGROUND**

### **Site Description**

The application site comprises an irregular shaped site extending to c.450m<sup>2</sup> and consists of the Wallace Tower (also known as Benholm's Lodgings) and its immediate curtilage which is enclosed in part by a low granite boundary wall to the north and west and in part by low level metal railings. It is located in the very south west corner of Seaton Park near Tillydrone Road, which runs c.25m to its south west.

The building has an unusual history as it was originally located on Netherkirkgate in the city centre, but was moved to its current location and rebuilt in the 1960s as a Z-plan towerhouse, three storeys in height and constructed from granite with a slated roof, with two corner turrets and crow (corbie) stepped gables. The building itself was Category B listed in 1967. It includes various decorative features, including an armorial panel and recessed sculptured figure. The building has been vacant for around 20 years, with its last use as a residential dwelling thought to have ceased in 2003. It is therefore in a relatively poor state of repair with all windows and doors boarded up, and has been on the 'Buildings at Risk' register which is maintained by Historic Environment Scotland since 2005.

The site is bound to the north by a footpath running through the park forming a connection between Tillydrone Road to the west and to The Chanonry, St Machar's Cathedral and the main body of Seaton Park to its east and north. To the north of this footpath is a wooded area sloping down steeply to the River Don. East of the site is a grassed area forming part of the wider park; to its south is the pedestrianised, (laid in granite cassies) historic section of Tillydrone Road separated from the main park and the Wallace Tower by a category B listed granite rubble wall. There is a distinct change in level between Tillydrone Road and the Wallace Tower, and the building is a prominent feature in views to the east from this road forming part of the entrance into Seaton Park from this direction.

### **Relevant Planning History**

- 141336 – Listed building consent for proposed change of use and extension to former residential property to form new community café and ancillary community and office accommodation – Approved on 23<sup>rd</sup> February 2015, permission not implemented and now lapsed;
- 141400 – Detailed planning permission for change of use from residential dwelling (class 9) to mixed use (classes 3 and 4) to form community café and ancillary accommodation – Approved on 28<sup>th</sup> January 2015, permission not implemented and now lapsed;
- 211613/LBC – Conversion of existing building to form community café and ancillary office accommodation; erection of two storey extension to form additional seating areas to café; alterations to internal partitions; formation of access ramp, external seating area and erection of bin store with associated hard and soft landscaping works – Withdrawn;
- 211657/DPP – Change of use from residential dwelling (class 9) to mixed use (class 3 and 4) including community café and ancillary office accommodation; erection of two storey extension to form additional seating areas to café; formation of access ramp, extension seating area and erection of bin store with associated hard and soft landscaping works – Withdrawn;
- 221380/DPP - Change of use from residential dwelling (class 9) to mixed use (class 3 and 4) including community cafe, with ancillary office accommodation and meeting hall; erection of single storey extension to form additional seating areas to cafe; formation of access ramp, external seating area and erection of bin store with associated hard and soft landscaping works – Under consideration;
- 230610/LBC and 230611/DPP – Installation of replacement windows and restoration works to armorial panel and statue – Under consideration.

## **APPLICATION DESCRIPTION**

### **Description of Proposal**

Listed building consent is sought for the construction of a single storey extension, internal alterations to the building, formation of access ramp, external seating area, bin store and hard and soft landscaping to facilitate a change of use of the building from a residential dwelling to a mixed use comprising a community café (class 3), offices (class 4) and meeting room.

The single storey extension would be of a modern design located to the north elevation of the building. The extension would project between c.6m and c.6.5m from the north elevation, would have a maximum length of c.17m, and would narrow somewhat to the east. The extension would be predominantly finished in corten steel standing seam cladding for both the walls and the roof, would feature a green wall to its west elevation and incorporate full height glazing to the south and east. The north elevation would be punctured by two tall, relatively narrow windows with a vertical emphasis and a single window with a horizontal emphasis. A further tall, narrow window would be located in the west elevation. Level access would be formed into the east elevation of the extension. The roof would have a mono-pitched design sloping down towards the historic building and would incorporate two large rooflights set in line with the vertical windows in the north elevation. Vertical metal 'fins' would be set either side of the north elevation. Due to a change in levels across the site, the maximum height of the extension would be c.2.9m from ground level to the east, rising to c.4.1m to the west at its highest point.

Internally, the extension would be linked into the original listed building through the creation of a 1.5m wide slapping in the north elevation of the listed building at ground floor level. The extension would provide space for seating with a servery, whilst further seating would be located in the listed building with toilets and stores on the ground floor. A meeting hall would be created on the first floor and offices on the second floor in the original building. Further internal alterations would consist of removal of all internal, modern partitions and replacement with new partitions creating a seating area, toilets, a store and a lobby on the ground floor; a meeting hall, tea point, lobby and toilets on the first floor; and an open plan office, lobby and toilet on the second floor. Two new doors would be installed on the ground floor to separate the circular towers from the main space; with a new door installed on both the first and second floor in the south west tower.

Externally, an outdoor seating area would be formed to the east of the building within its curtilage, with space for a total of three 'Sheffield' stands for bike parking and a bin store to the west. A lighting strategy is proposed including uplighting of the two towers, vertical LED linear lighting over the metal 'fins' and the two vertical shaped windows in the north elevation, bollard lights to the east and west; and sensor activated security lighting in the gap between the extension and the original building.

For the avoidance of doubt, the current application only covers the proposed extension and external and internal alterations to the listed building and its immediate curtilage to facilitate the proposed reinstatement and conversion of the building. Separate applications for detailed planning permission and listed building consent for replacement windows and restoration of the armorial panel and statue were submitted under references 230610/LBC and 230611/DPP and are currently under consideration. If any further alterations, such as replacement external doors, would be required, then these again would trigger a requirement for further applications for detailed planning permission and listed building consent.

### **Amendments**

- Alterations to the detailed design and materials of the extension including reduction in length, and reduction in overhang over the footpath to the north; slight repositioning to ensure west

elevation of the extension lines up with the west elevation of the building; substitution of zinc cladding with corten cladding to walls and roof; substitution of render with a green wall to the west elevation and removal of signage zone; and alterations to window shapes and positioning.

- Additional detail added to site layout including proposed materials of hard surfacing materials; bin store and cycle parking;

Renotification and readvertisement were undertaken as a result.

## 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=RLEF99BZLGL00>

- Bat Survey Report by Countrywise, dated 4<sup>th</sup> June 2023;
- Design and Access Statement by Tinto Architecture; and
- Tree Survey Report by Struan Dalgleish Arboriculture, dated March 2023.

## Reason for Referral to Committee

The application has been referred to the Planning Development Management Committee because the application is recommended for approval and the Old Aberdeen Community Council has lodged an objection and six or more timeous letters of objection have been received.

## CONSULTATIONS

### Historic Environment Scotland –

#### Original comments

Very much welcomes this proposal which would re-use a building that has been on the Buildings at Risk Register since 2005. This iteration of the scheme proposes a single-storey element as opposed to the two-storey extension previously proposed. This would be more subsidiary to the listed building than the previous proposal and this change is welcomed. Also welcomes the original new design, which is sensitive to the character of the towerhouse and would be an interesting new addition to it.

#### Further comments

This further iteration of the proposed scheme still proposes a single-storey element as opposed to the two-storey extension proposed prior to 2022. Continues to welcome the proposal in principle as it would enable the reuse of a building that has been on the Buildings at Risk Register since 2005. Notes that the cladding material proposed for the extension has changed from zinc to corten steel and has no issues with this. Also raises no issues with the removal of internal partitions on all floors.

### Old Aberdeen Community Council –

#### Original comments

Supportive of the principle that the building is returned to a sustainable use and advocates a careful and sensitive approach to any proposed adaptation or extensions with respect to the existing listed building and setting. However, raises the following objections to the current scheme:

1. Site plans provide insufficient consideration of the existing or proposed site conditions, including: proposed landscaping including paved or planted areas; modifications or treatments at the site boundaries, and particularly along the adjacent public path to the north; change of levels across site, and how the proposed 'accessible entrance' is accessed; vehicle parking provision; cycle

- parking provision; materials for the bin store. Updated plans would be required;
2. Questions retention of trees on the site, including a cherry tree within the eastern boundary. A tree survey and associated drawings are required;
  3. The existing site anchors an edge of a valued area of dark nighttime skies, an external lighting strategy is required.

Other concerns are noted as follows:

4. Further clarification required on use of first floor;
5. No clarification on intention for existing windows in the building; and
6. Given the location of the proposed café on a junction of cycle-oriented routes and due to the absence of car parking, sufficient cycle parking should be provided.

#### Further comments:

Following submission of amended drawings and renotification, a further consultation response was received, maintaining an objection to the proposed scheme on the following grounds:

7. External lighting could be of significant detriment to physical and visual amenity;
8. No details of a Local Extract Ventilation system and Odour Impact Assessment have been submitted;
9. Removal of cherry and maple trees near the Tower.

Provides the further additional comments:

10. Highly irregular to defer aspects of listed building works, such as potential replacement windows and doors, to a separate application. Usually these would be an integral part of the main LBC application. No information has been provided in relation to existing entry doors;
11. Noted that signage will be free-standing and subject to a further application;
12. Agrees with measures to minimise visual impact on the bin store;
13. No technical specification or maintenance plan provided for green wall. Fall-back scenario should be provided in case the green wall fails;
14. Removal of beech trees – have all possibilities to retain these been explored?;
15. Preferable arrangement for accessible access would be directly off the north-east corner, although it is acknowledged that this might not be achievable due to the site grading;
16. Six Sheffield stands currently provided, which is welcomed. Hopeful that this number can be expanded upon in the future if demand requires this.

### **REPRESENTATIONS**

Due to the submission of amended drawings, the application was advertised and notified twice. The first notification period resulted in a total of eight letters of objection raising the following matters:

1. Objection in relation to sale of Wallace Tower to the applicant;
2. Design of proposed extension would have an adverse impact on and would be unsympathetic to the special character of the existing historic building;
3. No objection to principle of providing a small café, if this can be done without an extension;
4. Footprint of the extension would be larger than that of the original building, and can thus not be considered 'subserving' in relation to the historic building;
5. The inappropriate modern design would be highly visible from various viewpoints and would have an adverse impact on the integrity of the building;
6. The north elevation cannot be considered the 'rear' elevation of this building as all elevations are equally important due to the nature of the building;
7. Proposed modern materials would be inappropriate in relation to historic building and

- conservation area;
8. Creation of an outdoor seating area would adversely impact the character and special interest of the building;
  9. Proposal could create a precedent for creation of modern extensions on other tower-houses across Scotland;
  10. Insufficient information provided on internal alterations; proposals for existing windows; impact on trees in and around the site; lighting strategy; cycle parking; number of covers; project viability; and regrading of land;
  11. Inaccuracies in drawings and 3D visuals;
  12. Proposed location of disabled parking space – in bellmouth of Tillydrone Road, would harm the character and views along the historic section of Tillydrone Road;
  13. 'Meeting hall' on the first floor would have no disabled access due to the absence of a lift

The second notification period attracted a total of 14 letters of objection, of which two had lodged a previous objection to the scheme. Matters raised can be summarised as follows:

14. Proposed extension would be unsympathetic and not subservient to the character of the historic building;
15. Proposed lighting would be detrimental to wildlife and plant life in the surrounding woodland;
16. Uncertainty surrounding commercial venture set up in the Wallace Tower. No viability statement submitted. What would happen if it would fail?;
17. Wallace Tower is Common Good Property and should be restored sympathetically using funds from the Common Good Fund and could then be let out either to the applicant, as a family house or art gallery without the need for an extension;
18. Removal of trees to facilitate development would have an adverse impact on surrounding flora and fauna and potential implications for stability of steep wooded bank;
19. Potential safety implications for children as the café would be located near a steep drop;
20. Do not support the transfer of ownership of building to Tillydrone Community Trust;
21. Inconsistencies and omissions noted in drawings of windows, doors and boundary walls;
22. No details submitted on proposed mix for re-pointing; removal of railings; safety/security fixings/ re-grading of grass; wash-down area for bins/ storage for outdoor tables/chairs; nappy changing area;
23. Would removal of boundary to east allow for outdoor seating area to spill out into the grassed area;
24. Location of cycle stands could result in damage to grass to east;

## **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. Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires the planning authority to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

### **Development Plan**

National Planning Framework 4

National Planning Framework 4 (NPF4) is the long-term spatial strategy for Scotland and contains a comprehensive set of national planning policies that form part of the statutory development plan. The relevant provisions of NPF4 that require consideration in terms of this application are –

- Policy 7 (Historic Assets and Places)

### **2023 Aberdeen Local Development Plan**

The following policies are relevant –

- Policy D6 (Historic Environment)
- Policy D8 (Windows and Doors)

### **Other National Policy and Guidance**

- Historic Environment Policy for Scotland (HEPS)
- Managing Change in the Historic Environment: Extensions

## **EVALUATION**

### **Impact on the special character of the listed building**

The Wallace Tower is a Category B-listed building set within the western area of Seaton Park and the Old Aberdeen Conservation Area, and is currently listed on the Buildings at Risk Register as maintained by Historic Environment Scotland. It has been vacant for around twenty years.

Policy 7 (Historic Assets and Places) of NPF4 sets out that development proposals for the reuse, alteration or extension of a listed building will only be supported where they will preserve its character, special architectural or historic interest and setting. Historic Environment Policy Scotland (HEPS) contains various policies relevant to decision making in relation to historic assets. In this case, policies HEP2 and HEP4 are particularly relevant. Policy HEP2 sets out that decisions affecting the historic environment should ensure that its understanding and enjoyment as well as its benefits are secured for present and future generations. HEP4 sets out that changes to specific assets and their context should be managed in a way that protects the historic environment, and that opportunities for enhancement should be identified where appropriate. Policy D6 (Historic Environment) of the 2023 Aberdeen Local Development Plan (2023 ALDP) sets out that development must protect, preserve and enhance Aberdeen's historic environment, including its historic fabric. Appropriate developments must be designed to respect the character, appearance and setting of the historic environment and protect the special architectural or historic interest of listed buildings.

Guidance from Historic Environment Scotland contained in 'Managing Change in the Historic Environment: Extensions' (Managing Change) sets out that most historic buildings can be extended sensitively, and that extensions must project the character and appearance of the building; should be subordinate in scale and form; should be located on a secondary elevation; and must be designed in a high-quality manner using appropriate materials. The document sets out the difference between a 'deferential contrast' where the new becomes a self-effacing backdrop against the old, and an 'assertive contrast' where the new becomes a more or less equal partner to the old.

### **Extension**

The main element of the proposal is the construction of a contemporary design single storey extension to facilitate the conversion of the ground floor of the listed building into a community café. The extension would be located to the north elevation, facing out onto a public footpath linking

Tillydrone Avenue and Tillydrone Road to the west to the main body of Seaton Park and the Chanonry to the east. The extension would have a maximum width of c.5m and a maximum length of c.15m. It would be set in line with the west elevation of the historic building whilst projecting c.3m beyond the east elevation, with the footprint slightly angled to align with the footpath running along the northern site boundary. Due to a change in levels across the site, the overall height of the extension would range from c.4.1m to c.2.9m. The extension would be finished in corten steel standing seam cladding with metal 'fins' to the roof and north elevation on a concrete look rendered basecourse and would feature a green wall to the west elevation and full height glazing to the south and east. It would link into the existing historic building through a structural glazed link and a new 1.5m wide opening would be formed in the original north elevation. To ensure this new opening would not have a detrimental impact on the fabric of the listed building, a suitably worded condition requesting a methodology statement providing details of the slapping and its finishes is recommended.

This design has gone through various iterations from a previous approval in 2015 (P141336 and P141400) for a fully glazed two storey extension in a similar location, which was not implemented and has now lapsed. Following submission of further applications in 2021 (P211613/LBC and 211657/DPP) for a similar proposal as that previously approved in 2015, it was considered, including through comments from Historic Environment Scotland, that this two storey form of extension could result in obscuring the form of the original listed building and that a single storey design would be preferred. These applications were subsequently withdrawn and the design significantly altered resulting in the proposal currently being assessed, which is in line with the scale and massing sought in the previous and current comments by Historic Environment Scotland.

The single storey form of the proposed extension would reduce the impact of the proposal on the north elevation of the building to an acceptable form, and is supported by Historic Environment Scotland in their consultation response. The modern design would provide an assertive contrast with the existing granite building, and is considered to be a well-designed contemporary extension to this building as recommended in 'Managing Change'. It would include a minimal link to the Wallace Tower, which would emphasise the difference between the old and the new and its architectural form would provide a pleasing contrast with the traditional historic building. Proposed materials would be appropriate, with the corten cladding matching well and complementing both the colours of the granite in the original building and the soft colours of the landscaped setting of Seaton Park behind. The proposed green wall on the west elevation would provide a softer view of the extension from the approach on Tillydrone Road to the west as it would be seen against a backdrop of mature trees on the wooded bank to the rear.

Due to the nature of the detached building and its location within a park, it does not have a clear principal elevation. However, the positioning of the extension to the north can be considered to a secondary elevation when viewed from the main public thoroughfares of Tillydrone Road and Tillydrone Avenue with a further indication being that the main door into the building is currently located in the south elevation, again in line with guidance contained in 'Managing Change'. The single storey form has resulted in a larger footprint than previously approved, but due to this lower height and position to the north, the extension is considered subordinate and subservient in scale and form to the original building. The position of windows has focused on framing views towards the wooded bank to the north and the River Don below on the north elevation, whilst ensuring thermal efficiency through reducing the amount of glazing on that elevation. Full height glazing is incorporated in the east and south elevation, where most use can be made of solar gain, and where there would be a clear link between the café and the outdoor seating area proposed on the paved area to the east of the listed building with full views into the park to the east.

#### Internal alterations

Internally, the main entrance into the building and into the café would be through new full height

entrance doors in the south east corner of the extension. The reduction in height of the extension to single storey only would improve accessibility, and would simplify the layout of the café. The servery and seating would be located in the extension, with toilets, stores and some more tables on the ground floor of the original building. The first floor is proposed to be used as a meeting room, with offices on the second floor, and it is recognised that these uses are ancillary to the proposed main café use, and are to be flexible.

Internal alterations would see the removal of modern partition walls within the listed building and their replacement with new partition walls to facilitate the proposed uses. In addition, existing doors are proposed to be replaced with fire doors. These doors are not original, and their replacement is therefore considered acceptable under policy D8 (Windows and Doors) of the 2023 ALDP. The proposed alterations to the existing listed building are considered appropriate and would not unduly harm the character and fabric of the listed building, in compliance with relevant parts of D6 (Historic Environment) and relevant policies in NPF4 and HEPS.

#### Other external alterations

The proposal would see the removal of a section of c.3m length of granite boundary wall. It is considered that removal of this relatively short section of granite boundary wall would not result in a detrimental impact on the special character of the building, or would adversely affect its setting. Similarly, removal of the low metal railings forming the east and north boundary of the curtilage of the building would not have an impact on the setting of the category B listed building.

Externally, a timber bin store would be proposed to the west, set behind and protruding slightly, above the existing granite boundary wall. The bin store is minimal in its design and height to reduce the impact this essential feature would have on the appearance of the wider site. Due to the proposed site layout, the area to the west of the building acts as a more functional, utilitarian part of the site, in part due to the limited amount of space in this area and the additional screening provided by the existing granite boundary wall. The proposed bin store would thus not intrude on the character and appearance of both the existing listed building and the main elevations of the proposed extension and its positioning is appropriate whilst allowing for sufficient space to store and manoeuvre all required bins.

The existing granite setts to the south of the building would be retained whilst the new paved areas to the west and east of the building would be made up of locally sourced natural granite paving. An outdoor seating area and three Sheffield cycle stands would be located to the east of the building accessible both from the path running along the north of the building or from the grassed area to the east. Further entrances into the site would be through the existing steps leading up from Tillydrone Road to the south elevation and in the north west corner linking into the graded path down to Tillydrone Road providing level access.

Taken together, it is considered that due to the high quality of the proposed design of the extension, its massing and positioning to the secondary north elevation and associated landscaping, the proposed extension would not have an adverse impact on the special character of the existing category B listed building and its setting. In addition, internal alterations, subject to the submission of further details of proposed internal doors, would not have an adverse impact on the special character and fabric of the category B listed building. External alterations, including alterations and removal of metal railings and part of the granite boundary wall, would not adversely impact the setting of the listed building. The proposal thus suitably complies with all relevant local and national policies as listed previously.

#### **Building at Risk Register**

The Wallace Tower has been vacant for a period of around 20 years and is currently on the Building at Risk Register as maintained by Historic Environment Scotland. The Buildings at Risk Register

has been in operation throughout Scotland since 1990 in response to a concern at the growing number of listed buildings and buildings in conservation areas that were vacant and falling in a state of disrepair. The Wallace Tower is one of a total of 57 buildings and structures within the Aberdeen City Council local authority area that is on this Buildings at Risk Register. It was first included on the Register in February 2005 when it had been vacant for about two years. At the last inspection by Historic Environment Scotland, in 2019, its condition was noted as fair but with signs of deterioration with windows and doors boarded up, a decorative sculpture damaged and mould growing on masonry.

This current application would see the building renovated and brought back into use, thus removing this building from the Building at Risk Register and securing its future. Given the building has been vacant for around 20 years, and no other viable options for its restoration and reinstatement have been promoted during that time, which can be demonstrated by the absence of other planning applications for any other use, this current scheme seems to provide a much needed opportunity to restore the building and bring it back into use. Removing the Wallace Tower from the Buildings at Risk Register would improve both the condition of the building itself, but also the setting and character of this part of Seaton Park and the wider Old Aberdeen Conservation Area. In that respect, it is noted that the Old Aberdeen Conservation Area Character Appraisal notes the current listing of the building on the Buildings at Risk Register as a weakness in its assessment of this part of the Conservation Area, which would be addressed through implementation of the proposal.

#### **Matters raised by Old Aberdeen Community Council**

1. Matters in relation to missing/insufficient information have been addressed through the planning process with all relevant information required to determine the application now submitted. Any information not submitted at this stage (e.g. Local Extract Ventilation System and Odour Impact Assessment; specification/maintenance of the green wall or information in relation to replacement windows) can be submitted as part of suitably worded conditions or would need to be considered through separate applications for detailed planning permission and listed building consent;
2. Matters in relation to the impact of the proposed external lighting scheme on wildlife and protected species are not a material consideration for this application for listed building consent;
3. Matters in relation to removal of trees are not a material consideration for this application for listed building consent;
4. There is no legal requirement to cover all works to a listed building in a single application. The submission of further separate applications to cover other aspects such as replacement windows and restoration works to features is acceptable.

#### **Matters raised in letters of objection**

1. Matters in relation to the sale of Wallace Tower and the proposed Community Asset Transfer is a civil matter and not a material planning consideration;
2. Matters in relation to the design, proposed materials, impact of the proposal on the listed building and conservation area are addressed in the evaluation above;
3. It is not considered that the proposal would create a precedent given the unique nature of the building, its location within Seaton Park and the Old Aberdeen Conservation Area and the proposed design;
4. Matters in relation to missing/insufficient information have been addressed through the planning process and it is considered that all information required for the determination of the application is now available;
5. Matters in relation to disabled access are addressed through the Building Warrant process;
6. Matters in relation to the impact of the proposal on protected species and wildlife and removal of trees are not a material consideration in the determination of this application for listed building

consent;

7. Concerns in relation to viability of the proposed venture are not a material planning consideration in the determination of this application for listed building consent.

## **RECOMMENDATION**

Approve Conditionally

## **REASON FOR RECOMMENDATION**

The proposed extension, due to its high quality design, scale, massing and positioning is considered to make a suitable assertive contrast with the existing category B-listed building whilst ensuring it remains subservient to the scale and character of the original building. It would allow the listed building, which has been vacant for around 20 years, to be brought back into use, thus removing it from Historic Environment Scotland's Building at Risk Register. Proposed alterations to the listed building itself, comprising the formation of an opening in the north elevation to link the proposed extension to the listed building, and internal alterations including replacement of doors and removal and creation of partition walls; and existing boundary treatments respect the fabric and special character of the listed building. This would be in compliance with Policy 7 (Historic Assets and Places) of NPF4 and policies D6 (Historic Environment) and D8 (Windows and Doors) of the 2023 ALDP and relevant parts of Historic Environment Policy for Scotland; and Historic Environment Scotland: Managing Change in the Historic Environment: Extensions.

## **CONDITIONS**

### **(01) EXTERNAL MATERIALS DETAILS**

That no development shall take place unless a scheme/samples detailing all external finishing materials to the roof and walls of the development hereby approved has been submitted to, and approved in writing by, the planning authority and thereafter the development shall be carried out in accordance with the details so agreed

Reason - in the interests of visual amenity.

### **(02) GREEN WALL**

That no development shall take place unless a scheme providing details and a maintenance scheme of the green wall to be installed to the west elevation of the extension hereby approved has been submitted to, and approved in writing by the Planning Authority and thereafter the development shall be carried out in accordance with the details so agreed.

Reason – in the interests of visual amenity

### **(03) METHODOLOGY STATEMENT (SLAPPING)**

That no development shall take place unless a methodology statement providing full details of, and a methodology for the formation of the slapping to the north elevation of the original building and the finishing of the boundary wall has been submitted to, and approved in writing by the Planning Authority and thereafter the development shall be carried out in accordance with the details so agreed.

Reason – In the interest of the special character of the listed building and the Old Aberdeen Conservation Area

(04) INTERNAL DOORS

That no development shall take place unless detailed drawings and sections (scale of 1:10) of the proposed replacement internal doors have been submitted to, and approved in writing by the Planning Authority, and thereafter the development shall be carried out in accordance with the details so agreed.

Reason – In the interest of the special character of the listed building.