

**TCP/11/16(222)**

**Planning Application 12/01808/FLL – Modification of existing consent (12/00596/FLL), change to size and number of rooflights, Wade House, Weem, Aberfeldy, PH15 2LD**

**PAPERS SUBMITTED  
BY THE  
APPLICANT**





Pullar House 35 Kinnoull Street Perth PH1 5GD

Tel: 01738 475300

Fax: 01738 475310

Email: [onlineapps@pkc.gov.uk](mailto:onlineapps@pkc.gov.uk)

Planning Department

Applications cannot be validated until all necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 000050073-003

The online ref number is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the Planning Authority about this application.

## Applicant or Agent Details

Are you an applicant, or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

## Agent Details

Please enter Agent details

Company/Organisation:	studioEAST
Ref. Number:	
First Name: *	Richard
Last Name: *	Taylor
Telephone Number: *	01738 472090
Extension Number:	
Mobile Number:	
Fax Number:	
Email Address: *	hello@studio-east.co.uk

You must enter a Building Name or Number, or both:\*

Building Name:	King James VI Business Centre
Building Number:	
Address 1 (Street): *	Riverview Business Park
Address 2:	Friarton Rd
Town/City: *	Perth
Country: *	UK
Postcode: *	PH2 8DY

Is the applicant an individual or an organisation/corporate entity? \*

☒ Individual ☐ Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title: *	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both:*	
Other Title:	<input type="text"/>		Building Name:
First Name: *	<input type="text" value="Stuart"/>	Building Number:	<input type="text" value="6-8"/>
Last Name: *	<input type="text" value="Wagstaff"/>	Address 1 (Street): *	<input type="text" value="Argyll St"/>
Company/Organisation:	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number:	<input type="text"/>	Town/City: *	<input type="text" value="Oban"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="UK"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="PA34 5SG"/>
Fax Number:	<input type="text"/>		
Email Address:	<input type="text"/>		

## Site Address Details

Full postal address of the site (including postcode where available):

Address 1:	<input type="text" value="Wade House"/>	Address 5:	<input type="text"/>
Address 2:	<input type="text" value="Weem"/>	Town/City/Settlement:	<input type="text" value="Aberfeldy"/>
Address 3:	<input type="text"/>	Post Code:	<input type="text" value="PH15 2LD"/>
Address 4:	<input type="text"/>		

Please identify/describe the location of the site or sites.

Northings	<input type="text" value="749736"/>	Easting	<input type="text" value="284231"/>
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## Description of the Proposal

Please provide a description of the proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: \*

(Max 500 characters)

Modification of existing consent (12/00596/FLL) Changes to size and number of rooflights

## Type of Application

What type of application did you submit to the planning authority? \*

- ☒ Application for planning permission (including householder application but excluding application to work minerals).
- ☐ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? \*

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date) – deemed refusal.

## Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: \* (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time of expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

While the applicant accepts that rooflights in the existing listed building should be of a conservation style, the extension itself is of a modern design with extensive glazing to the South and East Elevations. The larger glazed area of rooflight is consistent with the previously approved extension and will not detract from the host building as it is suitably subservient in size and location. Rooflights facing the road is also a common feature within the village.

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made? \*

☐ Yes ☒ No

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: \* (Max 500 characters)

1202/01 Location Plan  
1202/02 Existing Plans Elevations  
1202/10A Plans Elevations  
1202/11 Approved Scheme 12/00596/FLL  
1202/12 Design Statement  
1202/13 Weem Rooflights  
Statement of Appeal to Scottish Ministers  
Householder Application  
Decision Notice

## Application Details

Please provide details of the application and decision.

What is the application reference number? \*

12/01808/FLL

What date was the application submitted to the planning authority? \*

12/10/12

Has a decision been made by the planning authority? \*

☒ Yes ☐ No

What date was the decision issued by the planning authority? \*

04/12/12

## Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. \*

☒ Yes ☐ No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? \*

☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? \*

☒ Yes ☐ No

## Checklist - Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant? \*

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? \*

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? \*

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? \*

☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and drawings) which are now the subject of this review \*

☒ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

## Declare - Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Richard Taylor

Declaration Date: 14/12/2012

Submission Date: 14/12/2012

# PERTH AND KINROSS COUNCIL

Sea Kayak Oban  
c/o StudioEAST  
FAO Richard Taylor  
King James VI Business Centre  
Riverview Business Park  
Friarton Rd  
Perth  
PH2 8DY

Pullar House  
35 Kinnoull Street  
PERTH  
PH1 5GD

Date 4th December 2012

## TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **12/01808/FLL**

I am directed by the Planning Authority under the Town and Country Planning (Scotland) Acts currently in force, to refuse your application registered on 12th October 2012 for permission for **Modification of existing consent (12/00596/FLL) Changes to size and number of rooflights Wade House Weem Aberfeldy PH15 2LD** for the reasons undernoted.

Development Quality Manager

### Reasons for Refusal

1. The proposed rooflights by reason of their size, numbers and location are out of keeping with the character and visual amenity of the existing building. The proposals are therefore contrary to Policies 2, 5, 28, 29 & 99 of the Highland Area Local Plan 2000 in that insufficient regard has been given to the scale and form of the host building; accordingly the development will be visually intrusive and detrimental to the established amenity and character of the host building and surrounding area.
2. The proposals are contrary to the requirements of section 14(2) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, which states that the Planning Authority (in making a decision on a listed building application) shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

**Justification**

The application fails to comply with the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, the policies of the development plan and supplementary planning guidance.

**Notes**

The plans relating to this decision are listed below and are displayed on Perth and Kinross Council's website at [www.pkc.gov.uk](http://www.pkc.gov.uk) "Online Planning Applications" page

**Plan Reference**

12/01808/6

12/01808/1

12/01808/2

12/01808/3

12/01808/4

12/01808/5



## Design Statement

Wade House, Weem, Aberfeldy

*Variation to size and number of rooflights in South elevation of new vestibule  
approved under application ref: 12/00596/FLL & 12/00597/LBC*

This application relates to previously approved application ref: 12/00596/FLL & 12/00597/LBC.

The above approved applications included for a single conservation style rooflight on the South (street) elevation of the proposed modern vestibule extension.

This application is to replace the single conservation style style rooflight with two standard rooflights, a common feature in the area.

The extension itself is of a modern design with extensive glazing to the South and East Elevations. A conservation style rooflight is not consistent with this style of design and risks creating a historical pastiche. A standard rooflight specification also allows the extension to remain in-keeping with the neighbouring cottages of a similar design (all these buildings are owned by the applicant as a holiday letting business), tying the building group together.

The client is pursuing extensive renovation work, with an environmental agenda, to this building which is otherwise beginning to fall into disrepair. The motivations behind this largely glazed extension are to create as much solar gain as possible and use this to provide additional background heating to the old building through the use of a heat exchanger. A large area of South facing glazing (most efficiently gained from the roof) is essential for this proposal to be successful.

It should be noted that the applicant owns the neighbouring cottages and the group of buildings, as a whole, functions as a successful holiday letting business.

10<sup>th</sup> October 2012

Ref. No: 12/01808/FLL Modification of existing consent (12/00597/LBC) Changes to size and number of rooflights

Wade House, Weem, Aberfeldy, PH15 2LD

## **Statement of Appeal to Scottish Ministers**

The above application was refused for the following reason:

*"1. The proposed rooflights by reason of their size, numbers and location are out of keeping with the character and visual amenity of the existing building..."*

The original application included for a single 'conservation' style rooflight on the street elevation of the modern vestibule extension. In order to make the best use of solar gain to supplement heating of the main building, by installation of a larger glazed area, the application for modification of the existing consent was submitted.

While the applicant accepts that rooflights in the existing listed building should be of a conservation style, the extension itself is of a modern design with extensive glazing to the South and East Elevations. The larger glazed area of rooflight is consistent with the previously approved extension and will not detract from the host building as it is suitably subservient in size and location.

A conservation style rooflight is not consistent with the style of the extension and risks creating a historical pastiche. The cottages immediately adjacent to the proposals carry modern rooflights which do not adversely affect the character or visual amenity of either building. Rooflights facing the road are not an uncommon feature within the village, as demonstrated in the attached photo montage 1202/13.

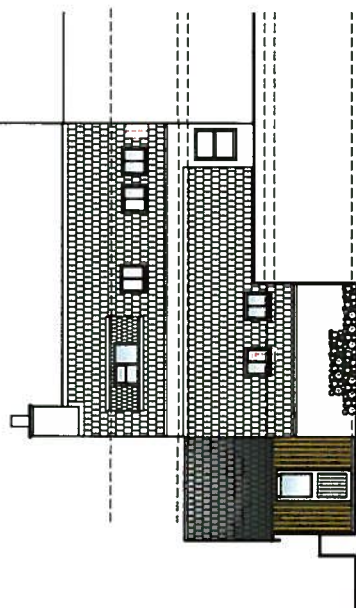
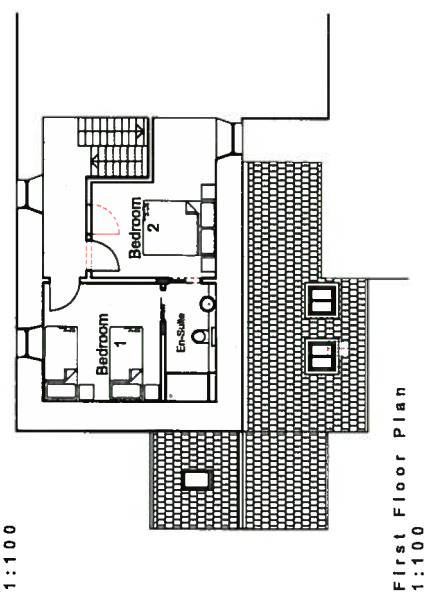
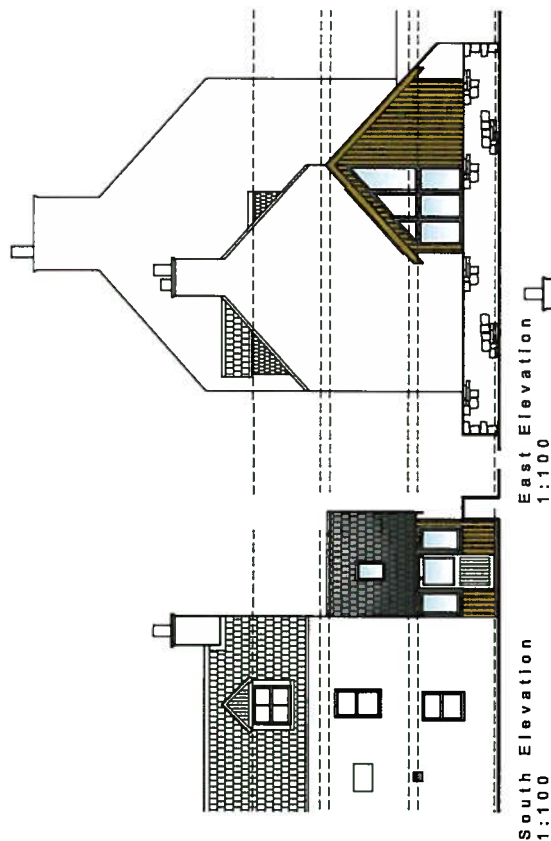
The client is pursuing extensive renovation work, with an environmental agenda, to this building which is otherwise beginning to fall into disrepair. The motivations behind this largely glazed extension are to create as much solar gain as possible and use this to provide additional background heating to the old building through the use of a heat exchanger. A large area of South facing glazing (most efficiently gained from the roof) is essential for this proposal to be successful.

It should be noted that the applicant owns the neighbouring cottages which were converted from a garage and petrol station to add considerable visual amenity value to the whole village with the unanimous approval of the local community. The group of buildings, as a whole, functions as a successful holiday letting business.

[www.sunnyweemselfcatering.co.uk](http://www.sunnyweemselfcatering.co.uk)

14<sup>th</sup> December 2012

A circular DNA molecule with a single origin of replication (ori) and a single replication fork. The ori is marked with a small circle and an arrow. The replication fork is shown as a single Y-junction where the DNA strands are being synthesized.

**studio** | **EAST**

**Client:** Mr S Wagstaff

DWG. NO. 11

**Project:**  
**Extension & Alterations**  
**Wade House**  
**Weem, Aberfeldy**

Title:  
**Approved Scheme 12/005596/FLL**  
Plans & Elevations  
1:100 @ A2

Job No: 1202

Date: Oct 12

Purpose:	Planning
----------	----------

Drawn by: RRT

4 High St, Auchtermuchty, Perthshire, PH13 1DF  
t: 01764 853313 e: hello@studio-east.co.uk



Pullar House 35 Kinnoull Street Perth PH1 5GD

Tel: 01738 475300

Fax: 01738 475310

Email: [onlineapps@pkc.gov.uk](mailto:onlineapps@pkc.gov.uk)

Planning Department

Applications cannot be validated until all necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE                      000050073-001

The online ref number is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the Planning Authority about this application.

## Description of Proposal

Please describe accurately the work proposed: \* (Max 500 characters)

Variation to size and number of rooflights in South elevation of new vestibule approved under application ref: 12/00596/FLL

Has the work already been started and/or completed? \*

☒ No   ☐ Yes - Started   ☐ Yes - Completed

## Applicant or Agent Details

Are you an applicant, or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant   ☒ Agent

## Agent Details

Please enter Agent details

Company/Organisation:	studioEAST
Ref. Number:	
First Name: *	Richard
Last Name: *	Taylor
Telephone Number: *	01738 472090
Extension Number:	
Mobile Number:	
Fax Number:	
Email Address: *	hello@studio-east.co.uk

You must enter a Building Name or Number, or both:\*

Building Name:	King James VI Business Centre
Building Number:	
Address 1 (Street): *	Riverview Business Park
Address 2:	Friarton Rd
Town/City: *	Perth
Country: *	UK
Postcode: *	PH2 8DY

Is the applicant an individual or an organisation/corporate entity? \*

☒ Individual ☐ Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title: *	Mr
Other Title:	
First Name: *	Stuart
Last Name: *	Wagstaff
Company/Organisation:	Sea Kayak Oban
Telephone Number:	
Extension Number:	
Mobile Number:	
Fax Number:	
Email Address:	

You must enter a Building Name or Number, or both:\*

Building Name:	
Building Number:	6-8
Address 1 (Street): *	Argyll St
Address 2:	
Town/City: *	Oban
Country: *	UK
Postcode: *	PA34 5SG

## Site Address Details

Full postal address of the site (including postcode where available):

Address 1:	<input type="text" value="Wade House"/>	Address 5:	<input type="text"/>
Address 2:	<input type="text" value="Weem"/>	Town/City/Settlement:	<input type="text" value="Aberfeldy"/>
Address 3:	<input type="text"/>	Post Code:	<input type="text" value="PH15 2LD"/>
Address 4:	<input type="text"/>		

Please identify/describe the location of the site or sites.

Northings	<input type="text" value="749736"/>	Easting	<input type="text" value="284231"/>
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## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

☐ Yes ☒ No

## Trees

Are there any trees on or adjacent to the application site? \*

☐ Yes ☒ No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

## Access and Parking

Are you proposing a new or altered vehicle access to or from a public road? \*

☐ Yes ☒ No

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

## Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? \*

☐ Yes ☒ No

## Certificates and Notices

Certificate and Notice under Regulation 15 8 – Town and Country Planning (General Development Management Procedure) (Scotland) Order 1992 (GDPO 1992) Regulations 2008

One Certificate must be completed and submitted along with this application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? \*

☒ Yes ☐ No

Is any of the land part of an agricultural holding? \*

☐ Yes ☒ No

## Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A



## Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) 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.

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

Signed: Richard Taylor

On behalf of: Mr Stuart Wagstaff

Date: 10/10/2012

☒ Please tick here to certify this Certificate. \*

## Checklist - Application for Householder Application

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

- a) Have you provided a written description of the development to which it relates? \* ☒ Yes ☐ No
- b) Have you provided the postal address of the land to which the development relates, or if the land in question has no postal address, a description of the location of the land? \* ☒ Yes ☐ No
- c) Have you provided the name and address of the applicant and, where an agent is acting on behalf of the applicant, the name and address of that agent? \* ☒ Yes ☐ No
- d) Have you provided a location plan sufficient to identify the land to which it relates showing the situation of the land in relation to the locality and in particular in relation to neighbouring land? \*. This should have a north point and be drawn to an identified scale. ☒ Yes ☐ No
- e) Have you provided a certificate of ownership? \* ☒ Yes ☐ No
- f) Have you provided the fee payable under the Fees Regulations? \* ☒ Yes ☐ No
- g) Have you provided any other plans as necessary? \* ☒ Yes ☐ No

Continued on the next page

A copy of other plans and drawings or information necessary to describe the proposals (two must be selected). \*

You can attach these electronic documents later in the process.

- ☒ Existing and proposed elevations.
- ☒ Existing and Proposed floor plans.
- ☐ Cross sections.
- ☒ Site layout plan/Block plans (including access).
- ☒ Roof plan.
- ☐ Photographs and/or photomontages.

Additional Surveys – for example a tree survey or habitat survey may be needed. In some instances you may need to submit a survey about the structural condition of the existing house or outbuilding. \*

☐ Yes ☒ No

A Supporting Statement – you may wish to provide additional background information or justification for your proposals. This can be helpful and you should provide this in a single statement. This can be combined with a Design Statement if required. \*

☒ Yes ☐ No

You must submit a fee with your application. Your application will not be able to be validated until the appropriate fee has been received by the planning authority.

## Declare - For Householder Application

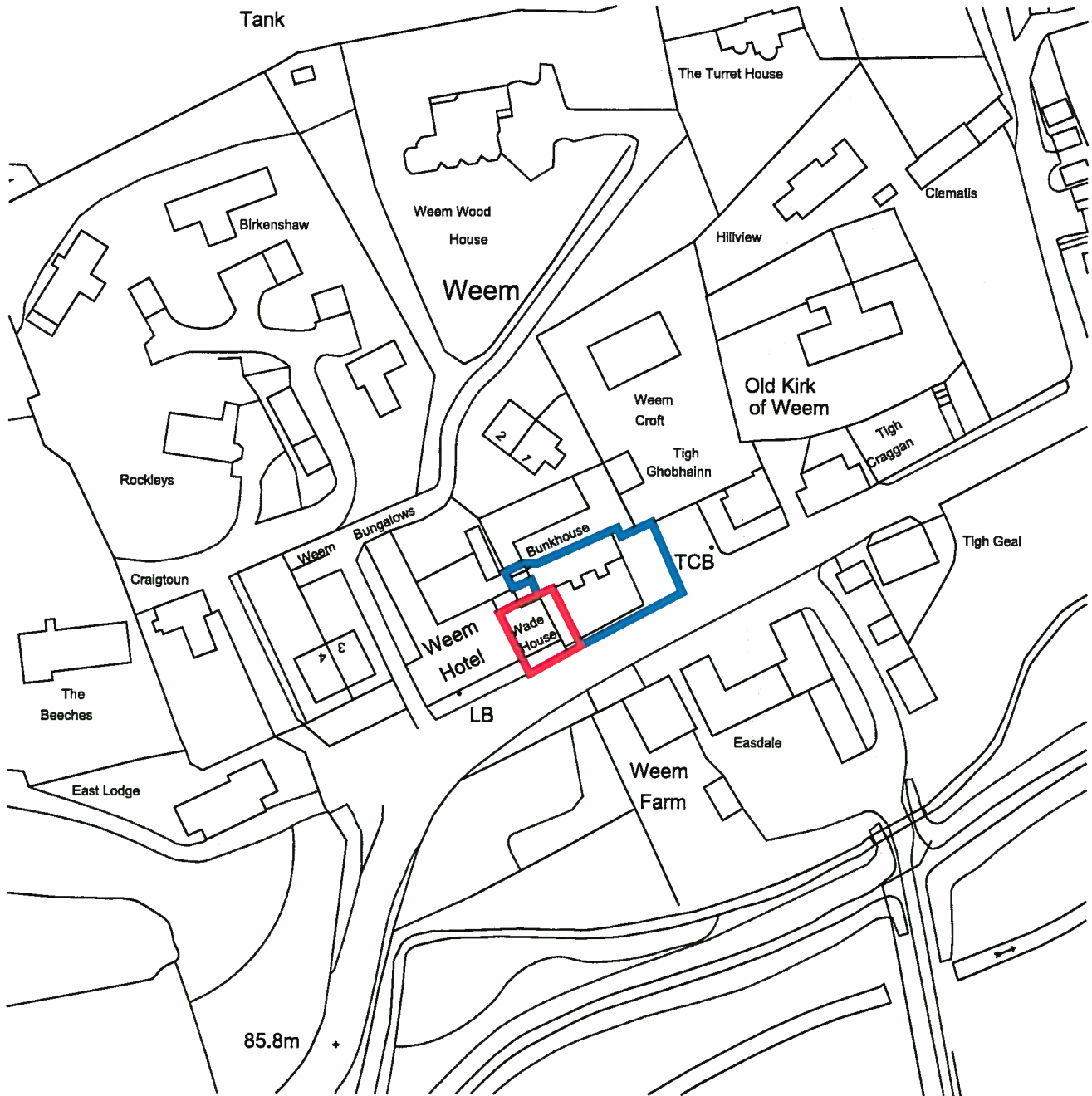
I, the applicant/agent certify that this is an application for planning permission as described in this form and the accompanying plans/drawings and additional information.

Declaration Name: Richard Taylor

Declaration Date: 12/10/2012

Submission Date: 12/10/2012





Ordnance Survey (c) Crown Copyright 2012. All rights reserved. Licence number 100020449

Location Plan  
1 : 1 2 5 0

**studio | EAST**

Project: **Extension & Alterations**  
Wade House  
Weem, Aberfeldy

Client: Mr S Wagstaff

Job No: 1202

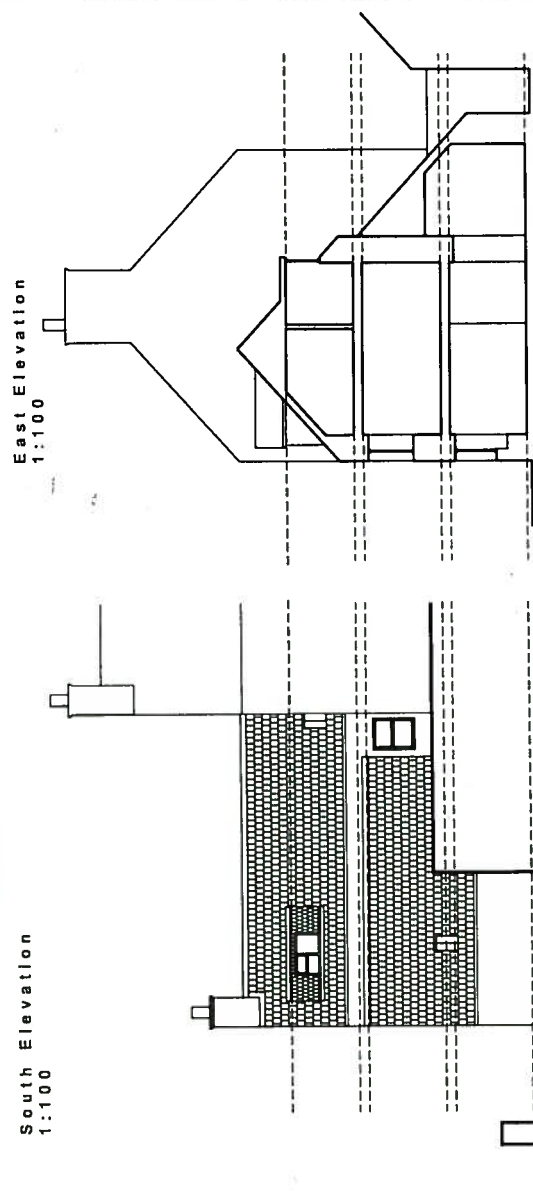
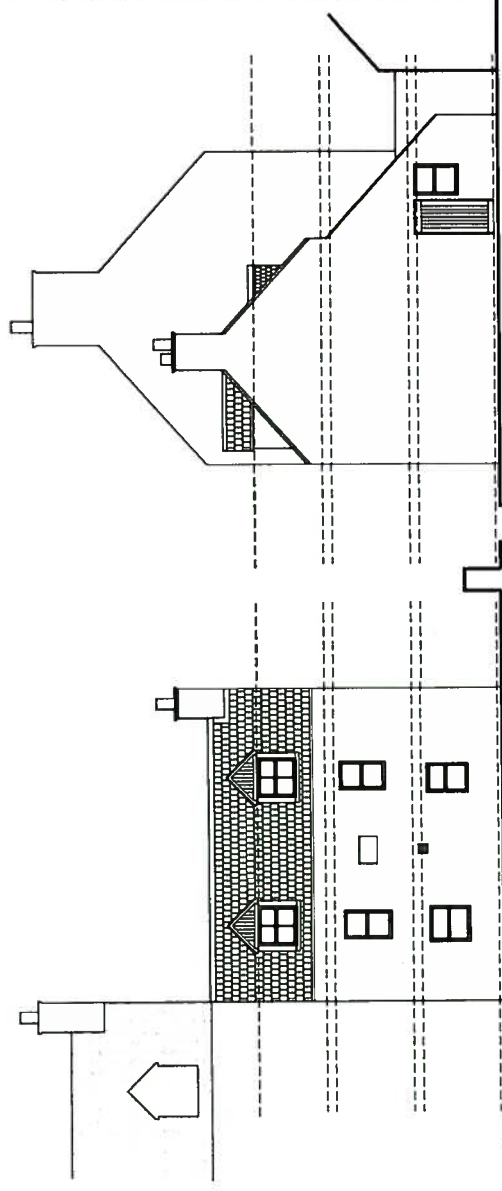
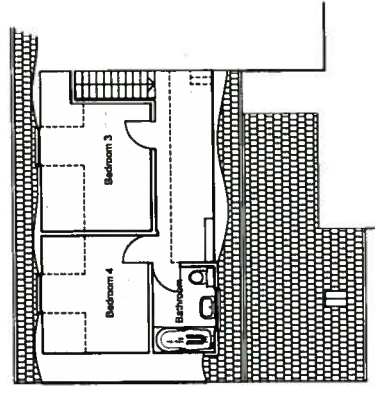
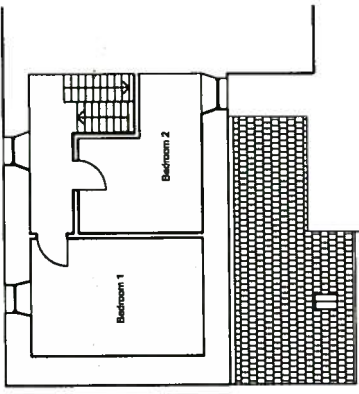
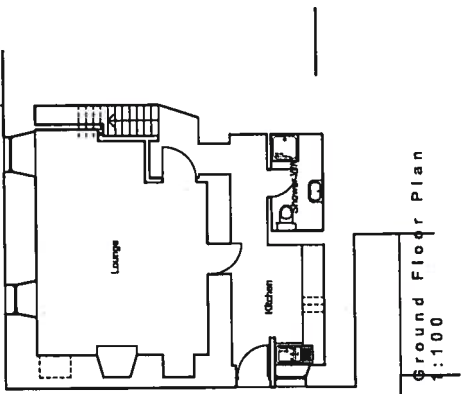
Date: Feb 12

Purpose: Survey

DWG. NO. 01

4 High St, Auchterarder, Perthshire, PH3 1DF  
t: 01764 663313 e: hello@studio-east.co.uk

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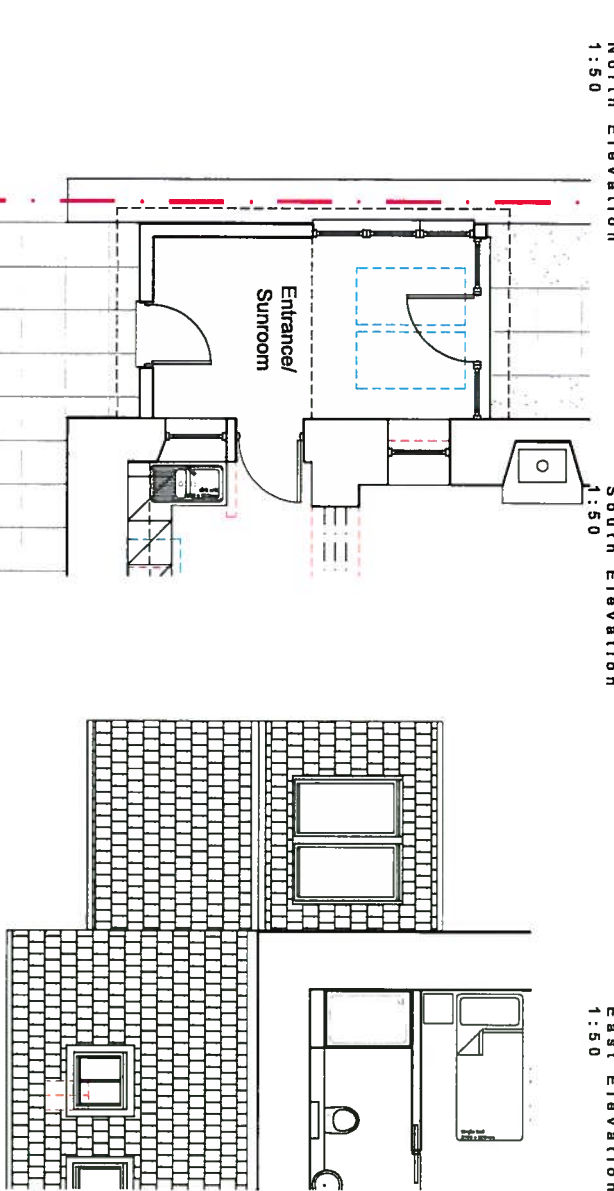
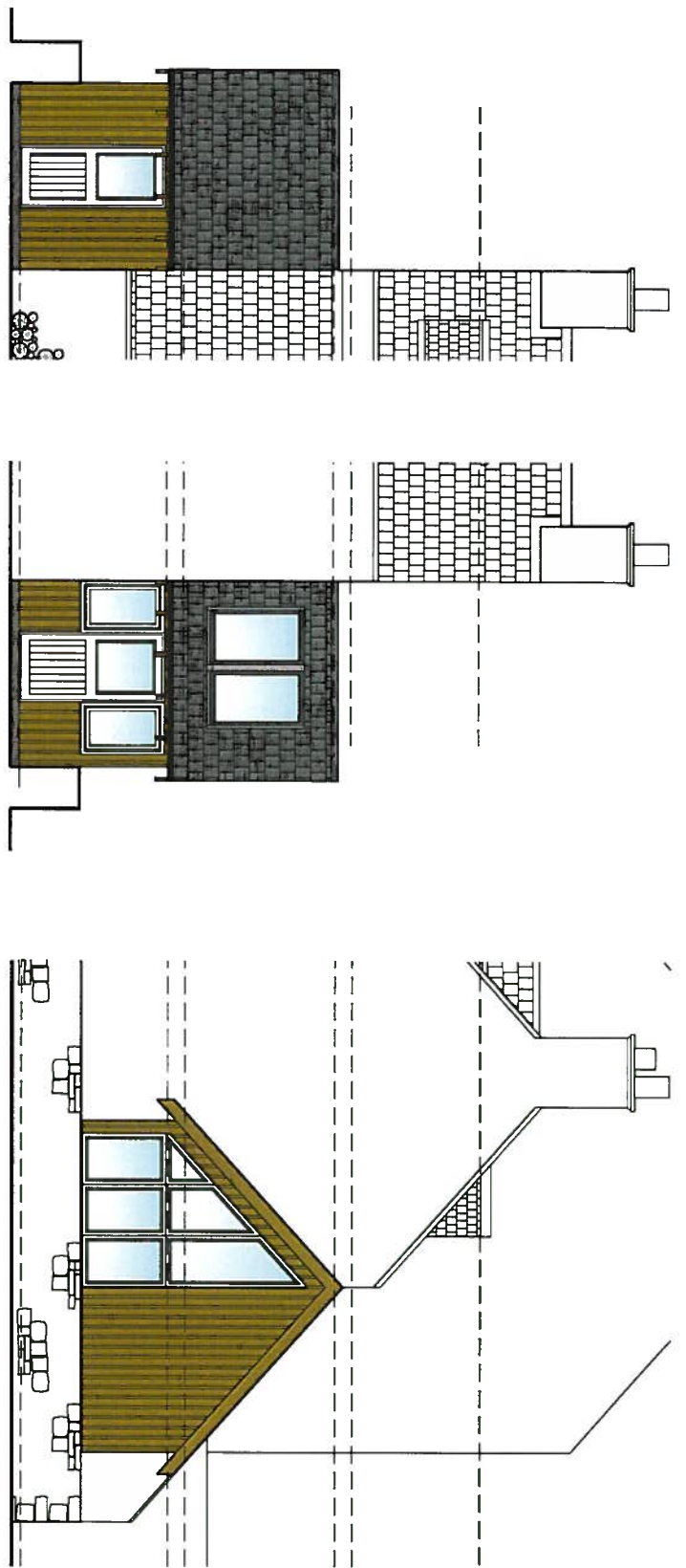


Section AA  
1:100

studio EAST

Client:	Mr S Wagstaff
DWG. NO.	02
Project:	Extension & Alterations Wade House Weem, Aberfeldy
Title:	Existing Plans & Elevations 1:100 @ A2
Job No:	1202
Date:	Feb 12
Purpose:	Survey
Drawn by:	RRT
4 Hqs. St. Northminster Perthshire, PH4 1DP 01794 882317 e: info@studioeast.co.uk	

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If in doubt... Ask



Rev A Nov 12 Rooflight plan dims corrected	
<b>studio EAST</b>	
Client:	Mr S Wagstaff
DWG. NO.	10
Project: Extension & Alterations Wade House Wern, Aberfeldy	
Title: Proposed Plans & Elevations	
1:50 @ A2	
Job No:	1202
Date:	Oct 12
Purpose:	Planning
Drawn by:	RRT
4 High St, Auchtermuchty, Perthshire, PH15 1GP t: 01794 662012 e: info@studioeast.co.uk	



**Demonstration of properties in Weem with modern rooflights facing the road**



**Larch Cottages (Adjacent to Application Site)**  
3no large rooflights to accomodation at 1st floor level

**Tigh Craggan, Weem**  
1no rooflight to accomodation at 1st floor level



**House adjacent to Tigh Craggan and Application Site**  
1no large rooflights to accomodation at 1st floor level

**Easdale, Weem (Opposite Application Site)**  
3no rooflights to accomodation at 1st floor level

**TCP/11/16(222)**

**Planning Application 12/01808/FLL – Modification of existing consent (12/00596/FLL), change to size and number of rooflights, Wade House, Weem, Aberfeldy, PH15 2LD**

**PLANNING DECISION NOTICE** (included in applicant's submission, see pages 15-16)

**REPORT OF HANDLING**

**REFERENCE DOCUMENTS** (part included in applicant's submission)



## REPORT OF HANDLING

### DELEGATED REPORT

Ref No	12/01808/FLL
Ward No	N4- Highland

**PROPOSAL:** Modification of existing consent (12/00596/FLL) Changes to size and number of rooflights

**LOCATION:** Wade House Weem Aberfeldy PH15 2LD

**APPLICANT:** Sea Kayak Oban

**RECOMMENDATION:** REFUSE THE APPLICATION

**SITE INSPECTION:** 19 October 2012

#### OFFICERS REPORT:



Planning Permission is sought to alter and extend the building known as Wade House, which is adjacent to the Weem Hotel. Both properties are of historic importance and are category B-listed buildings, occupying a prominent position on the north side of the B846 Aberfeldy to Tummel Bridge public road.

Planning and Listed Building Consent was granted earlier this year to alter and extend the property, and this current proposal is essentially an amendment to 12/00596/FLL and 12/00597/LBC. There is a separate listed building consent application under consideration (12/01809/LBC).

Plans indicate that two new rooflights are intended to be installed in the south elevation of the extension which is yet to be built. The approved plans for the development feature one rooflight centrally placed and of smaller proportions to the latest proposals.

The proposals have been advertised in the Local Press, Edinburgh Gazette and a site notice posted, in accordance with Regulation 5 of the Town and Country Planning (Listed Buildings and Buildings in Conservation Areas) (Scotland) Regulations 1987. One letter of external representation has been received.

The comments have been forwarded by the Architectural Heritage Society of Scotland. The points raised indicates that sufficient light exists to serve the extension which is not a "sun room", and that the new rooflights would seriously affect the overall appearance of the front elevation of the porch building making it more visually intrusive.

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 requires that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The adopted development plan that is applicable to this area comprises the TayPlan 2012 and the Highland Area Local Plan 2000. The Proposed Local Development Plan (2012) is a material consideration.

In this case the determining issues are:- ; whether the proposal complies with development plan policy; whether the proposal complies with national planning policy; whether the proposal complies with supplementary planning guidance and the statutory requirement under section 59 (1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, in relation to listed buildings, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses; or if there are any other material considerations which justify a departure from policy.

The previous proposals were subject to lengthy discussions and consideration to culminate in the approved scheme. The applicants were advised at this time that only one small roof light window would be supported. The scheme was subsequently modified to reduce the number of roof lights down from four to one. This current proposal has therefore been forwarded in the knowledge that it an increase in roof light numbers would not be looked upon favourably.

Conservation colleagues have been consulted over the Listed Building proposals and have raised an objection on the grounds that the number and size of rooflights are inappropriate and do not relate to the original character of the listed building. These concerns have been drawn to the agent's attention; however no revisions have been made to the proposals under consideration.

I consider that the existing, approved plans relate well to the adjoining unit and as such are far more preferable to the modification now proposed. Whilst I can understand that the applicant may wish to make the most of any solar gain afford in the south elevation; the extension by its small size and location is not a habitable room and sufficient glazing exists to adequately provide light into the room.

Accordingly, the increase in the size and numbers of roof lights is considered unnecessary and will result in undue visual clutter to the detriment of the simple architectural form and historic character of the adjacent buildings and surrounding area. Consequently I am unable to support the proposals as they do not in my opinion comply with development plan policies and other material considerations.

## **DEVELOPMENT PLAN**

### **TayPlan 2012**

#### ***Policy 3: Managing TAYplan's Assets***

This recognises the importance of historic buildings and townscapes and identifies the importance of only allowing development where it does not adversely impact upon or preferably enhances these assets.



## **Perth and Kinross Proposed Local Plan (2012)**

### ***Policy HE2: Listed Buildings***

There is a presumption in favour of the retention and sympathetic restoration, correct maintenance and sensitive management of listed buildings to enable them to remain in active use, and any proposed alterations or adaptations to help sustain or enhance a building's beneficial use should not adversely affect its special interest.

Encouragement will be given to proposals to improve the energy efficiency of listed buildings within Perth and Kinross, providing such improvements do not impact detrimentally on the special interest of the building.

## **Highland Area Local Plan (2000)**

### ***H\_002 Highland Development Criteria***

All developments within the Plan area will be judged against the following criteria:-

- (a) The site should have a landscape framework capable of absorbing, and if necessary, screening the development, and where appropriate opportunities for landscape enhancement will be sought.
- (b) In the case of built development, regard should be had to the scale, form, colour, and density of development within the locality.
- (c) The development should be compatible with its surroundings in land use terms and should not result in a significant loss of amenity to the local community.
- (d) The local road network should be capable of absorbing the additional traffic generated by the development and a satisfactory access onto that network provided.
- (e) Where applicable, there should be sufficient spare capacity in drainage, water and education services to cater for the new development.
- (f) The site should be large enough to accommodate the impact of the development satisfactorily in site planning terms.
- (g) Buildings and layouts for new development should be designed so as to be energy efficient.
- (h) Built development should, where possible be located in those settlements which are the subject of inset maps.

### ***H\_005 Highland Design***

The Council will require high standards of design for all development in the Plan Area. In particular encouragement will be given to: -

- (a) The use of appropriate and high quality materials.
- (b) Innovative modern design incorporating energy efficient technology and materials.
- (c) Avoidance of the use of extensive underbuilding on steeply sloping sites .
- (d) Ensuring that the proportions of any building are in keeping with its surroundings.
- (e) Ensuring that the development fits its location.

The design principles set out in the Council's Guidance on the Design of Houses in Rural Areas will be used as a guide for all development proposals.

### ***H\_028 Highland Listed Buildings***

There will be a presumption against the demolition of Listed Buildings and against works detrimental to their essential character. There will be a presumption in favour of consent for development involving the sympathetic restoration of a Listed Building, or other buildings of architectural value. The setting of Listed Buildings will also be safeguarded.

### ***H\_029 Highland Listed Buildings***

The Council will encourage the restoration, correct maintenance and sensitive enhancement of buildings on the Statutory List by the use of the powers available to them under the Planning Acts.

Note: A schedule of Listed Buildings is contained in the Technical Appendix.

#### **H\_099 Highland Villages Background Policies**

Inset Maps 21-40 & 42-45 identify small settlements and clachans where there are no specific development proposals but where there is some scope for small scale residential and compatible development provided this will not adversely affect the density, character or amenity of the settlement and where all the following criteria are met :-

- (a) Development is located to accord with the existing pattern of building and open space within the settlement.
- (b) The design and layout of the development should respect the setting and amenity of adjacent properties.
- (c) Ribbon development is avoided.

Note: Some of the settlement envelopes contain significant potential for development. However, it is not intended that these be developed as small suburban housing estates, but rather as individual or small groups of houses designed and located to reflect the existing pattern of building and open space within these settlements. Reference should be made to Policies 3, 4, and 5.

#### **OTHER POLICIES**

The Scottish Historic Environment Policy (SHEP) 2011 - the combined Scottish Planning Policy and Historic Scotland's Managing Change in the Historic Environment guidance note series.

#### **SITE HISTORY**

12/00596/FLL Alterations and extension 22 August 2012 Application Permitted  
12/00597/LBC Alterations and extension 20 September 2012 Application Permitted  
12/01809/LBC Modification of existing consent (12/00597/LBC) Changes to size and number of rooflights

#### **CONSULTATIONS/COMMENTS**

Scottish Water	No Objections
Conservation Section	LBC Consultation Objection

**TARGET DATE:** 12 December 2012

Representations Received	Two: Conservation Section to LB proposals Another from AHSS against visual impact of rooflights
Additional Statements Received	None
Environment Statement	Not required
Screening Opinion	Not required
Environmental Impact Assessment	Not required
Appropriate Assessment	Not required
Design Statement or Design and Access Statement	Not required
Report on Impact or Potential Impact i.e. Flood Risk Assessment	Not required
Legal Agreement Required	None
Direction by Scottish Ministers	None

**Reasons:-**

- 1 The proposed rooflights by reason of their size, numbers and location are out of keeping with the character and visual amenity of the existing building. The proposals are therefore contrary to Policies 2, 5, 28, 29 & 99 of the Highland Area Local Plan 2000 in that insufficient regard has been given to the scale and form of the host building; accordingly the development will be visually intrusive and detrimental to the established amenity and character of the host building and surrounding area.
- 2 The proposals are contrary to the requirements of section 14(2) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, which states that the Planning Authority (in making a decision on a listed building application) shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

**Justification**

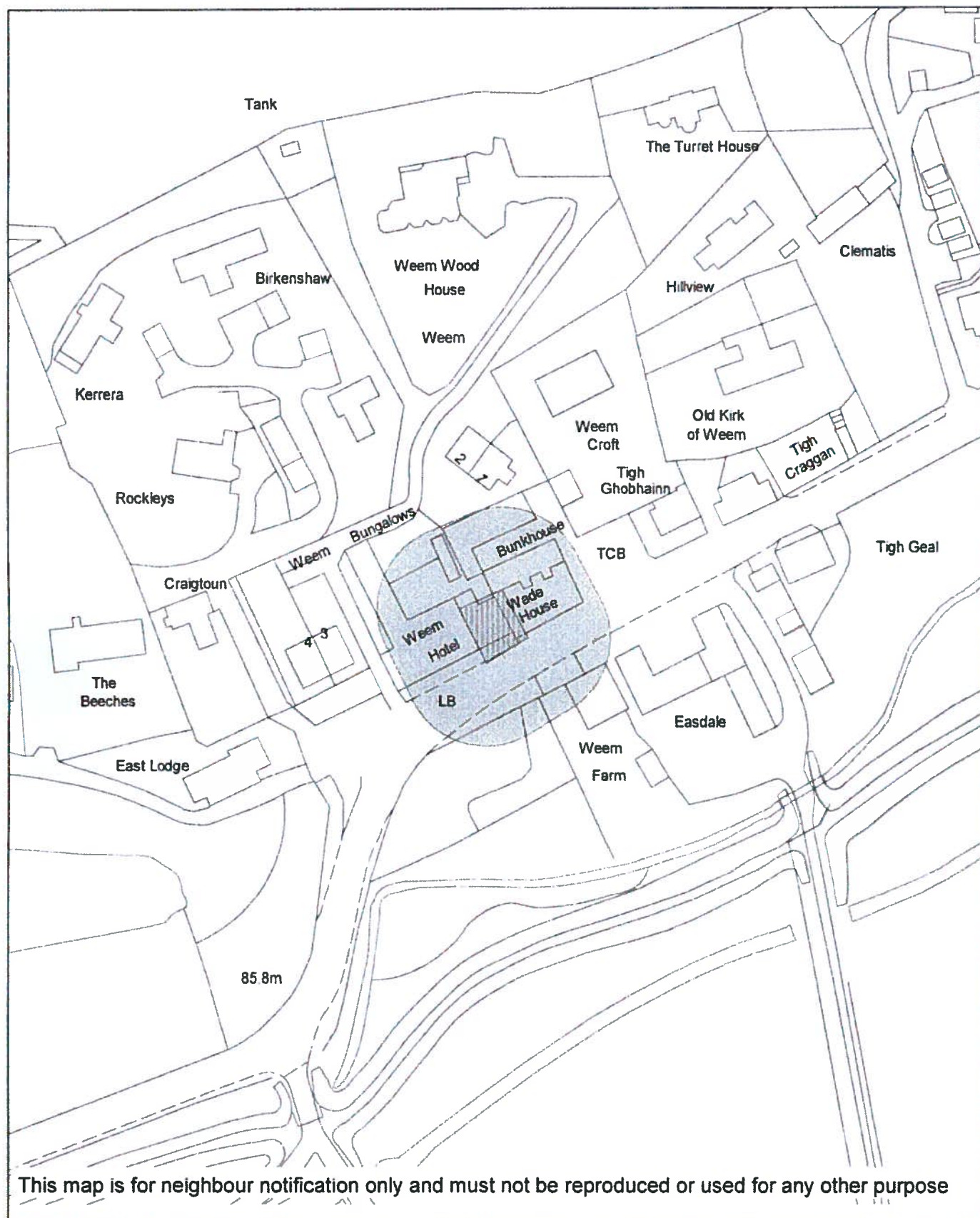
- 1 The application fails to comply with the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, the policies of the development plan and supplementary planning guidance.

**Notes**



# Perth & Kinross Council NEIGHBOUR NOTIFICATION

Location Plan showing planning application site



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**Perth and Kinross Council**

**List of Neighbours notified for 12/01808/FLL**

Adventurers Escape  
Weem  
Aberfeldy  
PH15 2LD

Weem Farm  
Weem  
Aberfeldy  
PH15 2LD

Buzzard Cottage  
Weem  
Aberfeldy  
PH15 2LD

Weem Hotel  
Weem  
Aberfeldy  
PH15 2LD

1 - 2 Weem Cottages  
Weem  
Aberfeldy  
PH15 2LD

Easdale  
Weem  
Aberfeldy  
PH15 2LD

**TCP/11/16(222)**

**Planning Application 12/01808/FLL – Modification of existing consent (12/00596/FLL), change to size and number of rooflights, Wade House, Weem, Aberfeldy, PH15 2LD**

## **REPRESENTATIONS**

- Representation from Conservation Officer, dated 31 October 2012
- Representation from Scottish Water, dated 24 October 2012
- Objection from The Architectural Heritage Society of Scotland, dated 6 November 2012





# Memorandum

To Alma Bendall  
Planning Case Officer

From Richard Welch, Conservation Officer,  
Business and Community Projects (Conservation)  
Section

Your ref 12/01809/LBC

Our ref

Date 31 October 2012

Tel No 76598

The Environment Service

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

## **Modification of existing consent (12/00597/LBC) Changes to size and number of rooflights: Wade House, Weem (12/01809/LBC) Conservation Officer comments**

The Weem Hotel (Inn), of which Wade House is a part, is a category B-listed building. Wade House is the oldest part of the building, probably dating from the early 18th Century.

This listed building consent application falls under the Historic Scotland scheme of delegation and therefore does not require notification to the Scottish Ministers.

During the previous LBC application process discussions took place about the proposed rooflights on the south elevation of the extension and it was agreed that one small rooflight with recessed flashing would be acceptable.

The number and size of rooflights now proposed on this elevation are unacceptable. They are out of proportion with the roof area and do not relate to the original character of this listed building.

The design statement suggests that the proposed rooflights are compatible with other standard rooflights in the area and will be in keeping with the design of the neighbouring cottages. No attention is paid to the importance of preserving the character of the listed building.

There is no risk of creating a historical "pastiche" as suggested in the design statement. The new extension is not a smaller-scale "replica" of the existing building. It should however have a respect for the original architecture and proportions of the host.

Richard Welch  
Conservation Officer  
Business and Community Projects



24th October 2012

Perth & Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD



**SCOTTISH WATER**

Customer Connections  
419 Balmore Road  
Glasgow  
G22 6NU

Customer Support Team  
T: 0141 355 5511  
F: 0141 355 5386  
W: [www.scottishwater.co.uk](http://www.scottishwater.co.uk)  
E: [connections@scottishwater.co.uk](mailto:connections@scottishwater.co.uk)

For the attention of

Dear Sir Madam

**PLANNING APPLICATION NUMBER: 12/01808/FLL**  
**DEVELOPMENT: Wade House, Aberfeldy**  
**OUR REFERENCE: 617654**  
**PROPOSAL: Modification of existing consent (12/00596/FLL) Changes to size and number of rooflights**

**Please quote our reference in all future correspondence**

Scottish Water has no objection to this planning application.

If the developer requires any further assistance or information on our response, please contact me on the above number or alternatively additional information is available on our website:  
[www.scottishwater.co.uk](http://www.scottishwater.co.uk).

Yours faithfully

**Euan Cameron**  
Customer Connections Administrator  
Tel: 0141 355 5511  
[developmentconnections@scottishwater.co.uk](mailto:developmentconnections@scottishwater.co.uk)



Perth & Kinross Cases Panel  
20 Perth Road  
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Kinross  
KY13 9XU



AB

THE ARCHITECTURAL  
HERITAGE SOCIETY  
OF SCOTLAND

*For the study and  
protection of Scottish  
architecture*

Head of Planning & Regeneration,  
Perth & Kinross Council,  
Pullar House,  
Kinnoull Street,  
Perth,  
PH1 5GD

6<sup>th</sup> November, 2012

Your ref:12/01809/LBC

Our ref:3

Dear Sirs,

**MODIFICATION OF EXISTING CONSENT (12/00597/LBC) CHANGE TO SIZE  
AND NUMBER OF ROOFLIGHTS WADE HOUSE, WEEM, ABERFELDY**

The proposed alteration to the permission granted for this important historic building is highly insensitive in that a correctly proportioned rooflight is to be substituted by two much larger ones.

The orientation is such that the space, which appears to be a hall, cannot realistically function as a sun room and the amendment would seriously affect the overall appearance of the front elevation, making it more intrusive.

A contemporary styled gable window to the hall has been permitted on the east elevation and this plus the small rooflight is more than enough to light the space. The proposals should be rejected.

Yours faithfully,

for The Architectural Heritage Society of Scotland.

