

**Committee Planning Application Report and Report of Handling as required by Schedule 2 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 relative to applications for Planning Permission or Planning Permission in Principle**

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**Reference No:** 21/00796/PP  
**Planning Hierarchy:** Local  
**Applicant:** Mr. Fergus Murray  
**Proposal:** Demolition of single storey lean-to extension, replace former entrance door with timber frame double glazed fixed window. Repairs to existing harling will be made to match existing  
**Site Address:** 73 Argyll Street, Lochgilphead, Argyll.

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**DECISION ROUTE**

Local Government Scotland Act 1973

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**(A) THE APPLICATION**

**(i) Development Requiring Express Planning Permission**

- Demolition of single storey lean to extension.
- Replacement of former entrance door with timber framed window.
- Repair to harling to match existing.

**(ii) Other specified operations**

- Not applicable.
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**(B) RECOMMENDATION:**

Recommended for approval subject to attached conditions.

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**(C) CONSULTATIONS:**

No relevant consultations required.

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**(D) HISTORY:**

21/00784/LIB 'Demolition of single storey lean-to extension, replace former entrance door with timber frame double glazed fixed window. Repairs to existing harling will be made to match existing.' Pending consideration.

10/01935/LIB 'Installation of 2 no conservation style roof lights.' Approved 21.12.2010.

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**(E) PUBLICITY:**

Site Notice Conservation Area. Expired 21.05.2021  
Listed Building and Conservation Area Advert. Expired 28.05.2021.  
Neighbour Notification. Expired 17.05.2021.

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**(F) REPRESENTATIONS:**

No representations received.

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**(G) SUPPORTING INFORMATION**

Has the application been the subject of:

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| <b>(i) Environmental Statement:</b>  | No   |
| <b>(ii) An appropriate assessment under the Conservation (Natural Habitats) Regulations 1994:</b>  | No   |
| <b>(iii) A design or design/access statement:</b>  | Yes – Supporting statement submitted detailing proposal for removal of small lean to extension which does not form part of the original listed building and replacement of former door opening with a window to improve the appearance of the existing building. |
| <b>(iv) A report on the impact of the proposed development eg. Retail impact, transport impact, noise impact, flood risk, drainage impact etc:</b> | No   |
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**(H) PLANNING OBLIGATIONS**

Is a Section 75 agreement required: No

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**(I) Has a Direction been issued by Scottish Ministers in terms of Regulation 30, 31 or 32: No**

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**(J) Section 25 of the Act; Development Plan and any other material considerations over and above those listed above which have been taken into account in the assessment of the application**

- (i) **List of all Development Plan Policy considerations taken into account in assessment of the application.**

**'Argyll and Bute Local Development Plan' Adopted March 2015**

LDP STRAT 1 – Sustainable Development  
LDP DM 1 – Development within the Development Management Zones  
LDP 3 – Supporting the Protection Conservation and Enhancement of our Environment  
LDP 9 – Development Setting, Layout and Design

Local Development Plan Schedules

**'Supplementary Guidance to the Argyll and Bute Local Plan 2015' (Adopted March 2016)**

**Historic Environment and Archaeology**

SG LDP ENV 16(a) – Impact on Listed Buildings  
SG LDP ENV 17 – Development in Conservation Areas and Special Built Environment Areas (SBEAs)  
SG LDP ENV 19 – Impact on Scheduled Ancient Monuments (SAMs)

**Sustainable Siting and Design**

SG LDP Sustainable – Sustainable Siting and Design Principles

- (ii) **List of all other material planning considerations taken into account in the assessment of the application, having due regard to Annex A of Circular 3/2013.**

- Scottish Planning Policy
- Historic Environment Policy for Scotland April 2019
- Historic Environment Scotland Managing Change in the Historic Environment: Doorways
- Historic Environment Scotland Managing Change in the Historic Environment: Windows
- Argyll and Bute Planning Service - Technical Note Argyll and Bute Windows – April 2018
- Planning history

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**(K) Is the proposal a Schedule 2 Development not requiring an Environmental Impact Assessment: No**

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**(L) Has the application been the subject of statutory pre-application consultation (PAC): No**

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**(M) Has a sustainability check list been submitted: No**

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**(N) Does the Council have an interest in the site:** No

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**(O) Requirement for a hearing:** No

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**(P) Assessment and summary of determining issues and material considerations**

Planning permission is sought for 'Demolition of single storey lean-to extension, replace former entrance door with timber frame double glazed fixed window,' at 73 Argyll Street, Lochgilphead, Argyll.

The site of the proposal is located in the settlement of Lochgilphead at the dwellinghouse known as 73 Argyll Street. The proposed works comprise of the demolition of the existing single storey lean to extension at the rear of the property and the replacement of the former rear entrance door with a timber framed window. Repair will also be made to the harling to match the existing. The proposal is located within the settlement zone of Lochgilphead and Ardrishaig where sustainable forms of development are encouraged on suitable sites. The proposal therefore complies with policy LDP DM 1 – Development within the Development Management Zones of the Argyll and Bute Local Development Plan 2015.

The dwellinghouse 73 Argyll Street is a category B listed (LB37524) building and is also located within the Lochgilphead Conservation Area. The proposal is therefore required to preserve the character and architectural quantities of the building and preserve or enhance the character and amenity of the conservation area.

The existing single storey lean to rear extension is on the north elevation of the property. This extension is not part of the original dwellinghouse which dates to C. 1859 and appears to be a later addition constructed in the 20<sup>th</sup> century. The extension is small in scale and constructed of rendered blockwork with single glazed windows and asbestos roof. The existing doorway from the main dwellinghouse into the extension will be replaced with a timber framed window with a central astragal and painted white to match the existing windows. The window will be double glazed and will not open.

The extension does not add to the architectural character and historic value of the dwellinghouse as a listed building or the character and amenity of the Lochgilphead Conservation Area. Demolishing the extension and replacing the existing doorway with a timber framed window will not have an adverse effect either the dwellinghouse as a listed building or the Lochgilphead Conservation Area. As the existing doorway is at the rear of the dwellinghouse it is only visible from the occupant's driveway and garden. The replacement of the existing doorway with a window is therefore considered to be acceptable. The specification of the window to be installed is of an appropriate design for a replacement window on a rear elevation of a listed building within a conservation area. Overall the proposal will improve the amenity and character of the Lochgilphead Conservation Area. The proposal does raise any privacy or amenity issues.

The site of the proposal is located within 100m of Scheduled Ancient Monument SM10398 St. Margaret's Church Cross. St Margaret's Church Cross is situated to the east of the site of the proposal within the grounds of St Margaret's Church. However the grounds of St. Margaret's Church are bounded by a wall with Argyll Street and the front elevation of the row of terraced properties 71 – 83 Argyll Street obscuring the site of the proposal from view. The proposal is therefore not considered

to have an impact on the Scheduled Ancient Monument. The proposal therefore complies with LDP 3 – Supporting the Protection Conservation and Enhancement of our Environment and SG LDP ENV 19 – Impact on Scheduled Ancient Monuments (SAMs)

The proposal therefore complies with historic environment policy LDP 3 – Supporting the Protection Conservation and Enhancement of our Environment, SG LDP ENV 16(a) – Impact on Listed Buildings, and SG LDP ENV 17 – Development in Conservation Areas and Special Built Environment Areas (SBEAs) of the Argyll and Bute Local Development Plan 2015. In addition the proposal also complies with sustainable siting and design policy LDP 9 – Development Setting, Layout and Design and SG LDP Sustainable – Sustainable Siting and Design Principles.

The proposal conforms to the relevant policies of the development plan, and there are no other material considerations which would warrant departure from these policies. It is recommended that planning permission be granted.

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**(Q) Is the proposal consistent with the Development Plan:** Yes

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**(R) Reasons why Planning Permission or Planning Permission in Principle Should be Granted:**

The proposed development is considered to be acceptable in regard to all relevant material considerations including national and local planning policy and supplementary guidance. There are no other material considerations which would warrant anything other than the application being determined in accordance with the provisions of the development plan.

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**(S) Reasoned justification for a departure to the provisions of the Development Plan**

Not applicable.

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**(T) Need for notification to Scottish Ministers or Historic Environment Scotland:**  
No.

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**Author of Report:** Fleur Rothwell **Date:** 26.05.2021

**Reviewing Officer:** David Love **Date:** 8.06.2021

**Fergus Murray**  
**Head of Development and Economic Growth**

**CONDITIONS AND REASONS RELATIVE TO APPLICATION REF. NO. 21/00796/PP**

1. The development shall be implemented in accordance with the details specified on the application form dated 9<sup>th</sup> April 2021; supporting information 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
Location Plan	1 of 4		12.04.2021
North Elevation as Existing	2 of 4		12.04.2021
West Elevation as Existing and Proposed	3 of 4		12.04.2021
North Elevation as Proposed	4 of 4		12.04.2021

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

2. Notwithstanding the effect of Condition 1, no development shall commence until scaled plans (1:20) of the window unit to be installed in the development have been submitted to and approved in writing by the Planning Authority. Thereafter the development shall be completed in accordance with the approved details or such alternatives as may be agreed in writing with the Planning Authority.

Reason: In order to integrate the development into its surroundings.

## NOTE TO APPLICANT

- **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).]
- 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.
- 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.

## **APPENDIX A – RELATIVE TO APPLICATION NUMBER: 21/00796/PP**

### **PLANNING LAND USE AND POLICY ASSESSMENT**

#### **A. Settlement Strategy**

The site of the application comprises of an existing residential property located within the main town settlement of Lochgilphead as identified in the Argyll and Bute Local Development Plan – March 2015. Policy LDP DM 1 encourages sustainable forms of small scale development on appropriate sites subject to assessment against all other material policy considerations. The proposal is considered to comply with the settlement strategy.

#### **B. Location, Nature and Design of Proposed Development**

The site of the application is a residential property located in the centre of the town of Lochgilphead. The property forms one of five terraced buildings located at the northern end of Argyll Street. These properties are utilised both as residential dwellings, flats and offices. The site of the proposal at 73 Argyll Street is a two storey dwellinghouse dating to C.1859 which is category B listed (LB37524). The property is a traditional town house comprising of a slate roof, sash windows and ashlar chimney, with harled walls which are painted white to the principal elevation. The domestic curtilage comprises of a rear garden and garage.

The proposal is for demolition of the existing single storey lean-to rear extension. The existing doorway from the main dwellinghouse into the extension will be replaced with a timber framed window with a central astragal and painted white to match the existing windows. The window will be double glazed and will not open. The existing doorway is at the rear northern elevation of the dwellinghouse which is only visible from the occupant's driveway and garden and therefore the replacement of the existing doorway with a window is considered to be acceptable. The specification of the window to be installed is of an appropriate design for a replacement window on a rear elevation of a listed building within a conservation area. The proposal does not appear to raise any privacy or amenity issues. The proposal is therefore considered to comply with LDP 9 – Development Setting, Layout and Design and SG LDP Sustainable – Sustainable Siting and Design Principles.

#### **C. Historic Environment**

The site of the application is located within the curtilage of a category B listed building (LB37524) and also within the Lochgilphead Conservation Area. The proposal is therefore required to preserve the character and architectural quantities of the building and preserve or enhance the character and amenity of the conservation area. The single storey lean to extension is not part of the original dwellinghouse which dates to C. 1859 and would have been a later addition constructed in the 20th century. It is small in scale constructed of rendered blockwork, with an asbestos roof and single glazed windows. The single storey lean to extension does not therefore add to the architectural character and historic value of the dwellinghouse at 73 Argyll Street. The existing doorway from the main dwellinghouse into the extension will be replaced with a timber framed window with a central astragal and painted white to match the existing windows. The window will be double glazed and will not open. The specification of the window to be installed is of an appropriate design for a replacement window on a rear elevation of a listed building within a conservation area. Overall the proposal will improve the amenity and character of the Lochgilphead Conservation. The proposal is therefore considered to comply with policy LDP 3 – Supporting the Protection Conservation and Enhancement of our Environment, SG LDP ENV 16(a) – Impact on

Listed Buildings, SG LDP ENV 17 – Development in Conservation Areas and Special Built Environment Areas (SBEAs) and the Argyll and Bute Planning Service - Technical Note Argyll and Bute Windows – April 2018.