

Committee Planning Application Report and Report of Handling in relation to The Planning (Listed Building Consent and Conservation Area Consent Procedure)(Scotland) Regulations 2015

Reference No: 23/01503/LIB

Planning Hierarchy: Local Application

Applicant: Mrs Joanna Peach

Proposal: Formation of new vehicular access through the existing stone wall

Site Address: Land Between Lagarie Lodge And Lagarie House Torwoodhill Road Rhu Argyll And Bute

SUPPLEMENTARY REPORT NO. 1

1.0 INTRODUCTION:

This report provides Members with an update following the publication of the main report.

2.0 REVISED RECOMENDED CONDITONS:

It is noted that there has been an error in the order / numbering of the published recommended conditions. In light of this officers have amended the conditions such that published condition number 2 becomes condition 1 and published condition 1 becomes condition 2. The amended recommended conditions are appended to this supplementary report below.

3.0 ADDITIONAL REPRESENTATIONS:

Members are advised that following the publication of the main report, officers have received further representations. Additional comments have been received from an existing objector on 09.05.2024. This has resulted in a total of 11 objections (as per the published main report). Details of the comments not previously addressed within the main report are as follows;

Objection comments were received from:

Jim Crawford Garden Cottage Lagarie Torwoodhill Road Rhu Helensburgh,09.05.2023

Summary of points raised:

Objector notes that the scale and massing of the current application is an increase to the most recent withdrawn application and is not a reduction.

Comment; *please note that this application solely relates to the proposed alterations to a listed wall, the above points raised are in relation to application reference 23/01502/PP*

Objector notes that no policy assessment of the impact of this development on the setting of Lagarie House has taken place.

Comment; *It is noted that officers are satisfied that the proposals have met the policy requirements of NPF4 Policy 7(a) and have included an appropriate assessment within the submitted design and access statement relative to the accompanying planning application reference; 23/01502/PP.*

Objector notes that the proposed planting of an avenue of trees along the Northern boundary is incompatible with, and detrimental to, the arrival and setting of Lagarie House.

Comment; *please note that this application solely relates to the proposed alterations to a listed wall, the above points raised are in relation to application reference 23/01502/PP. Please also note that the proposed replacement planting has been revised in that the applicants are now proposing the planting of native species trees in natural groups and not in an ornamental fashion, furthermore the recommended conditions as per 23/01502/PP require that further details of the proposed landscaping and boundary treatments is submitted to and approved by the authority prior to works commencing.*

Objector notes that no suitable boundary detail has been proposed.

Comment; *as above*

Note: *All other comments are addressed in the main report. Full details of all representations can be view on the Council's website at www.argyll-bute.gov.uk. It is considered that the points that have been made are addressed appropriately above and within the main report.*

4.0 RECOMMENDATION:

It is recommended that listed building consent be granted subject to the revised list of conditions and reasons appended to this report.

REVISED CONDITIONS AND REASONS RELATIVE TO APPLICATION 23/01503/LIB

1. The development shall be implemented in accordance with the details specified on the application form dated 28/07/2023; supporting information and, the approved drawings listed in the table below.

Plan Title.	Plan Ref. No.	Version	Date Received
Location Plan	1 of 8	-	01.08.2023
Existing Site Plan	2 of 8	-	01.08.2023
Existing Site Cross Section and Photographs	3 of 8	-	01.08.2023
Proposed Site Plan	4 of 8	C	22.08.2023
Proposed Site Cross Sections	5 of 8	-	01.08.2023
Proposed Site Cross Section Access Wall Elevation and Layout Plan	6 of 8	-	01.08.2023
Proposed Sightline Plan	7 of 8	C	01.08.2023
Supporting Statement	8 of 8	-	01.08.2023

Reason: For the purpose of clarity, to ensure that the development is implemented in accordance with the approved details.

2. The works permitted to which this consent relates must be begun within three years from the date of this permission.

Reason: to comply with Section 16 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

3. Notwithstanding the effect of condition 1; Samples of the replacement stone to be used for the of the development hereby granted consent shall be submitted to and approved in writing by the Planning Authority prior to any work starting on site.

Reason: To ensure that the materials to be used on the external surfaces of the listed wall complement and match the existing wall.

4. Notwithstanding the effect of condition 1; any replacement stone shall match the detailing including joint thickness of the existing listed stone wall.

Reason: To ensure that the materials to be used on the external surfaces of the listed wall complement and match the existing wall.

5. Notwithstanding the effect of condition 1; should any gateposts be formed additional details of these shall be submitted to and approved in writing by the Planning Authority prior to any work starting on site.

Reason: *To ensure that the materials to be used on the external surfaces of the listed wall complement and match the existing wall.*