

EAST AYRSHIRE COUNCIL

NORTHERN AREA LOCAL PLANNING COMMITTEE: 7 MARCH 2003

**02/0785/FL: PROPOSED ALTERATIONS, RECONSTRUCTION AND
CONVERSION OF EXISTING DRAFFEN HOUSE AND OUTBUILDINGS TO FORM
SINGLE PRIVATE DWELLING
AND**

**02/0788/LB: PROPOSED PARTIAL DEMOLITION, ALTERATIONS,
RECONSTRUCTION AND CONVERSION OF EXISTING DRAFFEN HOUSE AND
OUTBUILDINGS TO FORM SINGLE PRIVATE DWELLING**

**AT DRAFFEN HOUSE, LOUDOUN STREET, STEWARTON
FOR JOHN DICKIE HOMES LTD**

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Full planning permission is sought for proposed alterations, reconstruction and conversion of the existing House and outbuildings to form a single private dwelling. Listed Building Consent is sought for proposed partial demolition, alterations, reconstruction and conversion of the existing House and outbuildings to form a single private dwelling.

1.2 The applicants propose to retain the listed building currently on site with the exception of an outbuilding within the courtyard that would be demolished. The alterations would provide a five bedroom dwelling on two storeys with integral double garage and storage. An entrance loggia feature, or corridor, would be formed within the courtyard enabling access to the various ground floor accommodations.

1.3 The west wing of the building would feature new hipped dormers and a rendered gable replacing the earlier hipped roof. The ridgelines remain at the original height. The roof of the entire complex would be slated. The south elevation of the main house would retain painted ashlar walls. Walls elsewhere would feature painted render and new timber windows would be introduced throughout, the drawings show these to have the appearance of sash and case. The existing portico to the front of the House is retained but with a new sash and casement window set into the existing masonry recess.

1.4 The internal floor plan is revised to provide accommodation to modern standards. There are no features of merit currently retained within the building.

2. RECOMMENDATION

2.1 It is recommended that the planning application be approved subject to the conditions on the attached sheet and that the listed building application be approved subject to the notification of Historic Scotland under the Listed Buildings and Buildings in Conservation Areas (Scotland) Regulations 1997 and subject to the conditions indicated on the attached sheet.

3. CONCLUSIONS

3.1 As is indicated at paragraph 5.2 of the report, both the planning and listed building applications are considered to be consistent with the development plan. Therefore, given the terms of Sections 25 and 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 approved unless material considerations indicate otherwise. As is indicated at paragraphs 6.2 to 6.15, there are material considerations relevant to the determination of these applications.

3.2 Given the age of the Adopted Stewarton Local Plan, the Council has agreed that the East Ayrshire Local Plan (Finalised Version with Modifications) should be considered as a prime material consideration. The proposal complies with the specific policies of the East Ayrshire Local Plan, Finalised Version with Modifications.

3.3 Notwithstanding the objections to the Scottish Civic Trust and the Architectural Heritage Society of Scotland and the informal comments from Historic Scotland, it is considered that the proposals for the conversion of this Listed Building do respect its character and appearance. Conditions attached to any consents issued would further safeguard the existing quality of the building. No further adverse consultation responses have been received.

CONTRARY DECISION NOTE

Should the Committee agree that the applications be refused contrary to the recommendation of the Head of Planning and Building Control, the applications would not require to be referred to the Development Services Committee as it would not be a significant breach of 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

NORTHERN AREA LOCAL PLANNING COMMITTEE: 7 MARCH 2003

**02/0785/FL: PROPOSED ALTERATIONS, RECONSTRUCTION AND
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**AT DRAFFEN HOUSE, LOUDOUN STREET, STEWARTON
FOR JOHN DICKIE HOMES LTD**

Report by Head of Planning and Building Control

1. PURPOSE OF REPORT

1.1 The purpose of this report is to present a full planning application and an associated application for Listed Building Consent which are to be considered by the Local Planning Committee under the Scheme of Delegation as both applications are subject to objections.

2. APPLICATION DETAILS

2.1 **Site Description:** The site of both applications, Draffen House, lies on the south eastern edge of Stewarton, between Loudoun Street and Cutstraw Road. Residential development is under construction to the south west of the House and accessed off a new road from Loudoun Street which would also afford access to the application site. To the west of the access road the land slopes downwards towards the rear of the properties on Loudoun Street and toward an open field, which lies to the west of the site.

2.2 Draffen House, which is Category B Listed, occupies an elevated position at the edge of Stewarton's urban boundary. It takes the form of an early 19th century, 2 storey, u-plan classical farmhouse with single storey pavilion wings. The wings extend back as barns and byres to form a courtyard to the rear of the buildings however a number of structures have been removed leaving the principal farmhouse building and attached barns. The farmhouse is of ashlar construction and is characterised by a single storey projecting porch, large pilasters, cornice and regular window arrangement in the form of 4-pane timber sash and case. The wings are of rendered and off-white painted rubble masonry. The roof of the entire complex was originally of slate, although much of this has been removed and the timber sarking exposed.

2.3 Aside from the houses under construction to the southwest, the site is bounded by open fields to the east and west. Further residential properties lie some 50m from the north west of the site, on Cutstraw Road.

2.4 **Proposed Development:** Full planning permission is sought for proposed alterations, reconstruction and conversion of the existing House and outbuildings to form a single private dwelling. Listed Building Consent is sought for proposed partial demolition, alterations, reconstruction and conversion of the existing House and outbuildings to form a single private dwelling.

2.5 The applicants propose to retain the listed building currently on site with the exception of an outbuilding within the courtyard that would be demolished. The alterations would provide a five bedroom dwelling on two storeys with integral double garage and storage. An entrance loggia feature, or corridor, would be formed within the courtyard enabling access to the various ground floor accommodations.

2.6 The west wing of the building would feature new hipped dormers and a rendered gable replacing the earlier hipped roof. The ridgelines remain at the original height. The roof of the entire complex would be slated. The south elevation of the main house would retain painted ashlar walls. Walls elsewhere would feature painted render and new timber windows would be introduced throughout, the drawings show these to have the appearance of sash and case. The existing portico to the front of the House is retained but with a new sash and casement window set into the existing masonry recess.

2.7 The internal floor plan is revised to provide accommodation to modern standards. There are no features of merit currently retained within the building.

3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council's Roads and Transportation Division has no objection to the proposals.

Noted.

3.2 Scottish Water offer no objections confirming that there is both a public sewerage system and public water supply main available for the proposed house. They recommend applicant consultation with themselves regarding compliance with current bylaws, highest water fitting, sewerage connection and use of separate foul and surface water systems.

Noted. A note attached to any planning consent granted can address these issues.

3.3 SEPA has no objection to the proposal, provided the foul drainage is connected to the public sewer. The applicant should consult with Scottish Water in that regard.

Should the application be granted, an appropriate note can be included in the Planning Permission.

3.4 The Coal Authority has no objection to the proposal.

Noted.

3.5 The Royal Commission on the Ancient and Historic Monuments of Scotland require the usual notification procedures to be undertaken in the event of consent being granted.

Noted.

3.6 The Scottish Civic Trust consider the applications to be an improvement on the earlier proposals but seek retention of the central chimney and a reduction in the number of new dormers and velux type windows. The latter should also be conservation type rooflights. The loss of original fireplaces and staircase is unnecessary. They cannot support the significant and avoidable loss of listed fabric. They find this aspect of the applications objectionable and urge that it be revisited.

Earlier proposals for the House involved the introduction of multiple units into the building. The refurbishment now proposed for a single unit allows for a more sympathetic restoration. The design concerns expressed by the Trust are not considered to be of such weight as to merit further amendment of the applications. The submission now before Members has been revised at the request of the Division to retain the front portico that the applicants had at first identified for removal. The applicants Architect has submitted that dry rot and water penetration have precluded the retention of internal features, it being necessary to remove internal partitions to eradicate infected areas. An existing staircase was described as having a significant defect in its stability. This analysis is consistent with a professional survey undertaken in June 2001 which identified wet rot fungus, common furniture beetle and damp in many locations throughout the building.

3.7 The Architectural Heritage Society of Scotland has reservations about the loss of symmetry in changes to the roof rhythm by the introduction of a vertical gable, (on the west wing). Modern Veluxes should be conservation style with a central bar. They object to the change proposed.

Noted, however the issues raised are not, with the exception of the conservation style velux windows, considered to be of such weight as to merit further amendment of the proposals. A condition attached to any consent can address the type of roof lights introduced.

3.8 Stewarton Community Council has offered no submissions regarding the principle or design of the works proposed but questions whether the Planning and Building Control Division will stand by the terms of a condition on the consent for the adjacent new housing that such houses not be occupied before the works to Draffen

House are completed. They also question whether works to the House can proceed on the basis of an earlier consent in advance of the determination of the applications now before the Committee.

Applicants may choose to implement an earlier consent, prior to the determination of a subsequent application. However if, in so doing, they implement works incompatible with any subsequent consent, they may find themselves unable to implement that subsequent consent. An application remains to be determined which seeks removal of a condition attached to a planning consent for the conversion of the House and the erection of new dwellings. The condition required that the House shall have been converted prior to the occupation of any of the new build dwellings. The consideration of that application should be distinct from those now before the Committee, however the determination of the two applications at Draffen House would, if favourable, advance the renovation of the House to a form considered more appropriate for its future retention. The applicant's agent has confirmed that urgent rot eradication works were undertaken as a matter of urgency upon their possession of the property.

3.9 Historic Scotland in its informal comments support the House being retained as a single unit but wish the west wing retained as it is, the entrance porch retained and the use of new windows matching the originals in every respect. They would oppose any demolition of the existing outbuildings, the introduction of a gable to the west wing and the replacement of the outbuilding within the courtyard with a loggia feature. The loss of internal features including staircase is also opposed. The scheme does not respect the character of the building.

The proposals are considered to offer an acceptable solution to the retention of a listed building. Indeed, its conversion to a single dwelling offers greater security, through a single ownership that future maintenance will be consistent. It is not accepted that the design of the House as refurbished is inappropriate and with the use of conditions securing the use of natural slate to the roof and appropriately detailed timber windows and roof lights, a favourable recommendation can be presented.

4. REPRESENTATIONS

The only objections to the applications are from the Scottish Civic Trust, and the Architectural Heritage Society of Scotland which have been detailed in Section 3 of the report. In as much as this is a category B Listed Building, the application for Listed Building Consent will require to be notified to Historic Scotland prior to the issue of any consent.

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 and applications for Listed Building Consent 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 Adopted Stewarton Local Plan (1987). The Adopted Local Plan was prepared within the context of the then emerging Strathclyde Structure Plan.

5.2 Notwithstanding the age of the Adopted Local Plan, the applications are consistent with Policy 5.3.4 of the Adopted Local Plan that is supportive of the rehabilitation of single houses in the countryside subject to certain criteria being met.

It is considered that the proposals are compliant with the Adopted Stewarton Local Plan.

5.4 The application for Listed Building Consent also requires to be considered against Policy E20 of the Approved Ayrshire Joint Structure Plan. Policy E20 states that development proposals considered to have an adverse effect on listed buildings will not conform to the Structure Plan.

See response to 3.6, 3.7 and 3.9 of the report. It is considered that the proposals respect the character and setting of the Listed Building. It is therefore considered that the proposals comply with the Approved Ayrshire Joint Structure Plan.

6. ASSESSMENT AGAINST OTHER MATERIAL CONSIDERATIONS

6.1 The other principal material considerations relevant to the determination of the applications are the East Ayrshire Local Plan (Finalised Version with Modifications), government guidance on listed buildings as contained within the Memorandum of Guidance on Listed Buildings and Conservation Areas, the Approved Ayrshire Joint Structure Plan, the site's planning history and the consultation responses detailed above.

In respect of the application for full planning permission

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 East Ayrshire Local Plan (Finalised Version with Modifications) should be considered as a prime material consideration in respect of the application for full planning permission.

6.3 Policy RES6 of the East Ayrshire Local Plan (Finalised Version with Modifications) is of relevance. Policy RES6 states:

“Subject to the provisions of other policies contained in the Local Plan, the Council will support the sympathetic conversion of:

(i) large residential properties into smaller residential units or to other residential uses of an institutional care related nature”.

It is considered that the proposal generally complies with the provisions of the above Policy.

6.4 Policy RES7 of the East Ayrshire Local Plan (Finalised Version with Modifications) states:

“The rehabilitation or conversion to residential use of existing and traditionally design and constructed buildings both within settlement and the rural area will be encouraged. The proposed development will require to meet all of the following criteria:

(i) the Council will require to be satisfied that the structural condition of the building is suitable for its conversion to residential use:”

A structural report submitted by the applicant relative to a previous application in 2001 indicated that the principal farmhouse was capable of beneficial conversion. It also stated, however, that it would be most effective if the wing blocks were demolished and rebuilt to accommodate the applicant’s proposals. The applicants have confirmed relative to the current proposal that their intention is to retain the east wing other than where remedial repairs are required. Such repairs may extend to the roof trusses where affected by wet and dry rot and will include total re-slating.

“(ii) the proposal is capable of being implemented while retaining, to at least eaves level, the existing external walls of the building. Any extension shall be limited to a maximum of 50% of the ground floor area of the existing building and a minimum 50% of the external wall area in the completed conversion/rehabilitation shall be formed from the external walls of the original building;”

The proposals comply with the above policy.

“(iii) the development meets the service requirements of all appropriate statutory undertakers and the Council as Roads Authority.”

This criteria of the Policy can be met.

“(iv) the proposal is fully in keeping with the character and appearance of the area within which it is located.”

It is considered that the proposed development is in keeping with the general character of the surrounding area.

“(v) the proposal meets all the design requirements of the Council and reflects the style and design of the original building located on the site.”

This criteria of the Policy has met as discussed in Section 3 of the report.

“(vi) the proposal does not damage the architectural integrity of the building and reuses wherever possible, any existing traditional building materials found on site”.

The architectural integrity of the listed building is considered to have been retained.

“The Council may consider a relaxation of criteria (ii) above with regard to the conversion of traditionally designed and constructed outbuildings forming an integral part of an existing farm courtyard grouping where the proposal would preserve and enhance the integrity of the group of buildings concerned.”

Given the current proposals, no relaxation in criteria (ii) is required.

In respect of the determination of the application for Listed Building Consent:

6.5 Policy RES22 requires the provision of private open space to specified standards.

The application is consistent with the requirements of Policy RES22.

6.6 Policy ENV1 of the East Ayrshire Local Plan (Finalised Version with Modifications) requires to be considered. Policy ENV1 states that:

“The Council will seek to protect, preserve and enhance heritage resources requiring conservation including Listed Buildings and Conservation Areas, together with their respective settings, Scheduled Ancient Monuments and Archaeological and Industrial Archaeological sites and landscapes.”

As noted in paragraphs 3.6 and 3.9 above, the proposed works to the Listed Building are considered to respect the appearance of the principal listed farmhouse. The proposal is therefore considered to be consistent with Policy ENV1.

6.7 Policy ENV2 is also of relevance and states that:

“The Council will actively encourage the retention, restoration, renovation and re-use of listed buildings, unlisted buildings in Conservation Areas and other locally important, especially traditional, older properties throughout the area. There will be a presumption against the demolition or partial demolition of all such properties”.

It is considered that the proposals are consistent with the provisions of Policy ENV2 of the East Ayrshire Local Plan (Finalised Version with Modifications).

6.8 Policy ENV4 requires development affecting the setting or appearance of a Listed building to be sympathetic to the building and to have due regard to its qualities.

The proposals are considered to be consistent with this Policy.

6.9 Policy ENV7 requires compliance with the Council's approved Design Guidance.

The proposals, particularly in their amended form and subject to conditions, are consistent with the terms of this Policy.

6.10 Historic Scotland's Memorandum of Guidance on Listed Buildings and Conservation Areas 1998 is also a material consideration in the determination of both applications. Sections 2.10 of the Guidance states that "no worthwhile building should be lost to our environment unless it is demonstrated beyond reasonable doubt that every effort has been exerted by all concerned to find practical ways of keeping it".

The applicants have confirmed their intention to retain the existing building including both wings.

The site has been the subject of several previous applications for planning and listed building consent including:

6.11 Planning Permission 99/0157/FL, for the conversion and extension of the Listed farm buildings to form 11 dwellings was granted on 3 May 2000. This consent remains live.

Noted.

6.12 Listed Building Consent 99/0250/LB for the partial demolition, extension and conversion of listed farm buildings to form 11 dwellings was granted on 3 May 2000.

Noted.

6.13 Planning Permission 01/0406/FL for a proposed Erection, Alteration and Conversion to Form 22 Houses at Draffen Farm was approved subject to conditions on 1 February 2002.

This consent allows for the conversion of Draffen House into five units and involves the re-building of the wing blocks, rather than their retention and conversion.

6.14 Listed Building Consent 01/0383/LB for proposed Alterations to the House including the Partial Demolition and rebuilding of Wing Blocks at Draffen House was approved on 28 February 2002.

This consent allows for the conversion of Draffen House into five units and involves the re-building of the wing blocks, rather than their retention and conversion.

7. FINANCIAL AND LEGAL IMPLICATIONS

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

7.2 Should the Committee be of a mind to approve the application for Listed Building Consent, the application would require to be referred to Historic Scotland under the Listed Buildings and Buildings in Conservation Areas (Scotland) Regulations 1987.

8. CONCLUSIONS

8.1 As is indicated at paragraph 5.2 of the report, both the planning and listed building applications are considered to be consistent with the development plan. Therefore, given the terms of Sections 25 and 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 approved unless material considerations indicate otherwise. As is indicated at paragraphs 6.2 to 6.15, there are material considerations relevant to the determination of these applications.

8.2 Given the age of the Adopted Stewarton Local Plan, the Council has agreed that the East Ayrshire Local Plan (Finalised Version with Modifications) should be considered as a prime material consideration. The proposal complies with the specific policies of the East Ayrshire Local Plan, Finalised Version with Modifications.

8.3 Notwithstanding the objections to the Scottish Civic Trust and the Architectural Heritage Society of Scotland and the informal comments from Historic Scotland, it is considered that the proposals for the conversion of this Listed Building do respect its character and appearance. Conditions attached to any consents issued would further safeguard the existing quality of the building. No further adverse consultation responses have been received.

9. RECOMMENDATION

9.1 It is recommended that the planning application be approved subject to the conditions on the attached sheet and that the listed building application be approved subject to the notification of Historic Scotland under the Listed

Buildings and Buildings in Conservation Areas (Scotland) Regulations 1997 and subject to the conditions indicated on the attached sheet.

CONTRARY DECISION NOTE

Should the Committee agree that the applications be refused contrary to the recommendation of the Head of Planning and Building Control, the applications would not require to be referred to the Development Services Committee as it would not be a significant breach of policy.

Alan Neish
Head of Planning and Building Control

25 February 2003

(DVM/MS)

LIST OF BACKGROUND PAPERS

1. Application forms and plans.
2. Statutory Notices and Certificates.
3. Consultation Responses.
4. East Ayrshire Local Plan (Finalised Version with Modifications).
5. Adopted Stewarton Local Plan.
6. Approved Ayrshire Joint Structure Plan.
7. Memorandum of Guidance on Listed Buildings and Conservation Areas.
8. Planning applications: 99/0157/FL, 99/0250/LB, 01/0406/FL, 01/0383/LB.
9. Approved Strathclyde Structure Plan.

Anyone wishing to inspect the above papers please contact Dave Morris on 01563 576753.

Implementation Officer: Dave Morris

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 02/0785/FL

Site of Proposal: Draffen House
Loudoun Street
STEWARTON

Nature of Proposal: Proposed Alterations, Reconstruction and
Conversion of Existing Draffen House and
Outbuildings to Form Single Private Dwelling

Name & Address of Applicant: John Dickie Homes Ltd
Burnfield Avenue
GLASGOW
G46 7TT

Name & Address of Agent: GD Lodge and Partners
Empire House
131 West Nile Street
GLASGOW
G1 2RX

DPO's Ref: DVM/MS

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 Location Plan, L(00)/00, submitted on 26 September 2002, the Layout and Sections as Proposed L(00)/01 Rev B, Elevations and Sections as Existing L(00)/03 Rev B, Plans as Proposed L(00)/04 Rev B and the Elevations and Sections as Proposed L(00)/05 Rev A all received 17 January 2003 and the Plans as Existing and Site Plan I(00)/02 Rev A received 25 February 2003.

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

2. None of the existing trees along the north west boundary of the site shall be felled without the prior written consent of the planning authority. No lopping, topping or other works shall be undertaken to these trees without the prior written formal approval of the Planning Authority.

REASON In the interests of visual amenity.

3. No demolition, site clearance or building operations shall be commenced until chestnut pale fencing of a height not less than 1.2 metres has been erected ground

the existing trees to be retained as referred to by condition 2 above. The fencing shall enclose either:

(a) the area described by the limit of the spread of the branches of the tree;

or

(b) a radius of 5 metres from the trunk of the tree, whichever is the greater.

Such fencing shall be maintained during the course of construction, and no storage, site structure, parking or any other operation shall be permitted within the area thereby enclosed.

REASON To ensure the retention of the maximum number of trees on the site and their protection from damage in the interests of visual amenity.

4. A landscaping scheme, including details for the treatment and maintenance of the boundary of the site, shall be submitted to and approved by the Planning Authority prior to the commencement of any development. Thereafter, the landscaping shall be implemented in accordance with the approved details and shall be completed no later than the next appropriate planting season following occupation of the new dwelling. The landscaping shall be maintained in a neat and tidy condition at all times thereafter. Any trees removed without the prior formal written approval of the Planning Authority shall be replaced by trees of similar size and species as may be agreed in writing by the Planning Authority.

REASON To ensure that adequate landscaping is provided and satisfactorily maintained, in the interests of visual and residential amenity.

5. Notwithstanding any specification on the approved plans or application form, samples of all external materials to be used in the conversion of this Listed Building, shall be submitted to and approved by the Planning Authority prior to the commencement of any work on site, and thereafter implemented as approved. These details shall allow for the use of natural slate to the various roof areas of the building.

REASON In the interests of visual amenity.

6. Notwithstanding any specification on the approved plans or application form, details/samples of all new windows, including roof lights, to be used in the conversion of this Listed Building, shall be submitted to and approved by the Planning Authority prior to the commencement of any work on site, and thereafter implemented as approved.

REASON In the interests of visual amenity.

7. Notwithstanding any specification on the approved plans or application form, details of the design and construction of all fences, walls and other means of

enclosure to be erected on the site shall be submitted to and approved by the Planning Authority before any development commences on the site.

REASON To allow the Planning Authority to control the design and construction of such features in the interests of visual amenity.

8. During the conversion of Draffen House, no building or other operations shall take place on the site outwith the hours of 08:00 to 19:00 Monday to Saturday, or at any time on a Sunday.

REASON In the interests of residential amenity.

NOTES

1. The applicant is advised to make early contact with the Scottish Water, 35 Glenburn Road, Prestwick, with regard to current bylaws, water supply and drainage.

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 02/0788/LB

Site of Proposal: Draffen House
Loudoun Street
STEWARTON

Nature of Proposal: Proposed Partial Demolition, Alterations,
Reconstruction and Conversion of Existing Draffen
House and Outbuildings to Form Single Private
Dwelling

Name & Address of Applicant: John Dickie Homes Ltd
Burnfield Avenue
GLASGOW
G46 7TT

Name & Address of Agent: GD Lodge and Partners
Empire House
131 West Nile Street
GLASGOW
G1 2RX

DPO's Ref: DVM/MS

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 Location Plan, L(00)/00, submitted on 27 September 2002, the Layout and Sections as Proposed L(00)/01 Rev B, Elevations and Sections as Existing L(00)/03 Rev B, Plans as Proposed L(00)/04 Rev B and the Elevations and Sections as Proposed L(00)/05 Rev A all received 17 January 2003 and the Plans as Existing and Site Plan I(00)/02 Rev A received 25 February 2003.

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

2. Notwithstanding any specification on the approved plans or application form, samples of all external materials to be used on the conversion of this Listed Building, shall be submitted to and approved by the Planning Authority prior to the commencement of any work on site, and thereafter implemented as approved. The details shall allow for the use of natural slate to the various roof areas of the building.

REASON In the interests of visual amenity.

3. Notwithstanding any specification on the approved plans or application form, details/samples of all new windows, including roof lights, to be used in the conversion of this Listed Building, shall be submitted to and approved by the Planning Authority prior to the commencement of any work on site, and thereafter implemented as approved. The velux windows as submitted are not approved and in response to this condition the design of such features shall be of a “conservation type” featuring a vertical central bar.

REASON In the interests of visual amenity.

4. Prior to the commencement of any work on site, a plan, at a scale of 1:50 of the principal elevation of Draffen House as proposed, detailing:

- a) The external treatment of the ashlar walls of Draffen House;
- b) The design of any replacement windows;
- c) Details of any roof ventilation;
- d) The height, type and colour of the chimney cans;
- e) The design proposals for the front and other doors; and
- f) The proposed treatment of the eaves detailing of the wings,

shall be submitted to and approved by the Planning Authority, and thereafter implemented as approved.

REASON To safeguard the character and appearance of the Listed Building.

5. Prior to the commencement of any work on site, a plan, at a scale of 1:50, detailing the design of the dormers proposed on the west wing, and the eaves detailing thereof, shall be submitted to and approved by the Planning Authority and thereafter implemented as approved.

REASON To safeguard the character and appearance of the Listed Building.

6. Prior to the commencement of any work on site, a plan at a scale of 1:50 in respect of the alterations/construction works around the courtyard, detailing the design of the dormers, proposed roof lights, windows, roof cladding (including ridges), roof ventilation, eaves detailing, rainwater goods and the external finishes of the walls, shall be submitted to and approved by the Planning Authority, and thereafter implemented as approved.

REASON To safeguard the character and appearance of the Listed Building.

**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.**