

ANGUS COUNCIL

DEVELOPMENT STANDARDS COMMITTEE – 18 JUNE 2020

LISTED BUILDING CONSENT APPLICATION – THE STABLES, PANBRIDE HOUSE,
PANBRIDE, CARNOUSTIE

GRID REF: 357851 : 735366

SERVICE LEADER – PLANNING & COMMUNITIES

Abstract:

This report deals with listed building consent application No. [20/00229/LBC](#) which seeks consent for internal and external alterations to the building including alterations to and formation of new openings, removal of harling/ brickwork, installation of flues, rooflights and timber framed windows and doors at 1 The Stables, Panbride House, Panbride, Carnoustie for Panbride Holidays Limited. This application is recommended for approval.

1. RECOMMENDATION

It is recommended that the application be approved.

2. ALIGNMENT TO THE ANGUS LOCAL OUTCOMES IMPROVEMENT PLAN/CORPORATE PLAN

This report contributes to the following local outcome(s) contained within the Angus Local Outcomes Improvement Plan and Locality Plans:

- Safe, secure, vibrant and sustainable communities
- A reduced carbon footprint
- An enhanced, protected and enjoyed natural and built environment

3. INTRODUCTION

3.1 Listed building consent is sought for alterations to the existing group of buildings within the grounds of Panbride House. The application site forms a complex of buildings that were formerly used as stables and that are designated as a category B listed building. Planning permission has previously been granted for the use of the building as houses. A plan showing the location of the site is provided at Appendix 1.

3.2 The application proposes internal and external alterations to the grouping of buildings. The alterations would allow for flues to be installed, additional rooflights, formation of new openings and alterations to existing openings. New doors are proposed to be installed and windows are being relocated from other areas of the building. Brickwork repairs are being removed and in filled with stone, with areas of harling also being removed. The proposals include painting all of the windows on the building white, along with some doors. The main entrance doors are to be painted RAL 6004 (blue green colour). New boundary walls and gates are proposed on the northwest elevation. A number of internal alterations are proposed to alter the existing internal layout.

- 3.3 The application has been advertised in the press as required by legislation and a site notice has been displayed.
- 3.4 This application requires determination by committee as Cllr Boyd has a financial interest in the development.

4. RELEVANT PLANNING HISTORY

- 4.1 A number of planning permissions and listed building consents have been granted as detailed below. Those have been implemented and works are currently underway.
- 4.2 Planning Application ([19/00813/FULL](#)) and listed building consent application ([19/00814/LBC](#)) were granted by the Development Standards Committee at its meeting on 10 December 2019 (Reports 411/19 and 412/19 refer). Those provided for alterations to the coachman's cottage which is attached to the stable building.
- 4.3 Planning permission ([17/00590/FULL](#)) and listed building consent ([17/00591/LBC](#)) were granted by the Development Standards Committee at its meeting on 3 October 2017 (Reports 338/17 and 339/17 refer). Amongst other things those provided for the change of use of part of the building from a physiotherapy suite to a house and associated alterations.
- 4.4 Planning permission (08/01234/FUL) and listed building consent (08/01235/LBC) were granted on 9 December 2008 and 9 January 2009 respectively. Amongst other things those provided for alterations to a section of roof of the existing building.
- 4.5 Planning permission (05/00779/FUL) and listed building consent (05/00781/LBC) were granted on 29 May 2006. Those provided for the conversion of stables to create five cottages and associated alterations to the building.

5. APPLICANT'S CASE

The applicant has submitted a letter from a licensed bat worker, an Accessibility Statement and information on rooflight and door details in support of the application. Those documents can be viewed on the council's [Public Access](#) system. The letter from the licensed bat worker states that a bat survey was carried out in 2017 and no bats were recorded at that time. It indicates that, having reviewed photos of the areas where the current works are proposed, further bat activity survey work is not required as the works are unlikely to have a significant adverse impact on bats. The Access Statement concludes that the proposals aim to improve and expand upon accessibility to the properties by introducing access doors to cottages 1, 2, 3 & 4 with level access externally and providing an accessible route from the designated parking areas.

6. CONSULTATIONS

- 6.1 **Scottish Water** – No response was received.
- 6.2 **Community Council** – No response was received.
- 6.3 **Angus Council – Roads (Traffic)** – No objections.
- 6.4 **Historic Environment Scotland** – No objections.

7. REPRESENTATIONS

No letters of representation have been received.

8. PLANNING CONSIDERATIONS

- 8.1 In considering whether to grant listed building consent for the present application, the Council is required in terms of Section 14(2) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 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.
- 8.2 In this case the development plan represents a material consideration and comprises:-
- [TAYplan](#)
 - [Angus Local Development Plan](#) (ALDP) (Adopted 2016)
- 8.3 The application is not of strategic significance and the policies of TAYplan are not referred to in this report. The ALDP forms the main basis for the consideration of the proposal and the relevant policies are reproduced at Appendix 2.
- 8.4 Planning legislation and development plan policy require regard to be paid to the impact of the development on the special interest of the listed building and on the setting of other listed buildings in the area.
- 8.5 Scottish Planning Policy (SPP), Historic Environment Scotland Policy Statement (HESPS) and the associated 'Managing Change in the Historic Environment' guidance notes provide relevant national guidance for listed buildings and are material considerations in the determination of the application.
- 8.6 The listed building description identifies the building as a single-storey symmetrical west front, arched entrance with curvilinear gable and crowstepped flank gables. While the west elevation of the building is of elegant design the remainder of the building is of more functional design reflecting its original purpose.
- 8.7 Aerial photography indicates that the stable buildings were in very poor condition until the recent past with large sections of collapsed roof. Much of the historic fabric would have been lost at that time. The buildings have been subject of fairly substantial, and in some cases, unsympathetic alteration, with window and door openings altered and infill of openings in a fairly rudimentary manner.
- 8.8 Recent alterations have seen the building re-roofed, restored and brought back into gainful use. The general appearance of the building has been improved and in particular the west elevation with its arched entrance and crowstepped flank gables has been reinstated.
- 8.9 The current proposals involve the installation of flues and additional roof lights to match those on the building. The proposed rooflights are of appropriate design for the listed building. These alterations are relatively minor and do not adversely affect the special interest of the listed building. They do not affect the principal west elevation and would not look inappropriate on a building that was originally designed to serve a functional purpose.
- 8.10 The proposed alterations to the existing openings are on the northeast, northwest and southeast elevations and include alterations to existing openings, with relocation of windows and installation of new doors. These works are on elevations which have had a number of previous alterations undertaken and they do not affect the symmetry of the principal west elevation. They include removal of areas of brick infill and harling (already undertaken) on some of the elevations and rebuilding in stone to match existing with joints pointed in lime mortar. This would generally have a positive impact

on the building. The proposals to paint existing windows and doors are appropriate and acceptable. Details have been provided to indicate that the proposed doors and windows would be recessed in the stonework have been submitted and are acceptable. The alterations to windows and doors on the building are considered to have a neutral impact on the buildings special interest.

- 8.11 Alterations are proposed to the interior of the building but these would not affect fabric or features of special architectural or historic interest. As indicated above the interior of the building was largely lost as a consequence of previous roof collapse. The proposed alterations to the interior of the building would have no significant impact on its special interest.
- 8.12 Minor alterations are proposed to the northwest of the building comprising the erection of small sections of stone wall and timber gates. These would be attached to the existing boundary wall with the gates attached to the stable building. These additions are in appropriate materials and would not affect the special interest of the building.
- 8.13 The proposed works would not adversely affect the special interest of the listed building and are compatible with relevant development plan policy and government guidance. It is relevant to note that Historic Environment Scotland has offered no objection to the application.
- 8.14 A letter from a licensed bat worker indicates that a bat survey was carried out in 2017 and no bats were recorded at that time. The letter confirms that the current works are unlikely to have any detrimental impacts on bats and that further bat activity survey work is not required. Accordingly it is unlikely that European protected species would be affected by the proposal.
- 8.15 In conclusion, the proposed works are relatively minor and are appropriate for the building. They would not have a significant adverse impact on the special interest of the listed building or its setting. The proposal is compatible with relevant development plan policy and government guidance. There are no material considerations that justify refusal of the application.

9. OTHER MATTERS

HUMAN RIGHTS IMPLICATIONS

The recommendation in this report for grant of listed building consent has potential implications for neighbours in terms of alleged interference with privacy, home or family life (Article 8) and peaceful enjoyment of their possessions (First Protocol, Article 1). For the reasons referred to elsewhere in this report justifying this recommendation in planning terms, it is considered that any actual or apprehended infringement of such Convention Rights, is justified.

EQUALITIES IMPLICATIONS

The issues contained in this report fall within an approved category that has been confirmed as exempt from an equalities perspective.

10. CONCLUSION

It is recommended that the application be approved.

NOTE: No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above Report.

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APPENDIX 1: LOCATION PLAN
APPENDIX 2: DEVELOPMENT PLAN POLICIES
APPENDIX 3: PRESENTATION