

Date:			
Issue:	Policy 29 Conversion and Reuse of Existing Traditional and Vernacular Buildings		
Objector(s):		Objection ref:	
I	The Crown Estate	419o	

Reporter	Mr Hugh Begg / Mrs Jill Moody
Procedure	Written Submissions

1.0 Overview

- 1.1 This statement sets out the CNPA response to the objections to the Deposit Local Plan, as modified, in respect of Policy 29 Conversion and Reuse of Existing Traditional and Vernacular Buildings and supplements the response made to those objections by the CNPA in its reports to Committee (CD7.3, 4 and 5). It recommends no further modification is made to this policy.

2.0 Provision of the Local Plan

- 2.1 Policy 29 permits proposals for the conversion and reuse of traditional and vernacular buildings, subject to satisfactorily meeting various criteria, including: that the building is redundant and is unlikely to have a commercial or economic future in its current form, that the proposals maintain the style and character of the original building and make a positive contribution to its context and setting.
- 2.2 The policy is little altered from the deposit Local Plan (in which it is referred to as policy 27) but includes the additional wording 'in its current form' to further clarify the existing nature of the building and substitute the word 'character' with the phrase 'character and setting' to reflect the impact on the larger area more effectively.

3.0 Summary of Objections

- 3.1 One objection to Policy 29 covers the following:
- The policy should better reflect and embrace the requirements of SPP15. **419o**

4.0 Summary of Cairngorms National Park Authority Response

- 4.1 The Cairngorms National Park Local Plan (Deposit) July 2007 (CD6.11) included Policy 29 to preserve and retain traditional and vernacular buildings and their uses which make a significant contribution to the Park and are worthy of retention, but also allows sufficient opportunity for the appropriate and sympathetic conversion of redundant buildings, subject to reasoned justification, to support and bring them back into current occupation and use.
- 3.2 The policy protects existing traditional and vernacular buildings and their associated uses from unnecessary or unsympathetic conversion; it should be read in conjunction with other relevant policies of the plan and is not considered to be unduly restrictive or an impediment to sustainable development, in that it allows for the reuse of existing of buildings and land where appropriate.

5.0 CNPA Recommendation

- 5.1 The CNPA recommend that the Reporter reject this objection. The policy reflects the need to protect and preserve significant traditional and vernacular buildings in the Park from inappropriate, unnecessary and unsuitable conversion, resulting in the loss of the principle use and the possible erosion of the building's character and style. The policy provides sufficient scope to enable conversion and change of use of existing buildings and land, if proposals satisfactorily demonstrate the ability to meet specific criteria. The policy does not inhibit unnecessarily the conversion or the extension of traditional and vernacular

buildings or impede the aims of sustainable development. No further modifications are therefore proposed.

6.0 Assessment / Scope of Evidence

- 6.1 **419o** The policy should be altered to embrace the requirements of SPPI5, allowing for some additions to the traditional buildings to create an appropriate footprint for modern housing requirements. Steading conversions can lend themselves to attractive contemporary additions and the policy should allow for this.
- 6.2 **Response:** Policy 29 allows for the appropriate and sympathetic conversion of traditional and vernacular buildings, which are redundant from the original intended use and are unlikely to have further use in its current form, therefore requiring it to be altered and converted. This policy sets out to preserve and retain buildings and their associated uses, which make a significant contribution to the park and are worthy of retention unless reasoned justification is provided to allow its conversion.
- 6.3 Sufficient flexibility and scope is given through the working of the policy to allow redundant and unviable buildings to be converted, reused and if necessary restored and extended – it does not specify nor preclude the use of extensions. It is considered that justified and appropriate proposals will be permitted, and the policy enables the reuse of previously developed buildings, including extensions, as required.
- 6.4 The wording of the policy has been reviewed to ensure that it is in line with national guidance including SPPI5, striking an appropriate balance between development opportunities and protecting the special qualities of the area as identified as a National Park. It is considered that policy 29 is not unduly restrictive, in that it allows sufficient scope to adapt and change, renovate, convert and extend as required, buildings which are redundant.

7.0 Strategic issues

- 7.1 The National Park Plan 2007 places a number of strategic objectives on conserving and enhancing the special qualities of the Park including; safeguarding the built heritage, the cultural heritage and the traditions of the area. Many of its buildings reflect the rich heritage of the Park, including its Victorian architecture, in the many types, uses and styles of buildings, from estate and farm outbuildings, country houses, castles and military barracks. All new development should promote the aims of sustainable development including recognition of the identity of the local built and historic environment, natural and cultural heritage issues and delivering economic, social and environmental benefits.

8.0 Other material considerations

- 8.1 SPPI5 Planning for Rural Development

9.0 List of documents (including Core Documents)

- CD7.1 Cairngorms National Park Plan 2007
- CD6.11 Cairngorms National Park Deposit Local Plan
- CD6.12 Deposit Local Plan 1st Modifications
- CD6.13 Deposit Local Plan 2nd Modifications
- CD7.3 CNPA Committee Report Deposit Local Plan May 2007
- CD7.4 CNPA Committee Report 1st Modifications October 2008
- CD7.5 CNPA Committee Report 2nd Modifications February 2009
- CD2.11 SPPI5 Planning for Rural Development