

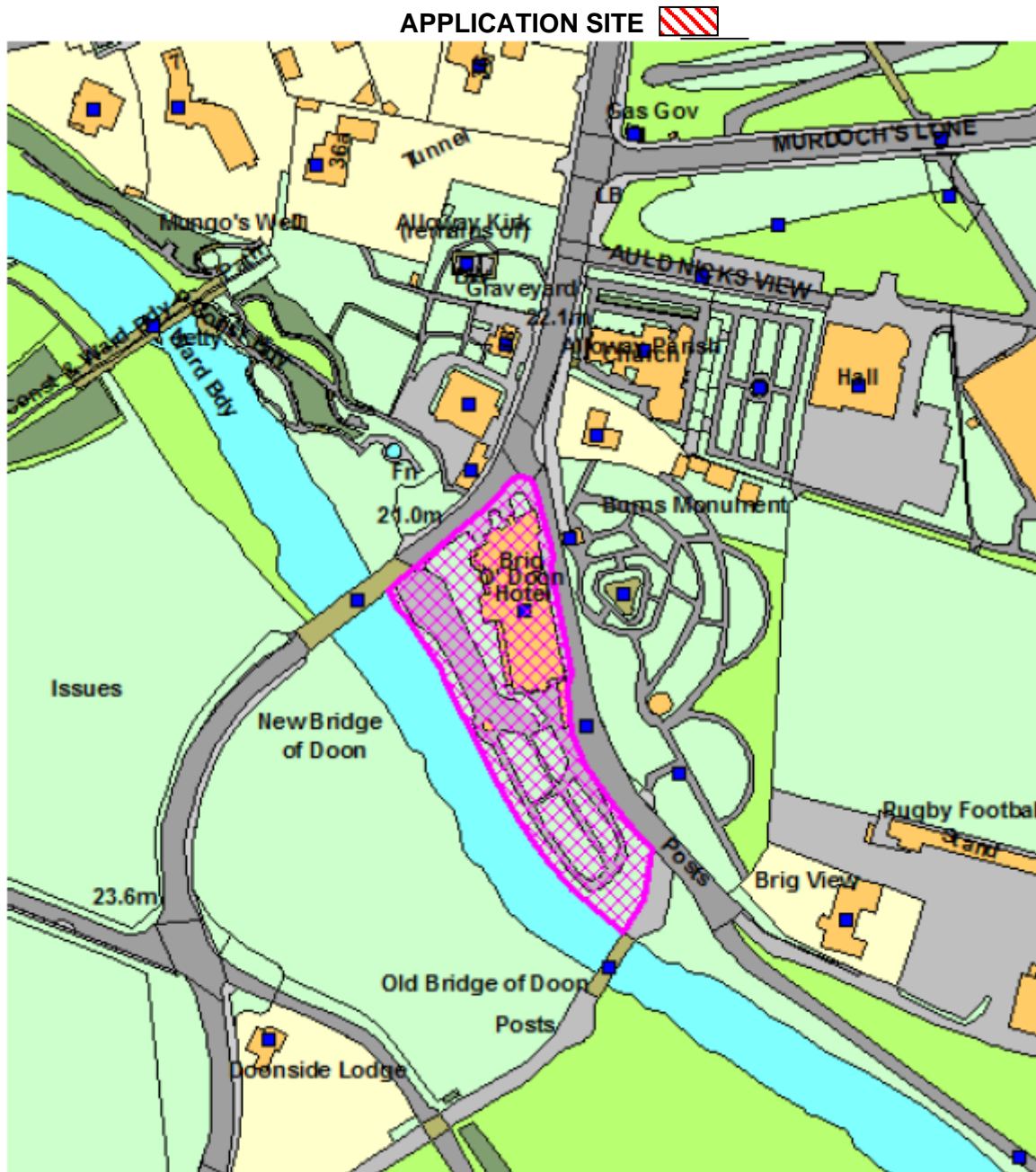
REGULATORY PANEL: 6 DECEMBER 2023

REPORT BY HOUSING, OPERATIONS AND DEVELOPMENT DIRECTORATE

23/00089/LBC

BRIG O'DOON HOUSE HOTEL ALLOWAY AYR SOUTH AYRSHIRE KA7 4PQ

Location Plan



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Summary

The site of the proposed development is the category C listed Brig O' Doon Hotel, Alloway. The hotel, which dates to 1827, occupies a prominent location at the junction of Alloway and Millbrae, is bound by the River Doon, positioned between the category B listed New Bridge and category A listed Old Bridge, and falls within the Burns Monument Conservation Area.

Planning permission is sought to alter and extend the hotel on the western elevation to form an extended restaurant (increasing existing covers from 102 to 116), 6 additional bedrooms (bringing the total bedroom accommodation to 11), a lift shaft to enable better internal circulation between floors and improve disabled access, an extended pre-dinner drinks area and a raised patio area. The proposals will extend the existing two-storey flat-roofed projection and three-storey pitched-roof projection located towards the northern end of the hotel, and include a new two-storey mono-pitched extension to accommodate the lift shaft, whereas the single-storey extension and raised decking area is proposed to the southern part of the hotel.

This application requires to be reported to the Council's Regulatory Panel, in accordance with the Council's approved procedures for handling planning applications and Scheme of Delegation, as the Service Lead - Planning and Building Standards considers that it would be appropriate for members of the planning authority to take the decision on the application given that it is intrinsically linked to planning application Ref. 23/00087/APP which requires to be determined by the Regulatory Panel.

It is considered that the proposals accord with the provisions of the National Planning Framework 4 (NPF4), the adopted South Ayrshire Local Development Plan 2 (LDP2) and the Historic Environment Policy for Scotland (HEPS) on the basis that the proposals do not have an adverse impact on the character, appearance or setting of the category C listed hotel, the category A and B listed bridges, and the wider Burns Monument Conservation Area.

Accordingly, it is recommended that the application be approved.

REPORT BY HOUSING, OPERATIONS AND DEVELOPMENT DIRECTORATE

REGULATORY PANEL: 6 DECEMBER 2023

SUBJECT:	PLANNING APPLICATION REPORT
APPLICATION REF:	23/00089/LBC
SITE ADDRESS:	Brig O'Doon House Hotel Alloway Ayr South Ayrshire KA7 4PQ
DESCRIPTION:	Alterations and extension to existing listed building / hotel
RECOMMENDATION:	Approval with Condition(s)

APPLICATION REPORT

This report fulfils the requirements of Regulation 16, Schedule 2, paragraphs 3 (c) and 4 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013. The application is considered in accordance with the Council's Scheme of Delegation as well as the Procedures for the Handling of Planning Applications.

Key Information:

- The application was received on 31 January 2023
- The application was validated on 16 February 2023
- A number of Site Visits have been carried out by the Planning Authority on various dates.
- No neighbour notification was required.
- A Site Notice was posted in the locality under Section 60 of Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (as amended) by the Planning Authority on 3 March 2023.
- A Public Notice, under The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (as amended) was placed in the Local Press on 21 February 2023.

1. Proposal:

The site of the proposed development is the category C listed Brig O' Doon Hotel, Alloway. The hotel, which dates back to 1827, occupies a prominent location at the junction of Alloway and Millbrae, is bound by the River Doon, positioned between the category B listed New Bridge and category A listed Old Bridge, and falls within the Burns Monument Conservation Area. The hotel presents a traditional frontage to both Alloway and Millbrae, with all alterations to the hotel generally confined to the western elevation of the building. The roof of the hotel is predominantly clad in slate, with the external walls finished in a painted harl (white in colour). The windows and doors are timber framed, painted black.

Listed building consent is sought to alter and extend the hotel on the western elevation to form an extended restaurant (increasing existing covers from 102 to 116), 6 additional bedrooms (bringing the total bedroom accommodation to 11), a lift shaft to enable better internal circulation between floors and improve disabled access, an extended pre-dinner drinks area and a raised deck area (this element has already been constructed). The proposals will extend the existing two-storey flat-roofed projection and three-storey pitched-roof projection located towards the northern end of the hotel, and include a new two-storey mono-pitched extension to accommodate the lift shaft, whereas the single-storey extension and raised decking area is proposed to the southern part of the hotel. None of the extensions seek to increase the overall height of the section of hotel onto which they are to be erected, and it is intended that the extensions will in the main replicate the design, massing, proportions and finishes of the existing building. Full details are set out in the submitted plans.

There are two concurrent applications for planning permission for development proposals at the hotel. Planning application 23/00087/APP is directly associated with this listed building consent application, whereas application 23/00166/APP relates to the retrospective raised decking area only and associated landscaping works at the southern end of the hotel.

This application requires to be reported to the Council's Regulatory Panel, in accordance with the Council's approved procedures for handling planning applications and Scheme of Delegation, as the Service Lead - Planning and Building Standards considers that it would be appropriate for members of the planning authority to take the decision on the application due to it being intrinsically linked with planning application ref. 23/00087/APP which requires to be determined by the Regulatory Panel.

2. Consultations:

None.

3. Submitted Assessments/Reports:

In assessing and reporting on a Planning application the Council is required to provide details of any report or assessment submitted as set out in Regulation 16, Schedule 2, para. 4 (c) (i) to (iv) of the Development Management Regulations.

A design and access statement has been submitted with this application. This briefly sets out the development history of the Brig O' Doon, details the opportunities and constraints for development, provides a rationale for each aspect of the proposed development, and considers the relationship between the existing hotel and the proposed extension.

The terms of the design statement are noted.

4. S75 Obligations:

In assessing and reporting on a Planning application the Council is required to provide a summary of the terms of any Planning obligation entered into under Section 75 of The Town and Country Planning (Scotland) Act in relation to the grant of Planning permission for the proposed development.

None.

5. Scottish Ministers Directions:

In determining a Planning application, the Council is required to provide details of any Direction made by Scottish Ministers under Regulation 30 (Directions requiring consultation), Regulation 31 (Directions requiring information), Regulation 32 (Directions restricting the grant of Planning permission) and Regulation 33 (Directions requiring consideration of condition) of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, or under Regulation 50 (that development is EIA development) of The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017.

None.

6. Representations:

11 representations have been received, 9 of which object to the proposed development and 2 of which support the development. All representations can be viewed online at www.south-ayrshire.gov.uk/planning

In summary, the representations express concerns in respect of the following:

- The design, massing and scale of the extension on what is a listed building of significant historical interest do not take cognisance of the character, appearance or setting of the listed building, the gardens within which it is set or the wider conservation area, including the bridges; and
- The proposed extension represents overdevelopment of the site.

Other concerns raised include the following:

- The retrospective nature of the raised decking area and the precedent this creates;
- That the proposed extension will result in the loss of the 'Kissing Tree' and other trees, flora and fauna within the gardens;
- That the proposal, by reason of its design, massing and scale, will impact negatively on tourism;
- That the economic benefit of the proposals is limited to the hotel owners and a handful of part-time jobs within the hotel;
- That the proposals will significantly increase traffic and add to existing pressure to the road network in the locale, to the detriment of road safety;
- That the proposals will impact negatively on residential amenity by way of increased noise and disturbance;
- The use of the nearby property at Kirkgate as ancillary accommodation; and
- The parking of vehicles within the curtilage of Kirkgate and the impact that this may have on the tunnel beneath.

The comments of support consider the design and scale of the extension to be sympathetic to the listed building, and that the hotel as extended will become an even greater asset to South Ayrshire through job creation, increased revenue and tourism.

A response to these representations is included within the assessment section of this report.

In accordance with the Council's procedures for the handling of Planning applications the opportunity exists for Representees to make further submissions upon the issue of this Panel Report by addressing the Panel directly.

7. Assessment:

The material considerations in the assessment of this planning application are the provisions of the development plan, other policy considerations (including government guidance), planning history, objector concerns and the impact of the proposal on the amenity of the locality.

Section 14(2) of The Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997 requires special regard to be had to the desirability of preserving listed buildings or their settings or any features of special architectural or historic interest which they possess.

On 13 February 2023, Scottish Ministers published and adopted National Planning Framework 4 (NPF4). NPF4 sets out the Scottish Ministers position in relation to land use planning matters and now forms part of the statutory development plan, along with the South Ayrshire Local Development Plan 2 (LDP2) (adopted August 2022).

Sections 25(1) and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended) indicates that in making any determination under the Planning Acts, regard is to be had to the development plan. The determination shall be made in accordance with the plan unless material considerations indicate otherwise. The application is determined on this basis.

Legislation states that in the event of any incompatibility between a provision of NPF4 and a provision of an LDP, whichever of them is the later in date is to prevail (Town and Country Planning (Scotland) Act 1997 ("the 1997 Act"); Section 24(3)). NPF4 was adopted after the adoption of LDP 2, therefore NPF4 will prevail in the event of any incompatibility.

(i) National Planning Framework 4 (NPF4)

The following policy of NPF4 are relevant in the assessment of the application and can be viewed in full online at [National Planning Framework 4 - gov.scot \(www.gov.scot\)](http://www.gov.scot):

- Policy 7: Historic assets and places.

The provisions of NPF4 must, however, be read and applied as a whole, and as such, no policies should be read in isolation. The application has been considered in this context.

As assessment of the proposals against the provisions of NPF4 is set out below.

(ii) South Ayrshire Local Development Plan 2

The following policies of the South Ayrshire Local Development Plan 2 are relevant in the assessment of the application and can be viewed in full online at [Local development plan 2 - South Ayrshire Council \(south-ayrshire.gov.uk\)](http://south-ayrshire.gov.uk):

- Strategic Policy 1: Sustainable Development;
- Strategic Policy 2: Development Management; and
- LDP Policy: Historic Environment.

The provisions of the Adopted South Ayrshire Local Development Plan 2 must, however, be read and applied as a whole, and as such, no single policy should be read in isolation. The application has been considered in this context.

An assessment of the proposals against the provisions of Local Development Plan 2 is set out below.

It is considered that the principle of extending the hotel is acceptable. The key consideration in the assessment of this listed building consent application is whether the proposals meet the statutory tests to preserve or enhance the character, appearance and setting of the listed building. Given the constrained nature of the application site, it is accepted that the only elevations of the hotel that lend themselves to any extension works are the western elevation (towards the River Doon) and southern elevation (towards the old bridge). The hotel has historically been extended on these elevations and, as such, there are no concerns in principle to further appropriately designed extensions on these elevations.

In respect of the proposed restaurant, bedroom and lift shaft extension, it is noted from the submitted plans that this extension will largely continue existing non-original projections on the western elevation. The extension is located on a secondary (albeit visible) elevation of the hotel, and does not increase the height of any existing projection of the hotel as it presently exists. The two-storey flat-roofed element of the larger extension (which is to accommodate the restaurant) incorporates a significant amount of glazing, and presents this elevation to the new bridge. It is considered that this design feature relates well to and does not compete with or detract from the design of the original hotel. The three-storey element of this extension replicates the design, proportions and finishes of the projection that it extends, which in turn replicates the hotel. As such, there are no concerns arising from this element of the proposals.

Whilst the proposed lift shaft element of the extension introduces a mono-pitched roofing arrangement that is at odds with the predominant roof construction at the hotel, given the intended purpose of this particular element of the proposed extension to improve circulation and disabled access within the building, and the limited visibility of this element of the proposals from important vantage points (in particular the A and B listed old and new bridges), it is not considered to have such an adverse impact on the character, appearance and setting of the listed building to warrant refusal on built heritage grounds.

There are no objections to the proposed single-storey extension on top of the raised decking area from a built heritage perspective insofar as the planning history for this element of the proposals has already established the acceptability of this element of the proposals (see planning history).

With regard to the external finishes of the extensions, it is noted from the submitted plans and the associated design statement that the extensions are to be finished in materials to match the existing hotel. It is considered that the use of matching materials will ensure that the proposed extensions integrate well with the hotel and, on this basis, there are no built heritage concerns arising from the palette of materials.

(iii) Other Policy Considerations (including Government Guidance)

Policy HEP2 of the Historic Environment Policy for Scotland (HEPS) states that decisions affecting the historic environment should ensure that its understanding and enjoyment as well as its benefits are secured for present and future generations, whilst Policy HEP4 states that changes to specific assets and their context should be managed in a way that protects the historic environment. Opportunities for enhancement should be identified where appropriate. If detrimental impact on the historic environment is unavoidable, it should be minimised. Steps should be taken to demonstrate that alternatives have been explored, and mitigation measures should be put in place.

The provisions of the Historic Environment Policy for Scotland are supplemented by Historic Environment Scotland's Managing Change in the Historic Environment series. The Managing Change documents on Setting, Use and Adaptation of Listed Buildings and Extensions are particularly relevant.

The Managing Change document on Setting requires planning authorities to take into account the setting of historic assets in the determination of applications for planning permission. Where development is proposed it is important to identify the historic assets that might be affected, define the setting of each historic asset, and assess the impact of any new development on this. Setting often extends beyond the property boundary or 'curtilage' of an individual historic asset into a broader landscape context. Both tangible and less tangible elements can be important in understanding the setting. Less tangible elements may include function, sensory perceptions or the historical, artistic, literary and scenic associations of places or landscapes.

The Managing Change document on Use and Adaptation of Listed Buildings states that owners should consider all options to allow the continued use of a listed buildings. The adaptation, alteration, extension and even partial demolition of the building are all options which can, in the right circumstances, form part of the solution.

A solution may involve one, or a mix of, the following approaches:

- 1) Minimal intervention
- 2) Adaptation
- 3) Extension
- 4) Selective demolition
- 5) Enabling

Owners should investigate each approach carefully. Through this process, the vast majority of listed buildings can be adapted to either maintain their existing use, or secure a new one.

In terms of adaptation, this will normally involve working within the existing building envelope, focusing more on internal alterations. The first step towards finding a practical scheme of adaptation is to look critically at the existing building to see what alterations are necessary to make the building work. This could include the upgrading or insulating of the building to address heat loss. Smaller scale additions and removals might also be required. In certain circumstances, adaptation can provide opportunities to restore the appearance and special interest of a listed building. Conservation-based approaches can involve removing later additions of little interest on the exterior of a building. It can also include positive changes internally, such as reinstating missing features or taking down later partitions and suspended ceilings. Changes like these can help to restore a building to its original plan-form and room proportions. Such works can often revitalise old buildings, giving them a new lease of life. Successful conservation-based solutions on one part of a site or building might balance out a higher level of intervention or additions elsewhere in the scheme - as long as these involve less significant elements.

With regard to extensions, many listed buildings have the capacity for some form of extension. In some cases buildings can successfully accommodate sizeable additions, particularly if the building is not domestic. Sometimes an extension is essential to keep the listed building in use, for example where there is little scope for internal intervention or where the original building is very small. In these cases, the decision-maker will have to balance this against any adverse impacts. There will also be some circumstances where all elevations of a building have been designed to be visible and appreciated. In these cases, other options for the site may have to be considered, including excavation for new facilities, or new freestanding buildings in the grounds.

The Managing Change document on Extensions indicates that an addition or extension should play a subordinate role. It should not dominate the original building as a result of its scale, materials or location, and should not overlay principal elevations. Where an extension is built beside a principal elevation it should generally be lower than, and set back behind, that facade. An extension that would unbalance a symmetrical elevation and threaten the original design concept should be avoided.

Supplementary Guidance Policy 1 of South Ayrshire Council's Guidance on the Historic Environment refers to design quality, and states that development proposals will be considered in terms of compliance with the 'General Criteria for New Development', which applies to both new development and extensions to existing development / buildings. Supplementary Guidance Policy 2 refers to listed buildings, and states that the Council recognises the value of listed buildings in terms of their heritage value, but also recognises their potential economic and social benefits to the community as a whole. The Council will presume in favour of protecting listed buildings and their settings, especially from inappropriate development and will actively encourage the sensitive maintenance, restoration and re-use of all such properties. Proposals affecting a listed building shall be expected to be of a quality commensurate with that of the original building to ensure the character of the building is not adversely impacted.

The proposals seek to considerably extend the hotel on the western elevation in order to increase restaurant covers, extend the kitchen, provide additional hotel accommodation for wedding parties, facilitate the creation of a lift shaft for improved accessibility around the hotel, and create a pre-drinks area, complete with raised terrace and improved access to the gardens. There are no objections to the principle of extending the hotel, and it is noted from the planning history for the hotel that extensions have been permitted in the past, albeit these permissions / consents have not been implemented and have since lapsed. The principle of extending the hotel has therefore been established, with the key consideration in the assessment and determination of these applications (from a built heritage perspective) being whether the proposals meet the statutory tests to preserve or enhance on the character, appearance and setting of the category C listed hotel, and other listed assets, primarily the category A and B listed bridges to the north and south of the hotel.

In respect of the proposed restaurant, bedroom and lift shaft extension, as previously noted from the submitted plans, this extension will largely continue the projection of existing non-original additions into the gardens towards the River Doon. This extension is located on a secondary (albeit visible) elevation of the hotel, and does not increase the height of any existing projection of the hotel as it presently exists. The two-storey flat-roofed element of the larger extension (which is to accommodate the restaurant) incorporates a significant amount of glazing, and presents this elevation to the new bridge. It is considered that this design feature compliments the design of the original hotel. With regard to the three-storey element of this extension, this replicates the design, proportions and finishes of the projection that it extends, which in turn replicates those of the hotel. As such, there are no concerns arising from this element of the proposals.

Whilst the proposed lift shaft element of the extension introduces a mono-pitched roofing arrangement that is not characteristic of the original hotel or later additions, it is not considered to have a significant adverse impact on the character, appearance or setting of the listed building. Public visibility of the lift shaft element of the extension is limited due to existing extensions at the northern end of the hotel, the 'Kissing Tree' (particularly when in full bloom), and other established landscaping within the southern area of the gardens. Views of this extension are not available from the category A listed old bridge, and only fleetingly from the new bridge during the latter part of the year when the 'Kissing Tree' sheds its leaves. As such, given the limited visibility of the lift shaft extension and the intention to finish this extension in materials to match the existing hotel, it is considered that the lift shaft extension will not have an adverse impact on the character, appearance and setting of the category C listed hotel or other historical assets in the locale.

With regard to the single-storey extension on top of the raised decking area, the planning history primarily relates to this aspect of the proposals. The design of this aspect of the proposed development is similar to previously approved development proposals (see planning history), albeit what is now proposed occupies a larger footprint than previously approved at this end of the building. It is not considered that the enlarged footprint of this extension with raised decking area will adversely affect the character, appearance or setting of the hotel or other historical assets in the locale. This element of the proposals is therefore considered to be acceptable from a built heritage perspective.

Considering the above assessment, the proposals are consistent with the provisions of NPF4 and LDP2 with regards the built environment and listed buildings policy framework and guidance.

Planning History

13/01062/APP – alterations and extension to hotel – permitted – not implemented and time expired.

13/01063/LBC – alterations and extension to listed building – permitted – not implemented and time expired.

These applications sought planning permission and listed building consent for alterations and extension to the hotel as follows:

- The erection of an extension at the basement and first floor levels; and
- Changes to the fenestration at basement level on the southern elevation via enlarged window openings in the existing bay window.

14/01386/APP – alterations and extension to hotel – permitted – not implemented and time expired.

14/01387/LBC – alterations and extension to hotel – permitted – not implemented and time expired.

These applications sought to make minor amendments to the 2013 approvals as follows:

- Replacement window to match the existing windows;
- Glazed lift enclosure;
- New doors to balcony;
- New access and gate to the front/ side of the property; and
- The installation of a cooler unit on the existing roof behind an existing chimney.

The proposed single-storey extension and associated raised patio are similar to the above approved schemes.

There are two concurrent applications for planning permission for development proposals at the hotel. Planning application 23/00087/APP is directly associated with this listed building consent application, whereas application 23/00166/APP relates to the retrospective raised decking area only and associated landscaping works at the southern end of the hotel.

(iv) Objector Concerns

The assessment of an application for listed building consent is limited to the impact of a proposal on the character, appearance and setting of the listed building only.

The raised decking area element of the proposals was erected without the benefit of planning permission and listed building consent, and therefore this is a retrospective element of the associated planning application. The raised decking area is not considered to have an adverse impact on the listed building. It is subordinate in scale to the elevation from which it projects and does not detract from the character of the building it is adjoining. While not a matter for this application, but rather the associated planning application reference 23/00089/APP, it should be noted that SEPA objected to the raised decking area on the grounds of flood risk and because the deck breached the freeboard (the additional height that a structure needs to be to be protected from flood waters). The applicant has since submitted a revised drawing, proposing to amend the raised decking area to ensure the required freeboard level is achieved. The raised decking area is therefore also acceptable from a flood risk perspective subject to the structure being amended; as the amendments required are minor, they are unlikely to be visible once carried out.

As set out earlier within this report, there are no objections to the principle of extending the hotel. The key consideration in the determination of this application for listed building consent is whether the extension meets with the statutory tests to preserve or enhance the character, appearance and setting of the category C listed building, taking cognisance of other listed assets (primarily the category A and B listed bridges to the north and south of the hotel), and the wider Burns Monument Conservation Area.

Visibility of the proposed extensions from the category A listed old bridge is limited given the landscaping within the southern portion of the gardens within which the hotel is set. Public views are more readily available beyond the western end of the new bridge, with the proposed single-storey extension and raised patio visible from this particular vantage point. Views of the larger extension from beyond the new bridge are restricted by the 'Kissing Tree'. The larger extension will be more visible from the eastern (Alloway) side of the new bridge, but it is noted that this particular extension will extend existing non-original projections, and will not compete with the design of the original hotel.

Although the site is somewhat constrained by the River Doon, Millbrae and the bridges at either end, given the previous development history at the hotel, including the approved but not implemented planning permissions and listed building consents detailed in the planning history section of this report, it is considered that the site can accommodate the extensions as proposed, and that the proposals do not represent overdevelopment of the site.

The applicant recognises the importance of the 'Kissing Tree' to the character, appearance and setting of the locale, and has no plans to remove the tree as part of the proposed development. It is acknowledged that other trees and shrubbery has been removed from the gardens. Whilst this is regrettable, their removal is not considered to have had a significant impact on the character, appearance or setting of the listed hotel, the bridges to the north and south, or the wider Burns Monument Conservation Area.

The impact of the proposals on tourism, the beneficiaries of the proposals from an economic perspective, road safety and parking concerns, the impact of the proposals on residential amenity, and the use of Kirkgate as ancillary accommodation and associated issues, cannot be considered within the scope of the listed building consent application.

(v) Impact on the Locality

As indicated elsewhere within this report, it is noted that the site constraints limit where development could occur within the hotel site. It is considered that the hotel can accommodate and absorb extensions of the design, massing, scale, proportions and finishes proposed, and that the extensions will not have an adverse impact on the character, appearance or setting of the listed building, other listed assets in the locale, and the wider Burns Monument Conservation Area.

8. Conclusion:

Given the above assessment, and having balanced the rights of the applicant against the general interest, it is recommended that the application for listed building consent is approved subject to the conditions listed below. The proposals are consistent with the policy provisions of NPF4 and LDP2 and can be accommodated without any significant adverse impact on the listed building, its setting or the setting of other listed structures in the locale.

9. Recommendation:

It is recommended that the application is approved with condition(s).

- (1) That the works hereby granted Listed Building Consent shall be commenced within three years of the date of this consent.
- (2) That the works hereby granted Listed Building Consent shall be implemented in full accordance with the approved plan(s) as listed below unless a variation required by a condition of the consent has been agreed in writing by the Planning Authority.

9.1 Reasons:

- (1) To be in compliance with 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) To ensure that the development is carried out in accordance with the approved plans unless otherwise agreed.

9.2 Advisory Notes:

- (1) The grant of listed building consent does not remove the requirement for planning permission for any alterations which may be required in order to implement this listed building consent.

9.3 List of Determined Plans:

- Drawing - Reference No (or Description): 22-064-LAY-001
- Drawing - Reference No (or Description): 22-064-LAY-002
- Drawing - Reference No (or Description): 22-064-LAY-003
- Drawing - Reference No (or Description): 22-064-LAY-004
- Drawing - Reference No (or Description): 22-064-LAY-005
- Drawing - Reference No (or Description): 22-064-LAY-006
- Drawing - Reference No (or Description): 22-064-LAY-007
- Drawing - Reference No (or Description): 22-064-ELE-008
- Drawing - Reference No (or Description): 22-064-LAY-009
- Drawing - Reference No (or Description): 22-064-LAY-010
- Drawing - Reference No (or Description): 22-064-LAY-011
- Drawing - Reference No (or Description): 22-064-ELE-012 B
- Drawing - Reference No (or Description): 22-064-ELE-013 B
- Drawing - Reference No (or Description): 22-064-VIS-014

9.4 Reason for Decision (where approved):

It is considered that the proposal does not detrimentally affect the traditional character or appearance of this statutorily listed building or its setting or the setting of other listed structures in the locale.

Regulatory Panel (Planning): 6 December 2023

Report by Housing, Operations and Development Directorate (Ref: 23/00089/LBC)

Background Papers:

1. Planning application form, plans and design statement (available online)
2. National Planning Framework 4 (available online)
3. Adopted South Ayrshire Local Development Plan 2 (available online)
4. South Ayrshire Council Guidance - Historic Environment (available online)
5. Historic Environment Policy for Scotland (available online)
6. Historic Environment Scotland Managing Change in the Historic Environment - Setting (available online)
7. Historic Environment Scotland Managing Change in the Historic Environment - Use and Adaptation of Listed Buildings (available online)
8. Historic Environment Scotland Managing Change in the Historic Environment - Extensions (available online)
9. Representations (available online)

Equalities Impact Assessment:

An Equalities Impact Assessment is not required because the proposed development is not considered to give rise to any differential impacts on those with protected characteristics.

Person to Contact:

Mr David Hearton, Lead Conservation Planner - Planning Strategy - Telephone 01292 616352