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## CAIRNGORMS NATIONAL PARK AUTHORITY

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**Title: REQUEST FOR NON-MATERIAL  
VARIATION TO APPROVED PLANNING  
APPLICATION**

**Prepared by: DON MCKEE  
HEAD PLANNER**

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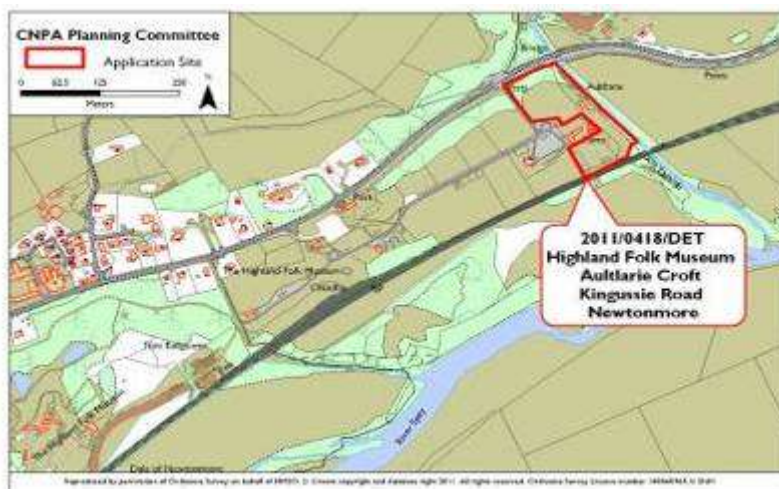
**DEVELOPMENT APPROVED: CONSTRUCTION OF NEW  
STORAGE / OFFICE BUILDINGS  
AND ASSOCIATED SITE  
ACCESS, DRAINAGE AND  
LANDSCAPING WORKS AT THE  
HIGHLAND FOLK MUSEUM,  
KINGUSSIE ROAD,  
NEWTONMORE**

**REFERENCE: 2011/0418/DET**

**APPLICANT: DIRECTOR OF HOUSING AND  
PROPERTY, THE HIGHLAND  
COUNCIL, GLENURQUHART  
ROAD, INVERNESS**

**DATE DETERMINED: 27 APRIL 2012**

**RECOMMENDATION: AGREE TO REQUEST FOR A  
NON-MATERIAL VARIATION**



**Grid reference: 272942 799703**

**Fig. 1 - Location Plan**

## BACKGROUND

1. This application was approved at the meeting on 27 April 2012. <http://cairngorms.co.uk/resource/docs/boardpapers/27042012/CNPA.Paper.501.1.Planning%20Committee.Paper.3.-.Highl.pdf>
2. The proposals include the construction of new storage / office buildings, together with site access, drainage and landscaping works on land in the eastern area of the Highland Folk Museum, which is located on the eastern periphery of Newtonmore, adjacent to the A86 trunk road. The main element of the proposal is a large multi function building which is required to house and manage museum collections and accommodate curatorial and year round operational staff. Other smaller buildings are also proposed on land in the south eastern corner of the site, including a dutch barn and a group of three single storey storage buildings, which are described as the 'Aultlarie Hovel.' Vehicular access to the new development would be taken from the existing service access off the A86 trunk road. The existing access track would be upgraded along part of its length and extended eastwards to serve the proposed car parking and service bay entrance of the new museum store. The remainder of the track would continue to link with an existing network of tracks around this part of the overall Folk Museum lands. Smaller new sections of access track would also be established to provide access to the proposed dutch barn and Aultlarie Hovel.

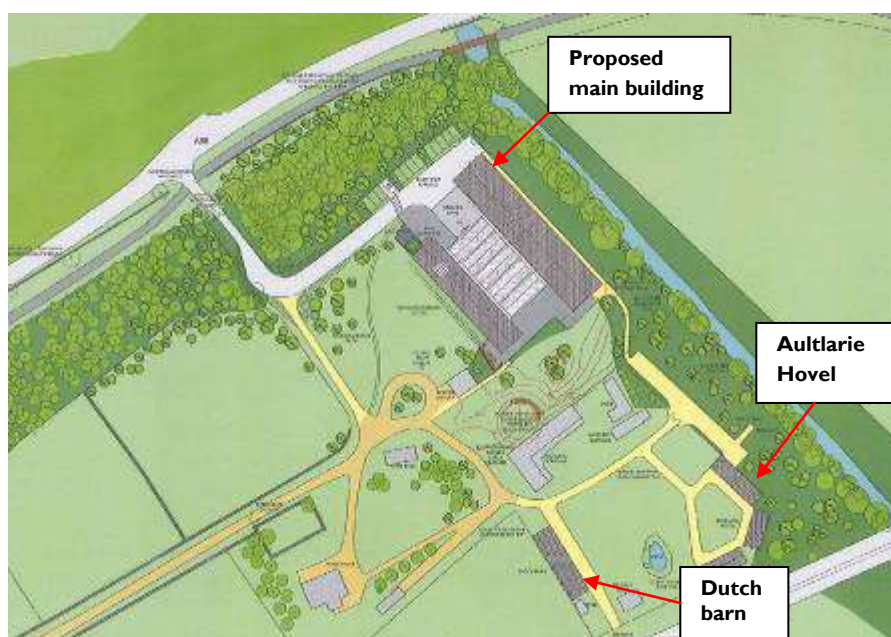


Fig. 2: Proposed site plan

3. Highland Council has now awarded the contract for the development and, following discussions with the approved contractor, wants to make a number of revisions to the approved proposals with a request that they be dealt with as a minor variation not requiring a fresh planning application.

## PROPOSED CHANGES TO APPROVED PROPOSALS

4. A Supplementary Design Statement by the contractors, HRI Architects and Robertson Northern, is attached (**Appendix I**). This sets out the rationale for the request and why the proposed changes are considered appropriate.
5. In summary the proposed changes from the approved scheme are:
  - Reduction in the overall height of the building by 550mm – combination of setting into ground and lowering roof.
  - Removal of timber cladding to the pitch roofs and substitute with use of mill finished standing seam aluminium cladding.
  - Removal of sedum roof and small pitched bays in the central link section and substitute with a flat roof clad in light grey membrane.
  - Use of randomised rainscreen cladding in lieu of harling and ivy on the north east elevation
6. The package of proposals also includes a request that the proposed colours and materials are confirmed for the external windows and doors, timber cladding, rainscreen cladding and roofing materials as required by Condition 5 of the Planning Permission.

## APPRAISAL

7. Requests for non-material variations to approved developments are not uncommon, particularly when the initial design is not part of the contract for delivery. Such requests are normally dealt with at officer level with significant changes requiring a fresh planning application. In this instance, although it is felt that the changes can be made without a further application, it is considered appropriate to bring it before Committee because of the scale and high profile of the development and its prominent location on the approach to Newtonmore from the north.
8. Although set down at a lower level, the height of the building means that it will still be visible from the A86 from Kingussie to Newtonmore. It is therefore critical that the agreed choice of materials is appropriate. The CNPA Landscape Adviser has carefully considered the proposals.
9. In summary her conclusions are:
  - Lowering the building will make no visible difference in landscape terms.
  - The use of profiled aluminium sheeting on the main roofs is acceptable, but there are concerns over the enduring high reflectivity of a milled finish and a coating to give an artificially weathered finish is recommended.
  - Removal of the sedum roof, revision of profile of the flat roof and colour of finish are acceptable.
  - The changes to the roofs will allow heights to be dropped which will be a visually significant gain in terms of the overall mass of the building and its setting in the landscape.
  - The use of rainscreen cladding on the north east elevation is acceptable, but after looking at examples of weathered larch request that the

colour portfolio for randomising be altered to include more than one colour and have a lighter tone.

## CONCLUSION

10. This is a prestigious development for the National Park and the CNPA demonstrated its support when granting planning permission earlier in the year. The contract has been awarded and the contractor is keen to make progress as soon as possible.
11. Following careful assessment of the revised proposals it is considered that they are broadly acceptable and will not compromise the quality of the development. Approval of the precise detail and colour of materials is something that is normally dealt with by planning officers in the discharge of conditions attached to the consent. If Members accept the principle of the changes then it is proposed that planning officers would do the same in this case, including picking up the points relating to a coating to reduce reflectivity to the roof and extension of the colour range for the rainscreen cladding.

## RECOMMENDATION

12. **That Members of the Planning Committee agree to the request for the Non-Material Variation to Planning Permission 2011/0418/DET subject to:**
  - a) **The aluminium cladding to the roof being given a coating to reduce reflectivity in accordance with details to be agreed with CNPA.**
  - b) **The colour portfolio for the rainscreen cladding be revised to include more than one colour and have an overall lighter tone with details to be agreed with CNPA.**
  - c) **All other materials to be agreed with CNPA in accordance with the Conditions on the planning permission.**

**Don McKee**

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**3 October 2012**

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