

**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](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 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 &amp; 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 – 20<sup>th</sup> February 2012

With reference to the planning consent ref. 11/01223/FLL granted on the 25<sup>th</sup> 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 26<sup>th</sup> 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 PERTHSHIRE 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 VISIBLE 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  
Fax: 01764 652014  
E-mail: [wbdodds@email.com](mailto:wbdodds@email.com)  
Web: [www.wbdodds.co.uk](http://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 638)





# 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](http://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, Fowls 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

LEGEND

SYMBOLS	
BORISOLE	STUMP
CONTROL STATION	TRIAL PIT
GATE	TREE
SERVICE COVER	
LINE STYLES	
BUTTOCK OF BANK	
BUSH CANOPY	
CHANGE OF SURFACE	
CHANNEL LINE	
FENCE	
HEDGE	
OVERHEAD WIRE	
ELECTRIC	
TELECOM	
PATI EDGE	
ROAD CENTRE LINE	
STRIP GULLY	
TOP OF ROAD	
TOP OF FERR	
TREE CANOPY	
WALL	

ABBREVIATIONS

AV	AIR VALVE	LP	LAMPPOST
BH	BORISOLE	MH	MANHOLE
BO	BORISOLE	PT	TRIAL PIT
BO	ELIG. PT BOX	RD	ROAD
EA	EAVER LEVEL	RD	ROAD
EP	ELECTRICITY POLE	SD	STOP VALVE
FP	FIRE HYDRANT	SV	STOP VALVE
GA	GAS	TV	TELEVISION
IB	IBRIBIN GAS	TV	TELEVISION
IR	IR	TV	TELEVISION
IL	INLET LEVEL	TV	TELEVISION
IS	IS	TV	TELEVISION

NOTES

- GRID B LOCAL ONLY
- ALL LEVELS RELATE TO O.S.B.M. LOCATED AT NO. 11 CORNER STREET.
- CONTOURS ARE AT 1.0 (m) INTERVALS
- CONTOURS AT VERTICAL FEATURES ARE INDICATIVE
- LEVELS FOR ROAD ARE TAKEN ALONG CHANNEL LINE
- WHILE EVERY EFFORT HAS BEEN MADE TO LOCATE THE POSITION OF ALL SERVICE COVERS (eg. manholes) IT IS NOT POSSIBLE AT THE TIME OF SURVEY TO LOCATE COVER OR LOCAL OBSTRUCTIONS.
- ISOLATED MATURE TREES ARE IDENTIFIED BY TRUNK AND CANOPY
- ALL CONTROL STATION COORDINATES SHOULD BE CHECKED AND VERIFIED ON SITE PRIOR TO USE.
- DOUGLAS LAND SURVEYS SHOULD BE INFORMED OF ANY
- OWNERSHIP OF SURVEY DATA REMAINS WITH DOUGLAS LAND SURVEYS, UNTIL INVOICE RELATING TO SUCH DATA HAS BEEN PAID IN FULL.

CONTROL STATIONS

CONTROLS, ELEVATIONS			
Station No.	Coordinates	Elevation	Level
1	NAIL	1005.000	85.000
2	NAIL	978.945	82.700
3	NAIL	978.945	82.700
4	PEGS	987.778	77.704
5	NAIL	987.778	77.704
6	NAIL	987.778	77.704

DOUGLAS LAND SURVEYS

DOUGLAS LAND SURVEYS  
15 KINGS STREET,  
NEWPORT-ON-TYNE,  
TYNSIDE, NORTH ABERDEENSHIRE,  
SCOTLAND  
E: 01982 - 541333  
F: 01982 - 541333  
E: Land.Survey@dooglasland.com  
www.dooglasland.com

THIS: **KNOX HOUSE, CRIEFF.**

Drawn By: RGD	Scale: 1:200	Date: 26.06.19
Sheet Number: 15209	Sheet: 01	

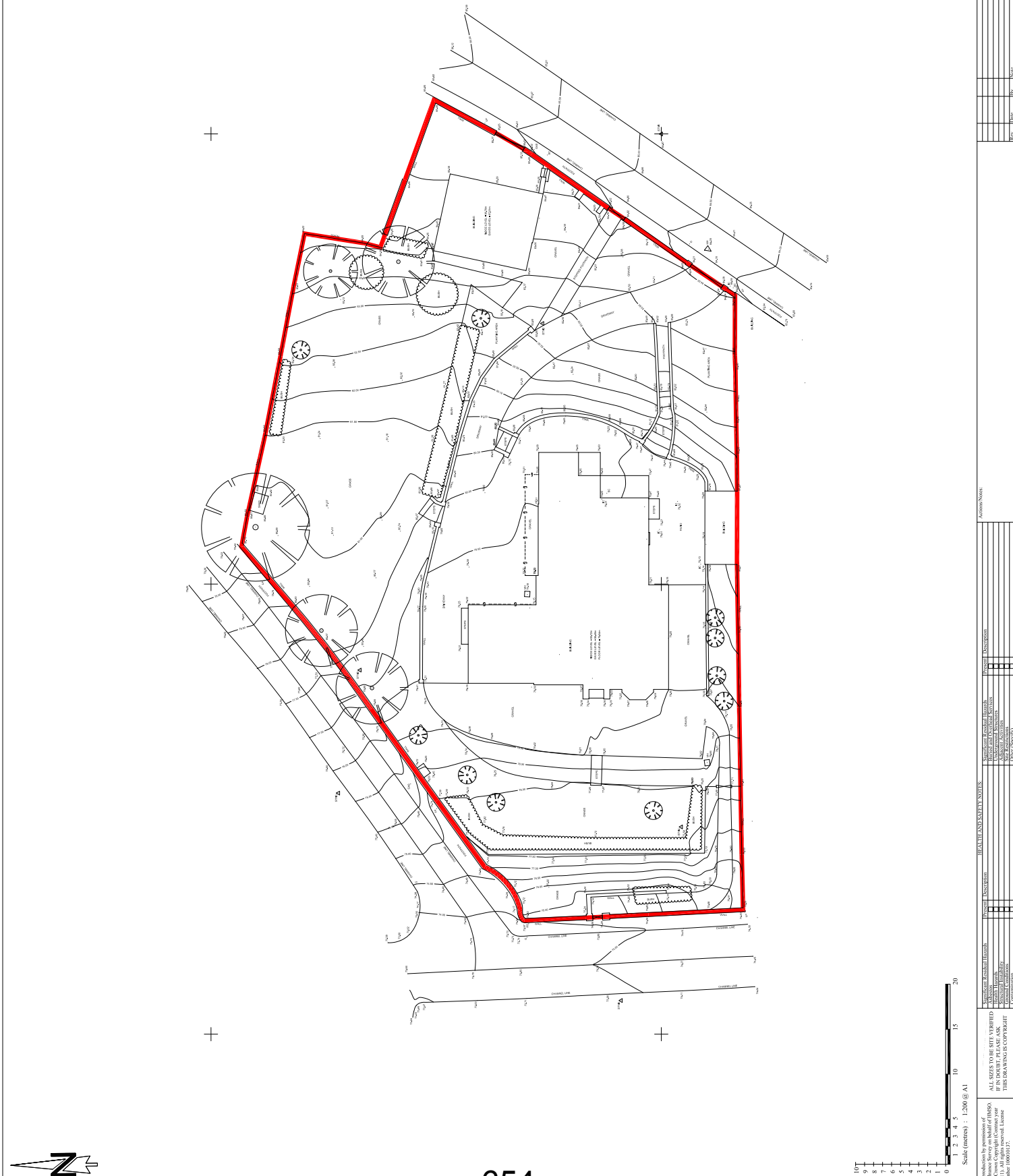
**James Denholm Partnership**  
ARCHITECTS  
11 Dundas Street Centre, Perthshire Place, 2nd Fl.  
11 Dundas Street Centre, Perthshire Place, 2nd Fl.  
Perth, Scotland PH1 1AA  
Tel: 01739 424444  
Email: james.denholm@jamesdenholm.co.uk

**Mr & Mrs J McLaren**

**Alterations & Extension to Knox House**  
Goldwells Rd  
Crieff

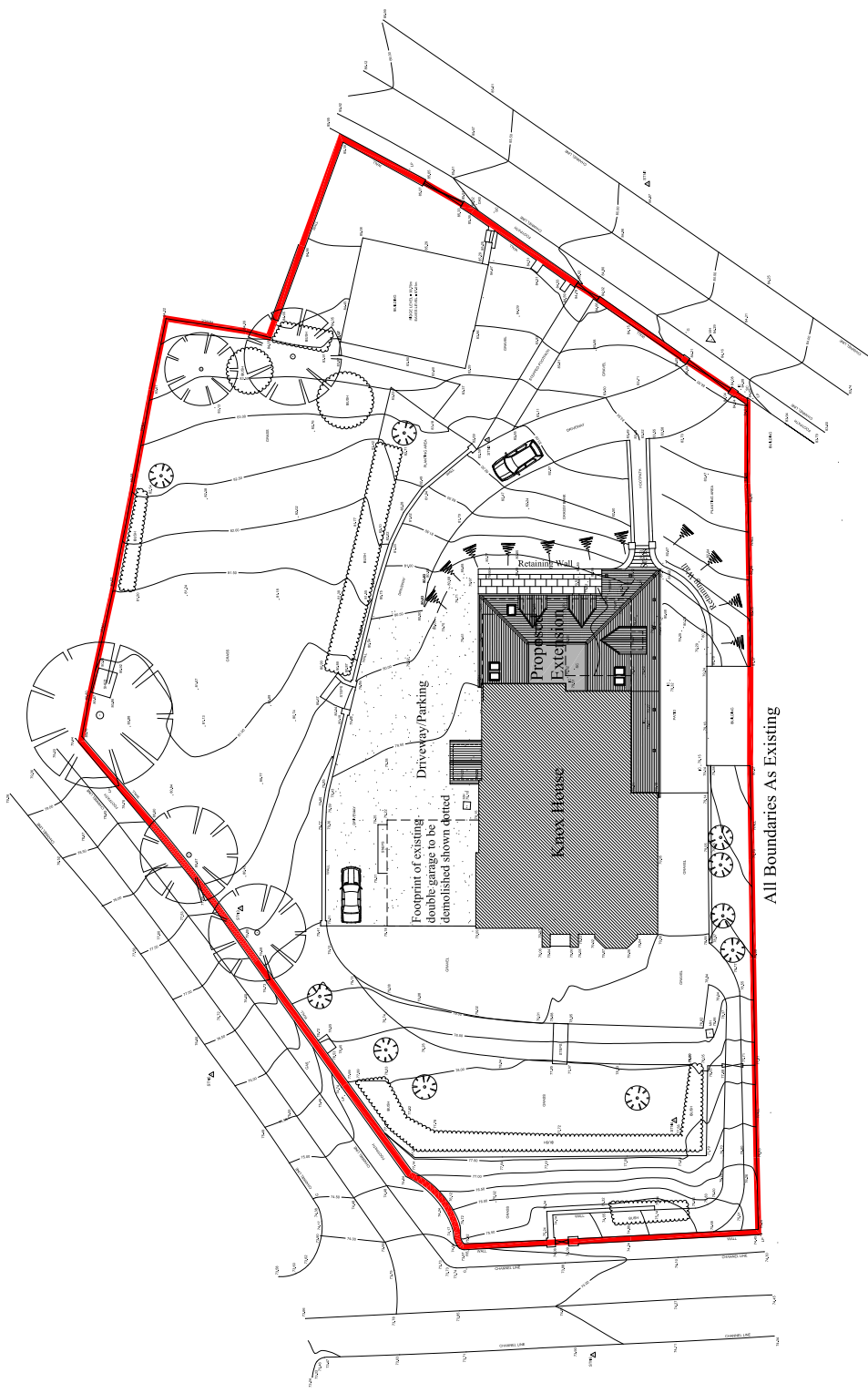
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(As Existing)

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Date: 08.02.11  
Sheet: 01  
Page: 1 of 1

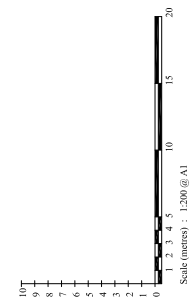


REVISIONS	
No.	Description
1	Initial Design
2	Revised Design
3	Final Design
4	As Built
5	As Built
6	As Built
7	As Built
8	As Built
9	As Built
10	As Built

Author: James Denholm	Checker: James Denholm	Drawn: RGD	Scale: 1:200	Date: 08.02.11	Sheet: 01	Page: 1 of 1
Project: Alterations & Extension to Knox House	Client: Mr & Mrs J McLaren	Location: Goldwells Rd, Crieff	Site: 15209	Scale: 1:200	Date: 08.02.11	Sheet: 01
Project: Alterations & Extension to Knox House	Client: Mr & Mrs J McLaren	Location: Goldwells Rd, Crieff	Site: 15209	Scale: 1:200	Date: 08.02.11	Sheet: 01
Project: Alterations & Extension to Knox House	Client: Mr & Mrs J McLaren	Location: Goldwells Rd, Crieff	Site: 15209	Scale: 1:200	Date: 08.02.11	Sheet: 01
Project: Alterations & Extension to Knox House	Client: Mr & Mrs J McLaren	Location: Goldwells Rd, Crieff	Site: 15209	Scale: 1:200	Date: 08.02.11	Sheet: 01



All Boundaries As Existing



Scale (metres) : 1:200 @ A1  
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number 10000137

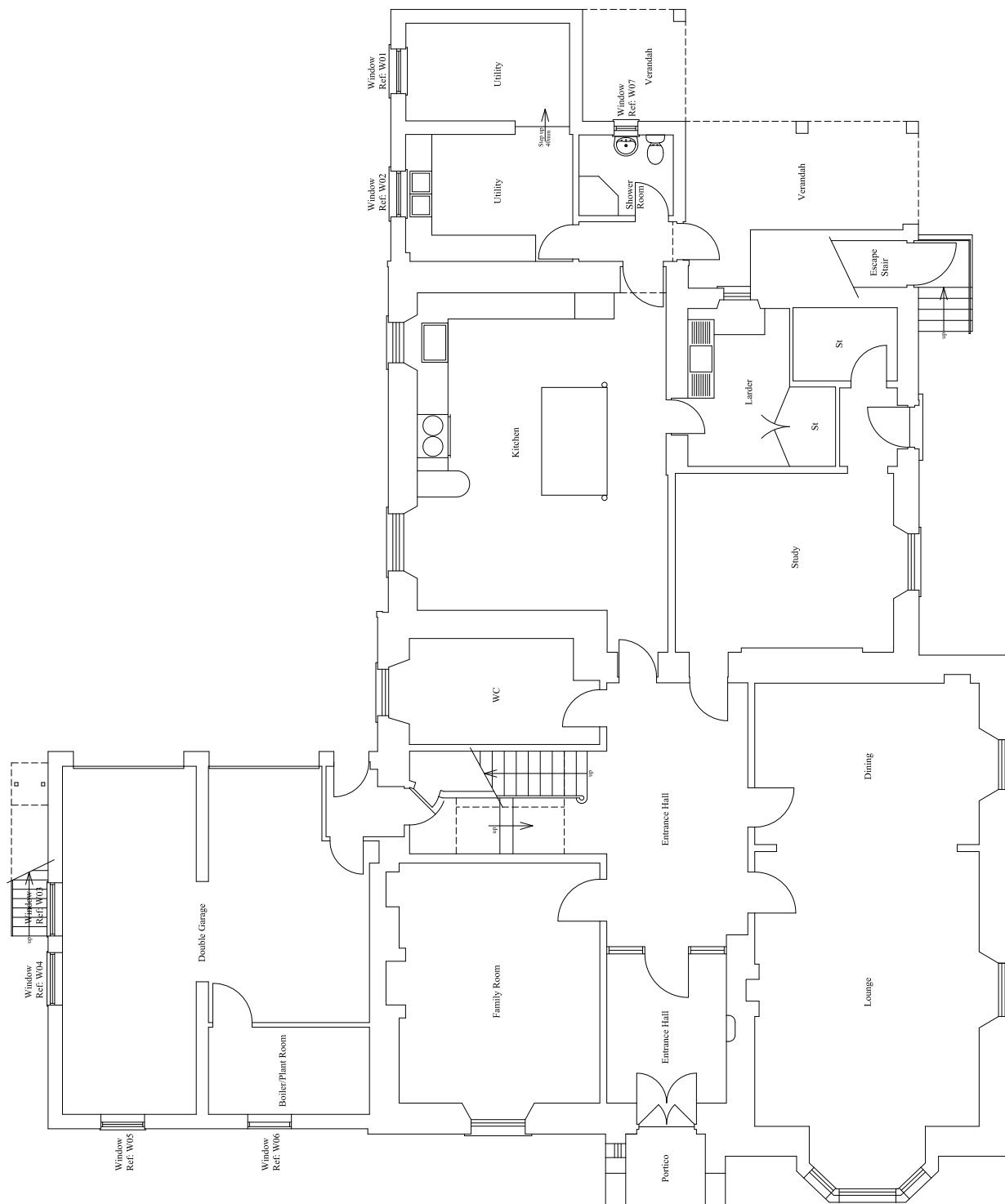
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Project	Description	Significant Potential Hazards	Project	Description
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Project	Description	Significant Potential Hazards	Project	Description
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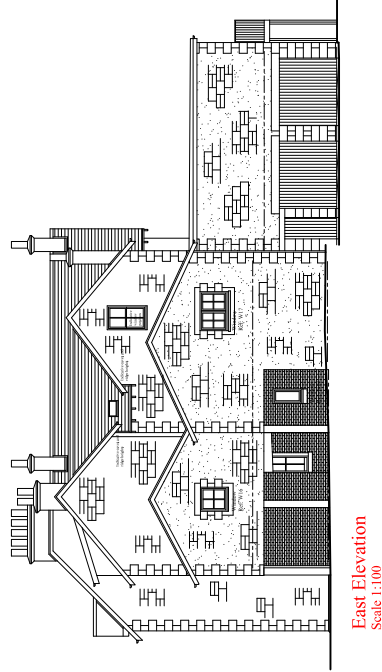
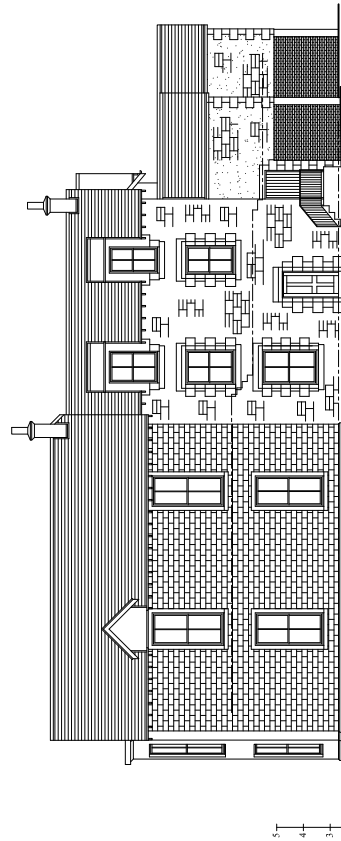
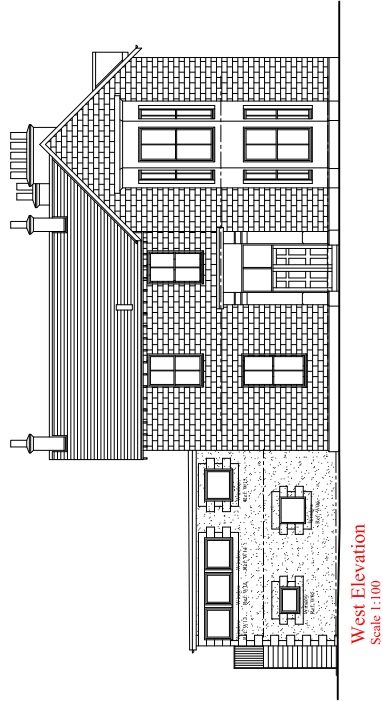
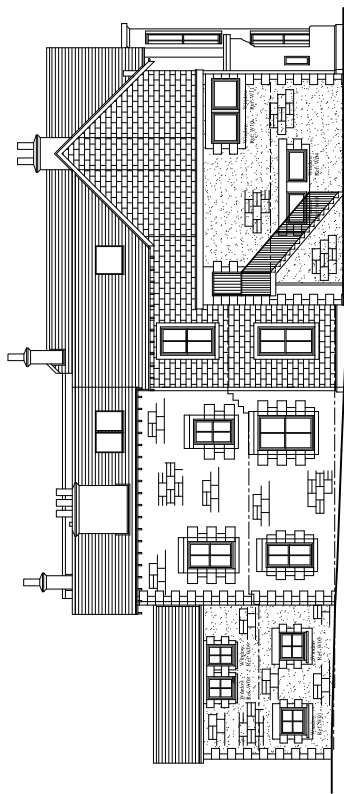
James Denholm Partnership ARCHITECTS 11 Dundas Street Centre, Parkdale Pkg 2 & 3 Toronto, Ontario M6K 1G7 Tel: (416) 593-8888 Fax: (416) 593-8889 www.jamesdenholm.com		Client	Mr & Mrs J McLaren
Project		Alterations & Extension to Knox House Goldwells Rd Creeff	Site Plan (As Proposed)
Scale	1:200	Drawn By	SG
Date	27/06/11	Page	Planning
Job No.	3726	Rev.	P02




















Ground Floor Plan  
Scale 1:50

Figure 1 shows a schematic diagram of a 2D lattice structure. The lattice is composed of two types of sites: '1' (represented by a solid black square) and '2' (represented by an open square). The sites are arranged in a regular grid. A scale bar at the bottom indicates a length of 1.50 micrometers.





	Window Ref: W01		Window Ref: W02		Window Ref: W03		Window Ref: W04		Window Ref: W05		Window Ref: W06		Window Ref: W07		Window Ref: W08		Window Ref: W09		Window Ref: W10		Window Ref: W11		Window Ref: W12		Window Ref: W13		Window Ref: W14		Window Ref: W15		Window Ref: W16		Window Ref: W17
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<b>James Denholm Partnership</b> <b>ARCHITECTS</b> 11 Duane Street, Corner Post Office, PHO 2L2 Tel: 01273 313131 Email: james@jdenholm.co.uk Website: www.jdenholm.co.uk		<b>Mr &amp; Mrs J McLaren</b> <b>Alterations &amp; Extension to Knox House</b> <b>Goldwards Rd</b> <b>Chalfont</b>		<b>Elevations</b> <b>(AS EXISTING)</b>		<b>Information</b>	
Client	Project	Scale	Drawn by	SG	Drawn by	SG	Info
		1:100	Prepared				
Date	14/02/11						
Plot No.	3726	Plot No.					
							E04

ALL SIZES TO BE REPRODUCED		JULY 2018 AND SIZE 17.5 2018	
Project	Description	Project	Description
Minimum Essential Works		Minimum Essential Works	
Revised and Expanded Services		Revised and Expanded Services	
Additional Activities		Additional Activities	
Other (Specify)		Other (Specify)	



**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 19<sup>th</sup> 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
- Written submission by the Agent, dated 23 July 2012
- Response to written submission by the Appointed Officer, dated 8 August 2012
- Agent's comments on the response to written submission by the Appointed Officer 22 August 2012





**Delayed Office Opening for  
Employee Training**

*This Office will be closed from 8.45 am –  
11.00 am on the 1<sup>st</sup> 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](mailto:cmfbrien@pkc.gov.uk)  
[www.pkc.gov.uk](http://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 1<sup>st</sup> 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**

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**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 16<sup>th</sup> may 2012 and our e mail below of 17<sup>th</sup> 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





**CHX Planning Local Review Body - Generic Email Account**

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**From:** Ellen Webster [ellen@james-denholm.co.uk]  
**Sent:** 23 July 2012 17:35  
**To:** CHX Planning Local Review Body - Generic Email Account  
**Cc:** Yvonne Oliver; jimmy@james-denholm.co.uk; Jim McLaren; Shona McLaren  
**Subject:** Re: TCP/11/16(171) - Knox House, Coldwells Road, Crieff, PH7 4BA - letter re render  
**Attachments:** S22C-112072317180.pdf

REFERENCE EML-OUT/3726/81

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

Dear Ms Oliver,

Thank you for your e mail. Please find attached letter from Mr Ian Stewart dated 12th June 2012 confirming the proposed render finish to the existing house on the North and South elevations, this letter also confirms the proposed render finish to the external walls to the new extension. Our clients have requested that the letter from W.B. Dodds (Building Contractors Ltd) dated 18th August 2011 be withdrawn from the planning condition appeal process.

We trust this is satisfactory but please call if you need any additional information.

Regards,

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

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17 JUL 2012

James Connolly  
Partnership

Mr J. McLaren  
Knox House  
Comrie Rd.  
Crieff  
Perthshire

12<sup>th</sup> June 2012

Dear Sir,

Proposed rendering of North & South elevations of Knox House. App Ref 11/01223/FLL

Having viewed the previous suggested material for the rendering of these elevations we are in agreement that the "Stolit Synthetic Render" would indeed be permanent and any attempt to remove this in the future would indeed cause damage to the face of the stone.

In order to resolve this issue we would suggest the following.

- 1/ Face of the stone to be protected by fixing a clear vapour barrier polythene to complete area.
- 2/ Galvanised expanded metal lath to be fixed over vapour barrier. Fixings to be zinc alloy hammer drive anchors fixed to joints between stone.
- 3/ A scratch coat of sand/cement to be applied to EML, mix 3:1 with horse hair added for added adhesion to EML.
- 4/ 2<sup>nd</sup> coat of white sand/snowcrete cement mix 3:1 applied to scratch coat, this to be dashed with a wet roughcast finish, mix 3 parts white washed Essno chipping, 1 part white sand, 2 parts snowcrete cement.

By using a clear barrier this would allow all anchor fixings to be inserted into pointing between stone, not causing any damage to stone itself by drilling or from cement adhesion, allowing for complete removal of render if required in the future.

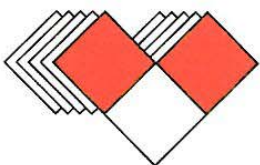
This roughcast finish would also be used on the new extension, minus the vapour barrier & EML, giving a uniformed finish to all three elevations.

The finished colour for all elevations would be off white, as per previous "Stolit" proposal.

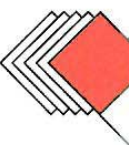
We trust this method now alleviates any issues or fears you may have had regarding possible damage to stone face and look forward to your reply.

Yours faithfully,

Ian L. Stewart



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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](mailto:cmfbrien@pkc.gov.uk)  
[www.pkc.gov.uk](http://www.pkc.gov.uk)

Our ref 11/01223/FLL

Your ref TCP/11/16(171)

Date 8 August 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 email of 25 July in connection with the above planning permission which is currently at Review. You requested comments from the Appointed Officer/Conservation Officer on the additional information relating to the revised external finishing material to be used for the render put forward by the applicant at the Local Review Body's site visit on 8 June 2012.

Aside from the obvious visual permanence of the proposed render and the permanent impact that would have on the character and reading of the historic building, there are a number of points of concern. They are as follows:

1. The title of the letter from I. Stewart refers to "proposed render on the north and south elevations of Knox House". The condition under review relates only to the render on the north elevation of the existing house (red sandstone element), not the south as well. This may appear misleading and confusing to the Local Review Body.
2. The application of wire lath to the mortar joints would be incredibly difficult for the planning authority to monitor unless present on site while the work was taking place. This is unrealistic from the Council's point of view due to the officer time this would cost. If no officer were on site it would not be possible to be reassured that the render could be removed effectively in the future. This remains a fundamental concern of the Council.
3. The term EML is used in the letter. Does this mean 'expanded metal lath'?
4. Traditionally a wet rough cast finish is 19mm thick. The reason the applicant and agent originally selected the Stolit render was because it has a thin application, allowing the render to finish flush with the slight projection of natural stone on the window margins and quoins. It is unclear from the information provided what thickness the wet dash render

would be and what impact this would have on the projecting features and ultimately the building's character. There is extreme concern that the now-proposed wet dash render would be significantly thicker therefore detrimentally impacting on the projecting stone detailing and the character of the building itself. Further information is therefore required.

5. A sample of the colour of the proposed wet dash finish is required. From the description it would appear to be a very white finish. Given that the previously approved finish was to be off-white with a hint of mushroom, the revised proposed would be much more visually jarring, to the detriment of the character of the building and the wider Conservation Area.

I must reiterate the Conservation Officer's original comments made during the consultation stage when the neighbouring building, Coldwells, was cited as an example of the highly significant impact rendering old walls can have on a building's readability. Coldwells featured on John Wood's map of 1822. The footprint of the building has not changed to this day, however its external appearance has, pre conservation area designation, and I strongly object to the same happening to this building which has a complex arrangement of extensions and phases of development.

For clarification, the planning permission remains tied to the approved drawings. The approved drawings show that the external wall finish is to be STO Rend Fibre 'Stolit K' textured render finish. The currently proposed finish of wet dash render is considered to be a material change in planning terms, due to the effect it would have on the original stone detailing, and therefore a fresh planning application would be required to address this change if the exterior walls of the extension and part of the south elevation were now to be finished in this different material.

I trust this is of assistance to the Local Review Body.

Yours sincerely

Christine Brien  
Planning Officer

# JAMES DENHOLM PARTNERSHIP ARCHITECTS

LTR/3726/32/EW

22 August 2012

Ms Gillian Taylor  
Perth and Kinross Council  
Head of Democratic Services  
2 High Street  
PERTH  
PH1 5PH

Dear Ms Taylor,

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 & Mrs McLaren.

Thank you for forwarding on the letter from Christine Brien, planning officer, dated the 8th August 2012 in connection with the above planning permission. On behalf of our clients we would like to note the following in response to the concerns raised in Ms Brien's letter.

We agree that the planning condition under review relates only to the render of the North elevation of the existing house (the red sandstone element). In our opinion, this elevation of the building is barely visible from out with the curtilage of the property itself.

Ms Brien responded to a proposal for a removable render, on further research and investigation we've concluded that this system would not be good for the long term viability of the stonework.

We would ask the Local Review Body to simply consider the question of rendering the North elevation, rather than considering any type of removable render. This had been suggested in response to the planning and conservation officer's concerns over render being applied to this elevation.

Therefore, points 2 and 3 in Ms Brien's letter are now irrelevant since this system is no longer being suggested.



With reference to point 4 and for clarity, we also wish to use the Stolit render system on the elevation in question. This will match the South elevation which has already been approved by the planners. In doing this, the slight projection of the natural stone on the window margins and quoins will be retained. We agree with Ms Brien that this will help to retain the buildings character.

With regard to point 5, we suggest that the approved render finish to the South elevation also be used on the North elevation under consideration by the review panel. This is an off white with hint of mushroom colour – Sto, ref: 32138.

We do not believe there is a fair comparison between Knox House and the comments made by the conservation officer with regard to Coldwells, however, it does illustrate the diversity of finishes/materials within the Conservation area.

With reference to Ms Brien's final point, we understand that there will be no requirement for a fresh application since there is now no proposal to change from the Stolit render to a wet dash render.

We would like to sum up by stating the following;

Knox House was formally a boarding house of Morrison's Academy and had a particularly unsightly flat roofed addition to the North side of the building. The majority of the proposals have been passed by the Council and will, in our opinion, undoubtedly lead to an improvement in the character of the Conservation area.

The applicants have reverted the building back to its original use as a private house (pre-Morrison Academy days). The review is considering one relatively small aspect in the total scheme of things, on an elevation which is barely visible out with the property.

Bearing in mind that the building is not listed and Historic Scotland have raised no concerns with the application, we believe the whole issue has grown out of perspective and reason.

We feel there is little more to say on this case and of course will respect the final decision of the review body.

Yours sincerely



*pd* James Denholm  
for James Denholm Partnership