

1. The development shall be implemented in accordance with the details specified on the application form dated 10.08.2011 and the approved drawing reference number drawing no. 1 unless the prior written approval of the planning authority is obtained for other materials/finishes/for an amendment to the approved details under Section 64 of the Town and Country Planning (Scotland) Act 1997.

Reason: For the purpose of clarity, to ensure that the development is implemented in accordance with the approved details.

2. Details of all the windows, including the size of windows, size of mullions, number of astragals, which shall physically divide the window into separate panes, method of opening, depth of recess and colour shall be submitted in the form of drawings scale 1:20 and shall be submitted to and approved in writing by the Planning Authority prior to work starting on site.

Reason: In the interests of visual amenity and to ensure that the proposals do not adversely affect the architectural and historic character of the building.

NOTES TO APPLICANT

1. **The length of the permission:** This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period. [See section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).

2. In order to comply with Section 27A(1) of the Town and Country Planning (Scotland) Act 1997, prior to works commencing on site it is the responsibility of the developer to complete and submit the attached 'Notice of Initiation of Development' to the Planning Authority specifying the date on which the development will start.

3. In order to comply with Section 27B(1) of the Town and Country Planning (Scotland) Act 1997 it is the responsibility of the developer to submit the attached 'Notice of Completion' to the Planning Authority specifying the date upon which the development was completed.

4. No works should commence on this **Category C(s) Listed Building** until such time as the accompanying **Listed Building Application** has been duly determined.

Any unauthorised works to a Listed Building or Non Compliance with Conditions may constitute an offence under Part 1 Chapter II Section 6 and Section 8 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997:

Specifically: *“No persons shall execute or cause to be executed any works for the demolition of a Listed Building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised”. (Section 6)*

“If a person executing or causing to be executed any works in relation to a Listed Building under a Listed Building Consent fails to comply with any condition attached to the consent, he shall be guilty of an offence.”(Section 8)