
CAIRNGORMS NATIONAL PARK AUTHORITY

TITLE: **SUGGESTED COMMENTS ON APPLICATIONS
NOT CALLED-IN**

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(DEVELOPMENT CONTROL)**

PURPOSE

At the Planning Committee on 7 November 2003, Members asked that they be given the opportunity to put forward comments on two planning applications which had been notified to the National Park Authority but not called-in. This report puts forward suggested comments on these applications, for Members to consider as their formal consultation responses to the relevant local planning authority.

RECOMMENDATIONS

That the Committee approves, as the Cairngorms National Park Authority's consultation responses, the recommendations contained in the following report.

EXECUTIVE SUMMARY

The first application relates to an infill development of a single dwellinghouse within the settlement of Tomintoul. The suggested comments relate to design matters. The second application involves the construction of an ancillary residential unit within the grounds of a Listed Building, and adjacent to another Listed Building, within the Conservation Area of Braemar. Again the suggested comments relate to design matters and in particular the impact of the development on the cultural heritage of the area.

SUGGESTED COMMENTS ON APPLICATIONS NOT CALLED-IN

Erection of House, Double Garage and Oil Tank, Site at Cults Drive, Tomintoul, Ballindalloch, Banffshire (Ref:03/069/CP)

1. This proposal is for the construction of a 3 bedroomed, 2 storey (attic) dwellinghouse and a pitched roof double garage on the site of the former Youth Hostel within the settlement of Tomintoul. The Youth Hostel building has been removed and the site now represents a gap site within the boundaries of the settlement envelope. There is an existing modern dwellinghouse located immediately adjacent to the site to the north west.
2. The proposed house is rectangular in configuration and is positioned centrally within the plot. The design of the house is in the “Scandinavia” style. The roof has a steep pitch with overhanging eaves. The finishing material for the roof is dark grey concrete “Marley Modern” roof tiles. The walls are to be constructed in horizontal logs and there is a verandah to the elevation facing the public road to the west. The double garage is shown as being finished in tiles to match the house and a drydash render.
3. The site represents a brownfield gap site within a settlement. Tomintoul is not a Conservation Area and there are no constraints. The principle of a house is, therefore found to be acceptable in terms of the aims of the National Park and local planning policy.
4. However, it is suggested that the design of the proposed house is inappropriate for this location. Although within a settlement, much of Tomintoul is characterised by traditional buildings of a local vernacular style, using traditional finishes such as slate, stone and render. The introduction of a log cabin style house is likely to be unsympathetic to the character of the native style of existing buildings. It is also the case that the double garage is finished in a different wall material to the house.

Recommendation:

That the Committee agrees, as their consultation response, the following comments:-

5. The principle of a house on this infill site, within the settlement of Tomintoul, is acceptable in terms of local planning policy. It also raises no issues of general significance to the aims of the National Park.
6. However, it is suggested that the design of the house, being of a non-vernacular style, is inappropriate in relation to the design and character of existing buildings within the settlement. The Cairngorms National Park Authority therefore recommends that, in order to conserve and enhance the cultural heritage of the area, the design of the house be amended to a building which reflects more of the character and appearance of the local traditional architecture.

Full Planning Permission and Listed Building Consent for the Erection of Staff Accommodation, The Gathering Place, Invercauld Road, Braemar (Ref:03/085/CP & 03/087/CP)

7. This proposal, within the Conservation Area of Braemar, is for the construction of an ancillary residential unit of accommodation for housing employees of an adjacent café/bistro business ("The Gathering Place"). The building is within the grounds of a Category C(s) Listed Building. This means that it is of local historic importance. The café/bistro business is accommodated in an extension to the Listed Building. The applicants and owners of the business reside in residential accommodation on the upper floors. The site of the new building is located to the north side of the grounds. Invercauld Road, which is a main through road in Braemar, is to the front (east) boundary. The site is at a lower level to this road. Another Listed Building (former Invercauld Festival Theatre now converted to flats) is located adjacent to the site on the north side.
8. The proposed building provides two bedrooms, and living, kitchen and bathroom facilities. It is single storey with an "L" shaped floorplan. The roof, which has hipped ends, is to be slated, and horizontal timber cladding is proposed for the walls. The windows are timber framed sash and case look-alike types.
9. The principle of providing an ancillary residential unit, to provide accommodation for staff, is acceptable in terms of local planning policy. Indeed if this will help sustain a local business then it is to be encouraged. Being within the Braemar Conservation Area and within the grounds of a Listed Building, the issues therefore relate to the design of the new structure.
10. The building is of a small scale and with it being sited at a lower level to the public road to the front, its impact on the townscape and the Conservation Area will be minimal. It has been designed in a way which reflects the scale, character and appearance of a traditional "backhouse", many of which can be seen in Braemar and on Deeside. The finishes are appropriate for this type of building. However, it is suggested that it would be more appropriate to clad the walls in vertical timber boards, constructed in a traditional manner, rather than the horizontal method proposed.
11. The conclusion is that the proposal, subject to an amendment to the timber cladding, would not impact on the Conservation Area. Nor would it have any detrimental effects on the settings of the adjacent Listed Buildings.

Recommendation:-

That the Committee agree, as their consultation response, the following comments:-

12. The Cairngorms National Park Authority supports the principle of this development on the basis that it may help sustain a local business.
13. The scale and character of the proposed building would not impact on the cultural heritage of the area, or the Braemar Conservation Area, and would not create any detrimental effects on the settings of the adjacent Listed Buildings. However, The Cairngorms National Park Authority suggests that the horizontal timber cladding be amended to the more traditional, vertical timber boarding arrangement, displayed on buildings of this ancillary type, elsewhere on Deeside.

**Neil Stewart
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