

Committee Listed Building Consent Report and Report of Handling as required by the Town and Country Planning (Listed Building Consent and Conservation Area Consent Procedure) (Scotland) Regulations 2015

Reference No: 21/00784/LIB
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.

DECISION ROUTE

Local Government Scotland Act 1973

(A) THE APPLICATION

(i) Development Requiring Listed Building Consent

- 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.

(C) CONSULTATIONS:

Historic Environment Scotland (HES) – No formal comment. Responded 06.05.2021.

(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 Listed Building. Expired 21.05.2021.
Listed Building and Conservation Area Advert. Expired 28.05.2021.

(F) REPRESENTATIONS:

No representations received.

(G) SUPPORTING INFORMATION

Has the application been the subject of:

- | | |
|--|--|
| (i) Environmental Statement: | No |
| (ii) An appropriate assessment under the Conservation (Natural Habitats) Regulations 1994: | No |
| (iii) A design or design/access statement: | 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. |
| (iv) A report on the impact of the proposed development eg. Retail impact, transport impact, noise impact, flood risk, drainage impact etc: | No |
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(H) PLANNING OBLIGATIONS

Is a Section 75 agreement required: No

- (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 3 – Supporting the Protection Conservation and Enhancement of our Environment

'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)

- (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

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

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

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

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

(O) Requirement for a hearing: No

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

Listed Building Consent 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 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 at the rear of the property. The single storey lean to extension is not part of the original dwellinghouse which dates to C. 1859 and appears to be a later addition constructed in the 20th century. The single storey lean to 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 single storey lean to extension was an addition to the original dwellinghouse and 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 single storey lean to extension and replacing the existing doorway with a timber framed window will therefore 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.

Historic Environment Scotland (HES) were consulted on the proposal and advised they had no formal comments to make.

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. Furthermore the proposal complies with relevant supplementary guidance 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.

The proposal is therefore considered to conform 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 Listed Building Consent be granted.

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

(R) Reasons why Listed Building Consent 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.

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

Not applicable.

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

Author of Report: Fleur Rothwell **Date:** 03.06.2021

Reviewing Officer: David Love **Date:** 8/6/21

Fergus Murray
Head of Development and Economic Growth

CONDITIONS AND REASONS RELATIVE TO APPLICATION REF. NO 21/00784/LIB

1. The development shall be implemented in accordance with the details specified on the application form dated, supporting information and, the approved drawings listed in the table below.

Plan Title.	Plan Ref. No.	Version	Date Received
Location Plan	1 of 4		23.04.21
North Elevation as Existing	2 of 4		09.04.21
West Elevation as Existing and Proposed	3 of 4		09.04.21
North Elevation as Proposed	4 of 4		09.04.21

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

Note to Applicant:

This consent will last only for three years from the date of this decision notice, unless the development has been started within that period [See section 16 of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997 (as amended)].

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

PLANNING LAND USE AND POLICY ASSESSMENT

A. 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 historic environment 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). Furthermore the proposal also complies with relevant supplementary guidance 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.