

TCP/11/16(171)

**Planning Application 11/01223/FLL – Review of Condition 2
on planning permission for alterations and extensions to
house at Knox House, Coldwells Road, Crieff, PH7 4BA**

**PAPERS SUBMITTED
BY THE
APPLICANT**



Pullar House 35 Kinnoull Street Perth PH1 5GD

Tel: 01738 475300

Fax: 01738 475310

Email: 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 000025201-002

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:

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

Ref. Number:

Building Name:

First Name: *

Building Number:

Last Name: *

Address 1 (Street): *

Telephone Number: *

Address 2:

Extension Number:

Town/City: *

Mobile Number:

Country: *

Fax Number:

Postcode: *

Email Address: *

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="Other"/>
Other Title: *	<input type="text" value="Mr & Mrs"/>
First Name: *	<input type="text" value="J"/>
Last Name: *	<input type="text" value="McLaren"/>
Company/Organisation:	<input type="text"/>
Telephone Number:	<input type="text"/>
Extension Number:	<input type="text"/>
Mobile Number:	<input type="text"/>
Fax Number:	<input type="text"/>
Email Address:	<input type="text"/>

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

Building Name:	<input type="text" value="Knox House"/>
Building Number:	<input type="text"/>
Address 1 (Street): *	<input type="text" value="Comrie Road"/>
Address 2:	<input type="text"/>
Town/City: *	<input type="text" value="Crieff"/>
Country: *	<input type="text" value="Scotland"/>
Postcode: *	<input type="text" value="PH7 4BA"/>

Site Address Details

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

Address 1:	<input type="text"/>	Address 5:	<input type="text"/>
Address 2:	<input type="text"/>	Town/City/Settlement:	<input type="text"/>
Address 3:	<input type="text"/>	Post Code:	<input type="text"/>
Address 4:	<input type="text"/>		

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

Northing	<input type="text" value="721827"/>	Easting	<input type="text" value="286246"/>
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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)

Alterations & Extensions to Knox House

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.

Please see attached Supporting Statement.

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)

- (1) Supporting Statement (pdf)
- (2) P01B - Coloured drawing (pdf)
- (3) Knox House context photos (pdf)
- (4) Existing North elevation photo (pdf)
- (5)WB Dodds stone report (pdf)

Application Details

Please provide details of the application and decision.

What is the application reference number? *

11/01223/FLL

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

12/07/11

Has a decision been made by the planning authority? *

☒ Yes ☐ No

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

25/11/11

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

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be conducted by a combination of procedures.

Please select a further procedure *

Inspection of the land subject of the appeal. (Further details below are not required)

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? * (Max 500 characters)

Please see supporting statement.

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

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here. (Max 500 characters)

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: James Denholm Partnership

Declaration Date: 21/02/2012

Submission Date: 21/02/2012

Proposal Details

Proposal Name	McLaren, Mr Jim
Proposal Description	Alterations & Extensions to Knox House
Address	Easting: 286246 - Northing: 721827
Local Authority	Perth and Kinross Council
Application Online Reference	000025201-002

Application Status

Form	complete
Main Details	complete
Checklist	complete
Declaration	complete
Supporting Documentation	complete
Email Notification	complete
Payment Method	incomplete

Attachment Details

Existing north elevation photo	Attached	A3
Knox House context photos	Attached	A4
LRB Statement	Attached	A4
Notice of Review	System	A4
Notice of Review	System	A4
P01B	Attached	A1
scotapp	System	A4
WB Dodds Stone Report	Attached	A4

Alterations & Extension to Knox House, Comrie Road, Crieff

For Mr & Mrs McLaren

Notice of Review supporting statement prepared by James Denholm Partnership – 20th February 2012

With reference to the planning consent ref. 11/01223/FLL granted on the 25th November 2012, this report is an appeal on the planning condition no. 2 which states *“Notwithstanding the details shown on the drawings hereby approved, permission is not granted for the use of render on the red sandstone element of the north elevation of the dwellinghouse. The existing wall finish of red sandstone with blond sandstone features shall be retained.”* We do not agree with this planning condition and would like the following information to be considered.

Following the submission of the planning application for the project above we received initial feedback from the appointed Conservation Officer, Vivien Whyte, noting concerns over the proposed use of the a render system on both the traditional pink Perthshire sandstone and blond stone structure. We did not agree with this opinion and asked to meet both the Conservation Officer and Planning Officer, Christine Brien, on site with us and our clients (the applicants).

A meeting was held on site on the 26th July 2011 and we were asked to supply further information on the proposed render system and colour. The officers again noted concerns over the use of a render system on the existing stone walls and asked for some time to consider the proposed extent of the use of the render system.

A further meeting was held on the 5th September 2011, at which the Council Officers chose the colour for the render on the proposed project. Our client offered to retain the existing Perthshire red sandstone on the East elevation of the house which is the most visible section of the building. Our client also agreed to delay any application to render the blond sandstone on the north elevation, which will become visible upon the removal of the flat roofed extension, until after the condition of this area can be properly assessed after said demolition. Despite some discussion, an agreement could not be made on the use of the render system to cover the Perthshire (pink) sandstone also on the North elevation.

We believe that our client's willingness to compromise on the render to the highly visible East and South elevations of the building, coupled with the overall huge improvement in the aesthetics of the entire building which will be delivered following the costly demolition of the unsightly extensions, particularly the flat roof extension allows for a much better overall solution and we feel that the planners' view on this is incorrect in this case.

Furthermore, the north elevation, as can be seen from the photographs enclosed, is barely visible from anywhere other than within the grounds of the property and the area which is visible from outwith is not sandstone at all. It is an area of pink render above where the new porch entrance will be.

The only area of original sandstone which will be left on the north elevation after the already approved works have been completed will be approximately 50% of the elevation, which contains two large windows. The overall effect of the proposals on the north elevation as the permission currently stands will see the new one and a half storey extension in new render, butted against a narrow area of sandstone containing two large windows, butted against a new porch entrance in render with pink render/fake stone above it, butted against the blond stone of the main gable, currently concealed behind the flat roofed extension. (This blond area may become the subject of a further application to render following a full assessment of its condition, thus delivering a fully rendered north elevation to the property.)

If rendering of the north elevation were to be acceptable, our clients have indicated that they may be in a position to source local sandstone to use for the creation of the new porch entrance on the north elevation. This would have the effect of breaking up the render area, and would create an excellent feature on this elevation, rather than a mismatch of multiple colours and finishes, as described in the previous paragraph.

Whilst there are numerous examples of high quality Perthshire sandstone within the Crieff conservation area, the north elevation of Knox House is not one of them. There are however, numerous examples of rendered houses and rendered feature walls and areas of walls with in the Conservation Area, many of them visible from Knox House.

We believe that the overall project which our client proposes will bring an entirely positive contribution to the Conservation Area, retaining original sandstone on both the east and south elevations, along with blond stone on the south and west. The building of the porch in sandstone, set against the rendered North elevation will perfectly and sympathetically combine the new and traditional elements of this property and avoid the "jarring" which will otherwise be created.

In an appeal of this nature we believe that a site visit would be very useful for the review panel and hope that when all matters have been fully considered the Local Review Body will feel able to uphold this appeal.

KNOX HOUSE – PHOTOGRAPH OF EXISTING PERTSHIRE SANDSTONE WALLING TO NORTH ELEVATION



VIEW INTO HOUSE FROM HEATHCOTE ROAD - WALL AND TREES HIDE THE HOUSE.



ADDITIONAL VIEW FROM HEATHCOTE ROAD – HOUSE BARELY VISIBLE



VIEW FROM HEATHCOTE ROAD TOWARDS HOUSE – FLAT ROOFED EXTENSION VISIBLE (TO BE DEMOLISHED) MOSTLY ROOF OF HOUSE VISIBLE, VERY LITTLE OF EXTERNAL WALLING VISIBLE.



VIEW FROM HEATHCOTE ROAD NEAR JUNCTION OF COMRIE ROAD. FLAT ROOFED EXTENSION VISIBLE (TO BE DEMOLISHED) – BACK WING OBSCURED BY HIGH WALL



BEFORE JUNCTION OF COMRIE ROAD/HEATHCOTE ROAD, VIEW OF PART FRONT & SIDE & FLAT ROOFED EXTENSION. BACK WING IN MINIMAL VIEW WHEN EXTENSION REMOVED.



VIEW AT JUNCTION OF COMRIE ROAD/HEATHCOTE ROAD – FLAT ROOFED EXTENSION VISIBLE.



VIEW OF HOUSE FROM SOUTH SIDE OF COMRIE ROAD – MUCH OF HOUSE OBSCURED BY HEDGING.



VIEW FROM TOP OF BURREL STREET – PART OF HOUSE & FLAT ROOFED EXTENSION VISIBLE, BACK WING BARELY VISIBLE.



VIEW FROM TOP OF MILNAB STREET/BURRELL STREET – ONLY TOP SECTION OF HOUSE VISIBILE DUE TO HEDGING.



VIEW FROM COLDWELLS ROAD – WALL & FENCE OBSCURE MUCH OF THE HOUSE.



VIEW THROUGH GATE ON COLDWELLS ROAD – REAR OF HOUSE VISIBLE.



VIEW FROM COLDWELLS ROAD – WALL & FENCE OBSCURE MUCH OF THE HOUSE.





W.B.DODDS (BUILDING CONTRACTORS) LTD

Mr J McLaren
Knox House
Caldwells Road
Crieff
Perthshire

18 August 2011

Dear Sir;

Ref:- Weathering of Existing Sandstone Façade

Further to our detailed survey and inspection of the facades at Knox House and in particular the weathering of the existing sandstone, we found significant weathering and deterioration of up to 20-25mm from the original face of the sandstone to substantial areas of the building.

In our experience unless preventative measures are taken to arrest this problem, the deterioration of the sandstone will accelerate and thus lead to potential numerous problems at some point in the future, all of which can be attributed to rainwater.

Rainwater enters the construction materials due to capillary action through microfractures and fractures produced in the façade because of multiple movements of the building, such as:

- Structural movements.
- Freeze/ thaw cycles, that normally produce bursts or splits in the materials, thus making it easier for water to enter.

The water that enters the building causes dampness that produces discomfort inside the building and destroys the construction materials due to the formation of mould, etc. The need to minimise or completely eliminate the possibility of water entering the building through exterior coverings is therefore obvious.

The solution therefore would be to roughcast the facades utilising the Storend Fibre System to prevent any further damage/weathering and waterproof, the walls. This is a synthetic render

19 Burrell Street
CRIEFF
Perthshire
PH7 4DT

Phone: 01764 652264
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E-mail: wbdodds@email.com
Web: www.wbdodds.co.uk



Registered in Scotland No. 231397 Vat Reg. No. 270 6967 31
Directors : David G. Taylor Bsc. Hons., Scott Taylor



system with modified levelling coat for application onto porous substrates which consists of three different layers that are all very different and are all of utmost importance in order for the overall system to function correctly.

Preparation: Consists of the preparatory work that has to be carried out in order to obtain an ideal base such as chipping, scraping, etc.

Levelling Coat: StoLevell Reno cement based, fibre reinforced levelling coat. The combination of high polymer content and fibres in the levelling coat provide greater adhesion characteristics.

Intermediate Primer: Sto –Primer filled, pigmented intermediate coat for render finishes.

Render Finish: StoSuperlit synthetic, through coloured, low maintenance render finish.

The facades will now be impermeable to rainwater, due to the characteristics of the product with its respective additives, such as impermeable agents that block capillaries, and delayed action hardeners that prevent cracks forming during the setting process.

In conclusion then we would recommend that the existing defective sandstone walls have the above treatment applied as an economically effective preventative measure against excessive weathering and create a weatherproof "skin" around the building.

Should you have any queries or wish to discuss this further please do not hesitate to contact me.

Yours faithfully

David Taylor
Director

TCP/11/16(171)

Planning Application 11/01223/FLL – Review of Condition 2 on planning permission for alterations and extensions to house at Knox House, Coldwells Road, Crieff, PH7 4BA

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS (part included in applicant's submission, see page 508)

PERTH AND KINROSS COUNCIL

Mr Jim McLaren
James Denholm Partnership
11 Dunira Street
Comrie
Crieff
PH6 2LJ

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 25 November 2011

Town and Country Planning (Scotland) Acts.

Application Number **11/01223/FLL**

I am directed by the Planning Authority under the Town and Country Planning (Scotland) Acts currently in force, to grant your application registered on 12th July 2011 for planning permission for Alterations and extensions to house Knox House Coldwells Road Crieff PH7 4BA subject to the undernoted conditions.

Development Quality Manager

Conditions Referred to Above

1. The proposed development must be carried out in accordance with the approved drawings and documents, unless otherwise provided for by conditions imposed on the planning consent.
2. Notwithstanding the details shown on the drawings hereby approved, permission is not granted for the use of render on the red sandstone element of the north elevation of the dwellinghouse. The existing wall finish of red sandstone with blonde sandstone features shall be retained.
3. A sample panel of the proposed render finish shall be provided on site for the further agreement of the Council as planning Authority. The render finish as subsequently agreed shall be used in the completion of the development.

Reasons for Conditions

1. To ensure that the development is carried out in accordance with the plans approved.
2. In order to preserve and enhance the character and appearance of the Conservation Area; to retain the visual amenity of the surrounding area and; to preserve the character and historic integrity of the dwellinghouse.
3. In the interests of visual amenity; to ensure a satisfactory standard of local environmental quality; to preserve the character and appearance of the Conservation Area.

Justification

The proposal is in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

Notes

- 1 Under section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended) the person undertaking the development is required to give the planning authority prior written notification of the date on which it is intended to commence the development. A failure to comply with this statutory requirement would constitute a breach of planning control under section 123(1) of that Act, which may result in enforcement action being taken.
- 2 As soon as practicable after the development is complete, the person who completes the development is obliged by section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to give the planning authority written notice of that position.
- 3 No work shall be commenced until an application for building warrant has been submitted and approved.
- 4 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)).

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

Plan Reference

11/01223/1

11/01223/2

11/01223/3

11/01223/4

11/01223/5

11/01223/6

11/01223/8

REPORT OF HANDLING

DELEGATED REPORT

Ref No	11/01223/FLL
Ward No	N6

PROPOSAL: Alterations and extensions to house

LOCATION: Knox House Coldwells Road Crieff PH7 4BA

APPLICANT: Mr Jim McLaren

RECOMMENDATION: approve the application

SITE INSPECTION: 26 July 2011



OFFICERS REPORT:

Knox House is a very large unlisted traditional stone built dwellinghouse located in Crieff Conservation Area, at the edge of the mixed use area of the town centre. The building previously belonged to Morrison's Academy and was used as an extension to the school's facilities (including boarding), during which time it was altered and extended on a number of occasions. Approximately 9 years ago and prior to the designation of the conservation area, it changed ownership and was converted into a

single dwellinghouse, the later modern extensions were then remodelled and re-rendered, all with appropriate permissions.

The house sits in generous grounds to the east of the A85(T), the south east of Heathcote Road and the west of Coldwells Road. There is a dwellinghouse to the north of the application site, another to the south east with an hotel and a Cat A Listed former church to the south. The site rises dramatically from the A85(T) and therefore the house sits elevated, in a prominent position which affords it very good views to the west.

The manner in which Knox House has been extended has resulted in a very deep and complex building arrangement with differing floor and window levels. However, the perception of the scale of this large building has been effectively broken down by the varied use of finishing materials. Having analysed old mapping, the original villa which faces Comrie Road was likely to have been constructed during the early Victorian period. It was built in blonde sandstone and shows detailed carving, particularly at the quoins. It was extended in the mid Victorian period, on the south side of the east elevation using red sandstone with blonde dressings. It was extended again to the north of this extension using the same materials and is mapped on the 1932 OS map. The window levels in these extensions do not tie up with the original villa. It was extended again, this time to the north and again to the east (rear) during the 1950s and '60s using modern materials.

The proposal is to erect a new porch to the north, make further alterations to the later extensions, remove the attached 2-storey flat roofed garage and render large areas of stonework.

Both myself and the Business and Community Projects (Conservation) Section have no objections to the scale and design of the extensions and alterations to the rear. A covered area is proposed on the south elevation, along part of the existing red sandstone element, the detailing of which has been modified to ensure the cills for the windows at first floor level will not be affected by any of the works. It is felt that the proposed materials for these elements are also appropriate, subject to a sample panel of the proposed render being provided on-site once works have commenced. The porch proposed to the north elevation would allow the house to function more easily, providing access directly into the kitchen rather than by the currently circuitous route. The scale, proportions and detailing of the porch are considered to be appropriate. The removal of the two pitched roofs at the rear of the house and their replacement with the simpler, though hipped, roofline is considered acceptable as the massing is appropriate. The removal of the two storey flat roofed garage extension is welcomed.

There are however strong concerns with the extent of the proposed rendering of the existing, original stonework.

The plans first submitted with the application showed a greater extent of render than is currently proposed; the complete north elevation covering the blonde sandstone, the red sandstone and the new extension. The render was also to continue round the rear and return along the south elevation covering the red sandstone on both of these elevations too, at ground and first floor levels. This would have left only the front elevation and the blonde sandstone element to the south not rendered and showing the original stonework. The applicant's reasons for rendering the red sandstone, which comprises the vast majority of wall finish, were his concerns over the condition of the stone, a general dislike of a perceived "poorer" quality stone, scarring in the stonework from previous alterations involving various pipework and

the existing poor infilling of an oriel window which had been removed previously. The infilling of the oriel window was carried out by the current owner/applicant.

The red sandstone is a local stone, a defining characteristic of Crieff, the face of which has been stugged (a pattern commonly employed in the mid 19th century). There is the occasional individual stone, particularly on the south, which has been edge bedded and has naturally, through time, delaminated. This delamination is not to the detriment of the stone's structural ability, in fact, overall the stonework appears in reasonable condition for its age and type (Note: the stonework to the south is the older part of the two red sandstone extensions). The small element of scarring is not insurmountable and the mock stonework infill (replacing the oriel window, to the north) is not enough of a visual distraction that it justifies the rendering of the red sandstone on this entire elevation. The infill could be replaced at some point in the future with real stone should anyone wish. This would require permission but would be to the benefit of the building and the Conservation Area and therefore likely to be supported.

The use of different materials clearly denotes the building's development history, an important characteristic of any historic building and something that should not be lost, distorted or disguised. The use of varied finishing materials, which harmonise and marry well, does reduce the building's visual mass and scale by breaking it up into defined phases of build, which articulate the elevations and make the whole building easier to 'read'. To mask these differing elements with the same render will not only significantly increase the visual mass but confuse its reading and development history. It would also result in an elevation of over 27m being finished in the same render.

During an early site visit it was made clear that this approach was not something which could be supported. From that initial visit further plans were drawn up which sought to retain more elements of the red sandstone, to the rear and to the south. It also included the retention of the blonde sandstone element to the north with the new intention of removing the paint and making good any scarring upon the removal of the garage. However, the applicant and his agent made it clear that the rendering of this blonde sandstone may come forward as a separate application should the stonework be found in an unrecoverable condition and require rendering. The potential impact this could have on the building's appearance, should the remaining north elevation be rendered, needs to be considered.

However, these revised proposals still include the rendering of the red sandstone to the north, an elevation which can be partially but clearly viewed from Comrie Road (when standing in front of Gordon Motors Garage), even more so upon the demolition of the 2-storey garage. It would also be readily visible from Heathcote Road, viewed from the footway. It is therefore very important that the red sandstone remains exposed and is not rendered.

When entering the site down the drive from Coldwells Road (which sits at a higher level), it is possible to see and compare both the north and east (rear) elevations at the same time. This is when the different finishing materials on the same late Victorian extension will be read and will look awkward and incongruous next to each other. From this view point the combination of blonde sandstone and proposed render on the north elevation, both a similar colour, would visually lengthen an already long elevation. Should this blonde sandstone element require rendering as well, following the removal of the garage, this elevation will be completely unreadable, the building history will be lost, to its detriment and that of the wider Conservation Area.

An example of this loss of building history and its impact on the quality of the wider environment can be found in the neighbouring property, Coldwells. It is a very old structure which featured on John Wood's map of Crieff, dated 1822. Yet today, due to a modern application of render, pre conservation area designation, its history and age is totally unidentifiable. Its appearance has been so heavily and significantly altered by a simple application of render that any architectural detail, external historic fabric and individual character have been sadly lost.

The Conservation Team is also concerned that the proposed use of a modern non-breathable render applied to a wire lath which would be fixed at regular points to the face of the stone. This would be instantly damaging and could deteriorate the stonework further. This was explained and highlighted in some length to the architect prior to the submission of the application. This method of application is also non-reversible, therefore, permanently altering the appearance of the building. It would not be possible to reverse the rendering works once carried out.

SPP 2010 paragraph 115 states 'planning permission should normally be refused for development....within a conservation area that fails to preserve or enhance the character or appearance of the area'. The spirit of this policy is reflected in both the relevant Structure Plan Policy and the Local Plan Policy, as well as the Conservation Area Appraisal and the Scottish Historic Environment Policy.

Whilst the majority of the works proposed are considered to be acceptable, the development cannot be supported in its entirety due to the significant detrimental effect the rendering of the red sandstone on the north elevation would have. This element is considered to be contrary to policies and guidance. Rather than refuse the entire scheme, much of which is acceptable, it is considered more expedient to prohibit by condition the lesser element which is contrary to policy and cannot be supported. I therefore recommend approval of the application subject to conditions including one prohibiting the rendering of the red sandstone element of the north elevation of the dwellinghouse.

(Note, the existing use of uPVC on site was prior to the designation of the conservation area and Article 4 Direction).

DEVELOPMENT PLAN

S_002 Strathearn Development Criteria

All developments will also be judged against the following criteria:

- (a) The sites should have a landscape framework capable of absorbing or, if necessary, screening the development and where required 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 existing 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 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 development satisfactorily in site planning terms;
- (g) Buildings and layouts of new developments should be designed so as to be energy efficient;
- (h) Built developments should where possible be built within those settlements that are the subject of inset maps.

S_005 Strathearn Design

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

- a) The use of appropriate high quality materials;
- b) Innovate modern design incorporating energy efficient technology and materials;
- c) Avoiding the use of extensive under-building 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 and Design of Houses in Rural Areas" will be used as a guide for all development in the Strathearn Area.

S_026 Strathearn Conservation Areas

There will be a presumption against development within or adjacent to the designated Conservation Areas (Comrie, Fowlis Wester and Muthill) which would harm the character or appearance, or which does not preserve or enhance the area. Applications for outline consent within Conservation Areas are unlikely to be acceptable without detailed plans of the development including elevations that show the new development in its setting.

S_066 Strathearn Crieff General Housing

Inset Map 3 identifies areas of residential and compatible uses where the existing residential amenity will be retained and where possible improved. Where sites become available for development, housing will be the most obvious alternative use. Some scope may exist for infill development but only where this will not have a significant adverse effect on the density, character or amenity of the area concerned and where a suitable access can be obtained. Hotels, guest houses and bed and breakfast accommodation will generally be acceptable uses for these areas provided the existing residential amenity can be protected. Important trees and hedges will be protected from development and small areas of private open space will be retained where they are of recreational or amenity value.

S_027 Strathearn 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.

OTHER POLICIES

Perth and Kinross Structure Plan 2003

The principal relevant policy is in summary:

Environment and Resources Policy 8: Cultural Heritage

The Council will seek to ensure that the rich and varied cultural heritage resources of Perth and Kinross are recognised, recorded, protected and enhanced as appropriate. New development which would adversely affect Listed Buildings, Conservation Areas, Scheduled Ancient Monuments, Historic Gardens and Designed Landscapes or their settings will not be permitted unless there is a proven public interest where social, economic or safety considerations outweighs the cultural interest in the site.

The **Conservation Area Appraisal** provides a framework for on-going management of the conservation area in the

medium term as well as the near future. The key objectives are:

- To ensure maintenance of the integrity of the conservation area;
- To prevent erosion of character through small-scale change;
- To enable future evolution and change as long as it is appropriately controlled.

Historic Scotland's **Scottish Historic Environment Policy 2009** which defines Conservation Areas as 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. SHEP confirms the planning authority has a duty to pay special attention to the desirability of preserving or enhancing the character and appearance of the area when exercising their statutory powers, but gives no specific guidance.

Scottish Planning Policy 2010

This SPP is a statement of Scottish Government policy on land use planning and contains:

- the Scottish Government's view of the purpose of planning,
- the core principles for the operation of the system and the objectives for key parts of the system,
- statutory guidance on sustainable development and planning under Section 3E of the Planning etc. (Scotland) Act 2006,
- concise subject planning policies, including the implications for development planning and development management, and
- the Scottish Government's expectations of the intended outcomes of the planning system.

Of relevance to this application are:

- Paragraphs 115 -116: Conservation Areas

SITE HISTORY

03/00405/FULChange of use to dwellinghouse (from class 8 to class 9) 25.04.2003 approved

03/00874/FULRemoval of window on NW elevation, installation of 2 veluxes, installation of velux above stairwell, velux in bathroom, remove flat roof, re-instate original flat roof, create 2 x 8' garage doors 23.07.2003 approved

CONSULTATIONS/COMMENTS

Conservation Team

The Business and Community Projects

(Conservation) Section have no objections to the scale and design of the extensions and alterations to the rear and welcomes the removal of the flat roofed garage extension. However, we do have strong concerns with the extent of proposed render.

Historic Scotland

We have considered your consultation and have no comments to make on the proposals. We confirm that your Council should proceed to determine the application without further reference to us.

Scottish Water

Scottish Water has no objection to this planning application.

TARGET DATE: 12 September 2011

REPRESENTATIONS RECEIVED:

Number Received: 0

Summary of issues raised by objectors:

Not applicable.

Response to issues raised by objectors:

Not applicable.

Additional Statements Received:

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 eg Flood Risk Assessment	Not required

Legal Agreement Required:

no

Summary of terms:

N/A

Conditions:-

- 1 The proposed development must be carried out in accordance with the approved drawings and documents, unless otherwise provided for by conditions imposed on the planning consent.
- 2 Notwithstanding the details shown on the drawings hereby approved, permission is not granted for the use of render on the red sandstone element of the north elevation of the dwellinghouse. The existing wall finish of red sandstone with blonde sandstone features shall be retained.

- 3 A sample panel of the proposed render finish shall be provided on site for the further agreement of the Council as planning Authority. The render finish as subsequently agreed shall be used in the completion of the development.

Reasons:-

- 1 To ensure that the development is carried out in accordance with the plans approved.
- 2 In order to preserve and enhance the character and appearance of the Conservation Area; to retain the visual amenity of the surrounding area and; to preserve the character and historic integrity of the dwellinghouse.
- 3 In the interests of visual amenity; to ensure a satisfactory standard of local environmental quality; to preserve the character and appearance of the Conservation Area.

Justification

- 1 The proposal is in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

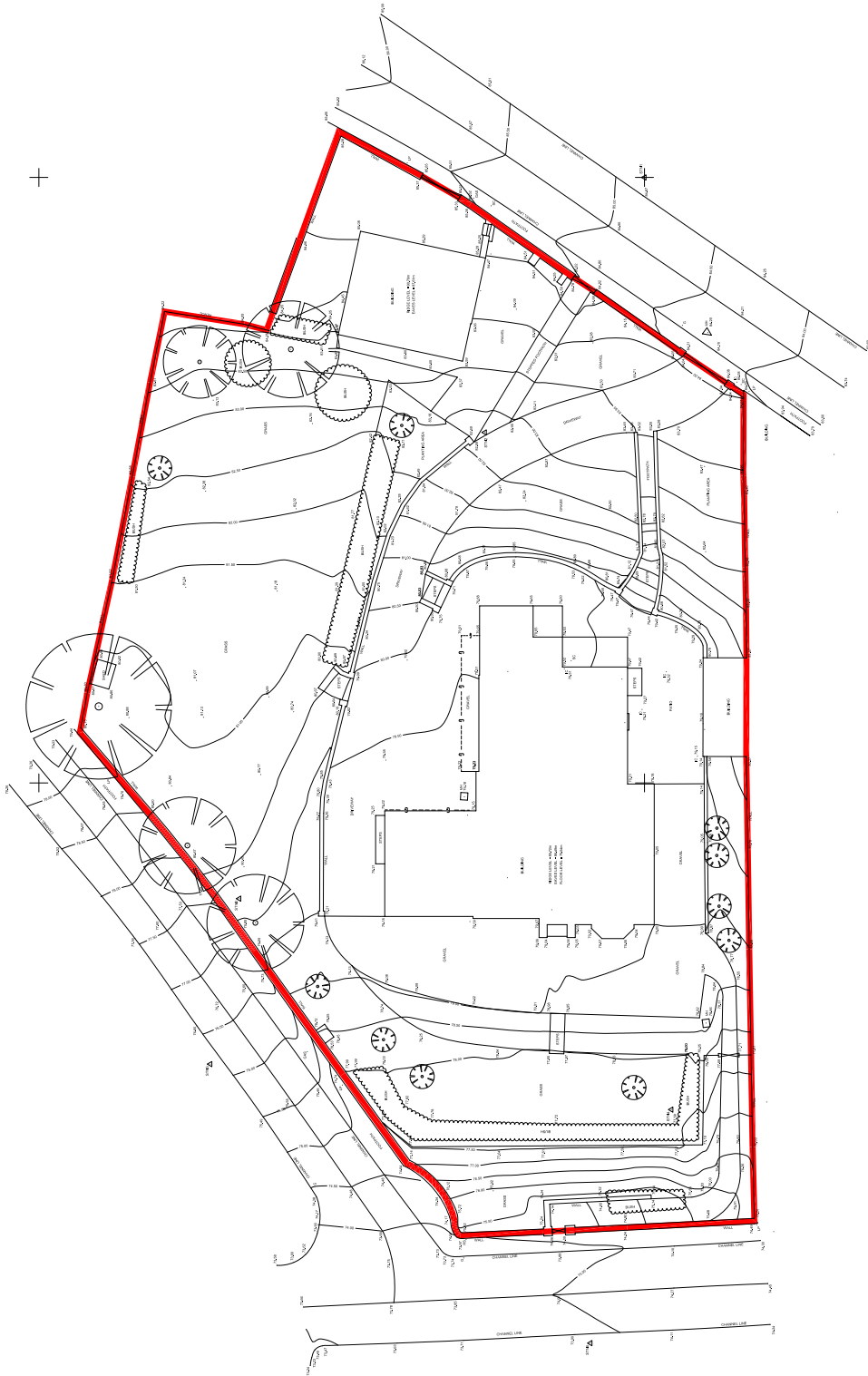
Notes

1. Under section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended) the person undertaking the development is required to give the planning authority prior written notification of the date on which it is intended to commence the development. A failure to comply with this statutory requirement would constitute a breach of planning control under section 123(1) of that Act, which may result in enforcement action being taken.
2. As soon as practicable after the development is complete, the person who completes the development is obliged by section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to give the planning authority written notice of that position.
3. No work shall be commenced until an application for building warrant has been submitted and approved.
4. 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).



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Client Mr & Mrs J McLaren	Project Alterations & Extension to Knox House, Coldwells Rd, Crieff		Drawing Title Location Plan	
James Denholm Partnership ARCHITECTS 11 Dunira Street Comrie Perthshire PH6 2LJ Tel: (01764) 670899 Fax (01764) 670995	Purpose Information	Scale 1:2500 @ A4	Drawn by SG	Date 12/07/11
	ALL SIZES TO BE SITE VERIFIED THIS DRAWING IS COPYRIGHT IF IN DOUBT, ASK	Rev.	Dwg. No. E05	Job No. 3726

[illegible]

1. GRID IS LOCAL, ONLY
2. ALL VALUES RELATE TO 0.5.5M
3. GRID IS NOT NEARLY A STREET LEVEL, TAKEN AS 1.00M
4. CONTOURS ARE 1.00M INTERVALS
5. CONTOURS ARE AT VERTICAL FEATURES ARE NEGATIVE
6. ELEVATIONS FOR EACH TADN ALONG CHANNEL LINE
7. EVERY EFFORT HAS BEEN MADE TO LOCATE
8. THE POINTS OF INTEREST, BUT IT SHOULD BE NOTED THAT THIS MAP WAS NOT BEING POSSIBLE AT THE TIME OF SURVEY DUE TO GROUND
9. CONDITIONS CHANGING
10. DISTANCE BETWEEN POINTS INDICATED BY THINK AND
11. CONTROL STATION COORDINATES SHOULD BE CHECKED
12. AND RECHECKED FOR ANY DISCREPANCIES FOUND
13. ANY DATA SHOULD BE INFORMED OF ANY DISCREPANCIES FOUND
14. OVERSIGHT OF SURVEY DATA REMAINS WITH DOUGLAS
15. HAS BEEN PUT IN FULL

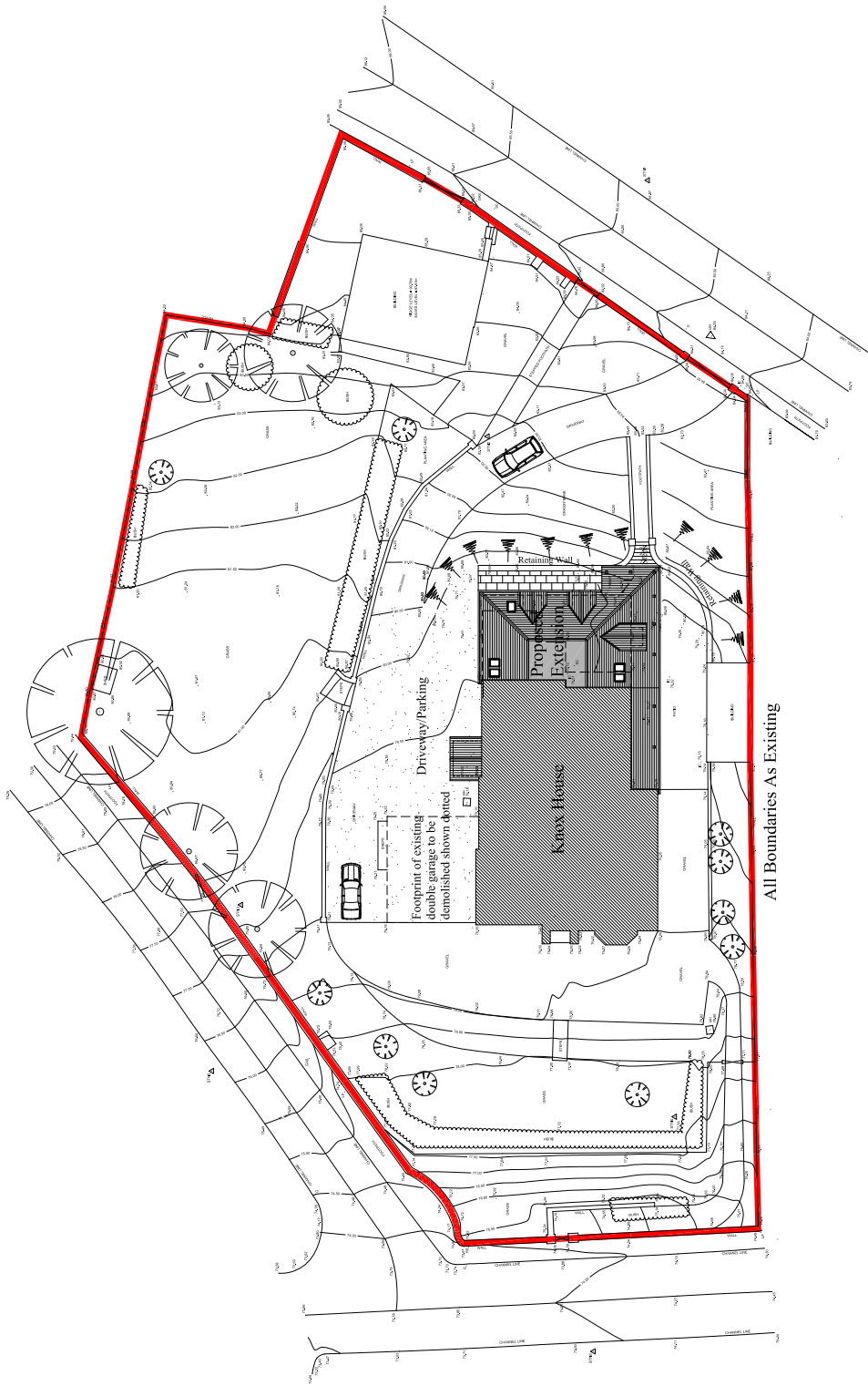
CONTROL STATIONS				
Station No.	Description	Existing	Proposed	Level
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2	NAIL	978.945	1013.179	82.709
3	PEG	940.442	1033.452	80.193
4	PEG	932.023	997.779	77.704
5	NAIL	926.781	1035.646	76.362
6	NAIL	903.738	1040.459	74.105

AGRA HOUSE,
15 KING STREET,
NEWPORT-ON-TAY,
FF6 0DB 8BN,
SCOTLAND
T. 01382 - 541333
F. 01382 - 541999
E. Land.Survey@btconnect.com
www.DouglassandSurveys.co.uk

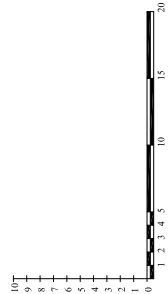
Drawn By: RGD	Scale: 1:200	Date: 26.06.09
Drawing number: 15209		Revision: 01

James Denholm Partnership					
ARCHITECTS					
11 St James Square, Glasgow G2 7ET Tel: 01236 894500 Fax: 01236 894501 Email: info@jdenholm.co.uk www.jdenholm.co.uk					
Client	Mr & Mrs J McLaren				
Project	Alterations & Extension to Knox House Coldwells Rd Crieff				
Architect's Ref.	Site Plan (As Existing)				
Scale	1:200	Date	08/02/11	Drawn No.	5726
				EDI	
	Issued by	SG	Information		Rev.

[illegible]



All Boundaries As Existing



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number 10000137

Project	Description	Significant Potential Hazards	Project	Description
1	1	1	1	1
2	2	2	2	2
3	3	3	3	3
4	4	4	4	4
5	5	5	5	5
6	6	6	6	6
7	7	7	7	7
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20	20	20	20	20

Project	Description	Significant Potential Hazards	Project	Description
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Project	Description	Significant Potential Hazards	Project	Description
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Project	Description	Significant Potential Hazards	Project	Description
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20	20	20	20	20

James Denholm Partnership ARCHITECTS 11 Dundas Street Centre, Perthshire Place 2nd Fl Perth, Scotland PH1 1LJ Tel: 01739 420000 Email: james.denholm@jamesdenholm.co.uk Website: www.jamesdenholm.co.uk																
Client		Mr & Mrs J McLaren			Alterations & Extension to Knox House Goldwells Rd Crieff			Site Plan (As Proposed)			SG		Planning			
Drawn By		1:200			Drawing Date			Date		27/06/11		Drawing No.		3726		
Scale		1:200			Drawn By			Date		27/06/11		Drawing No.		3726		
Rev.		P02			Rev.			P02			Rev.		P02		Rev.	

TCP/11/16(171)

Planning Application 11/01223/FLL – Review of Condition 2 on planning permission for alterations and extensions to house at Knox House, Coldwells Road, Crieff, PH7 4BA

REPRESENTATIONS

- Objection from the Business and Community Projects (Conservation) Section, dated 19 September 2011

Memorandum

To	Christine Brien	From	Vivienne Whyte
Your ref	11/01223/FLL	Our ref	*
Date	19/09/2011	Tel No	76596

The Environment Service

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

Conservation/Design comments

Knox House, Coldwells Road, Crieff – alterations and extensions to house

Knox House is a very large unlisted traditional stone built dwelling located in Crieff Conservation Area. The building once belonged to Morrison's Academy and was used as an extension to the schools facilities, during which time it was altered and extended. Approximately 9 years ago and prior to the designation of the conservation area, it changed ownership and was converted into a single dwelling, the later modern extensions were then remodelled and re-rendered.

The manner in which Knox House has been extended has resulted in a very deep and complex building arrangement with differing floor/window levels. However, the scale of this large building has been broken down by the varied use of material finishes. Having analysed old mapping, the original villa which faces Comrie Road, was likely to have been constructed during the early Victorian period built in blonde sandstone with detailed carving, particularly at the quoins. It was extended, in the mid Victorian period, on the south side of the east elevation using red sandstone with blonde dressings. It was extended again to the north of this extension using the same materials and is mapped on the 1932 OS map. The window levels in these extensions do not tie up with the original villa. It was extended again, this time to the north and again to the east (rear) during the 1950s and 60s using modern materials.

The proposal is to erect a new porch to the north, make further alterations to the later extensions, remove the attached 2-storey flat roofed garage and render large areas of stonework.

The Business and Community Projects (Conservation) Section have no objections to the scale and design of the extensions and alterations to the rear and welcomes the removal of the flat roofed garage extension. However, we do have strong concerns with the extent of proposed render.

The original plans submitted with the application showed a greater extent of render; the complete north elevation covering the blonde sandstone, the red sandstone and the new extension. The render was also to continue round the rear and returning along the south elevation covering the red sandstone on both of these elevations too. This would have left only the front elevation and the blonde sandstone element to the south not rendered. The reason for rendering the red sandstone was concerns by the applicant over the condition of the stone, a general dislike to a "poorer" quality stone, scarring in the stonework from previous alterations to various pipework and the removal and infilling of an oriel window.

The red sandstone is a local stone, a defining characteristic of Crieff, the face of which has been stugged (a pattern commonly employed in the mid 19th century). There is the occasional individual stone, particularly on the south, which has been edge bedded and has naturally, through time, delaminated. But, not to the detriment of its structural ability, in fact, overall the stonework appears in reasonable condition for its age and type (Note: the stonework to the south is the older part of the two red sandstone extensions). The small scarring is not insurmountable and the mock stonework infill (replacing the oriel window, to the north) is not enough of a visual distraction that it warrants rendering the red sandstone on this elevation. The infill could be replaced at some point in the future with real stone should anyone wish.

This use of differing materials clearly denotes the buildings development history, an important characteristic of any historic building and something that should not be lost, distorted or disguised. The use of varied material finishes, which harmonise and marry well, does reduce the buildings visual mass and scale by breaking it up into defined phases of build. To mask these differing elements with the same render will not only increase the visual mass but confuse its reading and development history. During an early site visit it was made clear that this approach was not something we could support. From that initial visit further plans were drawn up which sought to retain more elements of the red sandstone, to the rear and to the south. It also included the retention of the blonde sandstone element to the north with the new intention of removing the paint and making good the scarring upon the removal of the garage. However, this may form part of a separate application in the future should the stonework be found in an unrecoverable condition and require rendering. The potential impact this could have on the buildings appearance, should the remaining north elevation be rendered, can not be ignored.

However, these revised proposals still include the rendering of the red sandstone to the north, and elevation which can be partially viewed from Comrie Road (when standing in front of Gordon Motors Garage), even more so upon the demolition of the 2-storey garage. It is, therefore, important that the red sandstone remains exposed and not rendered for reasons explained above.

When entering the site down the drive from Coldwells Road, it will be possible to see and compare both the north and east (rear) elevations at the same time. This is when the differing material finishes on the same late Victorian extension will be read and will look awkward next to each other. From this view point the combination of blonde sandstone and proposed render, both a similar colour, would visually lengthen an already long elevation. Should this blonde sandstone element require rendering as well, following the removal of the garage, this elevation will be completely unreadable and the building history will be lost.

An example of this can be found in the neighbouring property, Coldwells. It is a very old structure which featured on John Wood's map of Crieff, dated 1822. Yet today, due to a modern application of render, pre conservation area, its history and age is totally unidentifiable. Its appearance has been so heavily altered by a simple application of render that any architectural detail, external historic fabric and individual character have been sadly lost.

We are also concerned that the proposed use of a modern non-breathable render applied to a wire lath which will be fixed at regular points to the face of the stone, is instantly damaging and could deteriorate the stonework further. This was explained and highlighted in some length to the architect prior to the submission of the application. This method of application

is also non-reversible, therefore, permanently altering the appearance of the building well into its future.

Given these very strong concerns and relevant issues raised the Business and Community Projects (Conservation) Section wishes to object to the proposed rendering of the stonework due to the impact it will have on the buildings character and the conservation area, therefore, can not support the application as a whole.

(Note, the existing use of uPVC on site was prior to the designation of the conservation area and Article 4 Direction).

TCP/11/16(171)

Planning Application 11/01223/FLL – Review of Condition 2 on planning permission for alterations and extensions to house at Knox House, Coldwells Road, Crieff, PH7 4BA

WRITTEN SUBMISSION

- Written Submission by the Appointed Officer, dated 11 May 2012
- Response to Written Submission by the Agent, dated 18 May 2012

**Delayed Office Opening for
Employee Training**

*This Office will be closed from 8.45 am –
11.00 am on the 1st Thursday of each
month .*

Gillian Taylor
Clerk to the Local Review Body
2 High Street
Perth
PH1 5PH
By email only



Planning and Regeneration
Head of Service **David Littlejohn**

Pullar House 35 Kinnoull Street
Perth PH1 5GD
Tel 01738 475300 Fax 01738 475310

Contact Christine Brien
Direct Dial 01738 475359
E-mail: cmfbrien@pkc.gov.uk
www.pkc.gov.uk

Our ref 11/01223/FLL

Your ref TCP/11/16(171)

Date 11 May 2012

Dear Ms Taylor

Town & Country Planning (Scotland) Act 1997
The Town & Country Planning (Schemes of Delegation & Local Review Procedure)
(Scotland) Regulations 2008
Application Ref: 11/01223/FLL – Review of Condition 2 on planning permission for
alterations and extensions to house at Knox House, Coldwells Road, Crieff, PH7
4BA – Mr and Mrs J McLaren

I refer to your letter of 25 April in connection with the above planning permission which is currently at Review. Your letter requested a written submission from the Appointed Officer/Conservation Officer providing further information on the material to be used for the render and the specification for its application.

Although not previously aware of the applicant's proposed product, web-based research has been carried out and, in consultation with the Conservation Officer, I would comment as follows:

The render is made up of 4 different layers/applications;

1. Fibre-reinforced levelling coat – 'StoLevell Reno'
2. Reinforcing mesh – 'Sto-Glass Fibre Mesh'
3. Intermediate Primer – 'Sto-Primer'
4. Synthetic render finish – 'Stolit'

The levelling coat applied to the face of the stone contains white cement, lime hydrate, polymer powder, sands, mineral filler material and additive. White Portland cement differs physically from grey cement only in terms of its colour. Its setting behaviour and strength development are essentially the same as that expected in grey cement and it meets standard specifications. Although this mixture contains lime hydrate (slaked lime) the use of cement is a concern in terms of its breath-ability but ultimately, in this instance, its permanence.

The reinforcing mesh is then bedded in the first application (levelling coat). It would appear from the technical data sheets that the mesh is not physically attached to the substrate by use of metal fixings. This is presumably because the levelling coat has

enough strength and adhesion (to the substrate). While this prevents initial physical damage to the face of the stone, i.e. drilling of holes, essentially the damage has already been caused by the application of the cement based fibre-reinforced levelling course.

The StoRend Fibre Plus boasts durability, strength and “good adhesion to substrate”, in other words it’s a permanent application of render which if considered for removal in the future, by different owners, would only not only be a physical challenge but it would remove with it a considerable extent of the face of the stone because of the ‘natural’ grip and strength found in cement. Cement is considerably stronger than sandstone.

The ultimate concern is the permanence of this render, it is fundamentally irreversible and will, therefore, change the appearance and alter the character of the building, and its readability forever. It could not be reinstated to stone at a later date, by a future owner.

I would also like to take this opportunity to make comment on the appellant’s email of 1st May. Whilst I do not agree that the elevation in question is a ‘very small section’ of the building, the more important factor is the scale of the impact the proposed rendering would have on the visual perception of the building as a whole. I believe that the impact of the appellant’s proposal will become clearly evident when the accompanied site visit is carried out in due course.

The colour of the render has indeed been agreed with the planning authority on the basis of the areas of render granted planning permission.

The letter from David Taylor of WB Dodds (Building Contractors) Ltd does not make mention of which elevation had the most damaged stonework though the appellant’s agent suggests it was ‘largely referring to the area on the south elevation which is in the poorest state’. If this is indeed the case (which is not explicit in the letter submitted), I am not clear as to what the justification is for the proposed rendering of the north elevation, other than perhaps the appellant’s personal taste. If this is the case, it must be remembered that the site lies within the designated Conservation Area which places responsibilities on the planning authority to ensure the appearance and character of the Area is not harmed but is preserved or enhanced.

I believe it was mentioned by the Conservation Officer previously that the red sandstone extension to the south pre-dates the red sandstone extension to the north so it is little wonder that the stonework on the south elevation is in poorer condition. Much of the damage to the south elevation has been caused by ragging and pipework, with some natural delamination also evident on this elevation. I do not consider the damaged sections constitute ‘substantial areas of the building’ and not even of the south elevation. The planning authority compromised in accepting the use of render on the original stonework as a concession to the appellant’s concerns regarding the previous damage and scarring on stonework at the lower part of the southern elevation.

The render below the proposed canopy will cover a relatively small concentrated area of stonework on the south elevation which will be partially disguised by the canopy and protected from the elements. This small area of render will be visually separated from the red sandstone wall above by the roofline of the canopy. Thus the overall impact of the render is considered minimal as the development of the various complex building phases can still be read.

Elements of the original red stonework are to be retained on the south elevation and the eastern elevation. If there is no red sandstone retained on the north elevation, the resultant appearance will be incongruous. This will be to the detriment of the character and appearance of the building and of the wider area.

For clarification, the planning permission is tied to the approved drawings. The approved drawings show that the porch is to be finished in dressed blond sandstone to match the front of the house.

I trust this is of assistance to the Local Review Body and I look forward to hearing from you regarding the site visit in due course.

Yours sincerely

Christine Brien
Planning Officer

CHX Planning Local Review Body - Generic Email Account

From: Jimmy [jimmy@james-denholm.co.uk]
Sent: 18 May 2012 11:08
To: CHX Planning Local Review Body - Generic Email Account
Cc: jimdargil [REDACTED]; ellen@james-denholm.co.uk; kirsty@james-denholm.co.uk; simon@james-denholm.co.uk
Subject: FW: TCP/11/16(171) - Knox House, Coldwells Road, Crieff

Dear Audrey,

Further to you letter dated 16th may 2012 and our e mail below of 17th may we have had a further discussion with our client and would like to make the following supplementary comments;

Having agreed the colour of the render with the planners our client is more than prepared to discuss with them the actual render type and technical spec used to achieve a solution that would allow for future owners, if they desired ,to remove the render, if that is a concern of the planners.

Our client is not set on a particular render spec and wishes to work with the planning department to achieve a solution that works for him and also minimizes the planners concerns.

Regards

James Denholm
James Denholm Partnership
11 Dunira Street
Comrie
Perthshire
PH6 2LJ
01764 670899

From: Ellen Webster [mailto:ellen@james-denholm.co.uk]
Sent: 17 May 2012 20:19
To: CHX Planning Local Review Body - Generic Email Account
Cc: Jim McLaren; Gibson, Simon; Denholm, James
Subject: Re: TCP/11/16(171) - Knox House, Coldwells Road, Crieff

REFERENCE EML-OUT/3726/70

For the attention of CHX Planning Local Review Body - Generic Email Account

FAO Audrey.

We are writing to confirm receipt of your letter dated 16 May 2012 and note that we have no further comments to add in response to the Planning Officer/Conservation Officer's written submission.

However, we do note that your letter refers an "unaccompanied " visit, however as discussed this should have read an "accompanied" visit as confirmed in your earlier letter of 25 April 2012. You also confirmed that we will be notified of the suggested site visit date.

We trust this reflects our conversation but please call if you would like to discuss further.

Regards,

Ellen Webster
for James Denholm Partnership
11 Dunira Street , Comrie, Perthshire, PH6 2LJ
Tel: 01764 670899 - Fax: 01764 670995

