

Perth and Kinross Council
Planning & Development Management Committee – 1 June 2021
Report of Handling by Head of Planning & Development (Report No. 21/74)

PROPOSAL: Alterations and extension of stable buildings

LOCATION: Auchterarder House, Auchterarder, PH3 1DZ

Ref. No: [20/00806/LBC](#)
Ward No: P7- Strathallan

Summary

This report recommends approval of the application as the development is considered to comply with the relevant provisions of the Development Plan and there are no material considerations apparent which outweigh the Development Plan.

BACKGROUND AND DESCRIPTION OF PROPOSAL

- 1 Listed Building Consent (LBC) is required for physical works to Category 'B' listed stable buildings associated with Auchterarder House, which itself recently received planning permission for a part change of use to an events venue (20/00297/FLL). The stable building is located some 180m to the north-east of Auchterarder House.
- 2 In addition to this application for LBC, an associated application for full planning permission (20/00805/FLL) for: the change of use, alterations and extension of the stable buildings to form a function venue (class 11) and the formation of a car park and associated works, is the subject of a report presented on the Agenda for this Committee.
- 3 The proposals will see the stables renovated and upgraded, to form a function venue. The central courtyard would be used as the main venue space with a new roof installed, with the other parts of the building being used for ancillary uses such as food preparation and cloakroom facilities.

Pre-Application Consultation

- 4 Pre-Application advice was sought in February 2020 (Ref:20/00031/PREAPP) and comment was given on the options presented: use of the existing house, conversion of stables and the possibility of erecting a free-standing events venue in the grounds.
- 5 The proposed development is not classed as a Major development in terms of the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009. Therefore the applicant was not required to undertake any formal pre-application consultation with the local community.

NATIONAL POLICY AND GUIDANCE

- 6 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.

DEVELOPMENT PLAN

- 7 The Development Plan for the area comprises the TAYplan Strategic Development Plan 2016-2036 and the Perth and Kinross Local Development Plan 2019.

TAYPlan Strategic Development Plan 2016-2036

- 8 TAYPlan sets out a vision for how the region will be in 2036 and what must occur to bring about change to achieve this vision. The vision for the area as set out in the plans states that:

“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.”

- 9 The following sections of the TAYplan 2016 are of particular importance in the assessment of this application.

- Policy 9 – Managing TAYplan’s Assets

Perth and Kinross Local Development Plan 2

- 10 The Local Development Plan 2 (2019) (LDP2) sets out a vision statement for the area and states that, *“Our vision is of a Perth and Kinross which is dynamic, attractive and effective which protects its assets whilst welcoming population and economic growth.”* It is the most recent statement of Council policy and is augmented by Supplementary Guidance.

- 11 The principal relevant policy is:

- 12 Policy 27A: Listed Buildings

OTHER POLICIES

- 13 Historic Environment Policy for Scotland 2019

- 14 This policy supersedes the Historic Environment Policy Statement 2016 and provides guidance to planning authorities on decision-making where it will affect the historic environment.

SITE HISTORY

- 15 **89/00237/FUL** - Planning Permission was granted on 23 May 1989 for an extension to Auchterarder House.
- 16 **89/01256/FUL** - Planning Permission was granted on 4 January 1990 for alterations to Auchterarder House.
- 17 **90/00970/FUL** - Planning Permission was refused on 16 July 1990 for extension of Auchterarder House.
- 18 **90/02004/FUL** - Planning Permission was granted on 21 January 1991 for a conservatory at Auchterarder House.
- 19 **97/01119/FUL** - Planning Permission was granted on 20 October 1997 for an extension to Auchterarder House.
- 20 **02/01132/PPLB** - Planning permission was granted on 3 October 2002 to alter and change the use of Auchterarder House from a hotel to a dwellinghouse.
- 21 **02/01874/LBC** - Listed Building Consent was also granted on 18 February 2003 for the removal of existing lead gutters/installation of new profiled cast iron gutters and additional hoppers and down Pipes, as well as the replacement of eight stone pediment features, all at Auchterarder House.
- 22 **04/02121/FUL** - Planning Permission was granted on 4 February 2005 for a dwellinghouse with garages, ancillary to Auchterarder House.
- 23 [20/00297/FLL](#) - Planning Permission was granted on 9 March 2021 for a part change of use from dwellinghouse to dwellinghouse and events venue
- 24 [20/00805/FLL](#) An application for planning permission is under consideration for for change of use, alterations and extension of stable buildings to form function venue (class 11), formation of car park and associated works .

CONSULTATIONS

- 25 As part of the planning application process the following bodies were consulted:
External
- 26 **Perth And Kinross Heritage Trust:** No objection, subject to a condition related to recording the special architectural and historic interest of the stable building, prior to development works.
- 27 **Historic Environment Scotland:** No objection, subject to retention of architectural features.

Internal

- 28 None.

REPRESENTATIONS

- 29 A total of 6 letters of representation have been received. The main material considerations raised are:
- Proposals contrary to Development Plan;
 - Impact on listed building/cultural heritage; and
 - Lack of cultural heritage statement.
- 30 It should be noted that as this application relates to only Listed Building Consent, as such it considers simply the physical works to the listed building. The following matters raised within the objections are therefore not relevant considerations to this application but are covered in the report on the associated application for planning permission.
- Noise;
 - Traffic, road safety, parking;
 - Lack of detail – events, employees, viability,
 - Impact on character of the area;
 - Impact on farmland, livestock and pets;
 - Impact on Ancient Woodland and Trees; and
 - Impact on Biodiversity.
- 31 The material issues which have been raised that are relevant to this application are addressed in the Appraisal section of the report.

ADDITIONAL STATEMENTS

Screening Opinion	EIA Not Required
Environmental Impact Assessment (EIA): Environmental Report	Not applicable
Appropriate Assessment	AA Not Required
Design Statement or Design and Access Statement	Submitted
Report on Impact or Potential Impact e.g. Flood Risk Assessment	Not Required

APPRAISAL

- 32 Sections 25 and 37(2) of the Town & Country Planning (Scotland) Act 1997 (as amended) require the determination of the proposal to be made in accordance with the provisions of the Development Plan, unless material considerations indicate otherwise. The adopted Development Plan comprises the TAYplan Strategic Development Plan 2016–2036 and the Perth and Kinross Local Development Plan 2019.
- 33 In this instance, section 14(2) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 places a duty on planning authorities in determining such an application as this to have special regard to the

desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

- 34 The determining issues in this case are whether: the proposal complies with the Development Plan; or if there are any other material considerations which justify a departure from the Plan.

Principle

- 35 The listed building policy within LDP2 (Policy 27A) states that 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.
- 36 It is considered that the alterations proposed comply with the Policy 27A, as they will ensure the building remains in active use and the works to be undertaken will protect the historic interest of the listed building. This is discussed in more detail below.

Design and Layout

- 37 The proposal includes renovation and refurbishment works to facilitate use as a function venue. LBC is sought for the required internal and external alterations. Externally this includes: replacement windows, doors and rooflights. The existing roofs will also be refurbished and slate replaced as required. Chimneys will be repaired and re-pointed with those on the south-east elevation being removed and areas made good. Rainwater goods are in a poor condition and will be replaced with new cast iron products, to match the existing.
- 38 The internal courtyard elevations will be altered to include new doors and windows in existing door and window openings, and new glazed doors/screens in existing arched openings. A new enclosing roof covering will be installed over the courtyard area and existing walls will be repaired and re-pointed. Doors will also be installed within the existing opening on the south-west elevation of the courtyard, to be used during functions.

Conservation Considerations

- 39 The Auchterarder House Stables are category 'B' listed, thus is considered of special architectural or historic interest. There have been objections received regarding the impact on the listed building and its cultural heritage, and the lack of a cultural heritage assessment. However a Design Statement and Schedule of Works has been submitted that describes the nature of the works and includes photographs of the existing external appearance of the building. Works proposed are intended to be the minimal interventions required to facilitate the proposed use. The internal schedule of works sets out that further detail will be required on the retention of existing internal finishes, the intention being to retain as much as practical. A condition is recommended to be

attached to any consent (Condition 2) to ensure that internal finishes are not removed before a detailed schedule of works has been approved. Conditions to agree window and door detail and roofing slate replacements are also recommended (Conditions 3 and 4).

- 40 Perth and Kinross Heritage Trust has commented and supports the proposals to retain and renovate the historic fabric, to facilitate the restoration of the stables for a new use. However, as the building will be changed considerably from its function as stables, PKHT request that a basic record of its current form is prepared prior to conversion works. As such a condition requiring a 'standing building survey' of the stable complex is recommended, to ensure such a record is produced prior to the building's modification (Condition 5).

Developer Contributions

- 41 The Developer Contributions Guidance is not applicable to this application and therefore no contributions are thus required.

Economic Impact

- 42 The proposal will provide some economic benefit as a result of the renovation of the building and its proposed future use as an events venue.

VARIATION OF APPLICATION UNDER SECTION 32A

- 43 This application was not varied prior to determination, in accordance with the terms of section 32A of the Town and Country Planning (Scotland) Act 1997, as amended.

PLANNING OBLIGATIONS AND LEGAL AGREEMENTS

- 44 None required.

DIRECTION BY SCOTTISH MINISTERS

- 45 Under the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, regulations 30 – 33 there have been no directions by the Scottish Government in respect of an Environmental Impact Assessment screening opinion, call in or notification relating to this application.

CONCLUSION AND REASONS FOR RECOMMENDATION

- 46 The application must be determined having regard to Section 14 (2) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to comply with the approved TAYplan 2016 and the adopted Local Development Plan 2 (2019). Account has been taken account of the relevant material considerations and none has been found that would justify overriding the adopted Development Plan.

- 47 Accordingly the proposal is recommended for approval subject to the following conditions.

RECOMMENDATION

Approve the application

Conditions and Reasons for Recommendation

- 1 The development hereby approved must be carried out in accordance with the approved drawings and documents, unless otherwise provided for by conditions imposed by this decision notice.

Reason - To ensure the development is carried out in accordance with the approved drawings and documents.

- 2 The removal of tiles/internal finishes is not hereby approved. Prior to such works commencing a detailed schedule of works to internal finishes, including photographs, shall be submitted to and agreed in writing by the Council as Planning Authority. The works as agreed shall be implemented prior to the completion or bringing into use of the development, whichever is the earlier.

Reason - In the interests of protecting the special character of the Listed Building.

- 3 Prior to the commencement of the development hereby approved, elevation and sectional details of the proposed new windows/doors, at a 1:20 scale, shall be submitted to and agreed in writing by the Council as Planning Authority. The windows/doors as agreed shall be implemented prior to the completion or bringing into use of the development, whichever is the earlier.

Reason - In the interests of protecting the special character of the Listed Building.

- 4 Prior to the commencement of the development hereby approved, a sample of the replacement roof slates, shall be submitted to and agreed in writing by the Council as Planning Authority. The roof slate as agreed shall be implemented prior to the completion or bringing into use of the development, whichever is the earlier.

Reason - In the interests of protecting the special character of the Listed Building.

- 5 The development hereby approved shall not commence until the developer has secured an archaeological standing building survey, to be carried out by an independent and suitable qualified archaeological organisation. The scope of the archaeological standing building survey will be agreed in writing with Perth and Kinross Heritage Trust, on behalf of the Council as Planning Authority. Details of the archaeological organisation retained by the developer shall be given to the Planning Authority and Perth and Kinross Heritage Trust in writing

not less than fourteen days before the commencement date provided in the Notice of Initiation of Development. Copies of the resulting survey shall be deposited in the National Monuments Records for Scotland and in the Perth and Kinross Historic Environment Record upon its completion.

Reason - To ensure an appropriate archaeological standing building survey is carried out and the resulting survey is recorded properly.

B JUSTIFICATION

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

C PROCEDURAL NOTES

None.

D INFORMATIVES

- 1 This listed building consent will last only for 3 years from the date of this decision notice, unless the development has been started within that period (see section 16 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, as amended by Section 20 of the Planning etc (Scotland) Act 2006).
- 2 This is approval of your application Ref no 20/00806/LBC for listed building consent only. It does not include any approval for your related planning application Ref no 20/00805/FLL. No work should commence until planning permission is granted.
- 3 The presence of protected species, and the extent to which they could be affected by the proposed development, should be established before works commence. Should protected species be identified within the site the developer should ensure that all appropriate measures required to comply with the relevant legislation are carried out.
- 4 No work shall be commenced until an application for building warrant has been submitted and approved.
- 5 This is approval of your application Ref no 20/00806/LBC for listed building consent only. It does not include any approval for your related planning application Ref no 20/00805/FLL. No work should commence until planning permission is granted.

Background Papers: 6 letters of representation
Contact Officer: Persephone Beer
Date: 20 May 2021

DAVID LITTLEJOHN
HEAD OF PLANNING & DEVELOPMENT

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