

EAST AYRSHIRE COUNCIL

NORTHERN AREA LOCAL PLANNING COMMITTEE: 26 OCTOBER 2001

**01/0600/FL: PROPOSED REHABILITATION AND CONVERSION OF
24-28 HIGH STREET/73-77 MAIN STREET, NEWMILNS
TO 7 DWELLING UNITS; ERECTION OF A NEW 2.5 STOREY BUILDING
AT 79 MAIN STREET, NEWMILNS CONTAINING 2 DWELLING UNITS,
ASSOCIATED SITE WORKS AND BIN STORES**

**01/0601/LB: PROPOSED REPAIRS/RENOVATION, DEMOLITION OF
ADDITIONS REPLACEMENT WINDOWS (26-28 HIGH STREET) AND
RENOVATIONS, DEMOLITION OF OUTBUILDING, REPLACEMENT
WINDOWS, NEW DORMER (73-77 MAIN STREET), NEWMILNS
BY ST. VINCENT CRESCENT PRESERVATION TRUST**

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 It is proposed to rehabilitate and convert 24-28 High Street and 73-77 Main Street to form 7 dwelling units (3 units at 73-77 Main Street and 4 units at 24-28 High Street). The units are a mix of 2 and 3 bedroom flats and 2 bedroom houses. In addition to these units it is also proposed to complete the streetscape on Main Street following demolition of the Rex Cinema, with a new 2½ storey building comprising a further 2, 2-bedroom flats. The proposal also includes 2 car parking courts for a total of 14 no. cars. The works to the listed buildings involve repairs and renovation, demolition of an outbuilding, replacement windows and new dormer.

2. RECOMMENDATION

2.1 It is recommended that the application for planning permission should be approved subject to the conditions on the attached sheets.

2.2 It is further recommended that the Listed Building application should be approved subject to notification of Historic Scotland under the Listed Buildings and Buildings in Conservation Areas (Scotland) Regulations 1987 and subject to the conditions on the attached sheets.

3. SUMMARY OF ANALYSIS

3.1 As indicated in Section 5 of this report, the development plan is out of date and in the terms of Section 25 and Section 37(2) of the Town and Country Planning (Scotland) Act 1997 with regard to the Planning Application and Section 25 with regard to the Listed Building Application, the applications should be assessed against the material considerations. The material considerations in this regard, are of prime importance owing to the age of the development plan although the objections received are not considered to be of such significance as to warrant the refusal of the application.

3.2 This development forms a critical part of the Newmilns Townscape Heritage Initiative and comprises an important site within the centre of Newmilns. To bring the listed buildings back into use would significantly enhance the visual importance of the buildings within the Outstanding Conservation Area and ensure their preservation. The buildings are important to the heritage of Newmilns and this scheme will satisfactorily ensure their retention.

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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BY ST. VINCENT CRESCENT PRESERVATION TRUST**

Report by Head of Planning and Building Control

1. PURPOSE OF REPORT

1.1 The purpose of this report is to present for determination applications which are to be considered by the Local Planning Committee under the scheme of delegation because they concern large scale residential development of area significance and have been the subject of objection.

2. APPLICATION DETAILS

2.1 **Site Description:** The applications' site is located centrally within the town of Newmilns, the Main Street Outstanding Conservation Area and the Newmilns Townscape Heritage Initiative (NTHI). The site is bounded to the north by High Street, Main Street to the south and Castle Street to the west. The site currently comprises the Rex Cinema building, listed buildings at 73-77 Main Street and 26-28 High Street and also the building at 24 High Street.

2.2 **Proposed Development:** It is proposed to rehabilitate and convert 24-28 High Street and 73-77 Main Street to form 7 dwelling units (3 units at 73-77 Main Street and 4 units at 24-28 High Street). The units are a mix of 2 and 3 bedroom flats and 2 bedroom houses. In addition to these units it is also proposed to complete the streetscape on Main Street following demolition of the Rex Cinema, with a new 2½ storey building comprising a further 2, 2-bedroom flats. The proposal also includes 2 car parking courts for a total of 14 no. cars. The works

to the listed buildings involve repairs and renovation, demolition of an outbuilding, replacement windows and new dormer.

3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council Roads Division have confirmed that the development requires vehicle access to private car parks off Castle Street.

To accommodate this increase in traffic in a safe manner alterations to Castle Street will be necessary.

It is recommended that a Traffic Order be promoted to change Castle Street into a one way street, exiting onto the A71 Main Street.

To accommodate this change the carriageway will be reduced to 3.5 metres wide with the adjoining footway being increased to 2.0 metres. Appropriate signage and roadmarkings to highlight the change will also be required.

The layout plan G936(0-)/11 indicates an incorrect access arrangement for the car parks. The detail should conform to the Roads Development guide where the access to the car park is taken by crossing the footway. The car parks beyond this footway crossing are therefore clearly outwith the public road limits and must be maintained privately.

All changes to Castle Street will require the approval of the Roads Authority and the applicant should arrange for the Traffic Order to be instigated as soon as possible as there will be an advertising and consultation period lasting up to 18 months depending on objections to the proposal. The applicant will be required to pay the costs of the Traffic Order procedure.

The applicant will also be required to obtain a road construction consent for the physical changes to Castle Street.

It is recommended that no dwelling be occupied until both the Traffic Order and associated road improvements on Castle Street are complete.

Noted. A condition can be attached which requires the necessary access, road improvements and Traffic Order on Castle Street to be complete prior to occupation of any of the dwellings.

3.2 The Scottish Environment Protection Agency has no objection to this proposal on the understanding that the foul drainage is connected to the public sewer. The applicant should consult with West of Scotland Water in this regard. Furthermore, the Agency would seek a written assurance from West of Scotland Water that this development will not overburden the existing sewerage system

and as a consequence cause premature operation of the downstream storm overflows.

In addition, surface water from the site should be treated in accordance with the principles of the Sustainable Urban Drainage System Design Manual for Scotland and Northern Ireland published by CIRIA in March 2000.

A note can be attached to any grant of planning permission regarding the employment of SUDS within the development.

3.3 West of Scotland Water have advised that there is a public sewerage system to which a connection may be made and that the applications may involve building over an existing public sewer. Contact should be made with West of Scotland Water prior to starting work on site. In addition, Sustainable Urban Drainage Systems (SUDS) should be employed on the surface water drainage system.

A note can be attached to any grant of planning permission regarding the employment of SUDS within the development.

3.4 The Coal Authority have no adverse comments on the application.

Noted.

3.5 Newmilns and Greenholm Community Council have not responded at the time of writing.

Noted.

3.6 Strathclyde Police have not responded at the time of writing.

Noted.

3.7 Historic Scotland have commented as follows:

“The Inspectorate is of course very pleased to see a proposal for the re-use of these buildings which will be essential to the success of the Newmilns THI. It is understood that the new-build aspect of this scheme has been withdrawn for the time being with the exception of the new building that has a gable onto Main Street. The restoration proposals have been sensitively conceived and presented, but I would make the following recommendations which should be addressed.

73-77 Main Street

The Historic Buildings Inspectorate is disappointed to note that the detailed observations made in early discussions do not appear to be shown as amendments in this latest submission. In addition to these recommendations, the Inspectorate would be grateful if the agent could clarify whether the 'cat-slide' roofs and cheeks of the dormer windows are to be slated. These large cat-slide dormers are characteristic of Ayrshire's 18th century buildings and should therefore be restored as existing. We would also recommend that all ventilation outlets are confined to the rear pitch of the building.

Ground floor windows – The proposal shows the existing shop windows subdivided by a stone mullion that gives them the appearance of late 19th century bipartite windows. The Inspectorate strongly recommends that the historic shop windows are respected and that the windows are perhaps divided into four panes of equal sizes unless a historic photograph can be found that shows a different pattern to this. Although 4-pane shop windows were invariably fixed, the Inspectorate would not object to them being constructed in the form of sash and case windows. The Inspectorate would be happy to consider any other design solutions for ground floor windows that have the appearance of traditional shop windows.

First floor windows – The drawing shows the 12-pane windows to have sashes of unequal size. Although it says on the drawing that these windows are to match the originals (which, it is understood, still survive) the Inspectorate is of the view that it is unlikely these have sashes of unequal size.

Wallhead chimney – The Inspectorate is pleased to note that reinstatement of the small pediment and stack at the centre of the principal elevation is proposed. The Inspectorate would not expect the stack to be reinstated to the height of the brick stack shown in early 20th century photographs which was very tall. It would recommend that it is made a condition of listed building consent that the detailed design of the pediment and stack is submitted for the approval of the Historic Buildings Inspectorate and the Council.

External entrance doors – The Inspectorate is not familiar with the appearance and style of the existing doors but is under the impression that a 4-light fanlight survives behind boarding over the central doorway, and that the panelled doors to the 'shops' extend(ed) to the full height of the openings. It is assumed that the central door would have been boarded (similar to the proposed but with considerably wider boards), or have flush-beaded panels, in common with many buildings of this period in rural Ayrshire; these points should be clarified prior to approval.

Chimney cans – A specification for any new cans should be supplied to ensure that the contractors fit cans that are suitably tall in common with other buildings in Newmilns.

Finishes and colours – The Inspectorate is pleased to note that gloss paint has been specified for external detailing. The expected colour of the lime harl of the external walls, or limewash if this is to be used should be specified. Although it has not been agreed what the colour of the walls will be as yet, the Inspectorate would recommend that (as with the Westgate Co-op) a coloured-up drawing of the principal elevation is supplied for the approval of the Council and the Historic Buildings Inspectorate.

At this stage, the Inspectorate would encourage the agent and applicant to consider a more sensitive paint scheme than that used on the former Covenanter's Inn on which most of the detailing on the front elevation was finished in brilliant white. In this case, the Inspectorate would recommend that the doors, and their frames and fanlight(s) are finished in a medium or dark toned colour, and that the windows are painted either to match, or in an off-white such as Gardenia (10-B-15), or Buttermilk. The timber work on the dormers around the sash windows should also be painted to match the doors and the rainwater goods black.

Rex Cinema Site

I can confirm that the Inspectorate would not oppose the proposal for a second gable to Main Street. However, it would strongly recommend that the Council requests a detailed drawing of the gable to accurately indicate the likely effect of the detailing on the wider townscape I would recommend a drawing at 1:20 scale which also specifies finishes and colours.

26-28 High Street

Windows – The proposed drawing shows the principal windows on the front and rear elevations containing sashes of unequal size with 6 panes in each. It is assumed that the agent has taken the existing windows as being original and adapted them to a multi-pane pattern. However, I am not aware of historic examples with equal numbers of panes in the upper and lower sashes where each contain more than 2 panes per sash. Sash windows where the upper and lower sashes contain the same number of panes traditionally always have panes of equal size. As such, I would suggest that the existing windows are likely to be late 19th century replacements which had 1 pane per sash – or at most – 2 panes per sash. 2-pane sashes would be acceptable in terms of listed building consent as this was a common alteration in the south west of Scotland after about 1850, but if the agent still wants to have sashes containing 6 panes then the upper and lower sash sizes should be amended to be of equal size.

Doorpiece – The Inspectorate notes that it is proposed to remove the render margin around the doorpiece and replace it with a plain margin. It is assumed that this probably formed the ‘ground’ for a painted timber doorpiece comprised of columns of pilasters to either side of the door and a pediment above. If a doorpiece is shown in historic photographs it should be reinstated in preference to removing the margin.

Link building – the Inspectorate would recommend that the first floor window of the part that links No 28 to No 30 is retained at its existing height to reflect the mixed commercial and residential character of the town, and a glazed/timber infill installed in the manner commonly seen in the loading doors of warehouse and mill conversions. Ventilation outlets should be confined to the rear pitch.

The agent should note that these recommendations are relevant only to this listed building consent application, and if an Historic Buildings Repair Grant is to be sought from Historic Scotland that other conditions may apply”.

The comments of Historic Scotland are noted. Conditions relating to the detailed issues raised can be attached to any grant of consent.

3.8 The Scottish Civic Trust wishes to commend this sensitive scheme, which will add momentum to the efforts that are already being made to restore the surviving buildings of the historic core of Newmilns.

The Trust believe that this scheme will be of exemplary quality and welcome all the details of proposals except one. The Trust are surprised to note that it is proposed to block up all of the chimney pieces and flues in all of the remaining buildings on the site. Chimney pieces create a focus to a room as well as provide a natural source of ventilation in buildings of such traditional construction. The Trust would therefore strongly recommend that efforts are made to retain the fireplaces with working flues.

Notwithstanding the above the Trust have no objections to this application.

The majority of the existing fireplaces, where they exist, are being retained within the listed buildings. Two of the fireplaces are being blocked within 73-77 Main Street as these would be located within bedrooms.

3.9 Architectural Heritage Society of Scotland have not responded at the time of writing.

Noted.

3.10 West of Scotland Archaeology Service have not responded at the time of writing.

Noted.

4. REPRESENTATIONS

(2 letters of objection have been received)

4.1 The proposed trees along the boundary at the rear of Nos 4 and 6 Castle Street will block sunlight to the small rear gardens and, through time, cause possible root damage to the buildings.

It is accepted that trees may not be the most suitable in this location and that alternative soft landscaping could be provided. A condition regarding details of both hard and soft landscaping can be attached to any grant of permission.

4.2 The boundary at the front of Nos 4 and 6 Castle Street appears to be right in front of the house windows. Part of the pavement is included in the boundary of these properties.

The proposed Traffic Order will require changes to Castle Street which will include reducing the width of the carriageway and widening the footpath. The changes will be dealt with as part of the Traffic Order.

4.3 Which way will the traffic flow as a one-way street, as it is very difficult to drive up Castle Street in winter months.

The road improvements and Traffic Order are referred to in para 3.1 above in the Roads Divisions consultation response. The details of the Traffic Order will be dealt with by the Roads and Transportation Division.

4.4 There is concern about the traffic flow into the proposed site. The gable end of No 6 Castle Street will be exposed to more vibration and possible deterioration. In addition, the current occupiers are accustomed to using this access to the rear of the building.

The owners of 4-6 Castle Street currently pay rental to the owner of the Rex site to have access from Castle Street to the rear of 4-6 Castle Street, via the passage and private car park area to park a vehicle in this area. The applicant has offered the owners access to the rear courtyard and free parking. The applicant believes that this offer, together with the prospect of a low-rise development in place

of the current aspect of the former Rex Cinema blighting their properties, is a benefit to the owners.

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 these applications the development plan comprises the Approved Ayrshire Joint Structure Plan and the Ayr County Development Plan (1953) and the Newmilns Town Map.

5.2 However, the Adopted Ayr County Development Plan is now almost 50 years out of date. Given the age of this plan, its relevance to these applications is negligible and, as a consequence, significant weight must be attached to a more recent expression of policy.

6. ASSESSMENT AGAINST OTHER MATERIAL CONSIDERATIONS

6.1 The other principal material considerations relevant to the determination of these applications are the East Ayrshire Local Plan (Finalised Version with Modifications) the Government guidance on listed buildings contained within the Memorandum of Guidance on Listed Buildings and Conservation Areas, consultations and objections detailed above.

6.2 The Adopted Local Plan is considerably out of date and therefore it is considered appropriate that greater weight should be attached to more recent expressions of policy. The Council has agreed that the Finalised East Ayrshire Local Plan Finalised Version with Modifications (EALP) should be considered a prime material consideration.

6.3 Policy RES 22 and Schedule 4 are relevant to the consideration of these applications. Policy RES 22 states that all developers will require to observe the minimum private open space criteria and standards detailed in Schedule 4 of the Local Plan. The standards quoted may however, be relaxed at the discretion of the Council in respect of the conversion of existing properties to flats where the case for such a relaxation can be fully justified by the developer and where considered appropriate by the Planning Authority.

Schedule 4 states that each semi detached house should provide a minimum of 100m² of private garden space with a provision of 25m² per bedroom for flatted properties. The development proposed does not meet these requirements. The Policy permits a relaxation and, following consideration, this would seem appropriate because of the

importance of the buildings and the redevelopment of this site to the town of Newmilns.

6.4 Policies ENV 1 and 2 are also relevant and contain the Council's stance on proposals affecting listed buildings and conservation areas. These Policies state that the Council will seek to protect, preserve and enhance all heritage resources and will actively encourage the retention, restoration, conservation and re-use of all listed buildings with there being a presumption against the demolition or partial demolition of all properties.

In general terms the proposals comply with the principles of these policies since the listed buildings at 73-77 Main Street and 26-28 High Street are being re-used and restored. Demolition of the outbuilding at the rear of 73-77 Main Street is necessary as part of these proposals in order to provide private open space, bin stores and parking areas. It is therefore considered that such demolition is acceptable as the result makes a positive contribution to the ability to retain listed buildings whilst providing open spaces, bin stores and parking. With regard to the new build at 79 Main Street it is considered that subject to conditions, the design of this infill development is sympathetic to the existing streetscape within the Conservation Area.

6.5 Policy ENV 4 seeks to ensure that all development within a conservation area or affecting the setting or appearance of a listed building is sympathetic to the area of building, in terms of layout, size, scale, design, setting, materials and colour of finish. The policy further states that 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 of building concerned.

It is considered that subject to conditions regarding materials and fenestration the development is sympathetic to the character of existing buildings and the Outstanding Conservation Area.

6.6 The Memorandum of Guidance is produced by Historic Scotland and states that new uses for old buildings may often be the key to their continued survival and as such, it may be justifiable to relax control over use, zoning, density, plot ratio, day lighting and other restrictions where this would enable an historic building to be given a new lease of life. The Memorandum also advises that the proper control of alterations is important to ensure that the value of buildings is not lost when considering alternative uses thus ensuring the historic and architectural value of buildings is not lost.

It is considered that subject to conditions regarding materials and fenestration the development is sympathetic to the character of existing buildings and the Outstanding Conservation Area.

7. FINANCIAL AND LEGAL IMPLICATIONS

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

8. CONCLUSIONS

8.1 As indicated in Section 5 of this report, the development plan is out of date and in the terms of Section 25 and Section 37(2) of the Town and Country Planning (Scotland) Act 1997 with regard to the Planning Application and Section 25 with regard to the Listed Building Application, the applications should be assessed against the material considerations. The material considerations in this regard, are of prime importance owing to the age of the development plan although the objections received are not considered to be of such significance as to warrant the refusal of the application.

8.2 This development forms a critical part of the Newmilns Townscape Heritage Initiative and comprises an important site within the centre of Newmilns. To bring the listed buildings back into use would significantly enhance the visual importance of the buildings within the Outstanding Conservation Area and ensure their preservation. The buildings are important to the heritage of Newmilns and this scheme will satisfactorily ensure their retention.

9. RECOMMENDATION

9.1 It is recommended that the application for planning permission should be approved subject to the conditions on the attached sheets.

9.2 It is further recommended that the Listed Building application should be approved subject to notification of Historic Scotland under the Listed Buildings and Buildings in Conservation Areas (Scotland) Regulations 1987 and subject to the conditions on the attached sheets.

**Alan Neish
Head of Planning and Building Control**

17 October 2001
(YN/MMM)
FV/DVM

LIST OF BACKGROUND PAPERS

1. Application Form/Plans.
2. Statutory Notice/Certificates.
3. Letters of Representation.
4. Ayr County Development Plan and Newmilns Town Map.
5. East Ayrshire Council Local Plan (Finalised Version with Modifications).
6. Approved Strathclyde Structure Plan.
7. Approved Ayrshire Joint Structure Plan.
8. Memorandum of Guidance on Listed Buildings and Conservation Areas.

Anyone wishing to inspect the above papers please contact Yvonne Nisbet on 01563 576771.

Implementation Officer: Dave Morris

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

01/0600/FL

Site of Proposal:	24-28 High Street, 73-79 Main Street, Rex Cinema Site and Castle Street, NEWMILNS
Nature of Proposal:	Rehabilitation and Conversion of 24-28 High Street /73-77 Main Street to 7 Dwelling Units; Erection of a New 2.5 Storey Building at 79 Main Street, Newmilns Containing 2 Dwelling Units. Associated Site Works and Bin Stores
Name & Address of Applicant:	St Vincent Crescent Preservation Trust 14 James Watt Road MILNGAVIE Glasgow G62 7JY
Name & Address of Agent:	Page & Park Architects 49 Cochrane Street GLASGOW G1 1HL

DPOs Reference: YN/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 03 September 2001 as revised by the plans received by the Planning Authority on 14 September 2001 (L(2-)24/11 and 09 October 2001 (G936(0-)/11 Revision A, G936(0-)R/20 Revision A, G936(0-)R/21 Revision A, G936(0-)R/22 Revision A, G936(0-)R/23 Revision A, G936/L(2-)79/02 Revision A, G936/L(2-)R/04 Revision A).

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

2. No works further to this planning consent shall commence on site until the Planning Authority has received, and agreed in writing its acceptance of, confirmation that contracts have been let for the redevelopment of that part of the site fronting onto Main Street.

REASON In the interests of preserving the character and appearance of the Outstanding Conservation Area.

3. A landscaping scheme shall be submitted to and approved by the Planning Authority prior to commencement of any development and shall be implemented not later than the next appropriate planting season after the development has been carried out. The scheme shall include details of the provision to be made for the maintenance of soft and hard landscaped areas, and shall be maintained thereafter in accordance with the details.

REASON To ensure that adequate public open space is provided, to an adequate standard, and that it is subsequently maintained, in the interests of residential and visual amenity.

4. The landscaping scheme to be submitted under Condition 3 above shall include alternative soft landscaping as opposed to trees along the rear boundary of Nos 4-6 Castle Street.

REASON In the interests of visual and residential amenity.

5. No dwelling unit shall be occupied until a Traffic Order and associated road improvements on Castle Street have been approved and completed to Roads Division standards.

REASON In the interests of public and road safety.

6. Prior to any work commencing on site, details of the surface treatment to the car parking areas shall be submitted to and approved by the Planning Authority.

REASON In the interests of visual and residential amenity.

7. The parking court at the rear of 24 High Street shall be completed to the satisfaction of the Planning Authority prior to the occupation of any of the units at 24-28 High Street. The central parking court at the rear of 73-77 Main Street shall be completed to the satisfaction of the Planning Authority prior to the occupation of any of the units at 73-79 Main Street.

REASON In the interests of road safety and visual and residential amenity.

8. Notwithstanding the submitted plans, the fenestration details on the Main Street elevation of No 79 Main Street and the use of galvanised steel lintels, columns, copper clad piers and cedar boarding on this building are not hereby approved. Revised details of the Main Street elevation and materials to be used on this building shall be submitted to and approved by the Planning Authority prior to the commencement of any works on site. Those details shall include a drawing at 1:20 scale which shall specify finishes and colours.

REASON In the interests of visual amenity and preserving the character and appearance of the Outstanding Conservation Area.

9. Notwithstanding the submitted plans the ground floor windows on 73 to 77 Main Street are not approved. Revised elevations shall provide for the ground floor windows to have the appearance of traditional shop windows. Details shall be submitted to and approved by the Planning Authority prior to commencement of any development on site.

REASON In the interests of preserving the character and appearance of the listed buildings within the Outstanding Conservation Area.

10. Prior to commencement of development the applicant shall confirm in writing the exact sizes of the existing original sashes on the first floor windows of 73 to 77 Main Street. The proposed windows shall match the sizes of the original windows.

REASON In the interests of preserving the character and appearance of the listed buildings within the Outstanding Conservation Area.

11. Prior to commencement of development a detailed design of the pediment and stack on 73 to 77 Main Street shall be submitted to and approved by the Planning Authority.

REASON In the interests of preserving the character and appearance of the listed buildings within the Outstanding Conservation Area.

12. Details of the original external entrance doors on the Main Street elevation of 73 to 77 shall be submitted to the Planning Authority prior to approval of the proposed doors.

REASON In the interests of preserving the character and appearance of the listed buildings within the Outstanding Conservation Area.

13. A specification for new chimney cans on 73 to 77 Main Street shall be submitted to and approved by the Planning Authority prior to any commencement of development.

REASON To ensure that the cans are suitably constructed and compatible with other buildings in Newmilns.

14. Notwithstanding the submitted plans a coloured-up drawing of the principal elevation of 73 to 77 Main Street shall be submitted to and approved by the Planning Authority prior to commencement of development. This submission shall specify the colour of the lime harl/limewash of the external walls.

REASON In the interests of preserving the character and appearance of the listed buildings within the Outstanding Conservation Area.

15. Prior to commencement of development details of the proposed paint scheme shall be submitted to and approved by the Planning Authority. The scheme shall include a medium/dark toned colour for the doors, their frames and fanlight(s) and the windows painted either to match, or in an off-white (eg Gardenia (10-B-15) or Buttermilk). The timber work on the dormers around the sash windows shall be painted to match the doors, and the rainwater goods black.

REASON In the interests of preserving the character and appearance of the listed buildings within the Outstanding Conservation Area.

Note to Applicants:

(1) "The Developer shall make early contact with the Scottish Environment Protection Agency and West of Scotland Water to confirm their request to utilise a Sustainable Urban Drainage System, (SUDS), with regard to surface water. These Authorities require this development to be drained in accordance with the recommendations contained in the CIRIA manual on SUDS".

(2) "The Council does not currently have a general agreement with West of Scotland Water Authority in relation to the maintenance of public SUDS. Proposals for site specific agreements which may require to involve the developer or other third parties will be considered within the overall framework recommended in the design manual for SUDS published by CIRIA".

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

01/0601/LB

Site of Proposal:	26-28 High Street and 73-77 Main Street, NEWMILNS
Nature of Proposal:	Proposed Repairs/Renovation, Demolition of Additions Replacement Windows (26-28 High Street) and Renovations, Demolition of Outbuilding, Replacement windows, New Dormer (73-77 Main Street), Newmilns
Name & Address of Applicant:	St Vincent Crescent Preservation Trust 14 James Watt Road MILNGAVIE Glasgow G62 7JY
Name & Address of Agent:	Page & Park Architects 49 Cochrane Street GLASGOW G1 1HL

DPOs Reference: YN/MMM

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

1. All ventilation outlets shall be confined to the rear pitch of the buildings at 73 to 77 Main Street and 26 to 28 High Street.

REASON In the interests of preserving the character and appearance of the listed buildings within the Outstanding Conservation Area.

2. Prior to commencement of development, details of the finishing materials on the roofs and cheeks of the 'cat-slide' dormer windows shall be submitted to and approved by the Planning Authority.

REASON In the interests of preserving the character and appearance of the listed buildings within the Outstanding Conservation Area.

3. Notwithstanding the submitted plans the ground floor windows on 73 to 77 Main Street are not approved. Revised elevations shall provide for the ground floor windows to have the appearance of traditional shop windows. Details shall be submitted to and approved by the Planning Authority prior to commencement of any development on site.

REASON In the interests of preserving the character and appearance of the listed buildings within the Outstanding Conservation Area.

4. Prior to commencement of development the applicant shall confirm in writing the exact sizes of the existing original sashes on the first floor windows of 73 to 77 Main Street. The proposed windows shall match the sizes of the original windows.

REASON In the interests of preserving the character and appearance of the listed buildings within the Outstanding Conservation Area.

5. Prior to commencement of development a detailed design of the pediment and stack on 73 to 77 Main Street shall be submitted to and approved by the Planning Authority.

REASON In the interests of preserving the character and appearance of the listed buildings within the Outstanding Conservation Area.

6. Details of the original external entrance doors on the Main Street elevation of 73 to 77 shall be submitted to the Planning Authority prior to approval of the proposed doors.

REASON In the interests of preserving the character and appearance of the listed buildings within the Outstanding Conservation Area.

7. A specification for new chimney cans on 73 to 77 Main Street shall be submitted to and approved by the Planning Authority prior to any commencement of development.

REASON To ensure that the cans are suitably constructed and compatible with other buildings in Newmilns.

8. Notwithstanding the submitted plans a coloured-up drawing of the principal elevation of 73 to 77 Main Street shall be submitted to and approved by the Planning Authority prior to commencement of development. This submission shall specify the colour of the lime harl/limewash of the external walls.

REASON In the interests of preserving the character and appearance of the listed buildings within the Outstanding Conservation Area.

9. Prior to commencement of development details of the proposed paint scheme shall be submitted to and approved by the Planning Authority. The scheme shall include a medium/dark toned colour for the doors, their frames and fanlight(s) and the windows painted either to match, or in an off-white (eg Gardenia (10-B-15) or Buttermilk). The timber work on the dormers around the sash windows shall be painted to match the doors, and the rainwater goods black.

REASON In the interests of preserving the character and appearance of the listed buildings within the Outstanding Conservation Area.

10. The first floor window of the part that links No. 28 to No. 30 shall be retained at its existing height and a glazed/timber infill installed in the manner commonly seen in the loading doors of warehouse and mill conversions. Details of this window shall be submitted to and approved by the Planning Authority prior to commencement of development.

REASON To reflect the mixed commercial and residential character of the town.

11. Prior to commencement of development the applicant shall clarify whether there was historically a doorpiece on the main elevation of 26 to 28 High Street. If a doorpiece was original built on the building this shall be reinstated in preference to removing the existing margin. Details of such a doorpiece shall be submitted to and approved by the Planning Authority prior to commencement of development.

REASON In the interests of preserving the character and appearance of the listed buildings within the Outstanding Conservation Area.

12. Notwithstanding the submitted plans the principal windows on the front and rear elevations of 26 to 28 High Street are not approved. The applicant shall install either 2-pane sashes or sashes containing 6 panes with the upper and lower sash sizes being of equal size. Details of the windows shall be submitted to and approved by the Planning Authority prior to commencement of development.

REASON In the interests of preserving the character and appearance of the listed buildings within the Outstanding Conservation Area.

AGENDA