

EAST AYRSHIRE COUNCIL

CENTRAL LOCAL PLANNING COMMITTEE: 27 JUNE 2003

03/0382/FL: PROPOSED CHANGE OF USE OF FORMER NURSING HOME TO RESIDENTIAL USE PROVIDING 8 FLATS AND ONE MAISONETTE WITHIN EXISTING BUILDING AND 2 SINGLE STOREY FLATS AND ONE IN ROOFSPACE WITHIN EXTENSION TO REAR OF EXISTING BUILDING PLUS OFF STREET PARKING AND COMMUNAL AMENITY GROUND AT 30-32 LONDON ROAD, KILMARNOCK BY LUMAX HOMES LTD

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 The proposed development can be detailed as comprising the following components:

Change of Use of Nursery Home

It is proposed to change the use of the nursing home to form eight residential flats and one maisonette within the existing building. Two basement flats will be formed each with a small private garden area on the lower ground floor. Four flats will be formed on the ground floor, (three 2-bedroom flats and one with 3 bedrooms and one flat is the maisonette flat linking with the first floor). Three additional flats will be formed from the first floor (two of which will be 2 bedroom and one with 3 bedrooms extending into the existing attic space). The applicant has tried to keep the proportions of the existing rooms as far as possible. Existing window and external door openings have been used with additional openings formed on the basement only. New dormer windows will be constructed on the front elevation at 30 London Road with pitched roofs and it is intended to demolish the front extension at the link building connecting Nos. 30 and 32 and form a slate pitched roof over the existing flat roof.

External finishes will comprise natural slate on the roof, timber framed windows painted white, a painted finish to 30 London Road which is already painted cream and the red sandstone finish at No. 32 will be retained with stone cleaning comprising a low pressure water wash.

Extension to the Rear

The applicant is intending to demolish the existing rear extension, front extension and outbuildings which comprise a floor area of approximately 168 square metres. It is intending to erect a new hipped roof extension within the rear garden area 1 ½ storeys in height and some 200 square metres in floor area. The extension would accommodate three flats, (two on the ground floor and one in the attic space). The other flat would be 3 bedroomed. On the

upper level, 2 dormer windows look out on to the communal rear garden area with all other windows formed from velux rooflights. On the ground floor all window and door openings will be formed from timber, the roof will comprise natural slate, external works will be painted wet dash render with contrasting window and door bands and black pvc rainwater goods. The height of the extension will not exceed 8 metres and will be less than the wall height of the existing building. All three flats would accommodate private patio areas.

Car Parking

The proposal will utilise the existing vehicle access and relocate the 2nd access to the front at London Road. New metal railings are proposed on top of the existing stonewall. It is proposed to finish the vehicle areas in a pavior finish. 6 car parking spaces would be provided at the front and vehicle access is confirmed to the rear where an additional 14 spaces would be provided.

Landscaping/Boundary Walls

Four trees within the site are protected by a Tree Preservation Order and it is not the applicant's intention to remove these. Some trees and shrubs will be removed and as many as possible relocated within the site. The applicant intends to retain all existing stone boundary walls (which range from 1.8m-2.6m in height) and provide railings to the front.

Bin Stores

Bin stores would be provided at the western site boundary to the gable elevation of 30 London Road.

The applicant's agent has advised that some works have been taking place at the property although these are limited to the cleaning out of insanitary materials left from the use of the property as a nursing home and the recent squatters. The opportunity has also been taken to tidy up the garden areas and removing any debris and obsolete fittings. General maintenance works is also being undertaken such as repairs to the roof and external walls and areas of wet/dry rot.

2. RECOMMENDATION

2.1 It is recommended that the application be approved subject to the conditions indicated on the attached sheet.

3. CONCLUSIONS

3.1 As indicated in Section 5 of this report, the proposal is in accordance with the Development Plan. Given therefore the terms of Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997, the application should be approved unless material considerations indicate otherwise.

3.2 As indicated in Section 6 of the report there are relevant material considerations and they are largely supportive of the development. Both NPPG18 and the Memorandum of Guidance support the proposal whilst none of the statutory consultation responses or letters of objection raise issues that are of such significance that would warrant the refusal of this application.

3.3 The proposal comprises a sympathetic conversion of traditionally constructed properties within the London Road Outstanding Conservation Area. The retention of the properties and their conversion to flats will be undertaken in a sympathetic manner, retaining and improving as many internal and external features as is practical. The later extensions and dilapidated outbuildings will be demolished and replaced with an extension which is appropriate in scale, design and external finish to the existing buildings.

CONTRARY DECISION NOTE

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning and Building Control, the application would not require to be referred to the Development Services Committee as there would be no significant breach of Council policy.

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.

EAST AYRSHIRE COUNCIL

CENTRAL LOCAL PLANNING COMMITTEE: 27 JUNE 2003

03/0382/FL: PROPOSED CHANGE OF USE OF FORMER NURSING HOME TO RESIDENTIAL USE PROVIDING 8 FLATS AND ONE MAISONETTE WITHIN EXISTING BUILDING AND 2 SINGLE STOREY FLATS AND ONE IN ROOFSPACE WITHIN EXTENSION TO REAR OF EXISTING BUILDING PLUS OFF STREET PARKING AND COMMUNAL AMENITY GROUND AT 30-32 LONDON ROAD, KILMARNOCK BY LUMAX HOMES LTD

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 full planning application which is to be considered by the Local Planning Committee under the scheme of delegation because it is a larger application which accords with the Adopted East Ayrshire Local Plan and is of area significance and subject to objections.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site comprises the former houses of 30-32 London Road, Kilmarnock, previously used as Silverdale Nursing Home. Historically, these properties were separate with the original Silverdale being No. 30. In the 1970s and 1980s, various applications were approved with the result that the property is one building with various constituent elements.

2.2 The site is unlisted but lies within the London Road Outstanding Conservation Area and several significant trees are still in the garden, four of which are protected by a Tree Preservation Order. Adjacent properties are predominantly residential and the immediate neighbours are two extensive stone villas set in their own grounds. Immediately to the south beyond London Road lies a hotel on the corner of Glebe Road.

2.3 **Proposed Development:** The proposed development can be detailed as comprising the following components:

Change of Use of Nursery Home

It is proposed to change the use of the nursing home to form eight residential flats and one maisonette within the existing building. Two basement flats will be formed each with a small private garden area on the lower ground floor. Four flats will be formed on the ground floor, (three 2-bedroom flats and one

with 3 bedrooms and one flat is the maisonette flat linking with the first floor). Three additional flats will be formed from the first floor (two of which will be 2 bedroom and one with 3 bedrooms extending into the existing attic space). The applicant has tried to keep the proportions of the existing rooms as far as possible. Existing window and external door openings have been used with additional openings formed on the basement only. New dormer windows will be constructed on the front elevation at 30 London Road with pitched roofs and it is intended to demolish the front extension at the link building connecting Nos. 30 and 32 and form a slate pitched roof over the existing flat roof.

External finishes will comprise natural slate on the roof, timber framed windows painted white, a painted finish to 30 London Road which is already painted cream and the red sandstone finish at No. 32 will be retained with stone cleaning comprising a low pressure water wash.

Extension to the Rear

The applicant is intending to demolish the existing rear extension, front extension and outbuildings which comprise a floor area of approximately 168 square metres. It is intending to erect a new hipped roof extension within the rear garden area 1 ½ storeys in height and some 200 square metres in floor area. The extension would accommodate three flats, (two on the ground floor and one in the attic space). The other flat would be 3 bedroomed. On the upper level, 2 dormer windows look out on to the communal rear garden area with all other windows formed from velux rooflights. On the ground floor all window and door openings will be formed from timber, the roof will comprise natural slate, external works will be painted wet dash render with contrasting window and door bands and black pvc rainwater goods. The height of the extension will not exceed 8 metres and will be less than the wall height of the existing building. All three flats would accommodate private patio areas.

Car Parking

The proposal will utilise the existing vehicle access and relocate the 2nd access to the front at London Road. New metal railings are proposed on top of the existing stonewall. It is proposed to finish the vehicle areas in a pavior finish. 6 car parking spaces would be provided at the front and vehicle access is confirmed to the rear where an additional 14 spaces would be provided.

Landscaping/Boundary Walls

Four trees within the site are protected by a Tree Preservation Order and it is not the applicant's intention to remove these. Some trees and shrubs will be removed and as many as possible relocated within the site. The applicant intends to retain all existing stone boundary walls (which range from 1.8m-2.6m in height) and provide railings to the front.

Bin Stores

Bin stores would be provided at the western site boundary to the gable elevation of 30 London Road.

The applicant's agent has advised that some works have been taking place at the property although these are limited to the cleaning out of insanitary materials left from the use of the property as a nursing home and the recent squatters. The opportunity has also been taken to tidy up the garden areas and removing any debris and obsolete fittings. General maintenance work is also being undertaken such as repairs to the roof and external walls and areas of wet/dry rot.

3. CONSULTATION RESPONSES AND ISSUES RAISED

3.1 East Ayrshire Council Roads and Transportation Division, Transco, The Coal Authority and Scottish Water have not raised any adverse comments on the proposed development.

Noted.

3.2 East Ayrshire Council Outdoor Services have no objection to the proposed development. All four trees covered by the TPO appear to be in healthy condition and should be retained. The proposals to pave the road and parking bays will adversely affect the trees as a 2- 3 metre protection zone will be necessary to prevent root systems from compaction. The roadway will need to be narrowed in places and car parking bay No. 4 removed.

Although there are some significant trees within the rear garden area, their amenity value is quite low because of the high wall surrounding the site. One apple tree near to the boundary at the west of the site is worth retaining and should have a 3 metre protection zone for the canopy and root system.

Noted. The above requirements can be met by attaching conditions to any grant of planning consent. Revised details can be lodged to ensure the continued protection of the trees in respect of the access and parking layout.

3.3 East Ayrshire Council Environmental Health and Waste Management have no objection in principle to the proposed works although make the following comments:-

(i) Any demolition/construction works being carried out at such times and in such a manner as not to give rise to any nuisance to neighbours. Hours of work should be restricted to 7.00 a.m. to 6.00 p.m. Monday to Friday, 7.00 a.m. to 12 noon on a Saturday and no working at all on Sundays. In addition there should be no heavy plant or machinery noise before 8.00 a.m. on any day

(ii) All waste materials from the site should be disposed of other than by burning to a suitably licensed landfill site. Waste collection points for the emptying of wheely bins from the various flats will require to be agreed with the Council's Waste Management Service

The requirements of Environmental Health can be addressed by attaching conditions to any grant of planning consent.

3.4 The Scottish Civic Trust and Piersland Bentinck Community Council have not responded to their consultation letters at the time of writing this report.

Noted.

3.5 The Architectural Heritage Society of Scotland have objected to the proposal although consider it acceptable in principle. They believe that the replacement extension will result in an unacceptable increase in the mass of the already over extended villa. They consider that the proposal represents the over-development of the site in terms of the plot ratios characteristic of London Road and should be reconsidered.

It is considered that the replacement extension to the rear is acceptable in terms of size, scale, design and materials. The site is within extensive grounds to the rear and whilst the existing property has been previously extended, the applicant is intending to demolish much of the existing extensions and outbuildings. It is not considered that the proposal represents over development of the site and the works proposed will not adversely affect the character of nearby/adjacent properties on London Road. The applicant is proposing a high amenity scheme that will improve the Outstanding Conservation Area and bring back into use a property which has for a number of years been vacant and a visual blight.

3.6 Historic Scotland are pleased to see a scheme that proposes to rebuild the 19th century villas in an attempt to preserve and enhance the character of the conservation area. They are disappointed to see evidence of clearing out and urge that this is checked to make sure works are not proceeding in advance of relevant permissions being in place.

Their comments primarily relate to the details of works although they urge that the Council should satisfy itself that the scale of development to the rear will not set a precedent in terms of backland development and if excessive is justified on the basis of enabling development to facilitate the costs of restoring the historic buildings.

Historic Scotland have requested extensive further details on many of the internal and external works that are proposed including exact details of windows and doors, the extent of stone cleaning and external repairs, design of balustrades and railings, chimneys, landscaping and design of dormers.

It is considered that the development will assist in preserving and enhancing the Outstanding Conservation Area. The proposal to retain the sandstone buildings will bring back into use a traditional property which has been vacant for some time and is a visual blight on the Conservation Area. Significant discussion both pre and post-application has taken place to ensure that the work is carried out in a sympathetic manner appropriate to the age and to the character of the Conservation Area. The applicant has provided confirmation that he is agreeable to meeting the principle requirements of Historic Scotland and such matters can be addressed by attaching conditions to any grant of planning consent.

4. REPRESENTATIONS RECEIVED

There are 2 letters of objection to the proposed development, (including one from the Architectural Heritage Society of Scotland which has been discussed in paragraph 3.6 of this report). The content of the other letter of objection is detailed below.

4.1 Whilst sympathetic to any reasonable plan to renovate and retain the original buildings of the nursing home, it is considered that the plan to remove the existing extension and erect what is in effect a large three apartment house in its place close to the boundary wall with 34 London Road is prejudicial to the amenity of that house and garden by virtue of overlooking. At present privacy is afforded to the next door house and garden which would be lost by the proposed building extending significantly beyond the limits of the existing buildings and containing side roof velux windows and two end dormers. The effect would be further exacerbated by the removal of trees at the eastern boundary. It is the neighbours understanding that previous determinations from the Scottish Executive prohibited building beyond the extent of existing buildings.

The present proposal is for the comprehensive redevelopment of the site and is a development which is much reduced in scale and size to the one refused by the Scottish Executive in 2002. The extension to the rear of the original villas has been sensitively designed and its extent limited to ensure that appropriate levels of amenity are retained to neighbouring properties. It is not considered that there are significant overlooking issues to either neighbouring properties or gardens to the side of the site. There are no upper side windows with the exception of the velux windows which by design follow the plane of the roof and do not afford overlooking opportunities. The dormer windows of the upper flat look on to the communal area associated with the development and do not directly overlook neighbouring houses. The site will be more open in nature from the perspective of 34 London Road although the existing high boundary wall will be

retained. This is primarily because the rear garden of the application site is currently overgrown and the proposed re-development will result in much of the shrubbery/planting which has grown through lack of maintenance being removed.

5. ASSESSMENT AGAINST THE 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 and Adopted East Ayrshire Local Plan (2003).

5.2 In terms of the East Ayrshire Local Plan, the proposed development requires to be assessed against Policies RES7, RES22, ENV1, ENV2, ENV4 and ENV7. Policy RES7 encourages the sympathetic conversion to residential use of buildings within settlements subject to certain criteria. These include the works not compromising the architectural integrity of the building, reusing materials and meeting Council design requirements reflecting the style and design of the original building. The proposal must be fully in keeping with the character and appearance of the area and meet the service requirements of all statutory undertakers and the Council Roads Authority.

It is considered that the proposal meets the requirements of this Policy. The external alterations proposed will remove later extensions to the property particularly to the front elevation. All external works will be of appropriate design and using traditional materials and external finishes, having a positive affect on the appearance of the building and the general character of the Outstanding Conservation Area.

5.3 Policy RES 22 is also relevant and relates to private open space standards adopted by the Council in new residential developments. For flats the requirement is 25m² for each bedroom.

The proposal is set within an extensive plot which is a common feature for properties in London Road. The communal ground to the rear is in excess of these standards and in addition, the site layout affords private, more secluded areas for some of the units such as the basement flats and those in the new build extension.

5.4 Policies ENV1, ENV2 and ENV4 state that the Council will seek to ensure that all development within or affecting the setting of a Conservation Area is sympathetic in terms of layout, size, scale, design, siting, materials and colour of finish. There will be a presumption in favour of protecting such heritage resources and against the demolition (partial and whole) of such

properties. Any redevelopment proposals must have due regard to the architectural and historic qualities of the area/building concerned.

The proposal is not considered to be contrary to Policy ENV 2 because whilst it is demolishing some outbuildings and extensions, these are either later additions or poor quality outbuildings and will not adversely affect the character or setting of the Conservation Area. The proposal further intends to utilise traditional materials and will respect many of the remaining internal architectural features such as internal corncicing. The buildings have been vacant for a number of years with their condition deteriorating and are an eyesore within the London Road Outstanding Conservation Area. They have already been the subject of extensive alterations and extensions and the present proposal is seeking to introduce an improvement to the existing situation with the removal of inappropriate extensions and the repair and renovation of the original villas. The proposal is therefore considered to comply with Policies ENV1, ENV2 and ENV4.

5.5 Policy ENV 7 is also relevant and advises that all developers will be expected to fully comply with the Council's Design Guidance. Relevant guidance comprises "New Residential Development" and "Listed Buildings and Buildings within Conservation Areas". These documents state that new residential development of a small scale such as proposed, will require to reflect and respect the built form of the surrounding area. Furthermore, there is a general presumption in favour of the retention and improvement of buildings in Conservation Areas rather than their demolition and replacement. All redevelopment proposals shall reflect the overall design and appearance of the building within its setting. Whenever possible, the proposal shall seek to preserve, enhance or incorporate features which positively contribute to the character or appearance of the area. Works shall be appropriate in terms of size, scale, fenestration, finish and materials used. Any extension must be subordinate to the original building and in terms of design and finish must reflect and enhance the existing building and Conservation Area in general.

The proposal is considered to comply with the Council's Design Guidance and as such, the terms of Policy ENV7. As discussed previously in this report the proposed rear extension to accommodate 3 flats will be subordinate in its design to the remaining building and has been designed incorporating traditional materials such as slate for the roof and timber sash and case windows. The red sandstone building at No. 32 will be retained with the stone cleaned using a low pressure wash and the existing painted villa at No. 30 will be repainted.

6. ASSESSMENT AGAINST OTHER MATERIAL CONSIDERATIONS

6.1 The principal material considerations relevant in the consideration of this application are the Historic Scotland Memorandum of Guidance on Listed

Buildings Conservation Areas (1998), NPPG 18 “Planning and the Historic Environment”, the consultation responses, letters of objection detailed in Sections 3 and 4 of the report and planning history of the site:

Memorandum of Guidance

6.2 Advice is provided by the Memorandum of Guidance which states that new uses for old buildings may often be the key to their continued survival and such circumstances may justify planning authorities to relax controls in order to give a historic building a new lease of life. Planning Authorities should endeavour to find a use which will preserve the historic features of the building. Where alterations and/or extensions are proposed, Planning Authorities must seek to preserve the architectural integrity of the building. Authorities must also consider the contribution that the building makes to the street or area in which it stands.

It is considered that the proposal meets the provisions of the Memorandum of Guidance. The building has been vacant for some time and this proposal represents a valuable opportunity to ensure the retention of the premises which comprise original sandstone villas in London Road which is one of Kilmarnock’s finest streets. The alterations and extension are entirely in keeping with the existing building and have been well designed and are of appropriate size and scale.

NPPG 18

6.3 NPPG18 states in paragraph 38 that planning authorities in decision making should ensure that development is of a high quality in terms of construction and design. Authorities should pay regard to siting, density, scale, measuring, proportions, materials, landscape setting, access, local design characteristics, and the historic character of adjacent buildings and the surrounding areas. NPPG18 further states that planning authorities must pay special attention to the desirability of preserving or enhancing the character of the designated area. Any proposal that would conflict with the objective of preserving or enhancing the character or appearance of the designated area, should not be granted permission.

It is considered that the proposed development is of a high quality converting the original villas and improving the property by altering/removing in-part the later extensions and poorer quality outbuildings. A traditional and appropriate design, materials, size and scale of extension are proposed and it is therefore considered that the proposed development will not have an adverse effect on the visual quality of the Conservation Area.

Consultation Responses

6.4 None of the consultation responses raise any negative issues that would warrant the refusal of this application. The responses have been addressed in Section 3 of this report.

Letters of Objection

6.5 The two letters of objection have been detailed in Sections 3 and 4 of this report and are not considered to raise any issues that would warrant the refusal of this application.

Planning History

6.6 Full planning consent and Conservation Area Consent (98/0372/FL and 98/0378/CA respectively) were sought for the demolition of the existing vacant nursing home and erection of two pavilions for 24 residential flatted units. These applications were refused by the Central Local Planning Committee on the grounds that by virtue of the scale and design of the buildings, it would be detrimental to the character and architectural and historic merit of the Outstanding Conservation Area. This decision was upheld on appeal by the Scottish Executive on 21 March 2002.

6.7 A further application was subsequently submitted for a temporary security fence along the boundary with London Road. Permission was granted for 2 year period on 17 December 2001 (ref: 01/0699/FL). The site was experiencing problems with vandals and undesirables breaking into the property at that time.

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 this report, the proposal is in accordance with the Development Plan. Given therefore the terms of Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997, the application should be approved unless material considerations indicate otherwise.

8.2 As indicated in Section 6 of the report there are relevant material considerations and they are largely supportive of the development. Both NPPG18 and the Memorandum of Guidance support the proposal whilst none of the statutory consultation responses or letters of objection raise issues that are of such significance that would warrant the refusal of this application.

8.3 The proposal comprises a sympathetic conversion of traditionally constructed properties within the London Road Outstanding Conservation Area. The retention of the properties and their conversion to flats will be undertaken in a sympathetic manner, retaining and improving as many internal and external features as is practical. The later extensions and dilapidated outbuildings will be demolished and replaced with an extension which is appropriate in scale, design and external finish to the existing buildings.

9. RECOMMENDATION

9.1 It is recommended that the application be approved subject to the conditions indicated on the attached sheet.

CONTRARY DECISION NOTE

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning and Building Control, the application would not require to be referred to the Development Services Committee as there would be no significant breach of Council policy.

Alan Neish
Head of Planning and Building Control

(FMF/MS)

FV/DVM

18 June 2003

List of Background Papers

1. Application forms/plans.
2. Statutory notices and certificates.
3. Consultation Responses.
4. Letters of Representation.
5. Approved Ayrshire Joint Structure Plan.
6. Adopted East Ayrshire Local Plan.
7. NPPG18 "Planning and the Historic Environment".
8. Memorandum of Guidance.
9. Previous Planning Applications: 98/0372/FL, 98/0378/CA & 01/0699/FL.

Anyone wishing to inspect any of the above papers should contact Fiona Finlay on 01563 576768.

Form TP24

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 03/0382/FL

Location: 30-32 London Road
KILMARNOCK

Nature of Proposal: Proposed C.O.U. of Former Nursing Home to Residential Use Providing 8 Flats and One Maisonette within Existing Bdg and 2 Single Storey Flats and One in Roofspace within Extension to Rear of Bdg Plus Off Street Parking and Common Amenity Ground

Name & Address of Applicant: Lumax Homes Ltd
8 Porter Drive
KILMARNOCK
KA2 0NA

Name & Address of Agent: Maxwell Design Architects
23 Main Street
CRAIGIE
Kilmarnock
KA1 5LY

DPO's Ref: FMF/MS

The FULL application should be granted subject to the following conditions:

1. Notwithstanding the approved plans, no approval is granted for the removal of or works to any trees. Prior to the commencement of any works on site, a landscape and maintenance scheme shall be submitted to and approved in writing (including confirmation of all trees to be removed) by the Planning Authority prior to any work commencing on site and shall be implemented not later than the first available planting season after the occupation of the first flat.

REASON To ensure that the grounds of the development are adequately landscaped and maintained in the interests of residential and visual amenity.

2. No construction works, site clearance or preparation works shall take place before 7.00am and after 6.00pm, Monday to Friday, before 7.00am or after 12.00 noon on Saturdays and at no time on a Sunday. No heavy plant or machinery shall be used prior to 8.00 am.

REASON In the interests of residential amenity.

3. Notwithstanding the approved plans, details of refuse storage shall be submitted to and approved in writing by the Planning Authority prior to the commencement of any works on site and shall be implemented prior to the occupation of the first flat.

REASON In the interests of residential amenity.

4. Notwithstanding the approved plans, the position of the access road and car parking layout are not approved. Prior to the commencement of any development on site, details of an amended access road and car parking layout shall be submitted to and approved in writing by the Planning Authority which shall allow for the retention of the gable archway attached to 30 London Road and for the retention of the 4 TPO protected trees by means of an adequate protection/separation distance. All works shall be implemented on site prior to the occupation of the first flat.

REASON In order to ensure that the access road and car parking spaces do not adversely affect the health of the trees.

5. At all times during the construction of the development hereby approved, all trees to be retained within the site shall be protected by a 3 metres protective zone, in accordance with details to be submitted to and approved in writing by the Planning Authority.

REASON To prevent the root systems of the trees from suffering compaction.

6. The public road adjacent to the site shall be kept clear of mud or other deposited materials at all times by means of mechanical brushing or wheel washing as appropriate.

REASON In the interests of road safety.

7. All car parking spaces within the site shall be provided prior to the occupation of the first of the flats and shall not be used for the parking of construction vehicles at any time.

REASON To ensure the provision of car parking spaces in the interest of residential amenity and road safety.

8. Notwithstanding the approved plans, details and samples of the access and car parking surfacing shall be submitted to and approved in writing by the Planning Authority prior to the commencement of any works on site and shall be implemented on site prior to the occupation of the first flat.

REASON In the interests of visual amenity.

9. Prior to the commencement of works on site, full details of the proposed windows including specifications for the thickness of horizontal glazing bars, the method of opening and hinge-points and external painted

colour finish shall be submitted to and approved by the Planning Authority. In this regard, the submitted details of the proposed windows shall also include the provision of a sample window to be installed on site confirming the agreed method of opening and all windows shall thereafter be installed as approved.

REASON In order to ensure that the design, finish and method of opening of all proposed windows are appropriate to the age and character of the building and are in keeping with the proportions of the existing windows scheduled for replacement.

10. Notwithstanding the approved plans, details and/or samples of all external materials including drain pipes shall be submitted to and approved in writing by the Planning Authority prior to the commencement of any development on site and shall be implemented on site prior to the occupation of the first flat.

REASON In the interests of visual amenity.

11. Prior to the commencement of any works on site, the developer shall submit three copies of a report confirming the Schedule of Repairs required to the external fabric (including chimneys) of 30-32 London Road for the approval of the Planning Authority. Any repairs work approved shall be undertaken in complete accordance with the approved Schedule of Repairs and shall not be carried out until the Planning Authority has confirmed its written acceptance of the Schedule of Repairs.

REASON In order to ensure that any repair work to the external fabric of the building is undertaken in a sympathetic manner to respect the age and character of the building and conservation area and in a manner which will not result in damage to the building's external fabric.

12. No slate ventilators shall be formed on the roof of the building without the prior written consent of the Planning Authority and no trickle vents shall be located on the window units without the prior written consent of the Planning Authority.

REASON In the interests of visual amenity.

13. Notwithstanding the approved plans, the rooflight windows are not approved. Prior to any work commencing on site, full specifications of the rooflight windows to be installed shall be submitted to and approved in writing by the Planning Authority, and thereafter implemented as approved.

REASON In the interests of visual amenity.

14. Prior to any work commencing on site full details of, and colour of finish to all railings and balustrades shall be submitted to and approved in writing by the Planning Authority and shall be implemented in accordance with the approved details prior to the occupation of the first flat.

REASON In the interests of visual amenity.

15. Prior to any work commencing on site, the developer shall provide details, for the written approval of the Head of Planning and Building Control in consultation with Historic Scotland, of the design of the proposed entrance doors. Such details shall also include a scheme for any security entry/exit system for the building and following approval of same, the security entry scheme shall be implemented as approved and all inner and outer entrance doors installed as agreed with the Head of Planning and Building Control prior to the occupation of any of the flats.

REASON In order to ensure that the entrance doors to the building are appropriate in terms of design, finish and materials to the age and character of the listed building and to ensure that any security entry system will not damage the external fabric of the building.

16. The roof of the proposed development shall be finished in natural slate.

REASON In the interests of the character of the Outstanding Conservation Area.

17. Notwithstanding the approved plans, the proposed design of the dormer windows is not approved. Prior to any works commencing on site, full details of the dormer windows at scale 1:20 shall be submitted to and approved in writing by the Planning Authority.

REASON In the interests of the character of the Outstanding Conservation Area.

**DUE TO ORDNANCE SURVEY REGULATIONS AND COPYRIGHT
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