

Ref:
AB1

ARGYLL AND BUTE COUNCIL

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OFFICIAL USE

21 June 2012
H/PA/REF.
12/0008/LEB
Date Received

NOTICE OF REVIEW

Notice of Request for Review under Section 43(a)8
of the Town and Country Planning (Scotland) Act 1997 and the Town and
Country Planning (Schemes of Delegation and Local Review Procedures
(Scotland) Regulations 2008

Important – Please read the notes on how to complete this form and use
Block Capitals. Further information is available on the Council's Website.
You should, if you wish, seek advice from a Professional Advisor on how to
complete this form.

(1) APPLICANT FOR REVIEW	(2) AGENT (if any)
Name <input type="text" value="MR MUGGOCH"/>	Name <input type="text" value="DAVID JARVIE"/>
Address <input type="text" value="ARTARMAN HOUSE"/>	Address <input type="text" value="27 APTOUN ROAD"/>
<input type="text" value="ARTARMAN ROAD"/>	<input type="text" value="POULICKSHIELDS"/>
<input type="text" value="RHU"/>	<input type="text" value="GLASGOW"/>
Postcode <input type="text" value="G84 8LQ"/>	Postcode <input type="text" value="G41 5HUJ"/>
Tel. No. <input type="text"/>	Tel. No. <input type="text" value="0141 423 0905"/>
Email <input type="text"/>	Email <input type="text" value="davejarvie@aol.com"/>

(3) Do you wish correspondence to be sent to you or your agent

(4) (a) Reference Number of Planning Application

(b) Date of Submission

(c) Date of Decision Notice (if applicable)

(5) Address of Appeal Property

ARTARMAN HOUSE
ARTARMAN ROAD
RHU, G84 8LQ

(6) Description of Proposal

INSTALLATION OF 16
SOLAR PANELS TO
ROOF OF EXISTING
HOUSE

(7)

Please set out the detailed reasons for requesting the review:-

SEE ATTACHED SHEET

If insufficient space please continue on a separate page. Is this is
attached? (Please tick to confirm)

(8) If the Local Review Body determines that it requires further information on "specified matters" please indicate which of the following procedure you would prefer to provide such information :-

- (a) Dealt with by written submission
- (b) Dealt with by Local Hearing
- (c) Dealt with by written submission and site inspection
- (d) Dealt with by local hearing and site inspection

NB It is a matter solely for the Local Review Body to determine if further information is required and, if so, how it should be obtained.

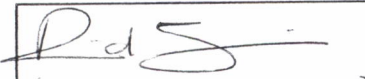
(9) Please list in the schedule all documentation submitted as part of the application for review ensuring that each document corresponds to the numbering in the sections below:-

Schedule of documents submitted with Notice of Review (Note: 3 paper copies of each of the documents referred to in the schedule below must be attached):

No.	Detail
1	HOUSEHOLDER APPLICATION FOR PLANNING PERMISSION
2	APPLICATION DRAWINGS
3	LETTER FROM COUNCIL CONFIRMING REGISTRATION
4	REFUSAL OF PLANNING PERMISSION
5	
6	
7	
8	
9	
10	

If insufficient space please continue on a separate page. Is this is attached? (Please tick to confirm)

Submitted by
(Please Sign)


(DAVID JARVIE)

Dated

14/6/12

Important Notes for Guidance

1. All matters which the applicant intends to raise in the review must be set out in or accompany this Notice of Review
2. All documents, materials and evidence which the applicant intends to rely on in the Review must accompany the Notice of Review UNLESS further information is required under Regulation 15 or by authority of the Hearing Session Rules.
3. Guidance on the procedures can be found on the Council's website – www.argyll-bute.gov.uk/
4. If in doubt how to proceed please contact 01546 604406 or email localreviewprocess@argyll-bute.gov.uk
5. Once completed this form can be either emailed to localreviewprocess@argyll-bute.gov.uk or returned by post to **Committee Services (Local Review Board), Kilmory, Lochgilphead, Argyll, PA31 8RT**
6. You will receive an acknowledgement of this form, usually by electronic mail (if applicable), within 14 days of the receipt of your form and supporting documentation.

If you have any queries relating to the completion of this form please contact Committee Services on 01546 604406 or email localreviewprocess@argyll-bute.gov.uk

For official use only

Date form issued

Issued by (please sign)

STATEMENT OF APPEAL

2005: Mr Muggoch, Artarman House, Artarman Road, Rhu, G84 8LQ. **Planning application ref. 12/00355/PP - Installation of 16 solar panels**

The application was refused by the council on 13 April 2012, 1 reason was given as the basis for this refusal. The proposals were considered contrary to policies within Argyll & Bute Structure Plan & Argyll & Bute Local Plan.

In general terms the reason for refusal states that, the scale, design and location of the photovoltaic solar panels on the principal elevation of this B listed property, would have an unacceptable adverse effect on the character and appearance of the dwellinghouse.

The proposals are for 16 photovoltaic solar panels sited on the South elevation's existing pitched slate roof. The panels shall be fixed on brackets within 100mm of the roof finish. The existing slates shall be retained on the roof, the panel is sited on the brackets above existing slates. The panels are finished with toughened glass on top of the photovoltaic panels, colour black. The integrity of the existing building shall not be affected by the panels. The solar panels are temporary, as soon as their effectiveness has diminished to a level no longer satisfactory (the panels effectiveness drops to 80% after 25 years) they are removed. This has been a condition within consents issued in Conservation Areas elsewhere in Scotland - that panels are removed when they are no longer effective & the roof finish is returned to its existing finish.

As the panels are fitted above the existing slates they shall have little affect on the existing house. The integrity of the slate finish shall be maintained. The panels shall be at the same angle of the roof & therefore shall little impact on the mass of the building. The colour of the panels is black similar to that of the slate & therefore approximately the same colour of slate.

The South elevation of the house faces directly over the house's driveway & gardens. This is the roof face that shall provide the best & most efficient results from an array solar panels on the roof structure of the house. No elevations of the house can be viewed from public roads as the house is located within extensive grounds with mature trees & hedging. To locate solar panels on any other elevation would result in greatly reduced output from the panels. The interpretation of policy seems to imply that houses with their prominent elevation facing in general South, whether this elevation is in public view or not are denied the opportunity to install solar panels to aid the fight against climate change whilst it isn't a problem to the neighbours elsewhere where the South elevation of a property is to the rear. This is surely unfair.

Local plan policies refer to alterations to listed buildings & buildings in conservation areas should be of the highest quality & must respect the original structure in terms of setting, scale, design & materials, whilst not inhibiting contemporary and/or design. In particular any development should be of high quality. The local plan does not aim to restrict good quality modern or innovative design but does aim to ensure that it does not negatively impact on an existing building. The proposed solar panels are of high quality design, shall respect the mass of the existing building, following the pitch of the existing roof, & are contemporary in design. They are also temporary.

In general & specifically in this case listed buildings are by their nature old, built in a time before current Building Standards. Old houses are energy inefficient. To heat an old building can prove expensive in financial terms to the occupier & in environmental terms, to produce the energy for heating to the local area & nation as a whole. The panels shall help alleviate this, providing electricity to the occupier & for the nation (electricity supply companies buy the electricity from the owner of the solar panels, this is encouraged by the Scottish & UK governments). Older buildings are difficult to insulate, to insulate a building would result in alterations to either the internal or external walls of a property, this would result in a loss of features to these buildings – cornice, skirting etc, internally & stone work & detailing externally. A better option is to increase the efficiency of energy use by utilising equipment & fittings that need less energy & by producing energy yourself. Solar panels are the most economic way of providing the latter. Solar panels are a sensible solution to the difficulty of energy inefficient older buildings.

Planning policy usually aims to preserve or enhance the character or the appearance of listed buildings. The installation of solar panels shall preserve the character of listed buildings as they help make older buildings within these areas economically viable. These buildings are a financial drain in terms of heating & electricity (the costs of both are rising dramatically & both shall continue to do so), without support the occupiers of these buildings shall find this financial drain of their upkeep & maintenance excessive & therefore these buildings in time shall either deteriorate or the occupiers shall eventually move out. Older buildings may become vacant & the standard of listed buildings & buildings within conservation areas shall deteriorate as housing falls into disrepair.

My client would accept a condition within approval of the application for the panels to be removed should the panels be no longer in use. Installation of any upgraded panels (should technology progress) would form part of a future application.

The local plan encourages energy efficiency, surely this application is that. Policies state that the council would support such applications that maximise the efficient use of energy and resources, including the use of renewable energy and resources. These proposals are driven by that desire. I would suggest should the council refuse this review they are acting against the spirit of the policies encouraging energy efficiency. The proposals shall aid the council to meet national renewable targets to contribute to action on climate change.

The existing house is privately owned & is located within extensive mature grounds. Surrounding trees & planting hide the house from public view. The panels cannot be seen from a public road. The panels will have no visual impact on the area as they cannot be seen. The panels will only be seen by people within the grounds of Artarman House. The refusal states the panels will be visually obtrusive but doesn't state to who they will be visually obtrusive. The owner & occupants of Artarman House are not of this opinion. With the exception of visitors & the postman they shall be only people who will & can see the panels. The owner & occupants are satisfied with the appearance of the panels & take a different view from that of the planning department.

I believe the proposals are in keeping with the desires & principles behind the Local Plan of the council. These panels shall help maintain an old listed building, making it more energy efficient. The panels are located in the most suitable location to achieve the best & most economical performance. A refusal of the application seems to fly against progress of technology, energy conservation & the use of renewable energy & resources. **I believe the council should have approved this application & encourage similar applications of a similar nature.**

HOUSEHOLDER APPLICATION FOR PLANNING PERMISSION

Town and Country Planning (SCOTLAND) ACT 1997
The Town and Country Planning (Development Management Procedure) (SCOTLAND) REGULATIONS 2008

Please refer to the accompanying Guidance Notes when completing this application

PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS ELECTRONICALLY VIA <https://eplanning.scotland.gov.uk>

1. Applicant's Details		2. Agent's Details (if any)	
Title	MR	Ref No.	
Forename		Forename	DAVID
Surname	MUGGUCH	Surname	JARVIE
Company Name		Company Name	DAVID JARVIE
Building No./Name	ARTARMAN HOUSE	Building No./Name	27
Address Line 1	ARTARMAN ROAD	Address Line 1	AYTOON ROAD
Address Line 2		Address Line 2	FOLLOKSHIELDS
Town/City	RHU	Town/City	GLASGOW
Postcode	G84 8LQ	Postcode	G41 5HW
Telephone		Telephone	0141 423 0905
Mobile		Mobile	07711 618 024
Fax		Fax	
Email		Email	davejarvie@aol.com
3. Address or Location of Proposed Development (please include postcode)			
ARTARMAN HOUSE, ARTARMAN ROAD, RHU, G84 8LQ			
NB. If you do not have a full site address please identify the location of the site(s) in your accompanying documentation.			
4. Describe the Proposed Works			
Please describe accurately the work proposed:			
INSTALLATION OF 16 SOLAR PANNELS TO ROOF OF EXISTING HOUSE			
Have the works already been started or completed Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
If yes, please state date of completion, or if not completed, the start date:			
Date started:	<input type="text"/>	Date completed:	<input type="text"/>

If yes, please explain why work has already taken place in advance of making this application.

5. Pre-Application Discussion

Have you received any advice from the planning authority in relation to this proposal? Yes No

If yes, please provide details about the advice below:

In what format was the advice given? Meeting Telephone call Letter Email

Have you agreed or are you discussing a Processing Agreement with the planning authority? Yes No

Please provide a description of the advice you were given and who you received the advice from:

Name: Date: Ref No.:

6. Trees

Are there any trees on or adjacent to the application site? Yes No

NONE AFFECTED BY PROPOSALS
If yes, please show on drawings any trees (including known protected trees) and their canopy spread as they relate to the proposed site and indicate if any are to be cut back or felled.

7. Changes to Vehicle Access and Parking

Are you proposing a new altered vehicle access to or from a public road? Yes No

If yes, please show in your drawings the position of any existing, altered or new access and explain the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any changes to public paths, public rights of way or affecting any public rights of access? Yes No

If yes, please show on your drawings the position of any affected areas and explain the changes you propose to make, including arrangement for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application site?

How many vehicle parking spaces (garaging and open parking) do you propose on the site? (i.e. the total of existing and any new spaces or reduced number of spaces)

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, etc).

8. Planning Service Employee/Elected Member Interest

Are you / the applicant / the applicant's spouse or partner, a member of staff within the planning service or an elected member of the planning authority? Yes No

Or, are you / the applicant / the applicant's spouse or partner a close relative of a member of staff in the planning service or elected member of the planning authority? Yes No


If you have answered yes please provide details:

DECLARATION

I, the applicant / agent certify that this is an application for planning permission and that accompanying plans/drawings and additional information are provided as part of this application. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

I, the ~~applicant~~/agent hereby certify that the attached Land Ownership Certificate has been completed

I, the applicant /agent hereby certify that requisite notice has been given to other land owners and /or agricultural tenants Yes No N/A

Signature:  Name: DAVID STAVIE Date: 13/2/12

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

LAND OWNERSHIP CERTIFICATES

Town and Country Planning (Scotland) Act 1997
 Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

CERTIFICATE A, B, C OR CERTIFICATE D MUST BE COMPLETED BY ALL APPLICANTS

CERTIFICATE A

Certificate A is for use where the applicant is the only owner of the land to which the application relates and none of the land is agricultural land.

I hereby certify that -

- (1) No person other than the applicant was owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the application.
- (2) None of the land to which the application relates constitutes or forms part of agricultural land.

Signed:

On behalf of:

Date:

CERTIFICATE B

Certificate B is for use where the applicant is not the owner or sole owner of the land to which the application relates and/or where the land is agricultural land and where all owners/agricultural tenants have been identified.

I hereby certify that -

- (1) I have served notice on every person other than myself who, at the beginning of the period of 21 days ending with the date of the application was owner of any part of the land to which the application relates. These persons are:

Name	Address	Date of Service of Notice

- (2) None of the land to which the application relates constitutes or forms part of agricultural land
- or
- (3) The land or part of the land to which the application relates constitutes or forms part of agricultural land and I have served notice on every person other than myself who, at the beginning of the period of 21 days ending with the date of the application was an agricultural tenant. These persons are:

Name	Address	Date of Service of Notice

CERTIFICATE C

Certificate C is for use where the applicant is not the owner or sole owner of the land to which the application relates and/or where the land is agricultural land and where it has not been possible to identify ALL or ANY owners/agricultural tenants.

(1) I have been unable to serve notice on **every** person other than myself who, at the beginning of the period of 21 days ending with the date of the application was owner of any part of the land to which the application relates.

or

(2) I have been unable to serve notice on **any** person other than myself who, at the beginning of the period of 21 days ending with the date of the accompanying application, was owner of any part of the land to which the application relates.

(3) None of the land to which the application relates constitutes or forms part of an agricultural holding.

or

(4) The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have been unable to serve notice on any person other than myself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant.

or

(5) The land or part of the land to which the application relates constitutes or forms part of an agricultural holding I have served notice on each of the following persons other than myself who, at the beginning of the period of 21 days ending with the date of the application was an agricultural tenant. These persons are:

Name	Address	Date of Service of Notice

(6) I have taken reasonable steps, as listed below, to ascertain the names and addresses of all other owners or agricultural tenants and have unable to do so.

Steps taken:

CERTIFICATE D
Certificate D

Certificate D is for use where the application is for mineral development.

(1) No person other than myself _____ was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

or

(2) I have _____ served notice on each of the following persons other than myself who, at the beginning of the period of 21 days ending with the date of the accompanying application, was to the applicant's knowledge, the owner, of any part of the land to which the application relates. These persons are:

Name	Address	Date of Service of Notice

(3) None of the land to which the application relates constitutes or forms part of an agricultural holding.

or

(4) The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have _____ served notice on each of the following persons other than myself who, at the beginning of the period of 21 days ending with the date of the application, was an agricultural tenant.

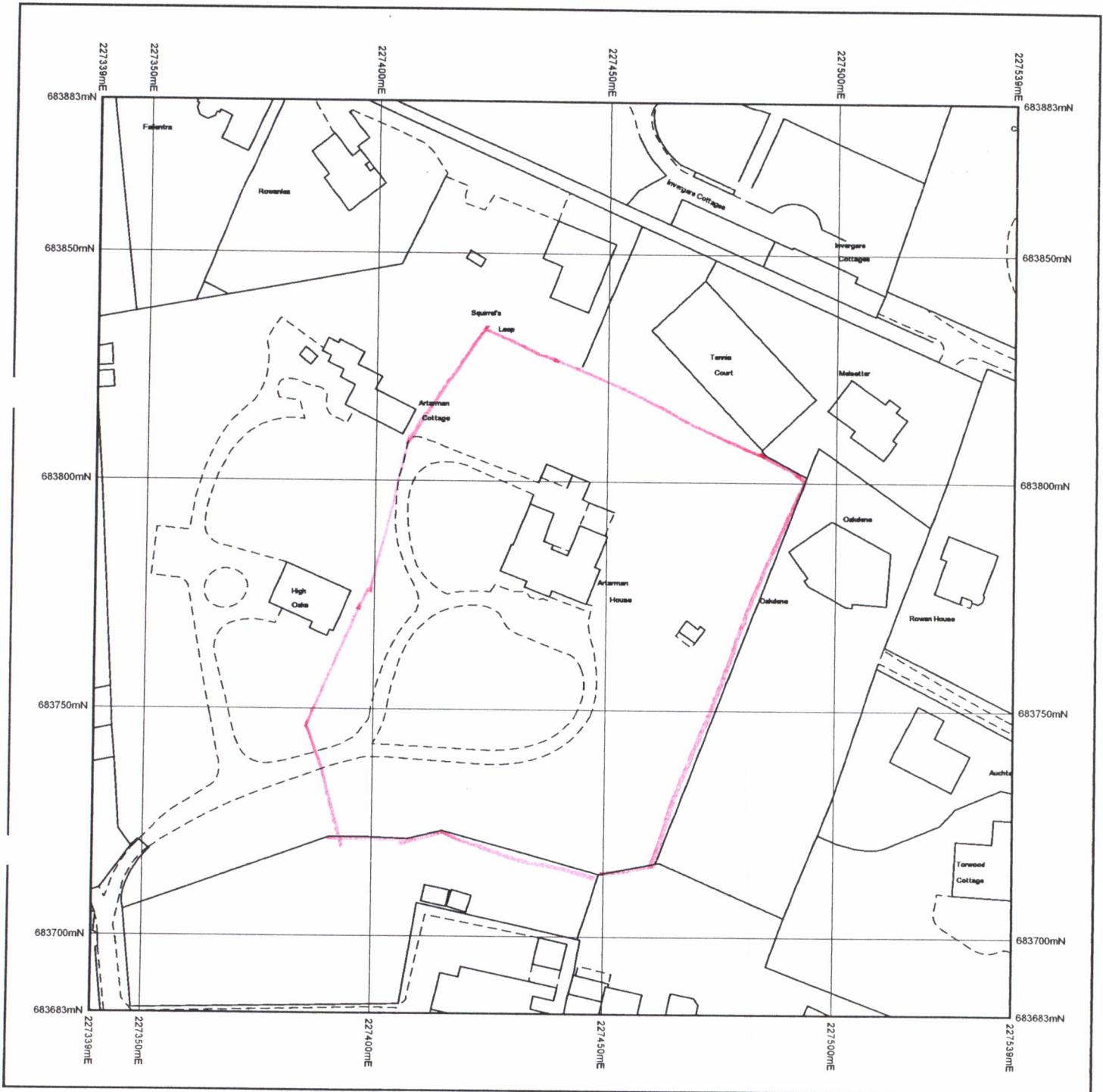
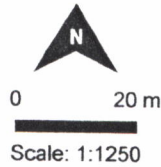
(5) Notice of the application as set out below has been published and displayed by public notice

Signed:

On behalf of:*

Date:

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act

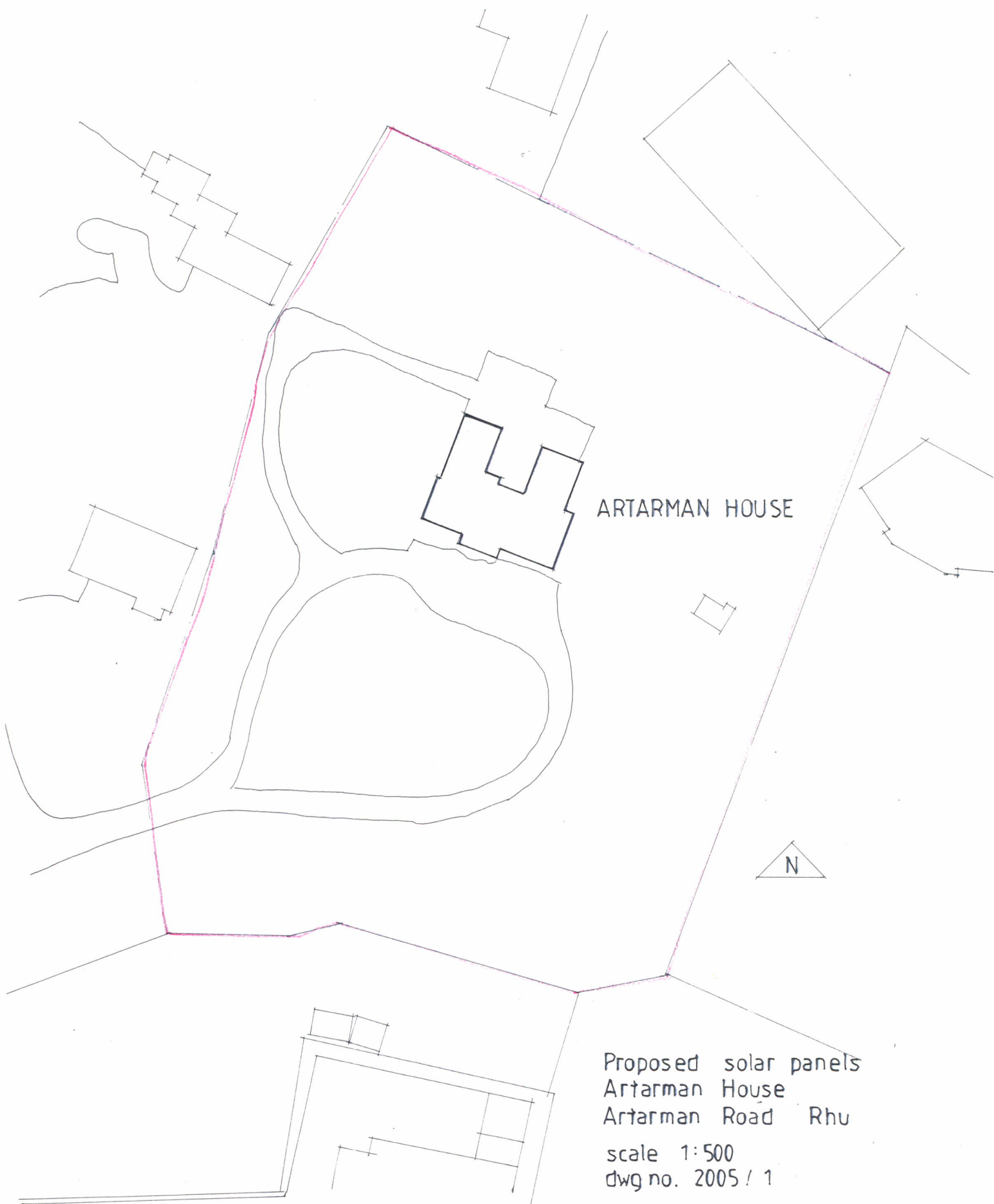


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Supplied by: www.ukmapcentre.com
 Serial Number: 6346
 Centre Coordinates: 227439,683783
 Production Date: 03 Feb 2012 14:32

Plot Ref: ARTARMAN HOUSE, ARTARMAN ROAD, RHU, HELENSBURGH, G84 8LQ

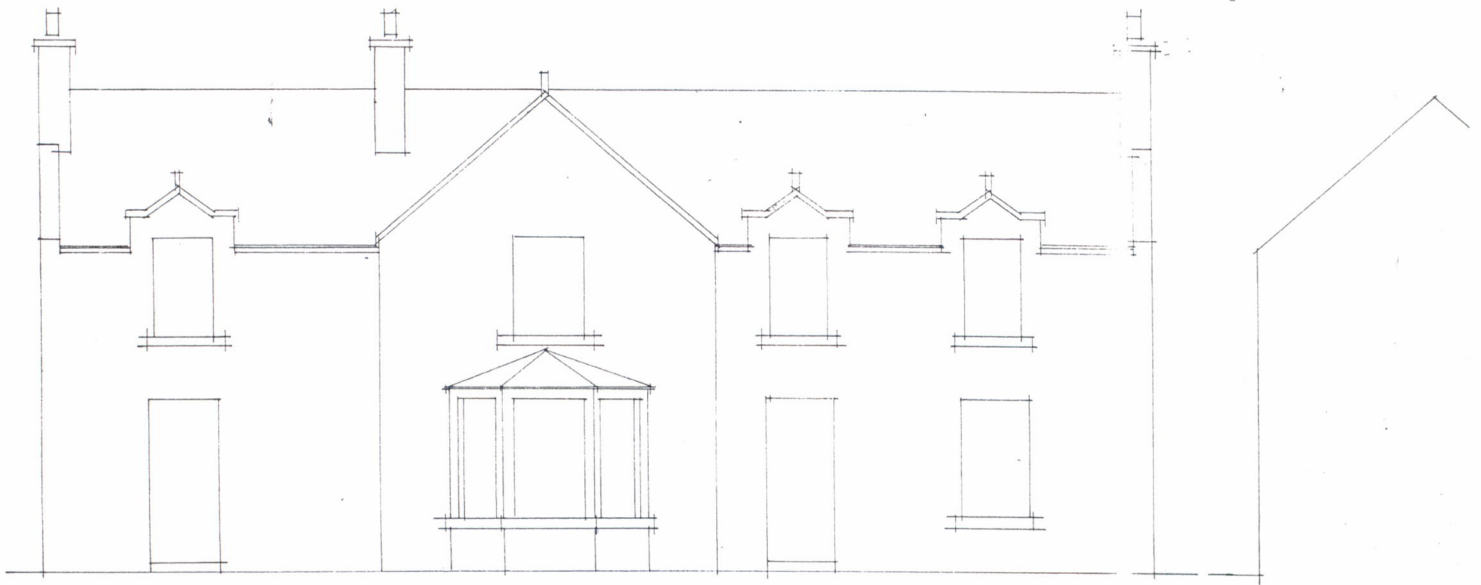
PROPOSED SOLAR PANELS
 ARTARMAN HOUSE
 ARTARMAN ROAD, RHU
 SCALE 1:1250
 DWG NO. 2005/L



ARTARMAN HOUSE

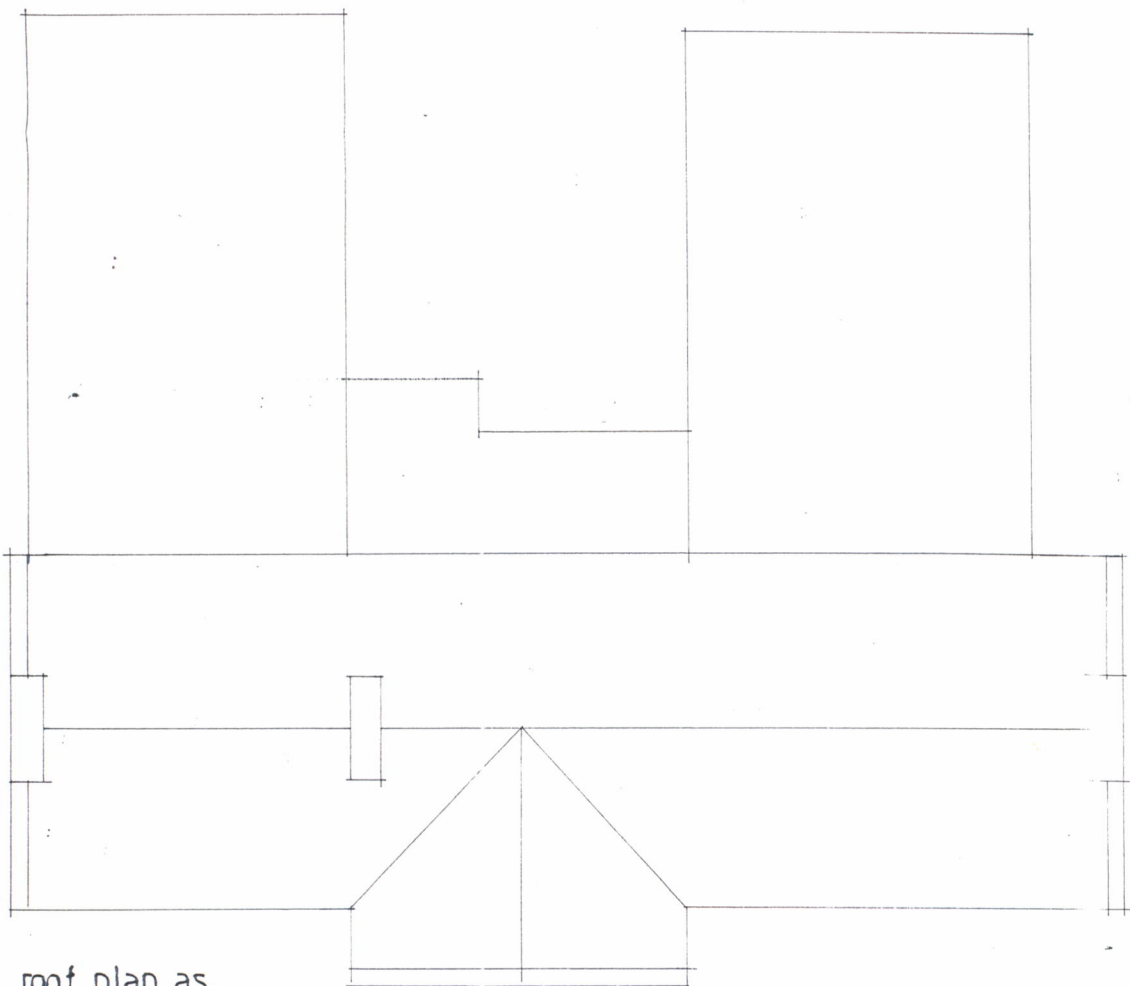


Proposed solar panels
Artarman House
Artarman Road Rhu
scale 1:500
dwg no. 2005 / 1



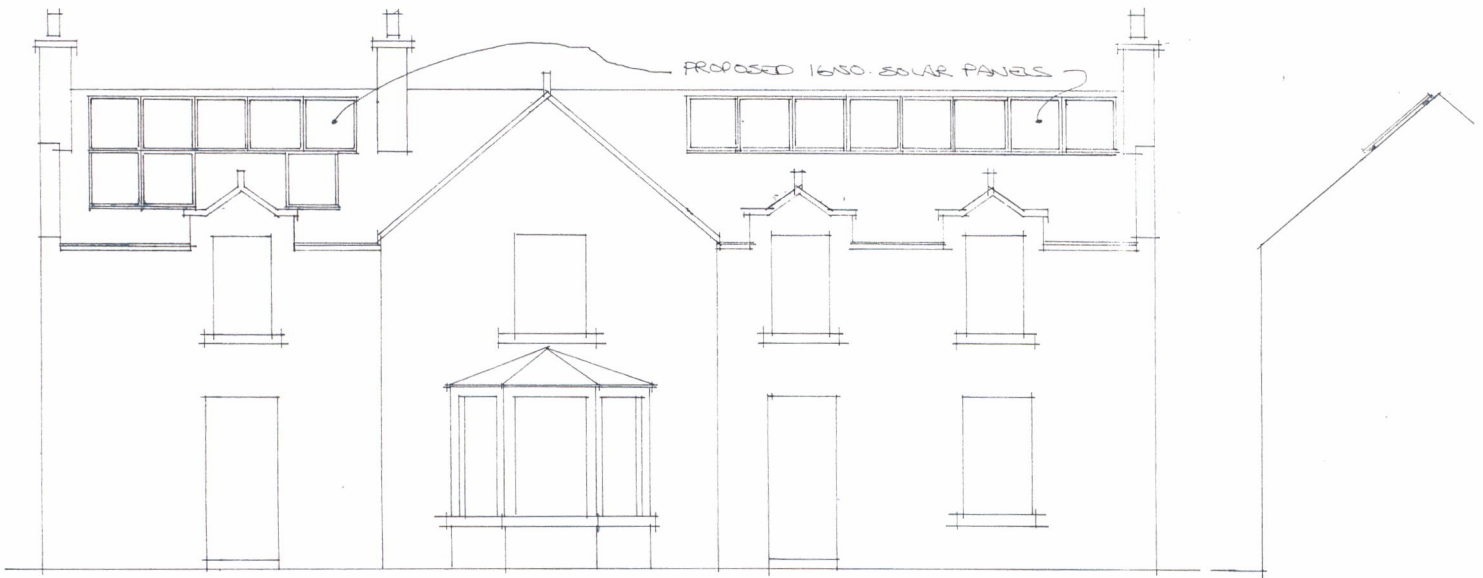
south elevation as existing

section



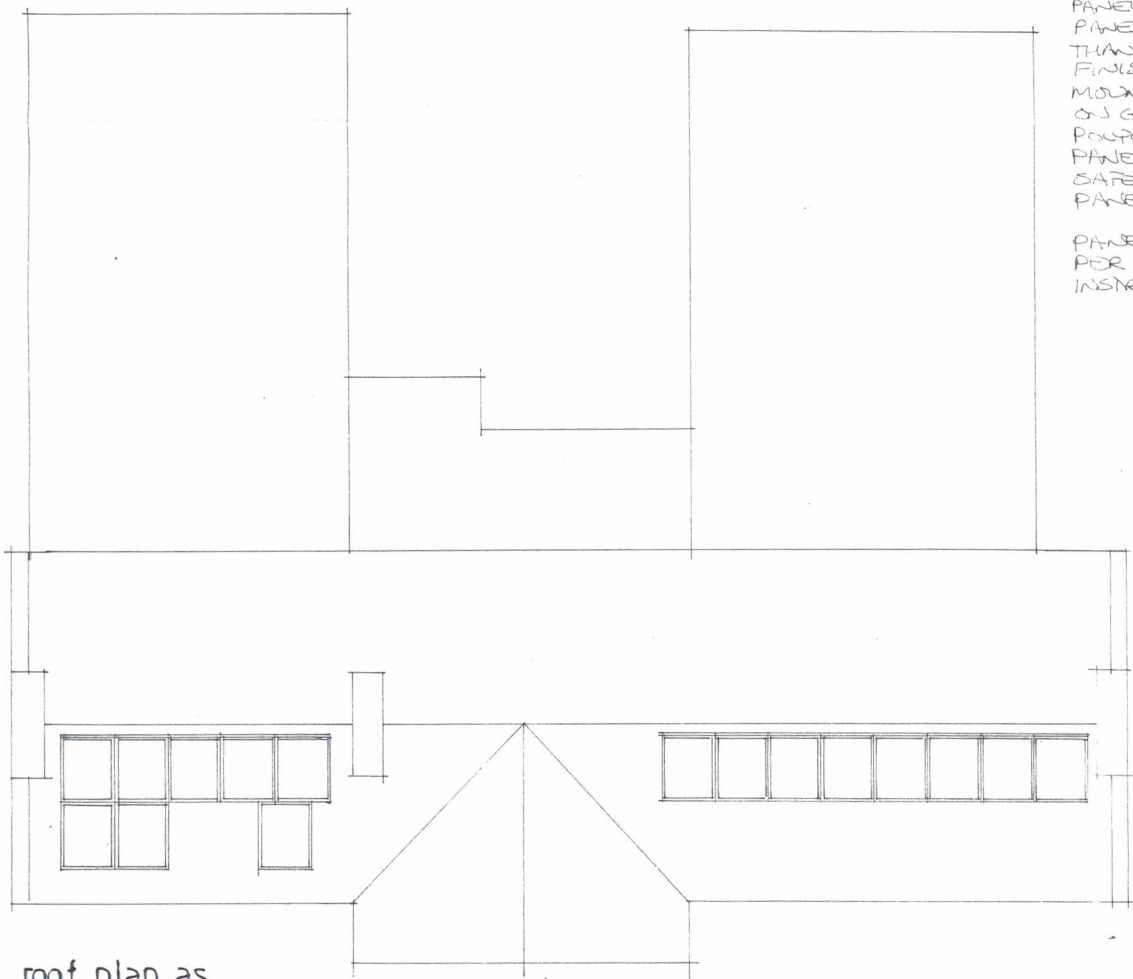
roof plan as existing

Proposed solar panels
Artarman House
Artarman Road, Rhu
scale 1/100 dwg no. 2005/2



south elevation as proposed

section



roof plan as proposed

1650 PHOTOVOLTAIC SOLAR
 PANELS 1640 X 994 X 21KG.
 PANEL OUTPUT 225 WATTS.
 PANELS TO SIT NO HIGHER
 THAN 100MM FROM SLATE
 FINISH. PANELS TO BE
 MOUNTED ON TOP OF SLATES
 ON GALVANISED BRACKETS.
 POLYCRYSTALLINE PHOTOVOLTAIC
 PANELS PROTECTED BY
 SAFETY TOUGHENED GLASS.
 PANELS COLOUR BLACK

 PANELS TO BE FITTED AS
 PER MANUFACTURER'S
 INSTRUCTIONS.

Proposed solar panels
 Artarman House
 Artarman Road, Rhu
 scale 1:100 dwg no. 2005/3A

2005

Argyll and Bute Council
Comhairle Earra Gháidheal agus Bhóid



Development and Infrastructure Services
Director: Sandy Mactaggart

Blairvadach Shandon Helensburgh G84 8ND

Our Ref: 12/00355/PP

22 February 2012

Mr Muggoch
David Jarvie
27 Aytoun Road
Pollockshields
Glasgow

Dear Sir/ Madam

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)

APPLICANT: Mr Muggoch

PROPOSAL: Installation of 16 solar roof panels

SITE ADDRESS: Artarman House Artarman Road Rhu Helensburgh Argyll And Bute

I acknowledge receipt of your application which was received on 17th February 2012, together with the planning fee of £160. Further to checking your application it has been found to be valid on receipt and has now been registered.

Your application reference number is 12/00355/PP which should be quoted in all communications with the Council. Please note that for the purpose of the planning decision notice, the description of your application will be as described in the "proposal" above. If you disagree with this description in any way, please do not hesitate to contact the Area Office in order for any changes to be made. Contact should be made within 5 working days of this letter to allow for any changes to be made, or it will be assumed that you accept the application description.

If you have not received a formal decision within 2 months of the valid date noted above and would wish a review into the non determination of your application you should contact Mr Douglas Hendry, Director of Governance and Law, Argyll and Bute Council, Kilmory, Lochgilphead, PA31 8ST. Please note that regulations prescribe that any such review request must be lodged within three months of the above date.

If this situation does arise, I would suggest that you get in touch with the relevant area planning office to discuss the application as a review may not be necessary. If you wish to discuss the application while it is with the Council, please contact the area office on 01436 658882.

If you wish to view the progress of this or any other application you can do so by visiting the Council's Website at www.argyll-bute.gov.uk.

In addition to this facility the public can submit an application electronically by visiting the Scottish Government Website at www.eplanning@scotland.gsi.gov.uk. Your application will then be electronically forwarded to Argyll and Bute Council for processing.

Yours faithfully



Beth Connelly
Senior Technician
Planning and Regulatory Services



TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(SCOTLAND) REGULATIONS 2008

REFUSAL OF PLANNING PERMISSION

REFERENCE NUMBER: 12/00355/PP

**Mr Muggoch
 David Jarvie
 27 Aytoun Road
 Pollockshields
 Glasgow**

I refer to your application dated 17th February 2012 for planning permission under the above mentioned Act and Regulations in respect of the following development:

Installation of 16 solar roof panels (retrospective) at Artarman House Artarman Road Rhu Helensburgh Argyll And Bute

Argyll and Bute Council in exercise of their powers under the above mentioned Act and Regulations hereby refuse planning permission for the above development for the reason(s) contained in the attached appendix

Dated: 13 April 2012

Angus J. Gilmour
 Head of Planning and Regulatory Services

www.argyll-bute.gov.uk



REASONS FOR REFUSAL RELATIVE TO APPLICATION NUMBER 12/00355/PP

1. The solar panels, on this principle elevation and covering one third of the roof plane are, by virtue of their appearance, size and positioning, prominent, incongruous features which would project above the existing roof plane. The panels are constructed from modern materials and appear as modern additions, alien and unsympathetic to the historic building. Juxtaposed against the traditional materials and architecture of this Category B listed building they are dominant, visually obtrusive and visually discordant. By placing this number of panels on the principle elevation, some of the historic fabric of the building is covered and lost, which has a detrimental impact on the character and appearance of this Category B listed building. This is contrary to Policy LP STRAT DC 9 of the Argyll and Bute Structure Plan and Policies LP ENV 1, LP ENV 13(a), LP ENV 14, LP ENV 19 and Appendix A of the Argyll and Bute Local Plan, and the Council's Sustainable Design Guidance, all of which state inter alia that development which adversely affects the character and appearance of the historic environment or a listed building will be resisted. It is also contrary to Policy LP REN 3 of the Argyll and Bute Local Plan which states that while non wind forms of renewable energy will be supported, they should be in forms, scale and locations which are appropriate and meets our statutory obligations to protect the historic environment from inappropriate forms of development.

NOTES TO APPLICANT (1) RELATIVE TO APPLICATION NUMBER 12/00355/PP

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under Section 43A of the Town and Country Planning (Scotland) Act 1997 (as amended) within three months from the date of this notice. A Notice of Review request must be submitted on an official form which can be obtained by contacting The Local Review Body, Committee Services, Argyll and Bute Council, Kilmory, Lochgilphead, PA31 8RT or by email to localreviewprocess@argyll_bute.gov.uk
2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state, and it cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the landowner's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997 (as amended).

APPENDIX TO DECISION REFUSAL NOTICE

Appendix relative to application 12/00355/PP

- (A) Has the application been the subject of any "non-material" amendment in terms of Section 32A of the Town and Country Planning (Scotland) Act 1997 (as amended) to the initial submitted plans during its processing?

Yes - The original plan showed the solar panels sited in the wrong location.

- (B) The reason why planning permission has been refused.

The solar panels, on this principle elevation and covering one third of the roof plane are visually obtrusive, visually discordant and detract from the character and appearance of this historic building. By placing this number of panels on the principle elevation, some historic fabric of the building is covered and lost, which has a detrimental impact on the character and appearance of this Category B listed building. This is contrary to Policy LP STRAT DC 9 of the Argyll and Bute Structure Plan and Policies LP ENV 1, LP ENV 13(a), LP ENV 14, LP ENV 19 and Appendix A of the Argyll and Bute Local Plan, and the Council's Sustainable Design Guidance, all of which state inter alia that development which will adversely affect the character and appearance of the historic environment or a listed building will be resisted. It is also contrary to Policy LP REN 3 of the Argyll and Bute Local Plan which states that while non wind forms of renewable energy will be supported, they should be in forms, scale and locations which are appropriate and meets our statutory obligations to protect the historic environment from inappropriate forms of development.

For the purpose of clarity it is advised that this decision notice relates to the details specified on the application form dated 23/02/2012 and the refused drawing reference numbers 2005 L, 2005 1, 2005 2 and 2005 3A

