

TCP/11/16(549) – 18/00584/FLL – Alterations to boundary wall, formation of vehicular access and car parking area, Perth Bridge Club, 49-51 King Street, Perth

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**PAPERS SUBMITTED
BY THE
APPLICANT**

NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN
RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE)
(SCOTLAND) REGULATIONS 2013

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

IMPORTANT: Please read and follow the guidance notes provided when completing this form.
Failure to supply all the relevant information could invalidate your notice of review.

Use BLOCK CAPITALS if completing in manuscript

Applicant(s)

Name PERTH BRIDAE CLUB

Address 49-51 KING STREET
PERTH

Postcode PH2 8JB

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Agent (if any)

Name ARTHUR STONE PLANNING &
ARCHITECTURAL DESIGN LTD.

Address 85 HIGH STREET
NEWBURGH
PIFE

Postcode KY14 6DA

Contact Telephone 1 01337 840 088

Contact Telephone 2

Fax No

E-mail* info@arthurstoneplanning
co.uk

Mark this box to confirm all contact should be
through this representative: ☒

Yes ☒ No ☐

* Do you agree to correspondence regarding your review being sent by e-mail?

Planning authority

PERTH & KINROSS COUNCIL

Planning authority's application reference number

18/00584/FLL

Site address

49-51 KING STREET, PERTH. PH2 8JB

Description of proposed
development

ALTERATIONS TO BOUNDARY WALL, FORMATION
OF VEHICULAR ACCESS AND CAR PARKING
AREA

Date of application

16/04/18

Date of decision (if any)

25/05/18

Note. This notice must be served on the planning authority within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

Nature of application

1. Application for planning permission (including householder application) ☒
2. Application for planning permission in principle ☐
3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition) ☐
4. Application for approval of matters specified in conditions ☐

Reasons for seeking review

1. Refusal of application by appointed officer ☒
2. Failure by appointed officer to determine the application within the period allowed for determination of the application ☐
3. Conditions imposed on consent by appointed officer ☐

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.

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

1. Further written submissions ☐
2. One or more hearing sessions ☐
3. Site inspection ☒
4. Assessment of review documents only, with no further procedure ☒

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

Site inspection

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

- | | Yes | No |
|--|-------------------------------------|--------------------------|
| 1. Can the site be viewed entirely from public land? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

Statement

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. Note: 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.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

PLEASE SEE ATTACHED LETTER TO REVIEW BODY.

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

Yes ☐ No ☒

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

List of documents and evidence

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.

NONE

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- ☒ Full completion of all parts of this form
- ☒ Statement of your reasons for requiring a review
- ☒ All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

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 from that earlier consent.

Declaration

I the applicant/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed

Mr. A. A. A.

Date

24/07/18.



Arthur Stone Planning
& Architectural Design



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Newburgh. KY14 6DA

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23rd July 2018

Planning Review Body Administration Team
2 High Street
Perth
PH1 5PH

Dear Sir/Madam,

NOTICE OF REVIEW: 18/00584/FLL - Perth Bowling Club, 49-51 Kings Road, Perth.

This letter is to inform you of my client's intention to appeal Reasons 1 – 6 of the Planning Refusal, 18/00584/FLL for the proposed alterations to boundary wall, formation of vehicular access and car parking area at Perth Bowling Club, 49-51 Kings Road, Perth.

The Reasons for Refusal read as follows:

- 1 *The proposal is contrary to Scottish Planning Policy 2014 (paragraph 143) and Policy HE3: Conservation Areas of the Perth and Kinross Council Local Development Plan 2014. As a result of the loss of the boundary walls, landscaped garden space and parking of vehicles immediately in front of the building, the development would have an adverse impact on the character and appearance of the conservation area.*
- 2 *The proposal does not accord with the requirements of Scottish Planning Policy 2014 (paragraph 141) which indicates the importance of preserving and enhancing a listed building and its setting. The character of the listed building will not be preserved or enhanced by this proposal due to the loss of the historic fabric of the boundary wall and the negative visual impact of the loss of the landscaped front garden and parking of vehicles immediately in front of the principal elevation.*

- 3 *The proposal is contrary to Policy HE2: Listed Buildings, of the Perth and Kinross Council Local Development Plan 2014. The development would have an adverse impact on the building's appearance and setting. The loss of the historic fabric of the boundary wall and the negative visual impact of the loss of the landscaped front garden and parking of vehicles immediately in front of the principal elevation.*
- 4 *The proposal is contrary to Perth and Kinross Local Development Plan 2014 Policies PM1A and PM1B(c): Placemaking which require that all development must contribute positively to the quality of the surrounding built and natural environment and that the design and siting of development should respect the character and amenity of the place. The proposed development would not respect the character and amenity of the area due to the loss of the historic boundary wall and landscaped front garden and the potential detrimental visual impact of parked cars.*
- 5 *The proposal does not accord with Perth and Kinross Local Development Plan 2014 Policy RD1: Residential Areas. The landscaped garden grounds make a positive contribution to the residential amenity of the area. Their loss, combined with the proposed gravelled parking area would have a negative impact on the residential amenity of the area.*

Justification

The Proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.



As a background to the proposal, this planning application was submitted on 16th April 2018 and was refused under delegated powers on 25th May 2018. The overall aim of the proposal is to improve the amenity of Perth Bridge Club premises and advertise its presence, publicising its activities and location within the city. The Bridge Club owns $\frac{3}{4}$ of the detached building which includes the northern half of the ground floor and the entire 1st floor area. The owner of the southern half of the ground floor area has a separate driveway/access to the east of the application site which has a double set of gates at its meeting point with the public road.

This proposal includes providing a parking area, including an accessible/disabled parking space. This is proposed to be located to the front of the property by partial removal of the front boundary wall to provide an access and formation of a suitable parking surface within the existing garden ground. Parking would be located to the northern side of the garden area, adjacent to the existing footpath to the front of no. 51. An area of garden ground will be retained along both the mutual boundaries with adjacent properties to the south and north. The plans associated with the proposal are included in the preceding pages in addition to photographs of the property and the adjacent dwelling above.

The erection of signage is also included in the proposal and will be located to the front of the parking area, adjacent King Street. The Club wishes to provide some further community benefit, also proposing to install a public access defibrillator at the building, although not included in this current application.

The principle concern raised by the Council relates to the effect that the partial removal of the front boundary wall and the removal of planting to provide off-street parking would have on the character and appearance of the setting of the building and the surrounding conservation area.

The current townscape context within the conservation area is one of mixed residential and other uses within the range of listed and unlisted buildings. The area shows evidence of a range of changes to the buildings and their surroundings since they were built in the 19th century, in line with the changing needs of its community. The area is characterised by properties where vehicular accesses have been opened up to provide off street parking; both directly adjacent and opposite to the site. Therefore, it is considered that the proposal will have a no significant impact on the qualities of the Georgian building and its contribution to the overall townscape.

Rather, we would argue that this proposal is an appropriate response to the need for improvements related to the current use of this property. It will not dominate the setting of the listed building or compromise the ability to recognise and appreciate the qualities of this building. The property is set against the backdrop of the imposing wall of the raised railway line which dominates this end of King Street. The magnitude of the change in terms of this proposal is considered minimal in relation to the sensitivity of the setting of the listed building and the conservation area.

Although the property wall is an acknowledged feature, the proposal includes the retention of parts of the wall on both its south and north ends, including the original pedestrian gate and path along the southern boundary of the site. The modern style gate as shown in the

photographs above is proposed to be removed. This allows the original layout of the historic property and street to continue to be understood, while allowing for the contemporary needs of the building.

The Conservation Area Appraisal map of character area 5 in the current Local Development Plan identifies key views within the conservation area. The only indication for King Street of a key view is from the opposite (west) side of the street looking toward the spire of St Leonard's in the Fields church, above the wall of the raised railway line. As such, it is considered that the proposal at 49 King Street will have no impact on this key view.

The provision of parking spaces within the ground of the Bridge Club will free up the availability of the limited number of parking spaces on King Street for other users/residential and commercial. Additionally, accessible parking will be provided in close proximity to the building entrance, where none are currently available on street which is to the benefit of both disabled and elderly patrons of the Bridge Club. The Council's Transportation section have raised no objection to the proposal.

Given the above, we would respectfully request the Local Review Body to approve this Notice of Review to approve the Planning Application 18/00584/FLL.

We look forward to hearing from you.

Kind regards,

Sam Stone

MA (Hons) MRTPI

Director

Arthur Stone Planning & Architectural Design Ltd.

TCP/11/16(549) – 17/00841/IPL – Erection of a dwellinghouse (in principle) on land 70 metres south east of New Mains Farmhouse, Inchture

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS

PERTH AND KINROSS COUNCIL

Perth Bridge Club
c/o Arthur Stone Planning And Architectural Design
Limited
Alison Arthur
85 High Street
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United Kingdom
KY14 6DA

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 25th May 2018

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **18/00584/FLL**

I am directed by the Planning Authority under the Town and Country Planning (Scotland) Acts currently in force, to refuse your application registered on 17th April 2018 for permission for **Alterations to boundary wall, formation of vehicular access and car parking area Perth Bridge Club 49-51 King Street Perth PH2 8JB** for the reasons undernoted.

Interim Development Quality Manager

Reasons for Refusal

- 1 The proposal is contrary to Scottish Planning Policy 2014 (paragraph 143) and Policy HE3: Conservation Areas of the Perth and Kinross Council Local Development Plan 2014. As a result of the loss of the boundary walls, landscaped garden space and parking of vehicles immediately in front of the building, the development would have an adverse impact on the character and appearance of the conservation area.

- 2 The proposal does not accord with the requirements of Scottish Planning Policy 2014 (paragraph 141) which indicates the importance of preserving and enhancing a listed building and its setting. The character of the listed building will not be preserved or enhanced by this proposal due to the loss of the historic fabric of the boundary wall and the negative visual impact of the loss of the landscaped front garden and parking of vehicles immediately in front of the principal elevation.
- 3 The proposal is contrary to Policy HE2: Listed Buildings, of the Perth and Kinross Council Local Development Plan 2014. The development would have an adverse impact on the building's appearance and setting. The loss of the historic fabric of the boundary wall and the negative visual impact of the loss of the landscaped front garden and parking of vehicles immediately in front of the principal elevation.
- 4 The proposal is contrary to Perth and Kinross Local Development Plan 2014 Policies PM1A and PM1B(c): Placemaking which require that all development must contribute positively to the quality of the surrounding built and natural environment and that the design and siting of development should respect the character and amenity of the place. The proposed development would not respect the character and amenity of the area due to the loss of the historic boundary wall and landscaped front garden and the potential detrimental visual impact of parked cars.
- 5 The proposal does not accord with Perth and Kinross Local Development Plan 2014 Policy RD1: Residential Areas. The landscaped garden grounds make a positive contribution to the residential amenity of the area. Their loss, combined with the proposed gravelled parking area would have a negative impact on the residential amenity of the area.

Justification

The Proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan

Notes

None Applicable

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

18/00584/1

18/00584/2

18/00584/3

18/00584/4

18/00584/5

18/00584/6

18/00584/7

18/00584/8

18/00584/9

REPORT OF HANDLING
DELEGATED REPORT

CHECKED IN

Ref No	18/00584/FLL	
Ward No	P12- Perth City Centre	
Due Determination Date	16.06.2018	
Case Officer	Marianna Porter	
Report Issued by		Date 25/5/18
Countersigned by		Date 25.5.18

PROPOSAL: Alterations to boundary wall, formation of vehicular access and car parking area

LOCATION: Perth Bridge Club 49-51 King Street Perth PH2 8JB

SUMMARY:

This report recommends **refusal** of the application as the development is considered to be contrary to the relevant provisions of the Development Plan and there are no material considerations apparent which justify setting aside the Development Plan.

DATE OF SITE VISIT: 25 April 2018

SITE PHOTOGRAPHS



BACKGROUND AND DESCRIPTION OF PROPOSAL

49 King Street comprises the larger part of a category C listed building in the Perth Central Conservation Area, originally a pair of semi-detached houses dating to approximately 1835. In the 1830s this part of King Street was developed as a series of villas set back from the street with substantial front gardens. The application relates to the part of the villa now in use as Perth Bridge Club. The rest of the villa remains in residential use.

The building is of a characteristically plain Classical design with paired Doric-columned porches and a hipped roof. In common with the majority of properties on this part of King Street the boundary wall is constructed of coursed rubble masonry with substantial capping stones. In common with many historic buildings the cast iron railings along the top of the wall have been lost, but two finialled posts remain, providing evidence of the original pattern.

The proposal seeks partial demolition of the boundary wall at the front of the property to form vehicular access and a parking area, and erection of signage. One of the two existing cast iron gates would be retained to provide pedestrian access however the other will be removed. The existing planting would be replaced by grey gravel bound in black plastic paving grids and vehicles would be parked immediately in front of the principal elevation of the building.

SITE HISTORY

94/00693/FUL C/USE OF DWELLING TO PART OF BRIDGE CLUB & ALTERATIONS AT 49 20 July 1994 Application Permitted

16/00285/FLL Alterations to roof 27 April 2016 Application Refused

16/00286/LBC Alterations 27 April 2016 Application Refused

18/00585/LBC Alterations to boundary wall

PRE-APPLICATION CONSULTATION

Pre application Reference: 17/00058/PREAPP

Unlikely that the proposal would be supported if planning and listed building consent applications were submitted. This would be due to what would be viewed as a significant impact upon the character and setting of the listed building and the character and appearance of the conservation area.

NATIONAL POLICY AND GUIDANCE

The Scottish Government expresses its planning policies through The National Planning Framework, the Scottish Planning Policy (SPP), Planning Advice Notes (PAN), Creating Places, Designing Streets, National Roads Development Guide and a series of Circulars.

The relevant policies are, in summary:

Paragraph 141 of the SPP states that change to a listed building should be managed to protect its special interest while enabling it to remain in active use. Where development will affect a listed building, special regard must be given to the importance of preserving and enhancing the building and its setting. Listed buildings should be protected from demolition or other work that would adversely affect it or its setting.

Paragraph 143 states that proposals for development within conservation areas should preserve or enhance the character and appearance of the conservation area.

DEVELOPMENT PLAN

The Development Plan for the area comprises the TAYplan Strategic Development Plan 2016-2036 and the Perth and Kinross Local Development Plan 2014.

TAYplan Strategic Development Plan 2016 – 2036 - Approved October 2017

Whilst there are no specific policies or strategies directly relevant to this proposal the overall vision of the TAYplan should be noted. The vision states *“By 2036 the TAYplan area will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice where more people choose to live, work, study and visit, and where businesses choose to invest and create jobs.”*

Perth and Kinross Local Development Plan 2014 – Adopted February 2014

The Local Development Plan is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The principal policies are, in summary:

PM1A – Placemaking

Development must contribute positively, to the quality of the surrounding built and natural environment. All development should be planned and designed with reference to climate change, mitigation and adaptation.

PM1B – Access, uses, and orientation of principal elevations should reinforce the street or open space. Existing buildings, structures and natural features that contribute to the local townscape should be retained and sensitively integrated into proposals

HE2 - Listed Buildings

There is a presumption in favour of the retention and sympathetic restoration, correct maintenance and sensitive management of listed buildings to enable them to remain in active use. The layout, design, materials, scale, siting and use of any development which will affect a listed building or its setting should be appropriate to the building's character, appearance and setting.

HE3 - Conservation Areas

Development within a Conservation Area must preserve or enhance its character or appearance. The design, materials, scale and siting of new development within a conservation area, and development outwith an area that will impact upon its special qualities should be appropriate to its appearance, character and setting.

RD1 - Residential Areas

The Plan identifies areas of residential and compatible uses where existing residential amenity will be protected and, where possible, improved. Small areas of private and public open space will be retained where they are of recreational or amenity value. Changes away from ancillary uses such as employment land, local shops and community facilities will be resisted unless there is demonstrable market evidence that the existing use is no longer viable.

OTHER POLICIES

Historic Environment Scotland Policy Statement 2016

This document replaces the 2011 Scottish Historic Environment Policy, and provides guidance to Planning Authorities on how to deal with planning applications which affect Listed Buildings and their settings.

CONSULTATION RESPONSES

Transport Planning

No objection

Notes that there is a pay and display bay immediately outside the applicant's premises and that there is also a notice advising of the pay and display regulations and a pole for hanging baskets within the vicinity of the parking bay. Has consulted Parking Operations and members of the Parking Strategy Board. Parking operations raised the issue of lost revenue but no formal objection was raised and no objections were received from the members of the Parking Strategy Board.

Requests condition requiring that prior to the development being completed or brought into use the vehicular access shall be formed in accordance with Perth & Kinross Council's Road Development Guide Type B, Figure 5.6 access detail. Also requests condition requiring the applicant to promote a new traffic order for the pay and display car parking bays in the vicinity of the proposal and to reposition street furniture, all to the satisfaction of the Council as Roads Authority.

It was also requested that an informative be added that the applicant should be advised that in terms of Section 56 of the Roads (Scotland) Act 1984 he must obtain from the Council as Roads Authority consent to open an existing road or footway prior to the commencement of works. Advice on the disposal of surface water must be sought at the initial stages of design from Scottish Water and the Scottish Environmental Protection Agency.

Local Flood Prevention Authority

No objection. Request that PKC Flooding and Flood Risk Guidance Document (June 2014) should be added as an informative.

REPRESENTATIONS

The following points were raised in the 2 representation(s) received:
Comment was received requesting that a condition be attached to the permission requiring retention of a strip of garden ground immediately adjacent to the boundary between the two properties in order to preserve their privacy and view.

The footpath shown on the proposed site plan would follow the same route as existing and the planting to the south of this would prevent pedestrians walking in front of the ground floor window of No 51A. The loss of view is not a planning matter and is therefore outwith the scope of my consideration.

Comment was received expressing concern regarding noise levels from vehicles leaving the building late at night. The proposed works will not increase capacity of the building and it is not considered that the noise levels would be raised significantly, given the limited number of parking spaces proposed.

ADDITIONAL INFORMATION RECEIVED:

Environmental Impact Assessment (EIA)	Not Required
Screening Opinion	Not Required
EIA Report	Not Required
Appropriate Assessment	Not Required
Design Statement or Design and Access Statement	Submitted
Report on Impact or Potential Impact eg Flood Risk Assessment	Not Required

APPRAISAL

Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the area comprises the approved TAYplan 2016 and the adopted Perth and Kinross Local Development Plan 2014.

The determining issues in this case are whether the proposal complies with development plan policy; or if there are any other material considerations which justify a departure from policy.

Policy Appraisal

Boundary walls and front gardens make an important positive contribution to the character and appearance of the conservation area. As noted in the Conservation Area Appraisal for Perth Central, King Street was laid out with villa sites from the 1830s and "the private gardens of this area form part of its distinctiveness" (para 9.5). Therefore the proposal is considered to be contrary to SPP paragraph 143 and Policy HE3 as it does not preserve the character or appearance of the conservation area.

The listed building policies state that where development will affect a listed building, special regard must be given to the importance of preserving and enhancing the building and its setting. Listed buildings should be protected from demolition or other work that would adversely affect it or its setting. There is a presumption in favour of the retention and sympathetic restoration of listed buildings to enable them to remain in active use.

The removal of the boundary wall and gates would result in the loss of historic built fabric forming part of the curtilage of the listed building. Without the wall and garden grounds the ability to appreciate the original setting of the listed building would be lost. Therefore the proposal is considered to be contrary to SPP paragraph 141 and Policy HE2.

The landscaped garden grounds make a positive contribution to the residential amenity of the area. Their proposed demolition and replacement with a gravelled parking area would have a negative impact on the residential amenity of the area, therefore the proposal is considered to be contrary to Policy RD1.

The existing front gardens contribute to the quality of the surrounding built and natural environment. Together with the historic boundary walls they contribute to the local townscape both in terms of their appearance and historic interest. The proposal is therefore considered to be contrary to Policies PM1A and PM1B.

Design and Layout

The boundary wall to King Street is included in the listing and, along with the attractive front garden, makes a significant and positive contribution to the character and appearance of the conservation area.

Elsewhere on the street, vehicular access tends to be set off to the side, avoiding any obstruction of the principal elevations and retaining the front pedestrian gates and garden ground, therefore maintaining the established

character of the street and contributing to a strong sense of enclosure. Parking immediately in front of the principal elevation of a building does not protect the historic character of the building and its setting within the conservation area.

As a result of the loss of the central boundary wall between the two sides of the villa and the asymmetrical layout of the proposed parking area the symmetry of the original layout of the front garden of the villa would be lost. This would also create a precedent for this type of development which, were it to be repeated, would have a significant negative impact on the character and appearance of the conservation area.

The demolition of the wall and gate would affect the special architectural and historic interest of the listed building through the loss of the historic fabric. The loss of one of the pair of iron gates, central boundary wall and the path leading to the front door would also unbalance the symmetry of the principal elevation and original layout of the grounds as discussed above.

The proposed signage is considered to be in keeping with the character and appearance of the listed building and no concerns have been raised regarding its design. However it is noted that separate advertisement consent would be required due to the location of the site within an area covered by a Regulation 11 Order.

Streetscape

The proposal seeks to replace the existing planting with grey gravel bound in black plastic paving grid system set into the ground.

The landscaped front garden and boundary walls are typical of a villa of this period and as discussed above form part of a wider pattern of development in this part of the conservation area.

The loss of the existing landscaping and boundary walls, introduction of a large expanse of gravel and parking immediately in front of the principal elevation would detract significantly from the well-established and consistent streetscape of the conservation area.

Roads and Access

As outlined above no objection was raised on Transport Planning grounds to the proposal. The loss of the pay and display bay in front of the property was not considered to be problematic.

The applicants have outlined their concerns regarding the existing on-street parking arrangements. However on balance it is not considered that these concerns outweigh the importance of preserving the historic fabric and setting of the listed building and the character and appearance of the conservation area.

Drainage and Flooding

No concerns were raised by the local flood prevention team and as the proposed materials would be permeable there are not considered to be any flood risk constraints on the proposed development.

Developer Contributions

The Developer Contributions Guidance is not applicable to this application and therefore no contributions are required in this instance.

Economic Impact

The economic impact of the proposal is likely to be minimal and limited to the construction phase of the development.

Conclusion

In conclusion, the application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to be contrary to the adopted Local Development Plan 2014. I have taken account of material considerations and find none that would justify overriding the adopted Development Plan. On that basis the application is recommended for refusal subject to the reasons below.

APPLICATION PROCESSING TIME

The recommendation for this application has been made within the statutory determination period.

LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

RECOMMENDATION

Refuse the application

Conditions and Reasons for Recommendation

1 The proposal is contrary to Scottish Planning Policy 2014 (paragraph 143) and Policy HE3: Conservation Areas of the Perth and Kinross Council Local Development Plan 2014. As a result of the loss of the boundary walls, landscaped garden space and parking of vehicles immediately in front of the building, the development would have an adverse impact on the character and appearance of the conservation area.

2 The proposal does not accord with the requirements of Scottish Planning Policy 2014 (paragraph 141) which indicates the importance of preserving and enhancing a listed building and its setting. The character of the listed building will not be preserved or enhanced by this proposal due to the loss of the historic fabric of the boundary wall and the negative visual impact of the loss of the landscaped front garden and parking of vehicles immediately in front of the principal elevation.

3 The proposal is contrary to Policy HE2: Listed Buildings, of the Perth and Kinross Council Local Development Plan 2014. The development would have an adverse impact on the building's appearance and setting. The loss of the historic fabric of the boundary wall and the negative visual impact of the loss of the landscaped front garden and parking of vehicles immediately in front of the principal elevation.

4 The proposal is contrary to Perth and Kinross Local Development Plan 2014 Policies PM1A and PM1B(c): Placemaking which require that all development must contribute positively to the quality of the surrounding built and natural environment and that the design and siting of development should respect the character and amenity of the place. The proposed development would not respect the character and amenity of the area due to the loss of the historic boundary wall and landscaped front garden and the potential detrimental visual impact of parked cars.

5 The proposal does not accord with Perth and Kinross Local Development Plan 2014 Policy RD1: Residential Areas. The landscaped garden grounds make a positive contribution to the residential amenity of the area. Their loss, combined with the proposed gravelled parking area would have a negative impact on the residential amenity of the area.

Justification

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

Informatives

N/A

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

18/00584/1

18/00584/2

18/00584/3

18/00584/4

18/00584/5

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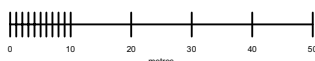
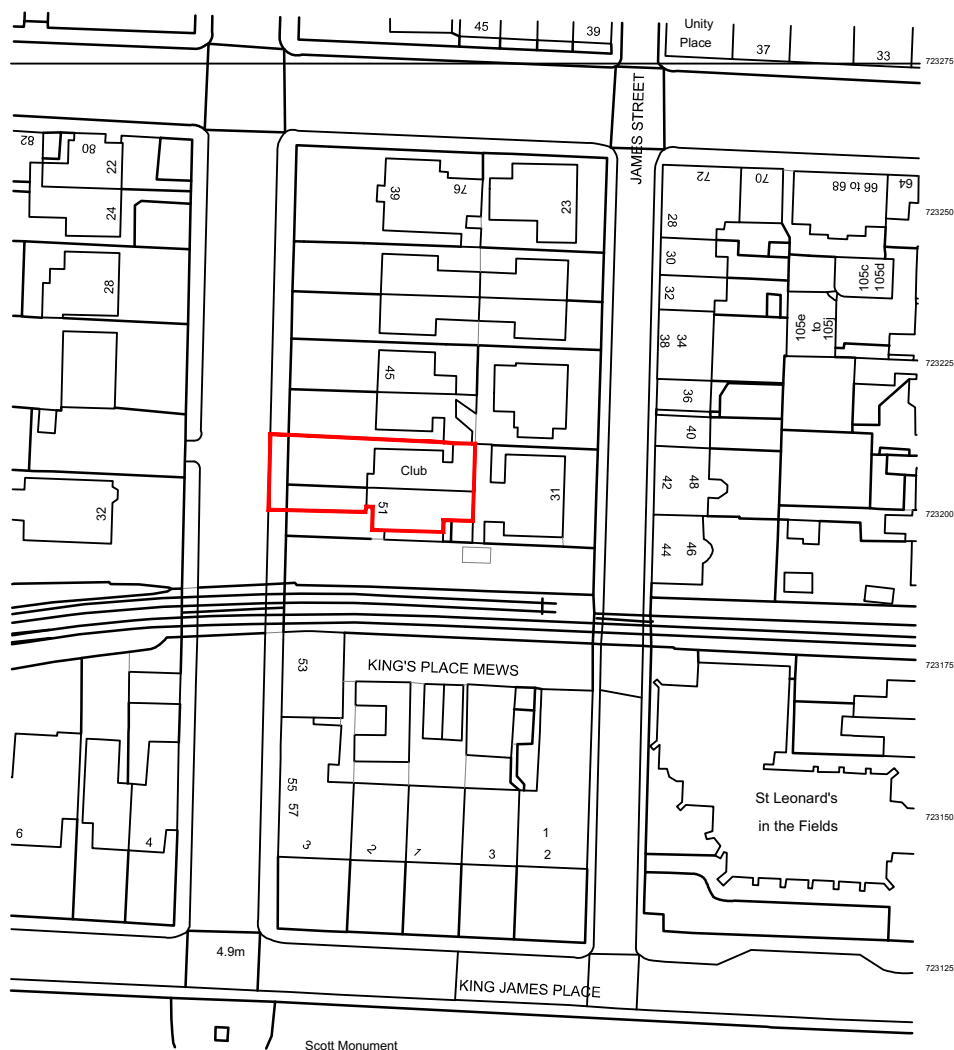
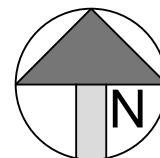
18/00584/7

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18/00584/9

Date of Report

23/05/2018



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0m 25m 50m 75m 100m



Scale
1:1250



Arthur Stone Planning
& Architectural Design

Project

Proposed New Parking and Sign at 49 King Street ,
Bridge Club, Perth PH2 8JB

Title

Proposed Site Location Plan

Drawn

FP

Date

Mar 18

Scale

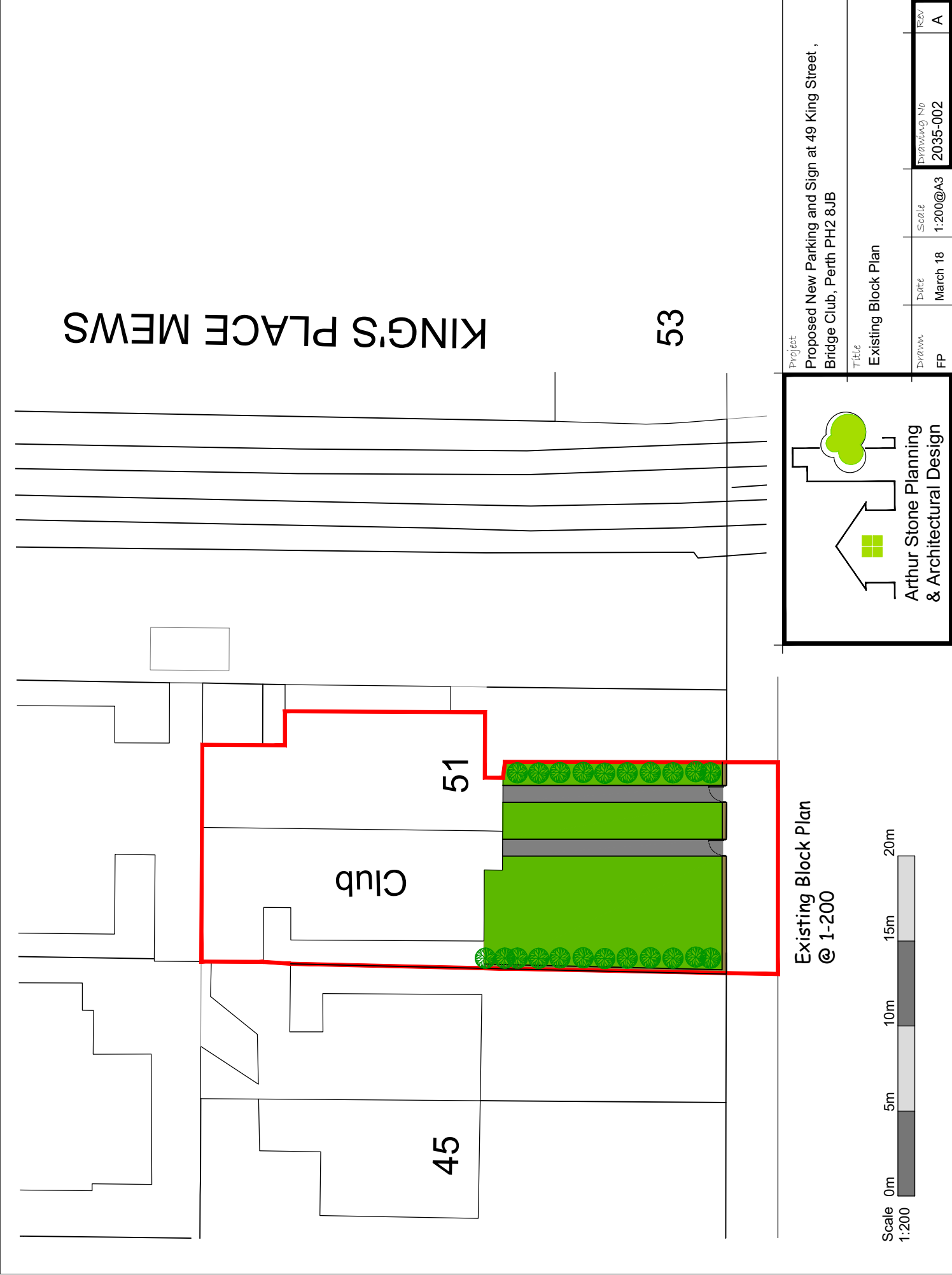
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Drawing No

2034-001

Rev

A



KING'S PLACE ME

53

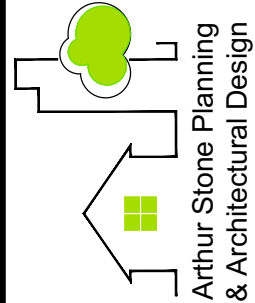
51

Club

45

Entrance to Club
Existing Path
Shrubbery
New Gravel in Black Plastic Permeable Gravel Grids
Dropped Kerb
Natural Stone Wall
Parking Bays
Bridge Club Sign

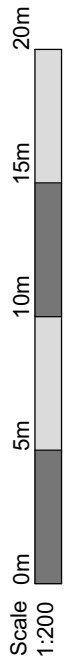
Proposed Block Plan
@ 1:200

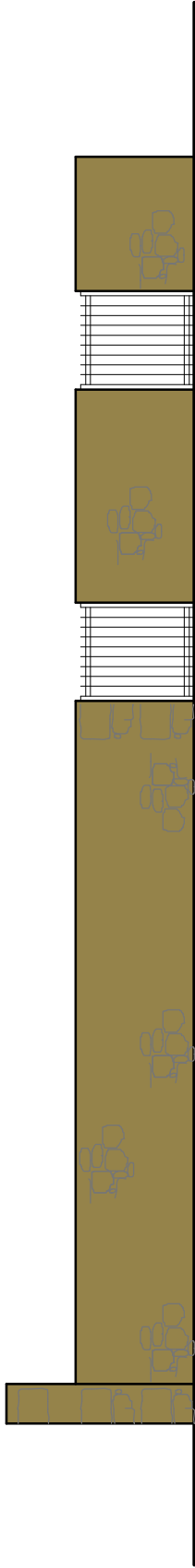


Project
Proposed New Parking and Sign at 49 King Street ,
Bridge Club, Perth PH2 8JB

Title
Proposed Block Plan

Drawn	Date	Scale	Drawing No	Rev
FP	March 18	1:200@A3	2035-003	C





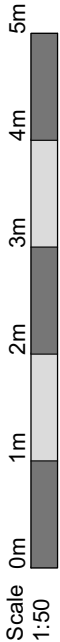
Existing Elevation of Wall @ 1-50



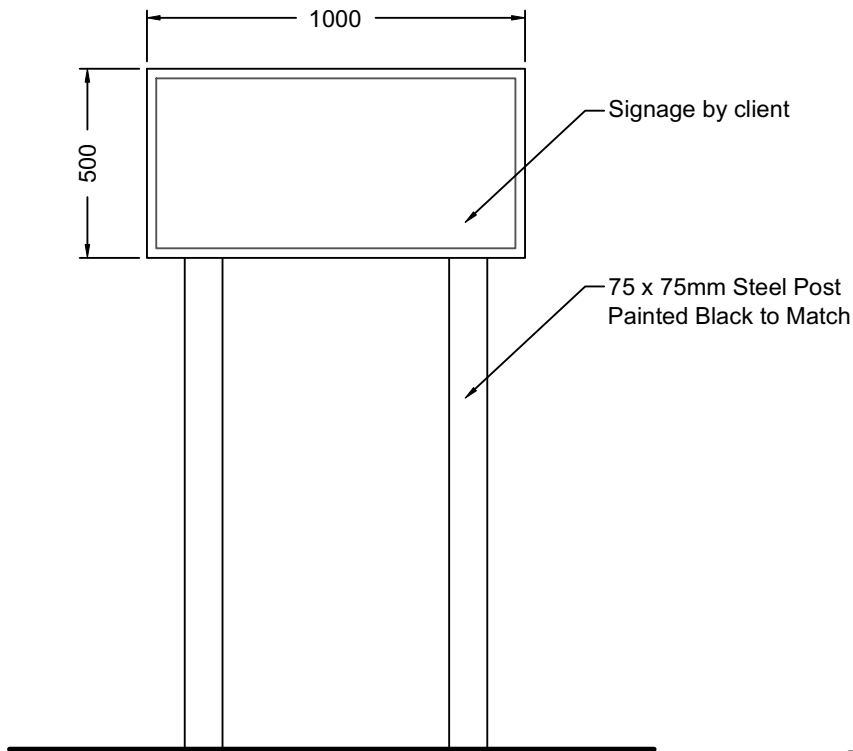
Proposed Elevation of Wall at New Entrance @ 1-50

Arthur Stone Planning
& Architectural Design

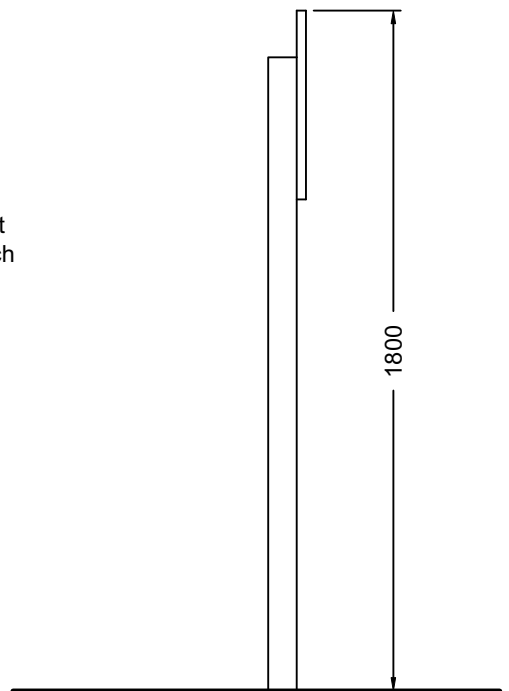
Project			
Proposed New Parking and Sign at 49 King Street , Bridge Club, Perth PH2 8JB			
Title			
Existing and Proposed Wall to Entrance			
Drawn	Date	Scale	Rev
FP	March 18	1:20@A3	B
		Drawing No	
		2035-005	



Scale 1:20 0m 0.4m 0.8m 1.2m 1.6m 2m



Bridge Club Sign
Front Elevation @
1-20



Bridge Club Sign Side
Elevation @ 1-20



Arthur Stone Planning
& Architectural Design

Project

Proposed New Parking and Sign at 49 King Street ,
Bridge Club, Perth PH2 8JB

Title

Proposed Bridge Club Sign
Elevations

Drawn

FP

Date

Mar 18

Scale

1:20@A4

Drawing No

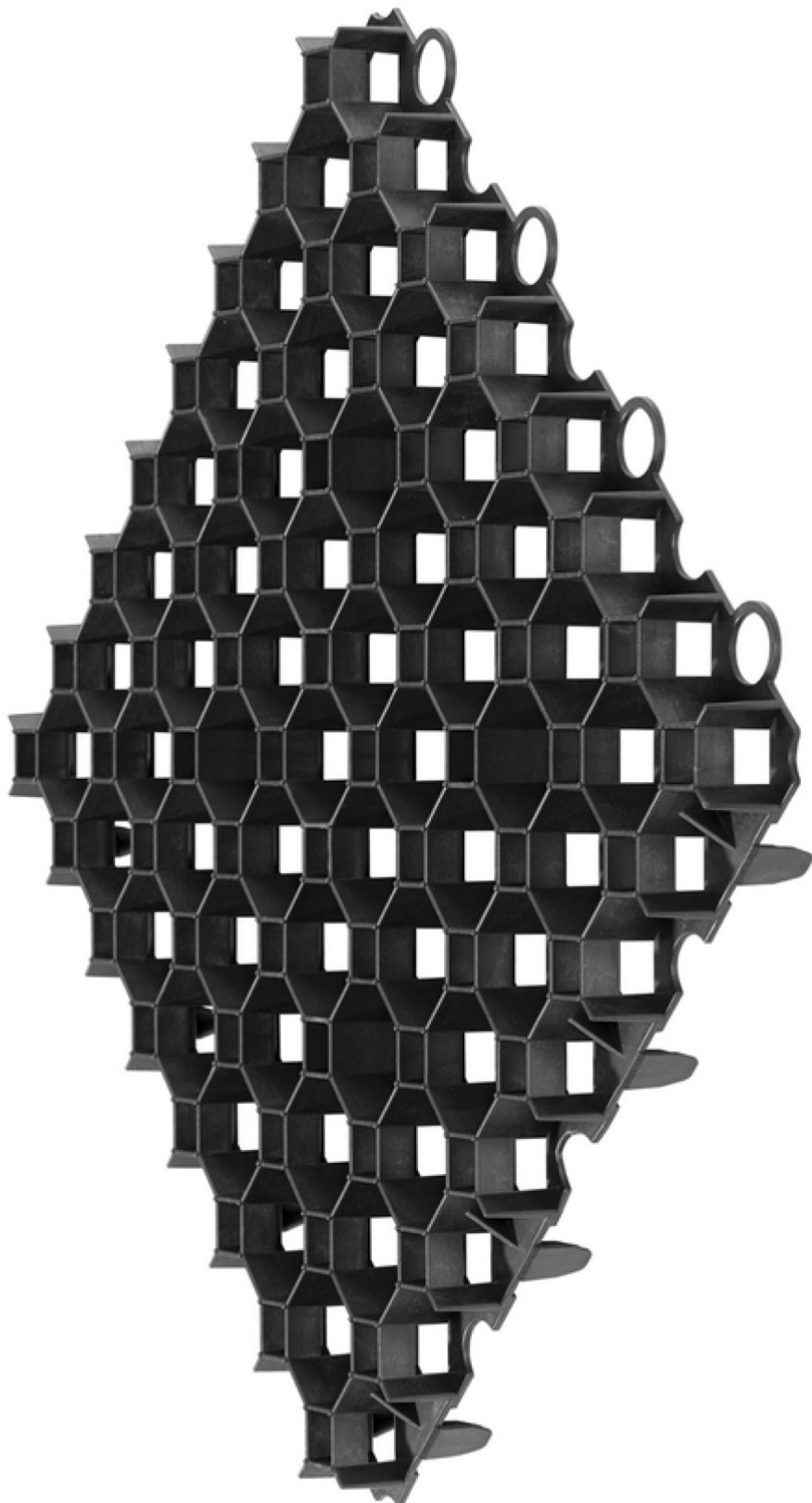
2035-004

Rev

A









Supporting Planning and Design Statement

Planning Permission and Listed Building Consent for partial demolition of boundary wall, formation of vehicular access and parking area and erection of signage

49 King Street, Perth, PH2 8JB

Submitted on behalf of Perth Bridge Club
March 2018



Arthur Stone Planning
& Architectural Design



Jamesfield Business Centre,
Abernethy KY14 6EW

Tel: 01 738 850873

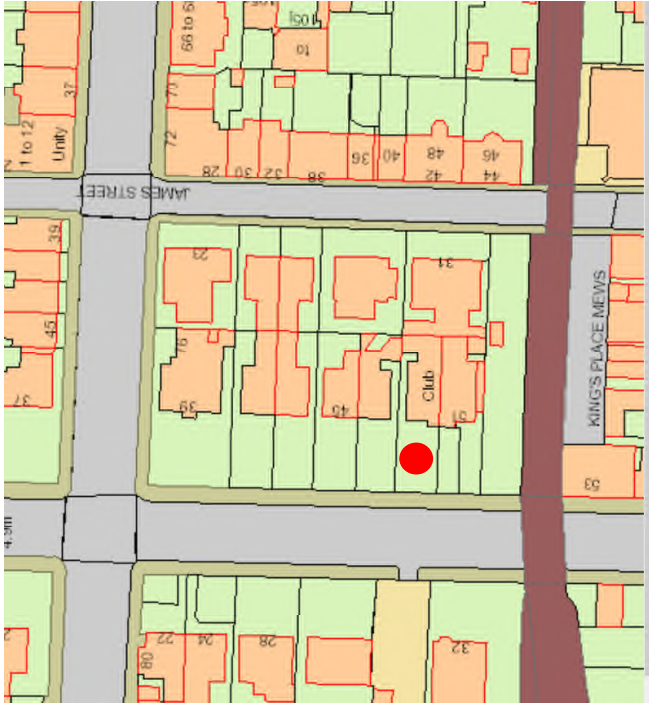
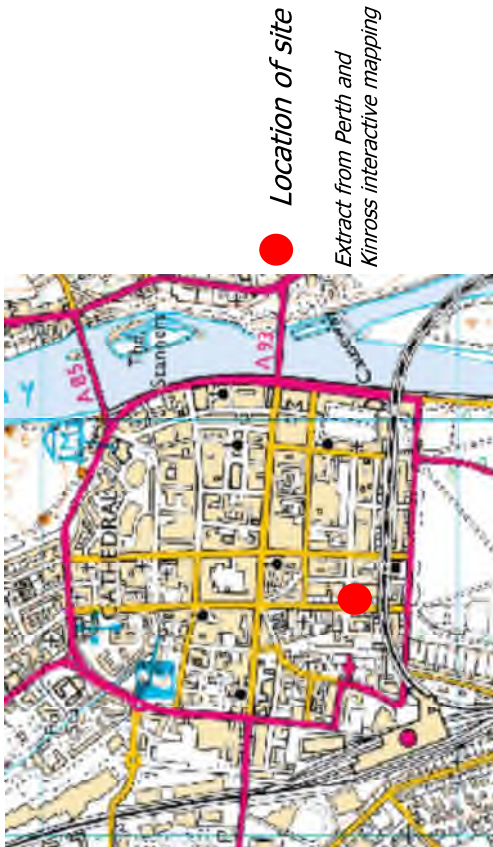
www.arthurstoneplanning.co.uk
info@arthurstoneplanning.co.uk

Summary

- This statement has been prepared in support of an application for Planning Permission and Listed Building Consent for partial demolition of boundary wall, formation of vehicular access and parking area and erection of signage.
- The property forms part of a street of similar period properties lying to the south of the town centre and north of the South Inch park. This street is mainly residential with some business uses occupying properties. The site is not within the Perth town centre but does lie within the Perth Central conservation area and is a category C listed building.
- This proposal aims to make improvements for the Club including providing a parking area, with accessible parking space, and signage. The parking area will be constructed with a gravel surface retained in a plastic paving grid system. Similar proposals have been carried out in relation to other properties in the surrounding area.
- We advocate that this proposal complies with the Council's policies and guidance, preserving and enhancing the conservation area with a design of appropriate scale and nature and materials appropriate to the appearance, character and setting of the historic area. The setting of the listed building will not be adversely affected by the proposals which will not dominate or detract from the ability to understand the historic nature of the building and the wider area.
- The residential amenity of neighbouring properties will not be adversely affected by the proposed alterations at the Bridge Club or any other neighbouring uses compromised.

1.0 Introduction

1.1 This statement has been prepared by Arthur Stone Planning and Architectural Design on behalf of Perth Bridge Club. It is submitted in support of an application for planning permission at their property at 49 King Street, Perth.



2.0 Site Context and Description

- 2.1 The application relates to the garden ground and boundary wall of a semi detached Georgian dwellinghouse at 49/51/51A King Street, Perth.
- 2.2 The two storey semi detached property is subdivided with the Bridge Club occupying the ground floor north end of the property and the entire first floor. A separate flat occupies the ground floor south end of the property. The Bridge Club uses the south entrance door as access and the flat has a separate access on the south elevation.
- 2.3 The garden ground to the front of the property is subdivided with a modern blockwork wall running from the front of the ground floor south end window (no. 51A). The north end, including both the front doors, is within the Bridge Club's site. The adjacent area, provides a driveway for the flat at no. 51A.
- 2.4 The property forms part of a street of similar period properties lying to the south of the town centre and north of the South Inch park. This street is mainly residential with some business uses occupying properties. The site is not within the Perth town centre but does lie within the Perth Central conservation area, as defined in the Perth and Kinross Local Development Plan 2014.
- 2.5 The property is category C listed, the listing relating to 49, 51 and 51A King Street.
- 2.6 The property is laid out to the front with garden ground and is accessed by two pedestrian gates, with concrete paved paths leading to each of the front doors.
- 2.7 There are few on street parking spaces available due to the nature of the street with many existing driveways. The spaces provided are metered and time limited.
- 2.8 The Club is currently open during the day and evening on weekdays.

3.0 Proposal

3.1 This proposal by Perth Bridge Club aims to improve the amenity of the Club premises and advertise its presence, publicising its activities and location within the city. The proposal includes providing a parking area, including accessible parking space. This will be located to the front of the property by partial removal of the front boundary wall to provide an access and formation of a suitable parking surface within the existing garden ground. The erection of signage is also included in the proposal and will be located to the front of the parking area, adjacent King Street.

3.2 The Club wishes to provide some further community benefit, also proposing to install a public access defibrillator on the front of the building, although not included in this current application.

3.3 Four car parking spaces will be provided, including one accessible parking spaces, along with manoeuvring area. This will all be located to the north end of the garden area, adjacent to the existing footpath to the front of no. 51. An area of garden ground will be retained along both the mutual boundaries with adjacent properties to the south and north. Part of the existing roadside boundary wall, 7.77m in length, will be removed to form the vehicular access. A length of 2.68m will remain on its south end, fronting part of the parking area, footpath entrance and garden area. To the north end, 2.00m will be retained with the proposed signage located behind the length of wall, providing screening for the posts of the sign. A separate application will be made to the Council for a permit to cross the footway and drop the kerb.

3.4 The parking area will be constructed with a gravel surface retained in a plastic paving grid system. This will provide ground stabilisation and retain the gravel, maintaining the surface of the parking area and preventing any gravel movement onto the public road. Drainage will also be maintained through the grid system, preventing any additional surface water runoff. Gravel will be chosen to match the natural stone of the boundary walls and surrounding unpainted houses.

3.5 The existing boundary wall is in need of maintenance and as part of the proposals the area to be retained will be made good, improving its appearance as part of the streetscape.

3.6 The proposed sign will be erected behind the roadside boundary wall at the north end of the site. It is proposed to be 1.0m x 0.5m in size, painted timber and erected on posts with the top of the sign at a height of 1.8m.



Front elevation of 49/51/51A King Street from West



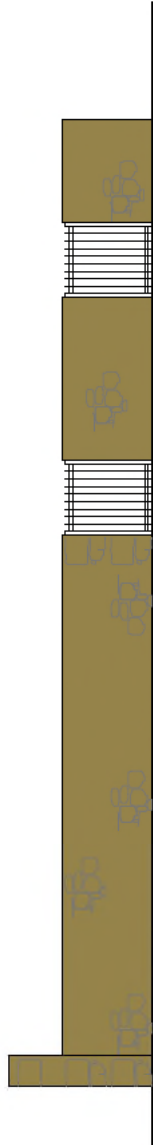
View from W showing adjacent driveways



View from NW



View from SW



Existing wall elevation—not to scale



Proposed wall elevation and sign —not to scale

774



Existing site layout—not to scale



Proposed site layout—not to scale

4.0 Planning Policies and Guidance

4.1 The following consideration has been given to the TAYplan Strategic Development Plan 2014 and the Perth and Kinross Local Development Plan 2014. Reference has also been made to Perth and Kinross Council's Draft Placemaking Guide 2017 and the Perth Central Area Conservation Appraisal.

4.2 It is not considered that the proposal has any strategic significance and therefore no specific reference is made to the TAYplan Strategic Development Plan 2017.

4.3 Policies considered relevant to this proposal include:

- Policy HE3 Conservation Areas
- Policy HE2 Listed Buildings
- Policy PM1A and PM1B Placemaking
- Policy RD1 Residential Areas

Policy HE3 Conservation Areas

4.4 The application site lies within the Perth Central conservation area, within character area 5, on the southern edge of the city centre. This is a predominantly residential area laid out in the 19th century with the Conservation Area Appraisal noting that King Street was '*providing villa sites from approximately 1830*'.

4.5 Policy HE3 states that, within a conservation area, development must '*preserve or enhance its character or appearance. The design, materials, scale and siting of new development within a conservation area, and development outwith an area that will impact upon its special qualities should be appropriate to its appearance, character and setting*'.

Policy HE2 Listed Buildings

4.6 The property, forming a 2 storey, 4 bay block at 49/51/51A King Street dates from around 1835 and is category C listed.

4.7 Policy HE2 includes that '*the layout, design, materials, scale, siting and use of any development which will affect a listed building or its setting should be appropriate to the building's character, appearance and setting*'.

4.8 In support of the Bridge Club's proposal:

- The current townscape context within the conservation area is one of mixed residential and other uses within the range of listed and unlisted buildings. The area shows evidence of a range of changes to the buildings and their surroundings since they were built in the 19th century, in line with the changing needs of its community. The area is characterised by properties where vehicular accesses have been opened up to provide off street parking. The proposal will have a no significant impact on the qualities of the Georgian building and its contribution to the overall townscape.
- Historic Environment Scotland Guidance on Managing Change in the Historic Environment (2010) includes that an understanding of the impact of a proposed change on 'setting' should assess whether '*the proposed change would dominate or detract in a way that affects our ability to understand and appreciate the historic asset*.' Scottish Planning Policy (2014) highlights that a proposal which is considered to do no harm to the character or appearance of the conservation area should be treated as preserving its character or appearance.
- The Conservation Area Appraisal map of character area 5 identifies key views within the conservation area. The only indication for King Street of a key view is from the opposite (west) side of the street looking toward the spire of St Leonard's in the Fields church, above the wall of the raised railway line. The proposal at 49 King Street will have no impact on this key view.
- We contend that this proposal is an appropriate response to the need for improvements related to the current use of this property. It will not dominate the setting of the listed building or compromise the ability to recognise and appreciate the qualities of this imposing building. The property is set against the backdrop of the imposing wall of the raised railway line which dominates this end of King Street. The magnitude of the change in terms of this proposal is minimal in relation to the sensitivity of the setting of the listed building and the conservation area.

Policy PM1A Placemaking

4.9 This policy requires development to contribute positively to the quality of the surrounding built and natural environment, respecting the character and amenity of the place.

Policy PM1B Placemaking

4.10 This policy lists criteria to be met by all development proposals. In terms of this small scale proposal we believe that the following criteria are relevant:

b) Consider and respect site topography and any surrounding important landmarks, views or skylines, as well as the wider landscape character of the area.

c) The design and density should complement its surroundings in terms of appearance, height, scale, massing materials, finishes and colours.

g) Existing buildings, structure and natural features that contribute to the local townscape should be retained and sensitively integrated into proposals.

Policy RD1 Residential Areas

4.11 The policy aims to protect and, where possible, improve residential amenity in areas of residential and compatible uses.

4.12 In support of the Bridge Club's proposal:

- The proposal is appropriate in relation to the surrounding area and its historic character in terms of its scale, nature and materials proposed.
- Although the property wall is an acknowledged feature, the proposal includes the retention of parts of the wall on both its south and north ends, including the pedestrian gate. This allows the original layout of the historic property and street to continue to be understood, while allowing for contemporary needs of the building.
- The residential amenity of neighbouring properties will not be adversely affected by the proposed alterations at the Bridge Club. The proposal takes account of the adjacent properties and will not raise issues of loss of privacy, sunlight or overshadowing. The minimal number of parking spaces and the limited opening times of the Club will ensure that there are no significant noise issues relating to car movements and these will be less than those experienced if the property was in residential use.
- The provision of parking space within the ground of the Bridge Club will 'free up' the availability of the limited number of parking spaces on King Street for other users. Additionally, accessible parking will be provided in close proximity to the building entrance, with none currently available on the street.

5.0 Conclusion

5.1 In conclusion, we trust that this proposal can be assessed as meeting with the terms of the relevant Development Plan policies and other guidance.

5.2 We hope that this statement will clarify any issues raised as part of the determination of this application. We would ask that the case officer discuss the proposed recommendation with ourselves prior to any decision.

TCP/11/16(549) – 17/00841/IPL – Erection of a dwellinghouse (in principle) on land 70 metres south east of New Mains Farmhouse, Inchtute

REPRESENTATIONS

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	18/00584/FLL	Comments provided by	Catherine Reid
Service/Section	TES - Flooding	Contact Details	FloodingDevelopmentControl@pkc.gov.uk
Description of Proposal	Alterations to boundary wall, formation of vehicular access and parking area for Perth Bridge Club		
Address of site	Perth Bridge Club, 49-51 King St, Perth PH2 8JB		
Comments on the proposal	No objection		
Recommended planning condition(s)			
Recommended informative(s) for applicant	PKC Flooding and Flood Risk Guidance Document (June 2014)		
Date comments returned	24/04/2018		

From: Mr & Mrs Guild

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



7 May 2018

Dear Sir/Madam

Planning Application Reference 18/00584/FLL

Thank you for your "Planning Application on Neighbouring Land" notice issued on 18 April 2018 in response to which comment must be made by 9 May 2018.

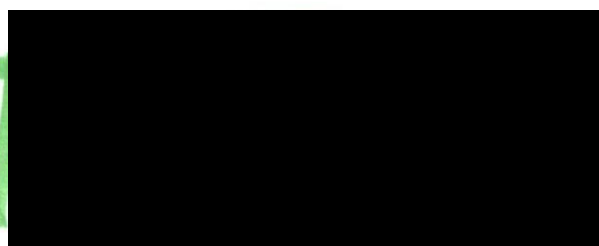
We have no objection in principle to the development of a car park in front of nos. 49 and 51 King Street.

We are concerned however that the external boundary between no. 51 and our property no. 51A runs to the south of the internal boundary between the same properties. This means that the external boundary extends to the street from below our front room window. We wish to reasonably protect the privacy of our front room and the view from it.

To that end we ask that a condition be attached to any consent for the car parking area that has been requested. We ask that the piece of ground south of the footpath from the street to the front door of no. 51 be required to be retained as a garden border area and not used as any part of the car park.

If this condition is attached to any consent we feel that our wish to retain privacy in our front room and the view from our front room is adequately protected.

We would welcome a visit from one of our officers so that we can explain in detail on the ground exactly the condition we are seeking.



Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	18/00584/FLL	Comments provided by	Tony Maric Transport Planning Officer
Service/Section	Transport Planning	Contact Details	[REDACTED] [REDACTED]
Description of Proposal	Alterations to boundary wall, formation of vehicular access and car parking area		
Address of site	Perth Bridge Club 49-51 King Street Perth PH2 8JB		
Comments on the proposal	<p>Having visited the site, I am aware that there is a pay and display bay immediately outside the applicant's premises and that there is also a notice advising of the pay and display regulations and a pole for hanging baskets within the vicinity of the parking bay.</p> <p>Given this I have also consulted with both Parking Operations and members of the Parking Strategy Board. I note that whilst parking operations raised the issue of lost revenue, no formal objection was raised and no objections were received from the members of the Parking Strategy Board.</p> <p>Therefore, notwithstanding the comments above, I do not object to this proposal provided the undernoted conditions are attached in the interests of pedestrian and traffic safety.</p>		
Recommended planning condition(s)	<ul style="list-style-type: none"> Prior to the development hereby approved being completed or brought into use, the vehicular access shall be formed in accordance with Perth & Kinross Council's Road Development Guide Type B, Figure 5.6 access detail. Prior to the development hereby approved being completed or brought into use, the applicant shall be required, at their own cost, to promote a new traffic order for the pay and display car parking bays in the vicinity of the proposal and to reposition street furniture, all to the satisfaction of the Council as Roads Authority. 		
Recommended informative(s) for applicant	The applicant should be advised that in terms of Section 56 of the Roads (Scotland) Act 1984 he must obtain from the Council as Roads Authority consent to open an existing road or footway prior to the commencement of works. Advice on the disposal of surface water must be sought at the initial stages of design from Scottish Water and the Scottish Environmental Protection Agency.		
Date comments returned	14 May 2018		

Comments for Planning Application 18/00584/FLL

Application Summary

Application Number: 18/00584/FLL

Address: Perth Bridge Club 49-51 King Street Perth PH2 8JB

Proposal: Alterations to boundary wall, formation of vehicular access and car parking area

Case Officer: Marianna Porter

Customer Details

Name: Mr Herve Bernier

Address: [REDACTED]

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

- Noise Pollution

Comment: We have no objection to the planning of the driveway and change to the existing garden and appreciate how difficult it can be for parking etc. in the street, however, we are concerned about the disturbance from vehicles leaving the property after the evening session of bridge. We are already aware of noise in the street after 10.30pm but fear that this will increase as the service users will be starting engines/shutting car doors almost directly below our bedroom windows.

