

EAST AYRSHIRE COUNCIL

CENTRAL LOCAL PLANNING COMMITTEE: 08 DECEMBER 2000

**00/0140/FL and 00/0153/LB: ALTERATION TO ROOF OF SINGLE STOREY WING
AT BUSBIE FARMHOUSE BY KNOCKENTIBER BY ALIH FARMS LTD**

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 **Proposed Development:** It is proposed to alter the roof of the front and side part of the section of the western wing which is slate finished and retains the original 'M' shaped profile. The proposal will raise the ridgeline to match the height of the adjoining steel clad building. The new roof will be pitched and finished in natural slate. This work is required to repair damage to the roof caused by last winter's storms as the roof is in very poor condition.

2. RECOMMENDATION

2.1 It is recommended that the listed building application 00/0153/LB should be approved subject to the notification of Historic Scotland under the Planning (Listed Buildings & Conservation Areas) (Scotland) Act 1997 and subject to the conditions indicated on the attached sheet.

2.2 It is further recommended that planning consent 00/0140/FL be approved subject to the conditions on the attached sheet but that the planning consent not be issued until the listed building application has been agreed by Historic Scotland.

3. SUMMARY OF ANALYSIS

3.1 The proposed alterations are in keeping with Policy ENV4 of the East Ayrshire Local Plan Finalised Version as the proposed alterations will not have an adverse impact on the visual quality of the listed building. The increase in the roof height and the use of natural slate would be appropriate for this listed building. The alterations would not detract from the visual amenity of the building.

Alan Neish
Head of Planning and Building Control

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.

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CENTRAL LOCAL PLANNING COMMITTEE: 08 DECEMBER 2000

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Report by Head of Planning and Building Control

1. PURPOSE OF REPORT

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

2. APPLICATION DETAILS

2.1 **Site Description:** The application site comprises part of the original steading of Busbie Farmhouse which lies to the north of Crosshouse on the Kilmaurs Road. The building is Category 'B' Listed and is based on the traditional form of a central two-storey block with single storey wings attached. The front western wing runs north from the two-storey block adjacent to the road. Approximately two thirds of this wing has been altered by raising the wallhead and forming a new roof finished in steel cladding. These works are unauthorised and are not the subject of these applications.

2.2 **Proposed Development:** It is proposed to alter the roof of the front and side part of the section of the western wing which is slate finished and retains the original 'M' shaped profile. The proposal will raise the ridgeline to match the height of the adjoining steel clad building. The new roof will be pitched and finished in natural slate. This work is required to repair damage to the roof caused by last winter's storms as the roof is in very poor condition.

3. CONSULTATIONS AND ISSUES RAISED

3.1 The Architectural Heritage Society for Scotland have objected to raising this roof so that it has a satisfactory junction with the new rear roof. This involves raising the roof of the west wing by approximately half a metre. Raising the height of the front ridge as seen from the south, ie looking at the front elevation of Busbie Mains appears superficially to be satisfactory as the two side wings, the East and West would present a uniform ridge height, whereas there is a half metre differential now. However in order to raise the roof, it is proposed to reduce the pitch of the front hip (west elevation) from 40 to 33 degrees. They find this unacceptable as the roof pitch on the main part of the farmhouse is 40 degrees. The lessening of the roof gradient to tie in with that on the

contentious side elevation of the rear shed will emphasise a long stretch of uncharacteristically shallow roof.

The proposal will raise the ridgeline of part of the western wing to match the ridgeline of the steel cladding part of the wing. It is acknowledged that the new roof will have a shallower pitch than the existing roof, however this is considered not to have an adverse impact on the building.

3.1.1 The dilemma is that although each application should be considered separately, approval of the current roof alterations might make it easier to get approval of the new roof to the rear. The latter involves raising the barn's wallheads by two courses of building blocks is most unsatisfactory particularly as it presents a prominent location alongside the public road. It may be seen that one case is conditional on the other, however they do not think that one mistake should precipitate another.

The comments of the Architectural Heritage Society are acknowledged regarding the steel cladding constructed on part of the roof on the western wing. However the present applications address only the change in the roof level of the slated part of the front and side of the western wing. The steel cladding erected is being pursued separately and is not under consideration by the present applications.

3.1.2 They object to the proposal as it will result in an unacceptable alteration to the west elevation of the entire listed building group and produce a non-traditional roof slope.

It is considered that the proposed alterations will not have an adverse impact on the visual quality of the building.

3.1.3 The Architectural Heritage Society still object to the amended plans. The reduction in pitch on the west side of the front hip to keep an angle of 40 degrees on the front pitch would mean that the barn behind would be visible. This would give an asymmetrical appearance to the front elevation as the corresponding wing on the east elevation has traditionally steep pitches. The proposed alterations to this front wing are simply trying to ameliorate unacceptable alterations to the rear barns. Busbie Farmhouse is still worthy of its 'B' listing and as one of the diminishing stock of traditional farmhouses in East Ayrshire should be protected and only altered in a sympathetic manner. Its prominent location and site makes this an important case.

It is considered that the proposed alterations will not have a detrimental impact on the visual quality of the building. The replacement of the roof of natural slate with 40° pitch will not detract from the surrounding buildings.

3.1.4 The Society has also commented on the alterations to the front elevation such as replacement windows, removal of lime wash and erection of modern barns and whether any of these have listed building consent. The west wing appears to have had more

recent alterations such as glazed door and window and internal alterations. They would expect these to be incorporated with the current planning application. No alteration is proposed to the current wall 'finish' on the west elevation of the barn where stonework and block work sit uncomfortably together and are most visible from the public road. Plastic guttering pipework is proposed and at the very least cast iron pipework should be specified.

Other alterations carried out to the building are being pursued through the enforcement procedure and are not considered to be forming part of these applications. A condition could be attached to the consents if granted that all pipework should be cast iron.

3.2 Historic Scotland reluctantly accept that it would be unlikely to object in the event of a formal application being submitted.

Noted.

3.3 Crosshouse and Knockentiber Community Council have not responded to the consultation letter at the time of writing this report.

Noted.

4. REPRESENTATIONS

4.1 There is one letter of objection received from the Architectural Heritage Society of Scotland which is detailed in 3.1 of the report.

5. DEVELOPMENT PLAN STATUS

5.1 It is the policy contained in the East Ayrshire Local Plan Finalised Version which has been agreed for determination purposes by the Council and to which greatest weight should be attached.

5.2 Policy ENV4 – “The Council will seek to ensure that all 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 colour of 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 proposed alterations to the roof will not have an adverse impact on the design and character of the listed building. The more separate issue of the unauthorised roof and wallhead work to the remainder of the wing is being pursued through the enforcement process.

6. OTHER PLANNING CONSIDERATIONS

6.1 The applicant has been approached on two occasions to include the western wing steel cladding roof barn within the present application. They are not prepared to include these alterations within the present applications as the present alterations are the subject of an insurance claim due to storm damage to the farmhouse. The applicant has stated that they want the present applications to be considered in their own right.

Whilst it is acknowledged that it would be preferable if the other alterations to the western wing barn were included in this application if the applicant is not prepared to include these alterations the applications should be determined on their own right. A letter has been sent to the applicant requiring the above barn to be reinstated to its previous construction and appearance, ie natural slate timber roof construction. If the applicant fails to instigate these works Enforcement Action may be taken requiring the reinstatement of the slate roof against the applicant.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 There are no financial or legal implications for the Council in determining these applications.

8. CONCLUSION

8.1 The proposed alterations are in keeping with Policy ENV4 of the East Ayrshire Local Plan Finalised Version as the proposed alterations will not have an adverse impact on the visual quality of the listed building. The increase in the roof height and the use of natural slate would be appropriate for this listed building. The alterations would not detract from the visual amenity of the building.

9. RECOMMENDATION

9.1 It is recommended that the listed building application 00/0153/LB should be approved subject to the notification of Historic Scotland under the Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997 and subject to the conditions indicated on the attached sheet.

9.2 It is further recommended that planning consent 00/0140/FL be approved subject to the conditions on the attached sheet but that the planning consent not be issued until the listed building application has been agreed by Historic Scotland.

Alan Neish
Head of Planning and Building Control

27 November 2000
(IW/PC/MMM)

LIST OF BACKGROUND PAPERS

1. Application form and plans.
2. Statutory Notices/Certificates.
3. Consultation Responses.
4. East Ayrshire Local Plan Finalised Version.

Anyone wishing to inspect the above papers please contact Ian Walker on 01563 576769.

Implementation Officer: Dave Morris

000140FL&000153LB

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

00/0140/FL

Site of Proposal: Busbie Farmhouse
Kilmaurs Road
CROSSHOUSE KA2 0BY

Natural of Proposal: Proposed Alterations to Roof of Single Storey Wing
of Farmhouse

Name & Address of Applicant: ALIH (Farms) Ltd
92 High Street
EAST GRINSTEAD RH19 3DF

Name & Address of Agent: RH & RW Clutton
92 High Street
EAST GRINSTEAD EH19 3DF

DPOs Reference: PC/MMM

The above FULL application should be granted subject to the following conditions.

1. The proposed development shall be carried out in accordance with the application form and plans submitted on 04 February 2000 as revised by the elevations as proposed plans received by the Planning Authority on 19 September 2000.

REASON To ensure that the development is carried out in accordance with the approved details.

2. This permission relates to alterations to the existing slate roof of the single storey front and part side western wing only and any further alterations to the windows and structure of the building shall require the submission of a planning application.

REASON To retain control over future alterations of the building in the interests of the appearance of this listed building.

3. Notwithstanding the plans hereby approved the roof shall be covered in natural slates.

REASON In the interests of visual amenity.

4. Notwithstanding the submitted details, the guttering pipework shall be cast iron.

REASON In the interests of visual amenity.

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

00/0153/LB

Site of Proposal: Busbie Farmhouse
Kilmaurs Road
CROSSHOUSE KA2 0BY

Natural of Proposal: Proposed Alterations to Roof of Single Storey Wing
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Name & Address of Applicant: ALIH (Farms) Ltd
92 High Street
EAST GRINSTEAD RH19 3DF

Name & Address of Agent: RH & RW Clutton
92 High Street
EAST GRINSTEAD EH19 3DF

DPOs Reference: PC/MMM

Subject to notification to the Scottish Ministers the above LISTED BUILDING application should be granted subject to the following conditions.

1. The proposed development shall be carried out in accordance with the application form and plans submitted on 04 February 2000 as revised by the elevations as proposed plans received by the Planning Authority on 19 September 2000.

REASON To ensure that the development is carried out in accordance with the approved details.

2. This permission relates to alterations to the existing slate roof of the single storey front and part side western wing only and any further alterations to the windows and structure of the building shall require the submission of a listed building application.

REASON To retain control over future alterations of the building in the interests of the appearance of this listed building.

3. Notwithstanding the plans hereby approved the roof shall be covered in natural slates.

REASON In the interests of visual amenity.

4. Notwithstanding the submitted details, the guttering pipework shall be cast iron.

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 KILMARNOCK. FOR INFORMATION ON
VIEWING PLEASE CONTACT (01563) 576790.**

AGENDA