

GENERAL

1. The development shall be implemented in accordance with the details specified on the application form dated 28th August 2019 and the approved drawings listed in the table below unless the prior written approval of the Planning Authority is obtained for an amendment to the approved details under Section 64 of the Town and Country Planning (Scotland) Act 1997.

Plan Title.	Plan Ref. No.	Version	Date Received
Existing Site Plan	19-135 100	A	
Existing Site Plan	19-135 100	B	
Proposed Site Plan	19-135 101	A	
Proposed Site Plan	19-135 101	B	
Existing Plan, Section, Elevations	19-135 200	A	
Proposed Elevations	19-135 300		
Proposed First Floor Plan	19-135 201		
Proposed Section A-A	19-135 400		

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

Note to Applicant:

- 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).]
- In order to comply with Sections 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. Failure to comply with this requirement constitutes a breach of planning control under Section 123(1) of the Act.

- 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.

USE

2. Occupation of the residential accommodation hereby approved is limited to a person(s) solely or mainly employed at the guesthouse 1 Argyll Terrace, Tobermory, Isle of Mull, PA75 6PB.

Reason: To define the permission on the basis of the Planning Authority's assessment of the use applied for. Furthermore, the proposal would be unsuitable as an independent property due to its lack of curtilage and adverse impact on privacy with the host building.

EXTERNAL FINISHING MATERIALS

3. Notwithstanding the provisions of Condition 1, no development shall commence until written details of the type and colour of the proposed external roof covering, wall cladding, windows and doors and rainwater goods have been submitted to and approved in writing by the Planning Authority. The development shall thereafter be completed using the approved materials or such alternatives as may be agreed in writing with the Planning Authority.

Reason: In order to integrate the development into its surroundings in accordance with Policy LDP 9 of the adopted Argyll and Bute Local Development Plan 2015.