

**EAST AYRSHIRE COUNCIL**

**SOUTHERN LOCAL PLANNING COMMITTEE: 24 FEBRUARY 2006**

**05/1008/FL: PROPOSED ALTERATIONS TO BUILDING AND  
05/0952/LB: PROPOSED ALTERATIONS TO LISTED BUILDING**

**AT SORN PARISH CHURCH HALLS, MAIN STREET, SORN**

**APPLICATION BY SORN PARISH CHURCH**

**EXECUTIVE SUMMARY SHEET**

**1. DEVELOPMENT DESCRIPTION**

1.1 Listed Building Consent and full planning permission is sought for alterations to the hall premises to form a new disabled toilet and a new kitchen. The proposals, in terms of external alterations, involved the proposed sealing up of three external windows, one on the front elevation and two on the rear elevation. However, amended plans have been submitted deleting the proposal to infill the window opening on the front elevation of the premises.

1.2 Due to the constraints of the proposed internal layout, the two existing windows on the rear elevation (facing onto the River Ayr) will be sealed and the recesses used to form cupboards. The window openings will be sealed off with sandstone acquired from the demolition of internal walls. The proposal also includes the infilling of the existing cellar and the installation of a new timber window on the north elevation.

**2. RECOMMENDATION**

2.1 It is recommended that the applications be approved subject to the conditions listed on the attached sheets but that the issue of Listed Building Consent be withheld until the Listed Building Consent application has been cleared by Historic Scotland.

**3. SUMMARY OF ANALYSIS**

3.1 As indicated in section 5 of the report, the application is considered to be in accordance with the development plan. Therefore, given the terms of Section 25 and Section 37(2) of the Town and Country Planning (Scotland) Act 1997, the application should be approved unless material considerations indicate otherwise. As is indicated at Section 6 of the report, there are material considerations relevant to this application, however, it is considered that the issues raised are not of sufficient weight to justify refusal of the application.

3.2 With the amended plans showing only the sealing up of the two windows on the rear elevation of the hall premises, it is considered that this will not have a significant impact on the character of the Category B Listed Building.

#### **CONTRARY DECISION NOTE**

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning, Development and Building Standards, the application will not require to be referred to the Development Services Committee as it would not represent a significant departure from the East Ayrshire Local Plan.

**Alan Neish**  
**Head of Planning, Development and Building Standards**

**Note: This document combines key sections of the associated report for quick reference and should not in itself be considered as having been the basis for recommendation preparation or decision making by the Planning Authority.**

## EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE: 24 FEBRUARY 2006

**05/1008/FL: PROPOSED ALTERATIONS TO BUILDING AND  
05/0952/LB: PROPOSED ALTERATIONS TO LISTED BUILDING**

**AT SORN PARISH CHURCH HALLS, MAIN STREET, SORN**

**APPLICATION BY SORN PARISH CHURCH**

### **Report by Head of Planning, Development and Building Standards**

#### **1. PURPOSE OF REPORT**

1.1 The purpose of this report is to jointly present for determination a full application and a Listed Building Consent application which are to be considered by the Local Planning Committee under the scheme of delegation because the proposal is the subject of an objection.

#### **2. APPLICATION DETAILS**

2.1 **Site Description:** The application site is located on the west side of Main Street in Sorn (B743 Sorn – Mauchline Road) and lies immediately south of Mill Cottage and immediately north of Sorn Old Bridge.

2.2 The application site relates to the existing Sorn Parish Church Hall premises and its curtilage at this location. The premises were formerly used as a mill and relate to a Category B Listed Building which lies within Sorn No. 1 Conservation Area.

2.3 **Proposed Development:** Listed Building Consent and full planning permission is sought for alterations to the hall premises to form a new disabled toilet and a new kitchen. The proposals, in terms of external alterations, involved the proposed sealing up of three external windows, one on the front elevation and two on the rear elevation. However, amended plans have been submitted deleting the proposal to infill the window opening on the front elevation of the premises.

2.4 Due to the constraints of the proposed internal layout, the two existing windows on the rear elevation (facing onto the River Ayr) will be sealed and the recesses used to form cupboards. The window openings will be sealed off with sandstone acquired from the demolition of internal walls. The proposal also includes the infilling of the existing cellar and the installation of a new timber window on the north elevation.

### 3. CONSULTATIONS AND ISSUES RAISED

3.1 Sorn Community Council has not responded to the consultation letter.

***Noted.***

3.2 The Architectural Heritage Society of Scotland states that it does not object in principle to the proposed internal alterations but would object to the manner these changes manifest themselves on the exterior of this category B listed building. Blocking up of the majority of windows would fundamentally change the character of this building. The AHSS sees no reason why the existing windows could not be retained and, if necessary, the opening closed off behind the window with a light-weight infill. This would have the advantage of being easily reversible, should the users wish to re-instate the windows.

***The applicant has, in part, taken on board the comments of the AHSS and amended plans have been received showing the retention of the existing window on the front elevation of the hall premises. It is considered that this window does make a significant contribution to the character and appearance of the listed building. However, the two windows on the rear elevation are to some extent 'lost' in the ivy and shrub growth that covers a significant part of the rear elevation. Furthermore, the rear elevation windows, due to the split level nature of the building, lie at high level off the bank of the River Ayr and are to a greater extent inaccessible making maintenance very difficult. It is considered that the proposal to seal off these windows would not have a significant impact on the overall character of the building.***

3.3 Historic Scotland queries whether the proposal to infill 3 windows is necessary in the category B Listed Building. HS suggests that these windows, which form an integral part of the character of this former mill, are retained and that cupboard space is created elsewhere within the building.

### 4. REPRESENTATIONS

4.1 Apart from the objection received from the Architectural Heritage Society of Scotland as described above, no other third party representations have been received.

***Noted.***

### 5. ASSESSMENT AGAINST DEVELOPMENT PLAN

5.1 Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of this application, the development plan comprises the

Approved Ayrshire Joint Structure Plan 1999 and the Adopted East Ayrshire Local Plan 2003.

#### Ayrshire Joint Structure Plan

5.2 There are no policies within the structure plan that are especially relevant to the proposed development.

***Noted.***

#### East Ayrshire Local Plan

5.3 Policy ENV4 states that the Council will seek to ensure that development within or affecting the setting of a Conservation Area or affecting the appearance or setting of a Listed Building, is sympathetic to the area or building concerned in terms of its layout, size, scale, design siting, materials and finish. Wherever possible, all proposals should seek to preserve, enhance or incorporate features, which contribute positively to the character or appearance of the area and have due regard to the architectural and historic qualities of the area or building concerned.

***It is considered that the front elevation window does make a significant contribution to the character and appearance of the listed building. However, the two windows on the rear elevation are to some extent 'lost' in the ivy and shrub growth that covers a significant part of the rear elevation. Furthermore, the rear elevation windows, due to the split level nature of the building, lie at high level off the bank of the River Ayr and are to a greater extent inaccessible making maintenance very difficult. It is considered that the proposal to seal off these windows would not have a significant impact on the overall character of the building. In this regard it is not considered that the proposal is contrary to Policy ENV4***

## **6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS**

6.1 The principal material considerations relevant to the determination of the application are the consultation responses.

#### Consultations Responses

6.2 The objection from the Architectural Heritage Society of Scotland has in part been overcome by the submission of amended plans. It is considered that the objection, now, is not of sufficient weight to justify refusal of the application.

## **7. FINANCIAL AND LEGAL IMPLICATIONS**

7.1 There are no financial or legal implications for the Council in the determination of this application.

## **8. CONCLUSIONS**

8.1 As indicated in section 5 of the report, the application is considered to be in accordance with the development plan. Therefore, given the terms of Section 25 and Section 37(2) of the Town and Country Planning (Scotland) Act 1997, the application should be approved unless material considerations indicate otherwise. As is indicated at Section 6 of the report, there are material considerations relevant to this application, however, it is considered that the issues raised are not of sufficient weight to justify refusal of the application.

8.2 With the amended plans showing only the sealing up of the two windows on the rear elevation of the hall premises, it is considered that this will not have a significant impact on the character of the Category B Listed Building.

## **9. RECOMMENDATION**

**9.1 It is recommended that the applications be approved subject to the conditions listed on the attached sheets but that the issue of Listed Building Consent be withheld until the Listed Building Consent application has been cleared by Historic Scotland.**

## **CONTRARY DECISION NOTE**

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning, Development and Building Standards, the application will not require to be referred to the Development Services Committee as it would not represent a significant departure from the East Ayrshire Local Plan.

**Alan Neish**  
**Head of Planning, Development and Building Standards**

08 February 2006  
HM/HM

## LIST OF BACKGROUND PAPERS

1. Application form and plans.
2. Statutory Notices and Certificates.
3. Consultation responses.
4. Adopted East Ayrshire Local Plan (2003)
5. Approved Ayrshire Joint Structure Plan (1999)

← Formatted: Bullets and Numbering

Any person wishing to inspect the background papers listed above should contact Mr. Hugh Melvin on 01563 555481.

**Implementation Officer: Dave Morris**

Application no: 05/0952/LB

---

Location	Sorn Parish Church Halls Main Street, Sorn
Nature of Proposal:	Proposed alterations to existing building
Name and Address of Applicant:	Sorn Parish Church Per Mr I. Scade 3 Anderson Crescent SORN KA5 6HX
Name and Address of Agent	Munro Architects 23 Portland Road KILMARNOCK KA1 2BT

---

DPO's Ref: [                    ]  
PPO's Ref; [Hugh Melvin ]

The above LISTED BUILDING CONSENT application should be approved subject to the following conditions:-

1. The windows proposed for sealing up shall be sealed using matching sandstone acquired from down takings within the existing building, all to match the stonework of the existing listed building.

REASON – In the interests of visual amenity.

Form TP24A

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application no: 05/0952/LB

---

Location	Sorn Parish Church Halls Main Street, Sorn
Nature of Proposal:	Proposed alterations to existing building
Name and Address of Applicant:	Sorn Parish Church Per Mr I. Scade 3 Anderson Crescent SORN KA5 6HX
Name and Address of Agent	Munro Architects 23 Portland Road KILMARNOCK KA1 2BT

---

DPO's Ref: [                    ]  
PPO's Ref; [Hugh Melvin   ]

The above **FULL** application should be approved subject to the following conditions:-

1. The rear elevation windows proposed for sealing up shall be sealed using matching sandstone acquired from down takings within the existing building, all to match the stonework of the existing listed building.

REASON – In the interests of visual amenity.

**DUE TO ORDNANCE SURVEY REGULATIONS AND COPYRIGHT  
THE MAP IS AVAILABLE FOR VIEWING AT THE COUNCIL'S  
PLANNING OFFICE IN LUGAR. FOR INFORMATION ON  
VIEWING PLEASE CONTACT (01563) 555320.**