

---

## CAIRNGORMS NATIONAL PARK AUTHORITY

---

**Title: REPORT ON CALLED-IN PLANNING APPLICATION**

**Prepared by: MARY GRIER, PLANNING OFFICER  
(DEVELOPMENT MANAGEMENT)**

---

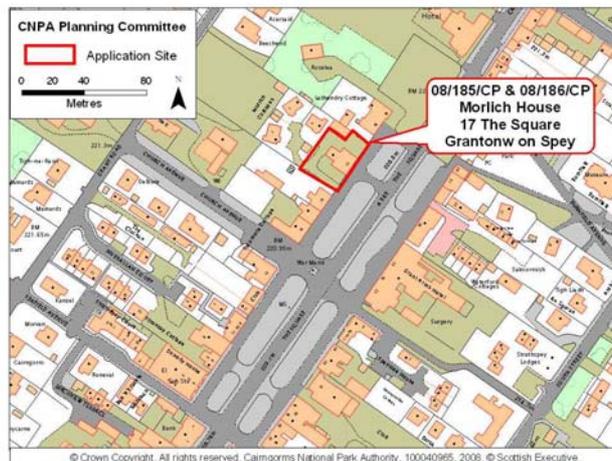
**DEVELOPMENT PROPOSED: FULL PLANNING PERMISSION AND LISTED BUILDING CONSENT FOR INTERNAL AND EXTERNAL ALTERATIONS TO THE BUILDING; FORMATION OF HARD STANDING; INSTALLATION OF OIL TANK AND MOUNTED SIGN AT MORLICH HOUSE, THE SQUARE, GRANTOWN ON SPEY.**

**REFERENCE: 08/185/CP (FULL PLANNING PERMISSION) AND 08/186/CP (LISTED BUILDING CONSENT)**

**APPLICANT: BRITISH ASSOCIATION OF SKI INSTRUCTORS**

**DATE CALLED-IN: 16 MAY 2008**

**RECOMMENDATION : APPROVE WITH CONDITIONS**



**Fig. 1 - Location Plan**

## SITE DESCRIPTION AND PROPOSAL

1. This report will deal with two related applications at Morlich House, in The Square, in Granttown on Spey. Full planning permission is being sought in the first application (08/185/CP refers), while the second application is for Listed Building Consent (08/186/CP refers). The formal description of the proposal refers to the carrying out of various internal and external alterations to the existing building, the formation of hard standing, the installation of an oil tank and a mounted sign. Morlich House is a Category C(s)<sup>1</sup> listed building and is a detached two and a half storey stone built property, located in a prominent position in the north western area of The Square. The building dates from 1851, when it was built as a bank. Records indicate that there were various additions to the building in 1869 and 1892. In more recent times, the property has accommodated multiple uses, including a dentists practise in the ground floor, while the two upper floors were used as office space by the CNPA. The property has been vacant since its purchase by the applicants earlier this year. Morlich House is located adjacent to the public road and is surrounded at either side and to the rear by the garden area. The frontage of the site presents a symmetrical appearance, with the actual structure centrally positioned in the plot and demarcated from the public road by a low wall and railings. A one and a half storey extension exists to the rear of the structure.



**Fig. 2 - Morlich House**

---

<sup>1</sup> Category C(s) listed buildings refer to buildings of local importance; lesser examples of any period, style or building type whether as originally constructed or subsequently altered; simple, well proportioned traditional buildings, often forming part of a planned group.





**Fig. 4 : Treatment of side elevation as currently proposed**

3. Other external alterations include the refurbishment of existing windows to provide double glazing. The refurbishment process would also entail the re-introduction of astragals and mullions on the upper panes.<sup>3</sup> The window frames at ground and first floor levels would be painted 'antique white' while it is proposed to paint the second floor dormer windows 'midnight blue,' similar to the colour of the existing front door. The development proposal as originally submitted included proposals for the complete replacement of the windows. However, concerns were raised about this by the CNPA and Highland Council's Conservation Architect in the course of assessing the proposal. The applicants agent had since investigated the feasibility of the existing windows being successfully restored and double glazed and found this to be possible. The existing joinery and frames would be maintained and would incorporate low emissivity glass and argon filled double glazing units. As part of the refurbishment of the windows it is also proposed to reintroduce traditional mullions and astragals to the upper sashes.
4. Several other small scale alterations are proposed to the exterior of the Listed Building. A conservation style skylight in the rear roof (serving the second floor landing) is proposed to be upgraded. Security bars would be removed from ground floor windows in the rear elevation. Redundant rainwater pipes, old security

---

<sup>3</sup> The case has been put forward that this would match the fenestration on buildings of a similar period in the square. In addition, there is also clear evidence on the existing window frames of previously existing mullions and astragals being removed at some stage in the past.

lighting and redundant cabling would also be removed. Where required new cast iron rainwater goods would be installed, as would new security lighting at required alternative locations on the side elevations of the existing rear extension.

5. Several internal alterations are proposed to the building, primarily in order to create open plan office accommodation. At ground floor level at present within the original part of the building there are four large rooms, with two positioned either side of the central entrance and hallway. The two rooms at ground floor level in the southern side of the building are entered off an internal lobby, where there is also a small storeroom. The rear room on the southern side of the ground floor currently accommodates two large strong rooms / safes which are thought to date from the origins of the building as a bank in the 1860's. Towards the rear of the main hall adjacent to the staircase is the entrance through to the 'back hall' and the later extension. It currently accommodates a small toilet facility and two further rooms, as well as the rear entrance to the property.
6. The proposed alterations would result in the opening up of the rooms on the southern side of the main hall, as well as the small lobby and store room to create one large open plan office, most of which would be utilised as a reception area. The creation of this new large space would also result in the removal of the safes/strong rooms in the rear room. On the northern side of the main hall, the front room would be retained in its existing form and is intended to serve as a board room. There is evidence of a fireplace having existed in the room and it is proposed to strip existing wall linings and expose the fire hearth with the intention of eventually reinstating the working fireplace. The room to the rear of this would be subdivided to create a new kitchen and toilet facility. A new water cylinder and oil fired boiler would also be accommodated in this area. In the rear extension, it is proposed to amalgamate the two existing rooms as serve as one large manual store.
7. The staircase leads from the main hall to the first floor, where the existing layout within the main part of the structure resembles that of the ground floor, with two principle rooms off either side of the main hall. In addition a small kitchen area and also a toilet facility is centrally located between the front and rear rooms on the southern side of the building. A further small room exists between the two main front rooms, centrally positioned above the front door. A large open plan office is proposed to be created by the opening up of the two large rooms and the smaller central room at the front of the building. The remaining

rooms to the rear, as well as the kitchen and toilet facility, would be retained in their existing form. The rear room on the southern side of the property would be utilised as an additional office, while the room opposite would be the ITC server room. Access to the upper floor of the extension is gained from the midway return off the main staircase. This first floor extension currently accommodates a small cleaners store and a larger room to the rear.

8. There are four large rooms on the second (attic) floor of the property, as well as one smaller room which is centrally between the two large front rooms. Similar to the proposed layout of the first floor, internal walls between the three rooms at the front of the building are to be removed to create one large space which would be utilised as a training area. Access to this area would be off the landing via a set of double timber glazed doors. Further sets of double doors would lead from the training area to each of the rear rooms, one of which is to serve as the CEO's office, while the other would be the finance office.



**Fig. 5 : example of ornate cornicing in a first floor room**

9. Although a large number of internal walls would be removed to create larger offices and a predominantly open plan layout, the work would not affect existing features such as cornicing (with a number of the rooms having particularly elaborate and ornate cornicing). The internal walls would be removed at a height below existing cornice levels. A number of areas have also been identified in which the repair of the existing coving and cornicing will also be undertaken. Some of the internal doors that would be removed are proposed to be reclaimed and used elsewhere in the building, for example as the double entrance doors in the finance room and CEO office on the second floor. In both of

those instances it is proposed to replace existing solid panels with clear glass panels.

10. The second element of the proposal is the formation of hardstanding in the south western (rear) area of the site. Vehicular access is to be taken from the existing entrance on the southern side of the site and would lead to six car parking spaces. The access driveway is proposed to have a new sub base and would be tarred, while the six car parking bays would have a compacted sub-base and a dressed gravel surface finish. The parking bays would be marked in granite setts. Further hard surfacing in the vicinity of the property includes the aforementioned timber deck which would provide access into the new entrance doors in the southern gable elevation. The larch timber decked area would be approximately 2 metres wide and would extend along the length of the building. Landscape proposals include levelling and reinstating the adjacent lawn area and it is also proposed to plant red hawthorn trees inside the front boundary walls (three at either side of the main structure). The trees would be encased in decorative protective railings.



**Fig. 6 : Proposed brass plaque on the front elevation**

11. A further aspect of the development proposal is the installation of a new oil tank to serve the property. This is proposed to be positioned adjacent to the northern gable elevation of the building and would be a 550 gallon bunded tank, positioned on

a cast concrete foundation slab. As detailed earlier in this report the final aspect of the proposal included the erection of a wall mounted sign. The circular sign, which was approximately 2.8 metres in diameter, was proposed to be mounted on the upper section of the southern gable elevation (above one of the proposed new double door openings), and was proposed to be a galvanised steel plate, with cur out lettering bearing the 'BASI' name and emblem. The sign has now been omitted from the proposal and instead a new wall mounted brass plaque is proposed adjacent to the front door. The applicants agent has indicated that there may be a need in the future for additional signage, however this would be the subject of a further application.

12. Further to requests from the CNPA's planning section in the course of assessing this application a set of full survey drawings and also a photographic record of the existing structure have been submitted.
13. In addition to the proposed works which are the subject of the current planning applications for full planning permission and listed building consent, a variety of general maintenance and repair work is also on going at present to improve the condition of the building. Work includes –
  - Clearance of blocked drains and rainwater goods;
  - Repairing of cracks on internal walls;
  - Repairing and painting internal timberwork, skirting and architraves;
  - Repairs to leaking roof and slates; and
  - General repairs and compliance testing for internal electrics and cables.

#### **Background and justification for the proposal**

14. The applicants, the British Association of Snowsport Instructors (BASI), have an established history of operation in the Strathspey area, having worked for the past number of years from a leased property at Glenmore Lodge. Continued growth and projected turnover of the existing BASI business has resulted in the need for accommodation that could provide a minimum of 20 workspaces, as well as the need for board room facilities capable of accommodating 14 people. The current office space at Glenmore Lodge was reviewed and a decision was taken in 2005 to assess the long term location and accommodation requirements of the Association. Various

locations were considered, both overseas and within Scotland<sup>4</sup> and consideration was given to locations at which a new building might be developed. It was eventually decided to continue to work from Strathspey and in autumn 2007 a decision was taken to purchase Morlich House. Missives were concluded in April 2008.

15. In order to operate effectively with modern office workspace and have “an office befitting the image of BASI as an international business organisation” the applicants consider that the extent of works detailed in the earlier section of this report are necessary. In terms of the new openings which are proposed in the southern gable elevation, the case has been advanced that this approach has been taken in the best interests of access and well being of staff and other users. BASI are extensively involved in the training and delivery of programmes with Disability UK and other disabled groups and consequently require that all mobility access provision to their building meets and indeed exceeds requirements. Having regard to the existing building form which presents difficulties in providing all mobility access at either the front or rear, it was decided that the only way to provide appropriate ‘access for all’ was to create new openings in the southern gable with direct access from the car parking area via a ramped deck. The new openings have been deliberately designed in a contemporary minimalist form, in order to clearly differentiate them as new interventions in the nineteenth century structure. The design statement submitted in support of the proposal refers to this approach being consistent with best practise architectural design recommended by Historic Scotland. It is however noted that the granite quoins that would form the openings are proposed to be reclaimed from the strong rooms within the building.
16. In terms of the approach to the internal space, i.e. the creation of open plan offices throughout much of the building, supporting information alludes to this type of working environment preferred by BASI in order to provide opportunities for better internal communications and team working space, as opposed to maintaining the current form of cellular rooms. It would also provide an improved level of natural daylight into the depth of the building. The design statement concludes that “overall these openings give a new life and vitality to the old building and

---

<sup>4</sup> Locations considered in Scotland included remaining at Glenmore and expanding the existing facilities, or alternatively relocating to either elsewhere in Strathspey, or the Highland / Moray region, or the central belt.

create internal workspaces befitting the well being of office working in the twenty first century.”

## DEVELOPMENT PLAN CONTEXT

### National Policy

17. **NPPG 18 Planning and the Historic Environment** notes that the historic environment is a fundamental part of Scotland's cultural heritage and describes it as an irreplaceable record which contributes to an understanding of both the past and the present. The visual appeal of the historic environment is recognised, as is its role in reinforcing a sense of local, regional and national identity. Paragraph 8 of the document acknowledges that pressure for change can occur in order to meet the needs of existing populations and that such pressure can present difficult issues in which planning has a role to play in reconciling the need to protect our heritage with the need to accommodate and promote suitable opportunities for change.
18. In discussing Listed Buildings **NPPG 18** advises “in the determination of an application for listed building consent or for planning permission for development affecting a listed building or its setting, the planning authority is required to have special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses.” Similar advice is given in relation to Conservation Areas, where the planning authority in assessing any application for planning permission for development affecting a conservation area is required to “pay special attention to the desirability of preserving or enhancing the character or appearance of the relevant designated area.
19. In determining applications for Listed Building Consent **NPPG 18** advises that the primary consideration is the statutory requirement to have special regard to the desirability of preserving the building, its setting, and any features of special architectural or historic interest. Issues which are considered to be of relevance to the consideration of applications include :
  - the impact of development proposals upon particular physical features of the building that justify its listed status;
  - the building's setting and its contribution to the townscape or landscape; and
  - the extent to which the proposed works would bring benefits to the community, in particular contributing to the economic regeneration of the area or the enhancement of its environment.

It is clearly advised that there should be a presumption against development that would adversely affect the character of a listed building or its setting. To assist in determining this reference is made to the **Memorandum of Guidance on listed buildings and conservation areas** (Historic Scotland, 1998) which sets out guidelines for the treatment of historic buildings and it is advised that this should be used by planning authorities in to assist in establishing the impact of development proposals upon the character of a building.

**Memorandum of Guidance on listed buildings and conservation areas**

20. Appendix 1 of the Memorandum provides guidelines for the detailed consideration of listed building and conservation area consent cases. In discussing the general principles reference is made to category C(s) buildings and it is advised that their value should not be underestimated. Some may display few architectural features but nonetheless have been included in that category because they are well proportioned and make good use of traditional materials. Paragraph 0.0.4 of the appendix advises of the need to obtain good quality drawn and written material when considering applications for consent.
21. 'External elevations' are discussed in detail under a variety of headings. Section 1.2.0 deals with 'Openings : Doors and Windows'. As a general rule it is advised that original windows and doors should be retained and only where repair is out of the question should replacement be accepted, and even then only in circumstances where the replacements match the originals in every respect. It is also advised that correct detailing of new door and window surrounds is also very important.
22. A section dealing with 'Advertising Material and Signs' alludes to the fact that new signs can have a major impact upon the appearance and on the character of a listed building. Any sign which is not considered to be appropriate in any way for a particular building should be refused. The guidelines recommend that any new signs should be carefully located to respect the architectural forms and detailing of the particular building to which they would be attached. The scale of the design is considered to be of importance and the design is required to complement the age and architectural style of the building, involving a careful choice of materials, colour and lettering. In general signs should not be illuminated.

23. Appendix 1 also includes guidelines on items on or within the boundaries of the listed building. For example on the subject of car parking in garden ground, the creation of a limited area of parking is deemed acceptable. Parking in front of principle elevations should be avoided and the parking area should be carefully designed and detailed to suit its location within the site.
24. Section 2.0.0 of Appendix 1 provides guidelines for work relating to the interior of a listed building and it is noted that all interior work is covered by listing. Paragraph 2.1.2 advises that the plan form should be respected and comment is made that it is seldom possible to open up in an acceptable form a sequence of rooms within a listed building in order to create a larger space. Where subdivision or opening up of rooms is done, the work should be carried out in a manner which is readily reversible.

#### **Highland Structure Plan 2001**

25. The Built and Cultural Heritage is discussed in section 2.15 of the Structure Plan. One of the strategic themes of the Structure Plan is to seek to preserve and promote the built heritage as a valuable tourist, recreational and educational resource wherever possible. **Policy BC5** on Listed Buildings and Conservation Areas states that "the Council will seek to preserve the Highland's buildings and groups of buildings of historic or architectural interest, some of which may be at risk of neglect, by the identification in Local Plans of opportunities for their productive and appropriate use."

#### **Badenoch and Strathspey Local Plan (1997)**

26. The Grantown on Spey settlement statement in the Badenoch and Strathspey Local Plan details the origins of the town as a planned settlement dating from the 18<sup>th</sup> century and notes that the fabric of its core remains largely intact. It is described as one of the Highland's finest conservation areas.
27. The subject sites lies within the Conservation Area. **Policy 3.5.1** requires that development within the Conservation Area should be of a form and scale compatible with the character of the town.

#### **Cairngorms National Park Plan (2007)**

28. Section 5.1.2 of the Cairngorms National Park Plan is discusses 'Conserving and Enhancing the Natural and Cultural Heritage' and includes a number of objectives in relation to Landscape, Built and Historic Environments. Strategic Objectives include

maintaining and enhancing the distinctive landscapes across the Park and ensuring that development complements and enhances the landscape character of the Park. Of particular relevance to the current proposal are the strategic objectives relating to the built environment, which require that “new development in settlements and surrounding areas and the management of public spaces should complement and enhance the character, pattern and local identity of the built and historic environment” and to “understand and conserve the archaeological record, historic landscapes and historic built environment.”

## CONSULTATIONS

29. Further to the specific request of the CNPA Planning Committee at the time of 'calling in' this application **Historic Scotland** was consulted on the proposal.<sup>5</sup> **Historic Scotland** acknowledged receipt of the consultation request and in a subsequent telephone conversation with an official the specific request of the Planning Committee was conveyed. However, despite this the formal response received states that Historic Scotland “do not have a statutory locus in this case as it involves alterations to a C(s) listed building” and there was therefore no comment to make.”
30. Also at the request of the Planning Committee, the local historical society, Grantown Society, were consulted on the proposal. The response included some background information on the history of the building, referring to its construction as the National Bank in 1851. The Society describe the building as presenting a simple, symmetrical and dignified, widespread building with spacious driveways through granite pillars. In commenting on the specifics of the original proposal, the following comments were made
  - (a)patio doors and canopies – it is the view of the Grantown Society that the two new openings would undoubtedly change the character of the building but that there appears to be ‘no historical grounds for objection.’ The originally proposed steel beams and overhead canopies were described as giving cause for considerable concern, as they “would appear to diminish

---

<sup>5</sup> Historic Scotland only has a statutory remit in commenting on applications affecting either Category A or B listed buildings. Proposals affecting Category C(s) buildings (which are of local rather than national or regional interest) are dealt with by the relevant planning authority.

significantly the dignity of the building.” However, the materials and colours for the door and stonework were described as ‘entirely appropriate’;

- (b) replacement windows (originally proposed instead of the current proposal for refurbishment) – the glazing pattern was described as fussy and complicated, although the wooden sash and case were considered appropriate;
- (c) oil tank and flu – it is suggested that the oil tank would be less intrusive to the rear of the building or set back further from the front;
- (d) sign – the originally proposed sign was described as a huge and prominent feature which would have a major impact on the building. However, it was noted that if there was no colour other than shades of metallic grey ‘it could be acceptable.’

31. The Grantown Society was re-consulted upon receipt of revised information. The only additional comment made was in relation to the windows, where the Society “hope the pattern of astragals shown in old photos (of matching upper and lower window sections) is maintained.”<sup>6</sup>
32. The **Archaeology Section** of Highland Council was consulted and has noted that there are no sensitive archaeological issues in relation to this application.
33. The **Conservation Officer** at Highland Council has noted in his response that Morlich House is a “fine example which belies its listed status, having lost little of its original character, appearance or architectural integrity.” In his initial response the Conservation Officer strongly objected to the two proposed double door openings and their solar louvre canopies in the gable wall. Concern was also expressed about the loss of walls between the principal rooms in order to create an open plan office environment, with that concern primarily being due to the potential loss of original cornicing. The initial response also alluded to the original proposals to install new double glazed windows and noted that justification had not been advanced that the existing windows are beyond repair and not capable of being overhauled and draught proofed.

---

<sup>6</sup> The Grantown Society kindly provided copies of photos of The Square dating from the late 1870's and also photos of Morlich House dating from the 1970's.

34. The **Conservation Officer** was subsequently consulted on the revised proposals and his latest response focuses on the same three issues. Whilst there is still some reservation regarding the creation of open plan offices, the conservation officer accepts the nature of the proposed internal openings is such that the existing cornices would be unaffected. In terms of the windows (which are now proposed to be refurbished) the consultation response highlights an apparent contradiction in terms, with supporting information referring to "refurbishment works to external windows" while the actual drawings also refer to double glazing. It is commented in the response that the term "refurbishment" would generally infer overhauling and repair and the retention of existing single glazing.
35. The final aspect of the proposal which is discussed in the consultation response concerns the proposed new openings in the southern gable elevation. The Conservation Officer wishes to maintain his opposition to the openings and also to the associated timber deck. He comments in his response that there is "arguably an alternative solution to the provision of access for disabled ('mobility ramp') where the intervention is less destructive of the character and appearance of this listed building.

## REPRESENTATIONS

36. No representations have been received in respect of the proposed development.

## APPRAISAL

37. The Category C(s) listed building which is the subject of this application has a long history of commercial / office use, dating back to the 1850's when it was constructed as a bank. The principle of using the building for office accommodation has already been established and does not form part of the current planning applications. The key issue to assess in relation to both the application for full planning permission and the application for Listed Building Consent is whether or not the extent of the works proposed is acceptable in the context of their impact on the listed building and its position in a prominent location in The Square, within the Grantown on Spey Conservation Area.
38. Given the nature of the proposal there is little directly applicable policy in either the Highland Structure Plan or the Badenoch and

Strathspey Local Plan, as evidenced in paragraphs 23 to 25 of this report. Focus is instead on assessing the development proposal against national planning guidance in the form of **NPPG 18 – Planning and the Historic Environment**, guidance produced by Historic Scotland in the form of the **Memorandum of Guidance on Listed Buildings and Conservation Area**, and also having regard to the development proposal in the context of the aims of the Cairngorms National Park.

39. As a Category C(s) listed building, Morlich House is of local importance, being a prominently positioned, well proportioned building in which traditional building materials have been utilised. The issue to consider is whether or not the proposed works would impact in the building to the extent that they would detract from aspects which have assisted in its listing or could diminish its merit as a listed building of local importance. While the proposed works would not interfere with the overall proportions of the property there is no doubt that the proposal to create two new double door openings would be a significant alteration. Despite the extensive nature of guidance contained in Historic Scotland's **Memorandum of Guidance on listed buildings and conservation areas**, there is limited reference to the creation of new door openings, with guidance tending to focus more on the subject of window openings. It is however firmly advised that "the original proportions of door and window openings must always be retained." In adhering to this requirement there is limited opportunity to provide adequate mobility access by any means other than the creation of new openings. Using existing window or door openings in the side or rear of the building would invariably necessitate significant modifications to their proportions in order to accommodate the required mobility access. Having regard to this, the suggestion of Highland Council's Conservation Officer that an alternative solution could be available (presumably utilising and modifying existing openings), would appear to potentially conflict with advice contained in the Memorandum of Guidance. The solution which has been put forward is the creation of two sets of double doors in the side elevation, which would provide direct access into one of the main office spaces and reception area, with the doors positioned on the southern side of the building to allow unobstructed mobility access from the building to a car parking area, via the proposed ramped timber deck and adjacent path. Admittedly the only opening in this large southern gable elevation at present is a small centrally positioned window at first floor level and inevitably the two new openings would result in a significantly different appearance on this elevation. The openings have however been positioned to ensure that

symmetry is retained in the elevation, being evenly spaced and off set (at ground floor level) either side of the central window.

40. In terms of the actual design of the proposed new door openings, the approach that has been taken is deliberately contemporary and is not intended to be a pastiche of original openings and features. The new openings would be clearly identifiable as interventions in the nineteenth century building. I do not consider this approach to be objectionable. Indeed it is an approach which has been accepted on many listed buildings where far more extensive works, such as large extensions have been added, where the traditional original building and the significantly different contemporary extensions ultimately harmonise and reflect the evolving history of a building.
41. In terms of other alterations to the building, foregoing sections of this report have detailed the various amendments that have been made by the applicants / agent in the course of this application in an effort to address the concerns raised by the CNPA, Highland Council's Conservation Officer and the Grantown Historic Society, whilst also balancing the need to achieve conformity with national planning guidance and Historic Scotland guidance, and fulfil the applicants needs of creating an office layout which would provide a satisfactory working environment, and comply with Building and Fire Regulations. Recent changes to the development proposal including the removal of the proposed large sign on the gable, the omission of canopies above the proposed sets of double doors, revisions to the materials to be used around the double doors, agreement to refurbish the original windows instead of the initial proposal for complete replacement, and clarification of the fact that the proposed internal openings would not affect the cornicing, all reflect a necessary recognition of the historical value of the property and a commitment to retain its integrity whilst also facilitating its on going use in the twenty first century.
42. It is interesting to note the realistic approach that is taken to developments affecting listed buildings and conservation areas in **NPPG 18**, where not only is the impact on the physical features of the building and on the buildings setting taken into account, but there is also recognition that some works could bring benefits to the community, mentioning in particular economic benefits and economic regeneration. Preceding sections of this report have provided some background to the decision of the applicants BASI to choose to remain in Strathspey. Their intended occupation of Morlich House as the international headquarters of the Association could bring potential economic benefit to

Granttown on Spey and the National Park in general, as well as providing an opportunity to enhance the profile of the Cairngorms National Park as a snowsports destination.

## **IMPLICATIONS FOR THE AIMS OF THE NATIONAL PARK**

### **Conserve and Enhance the Natural and Cultural Heritage of the Area**

43. The proposed development would result in some intervention to the exterior and interior of the Category C(s) listed building, but not to an extent that it could be considered to negatively impact on the proportions or setting of the building. In addition, the proposed works are part of an overall refurbishment programme which would be of benefit in maintaining and enhancing the overall condition of the building.

### **Promote Sustainable Use of Natural Resources**

44. The details of the proposed development indicate that materials from within the building, such as granite from the strong rooms and internal doors would be reclaimed and utilised elsewhere in the development.

### **Promote Understanding and Enjoyment of the Area**

45. The proposed development would not impact on the general public's understanding or enjoyment of the area.

### **Promote Sustainable Economic and Social Development of the Area**

46. The proposed development would result in the refurbishment and upgrading of the property to modern standards and would facilitate its use as the applicant's international headquarters, which has the potential to raise the profile of the Cairngorms National Park as a location for snowsports.

## **RECOMMENDATION**

That Members of the Committee support a recommendation to:

**(a) Grant full planning permission for internal and external alterations to the building; formation of hard standing; and installation of an oil tank at Morlich House, The Square, Grantown on Spey, subject to the following conditions –**

1. The development to which this permission relates must be begun within five years from the date of this permission.
2. Prior to the commencement of development detailed drawings and specifications of the proposed window refurbishments shall be submitted for the written agreement of the Cairngorms National Park Authority, acting as Planning Authority.
3. Prior to the commencement of development details of the colour of the proposed double doors shall be prepared on site for inspection and the further written approval of the Cairngorms National Park Authority acting as Planning Authority.
4. Prior to the commencement of development landscaping plans shall be submitted for the agreement of the Cairngorms National Park Authority to show the provision of screen planting surrounding the oil tank adjacent to the northern elevation. The landscaping plan shall include details of all species (which should be of indigenous origin), planting location and numbers to be planted. All new landscaping throughout the application site shall be carried out in accordance with the approved details. All landscaping shall be completed within one year of the commencement of works. Any trees or shrubs that die or become seriously damaged or diseased within a period of five years from the time of planting shall be replaced with others of a similar size and species, suited to the climate of the area, within the next planting season.

**And**

**(b) Listed building consent for internal and external alterations to the building; formation of hard standing; and installation of an oil tank at Morlich House, The Square, Grantown on Spey, subject to the following conditions –**

1. The development to which this permission relates must be begun within five years from the date of this permission.
2. Prior to the commencement of development detailed drawings and specifications of the proposed window refurbishments shall

be submitted for the written agreement of the Cairngorms National Park Authority, acting as Planning Authority.

3. Prior to the commencement of development details of the colour of the proposed double doors shall be prepared on site for inspection and the further written approval of the Cairngorms National Park Authority acting as Planning Authority.
4. Prior to the commencement of development landscaping plans shall be submitted for the agreement of the Cairngorms National Park Authority to show the provision of screen planting surrounding the oil tank adjacent to the northern elevation. The landscaping plan shall include details of all species (which should be of indigenous origin), planting location and numbers to be planted. All new landscaping throughout the application site shall be carried out in accordance with the approved details. All landscaping shall be completed within one year of the commencement of works. Any trees or shrubs that die or become seriously damaged or diseased within a period of five years from the time of planting shall be replaced with others of a similar size and species, suited to the climate of the area, within the next planting season.

**Mary Grier**

**16 July 2008**

[planning@cairngorms.co.uk](mailto:planning@cairngorms.co.uk)

The map on the first page of this report has been produced to aid in the statutory process of dealing with planning applications. The map is to help identify the site and its surroundings and to aid Planning Officers, Committee Members and the Public in the determination of the proposal. Maps shown in the Planning Committee Report can only be used for the purposes of the Planning Committee. Any other use risks infringing Crown Copyright and may lead to prosecution or civil proceedings. Maps produced within this Planning Committee Report can only be reproduced with the express permission of the Cairngorms National Park Authority and other Copyright holders. This permission must be granted in advance.