
CAIRNGORMS NATIONAL PARK AUTHORITY

DEVELOPMENT PROPOSED:

Repair and removal to walls, chimney stacks, pavilion facade and slates, further to planning approval 2019/0003/DET and further to listed building consent 2019/0006/LBC at Ballater Old School Abergeldie Road Ballater Aberdeenshire AB35 5RR

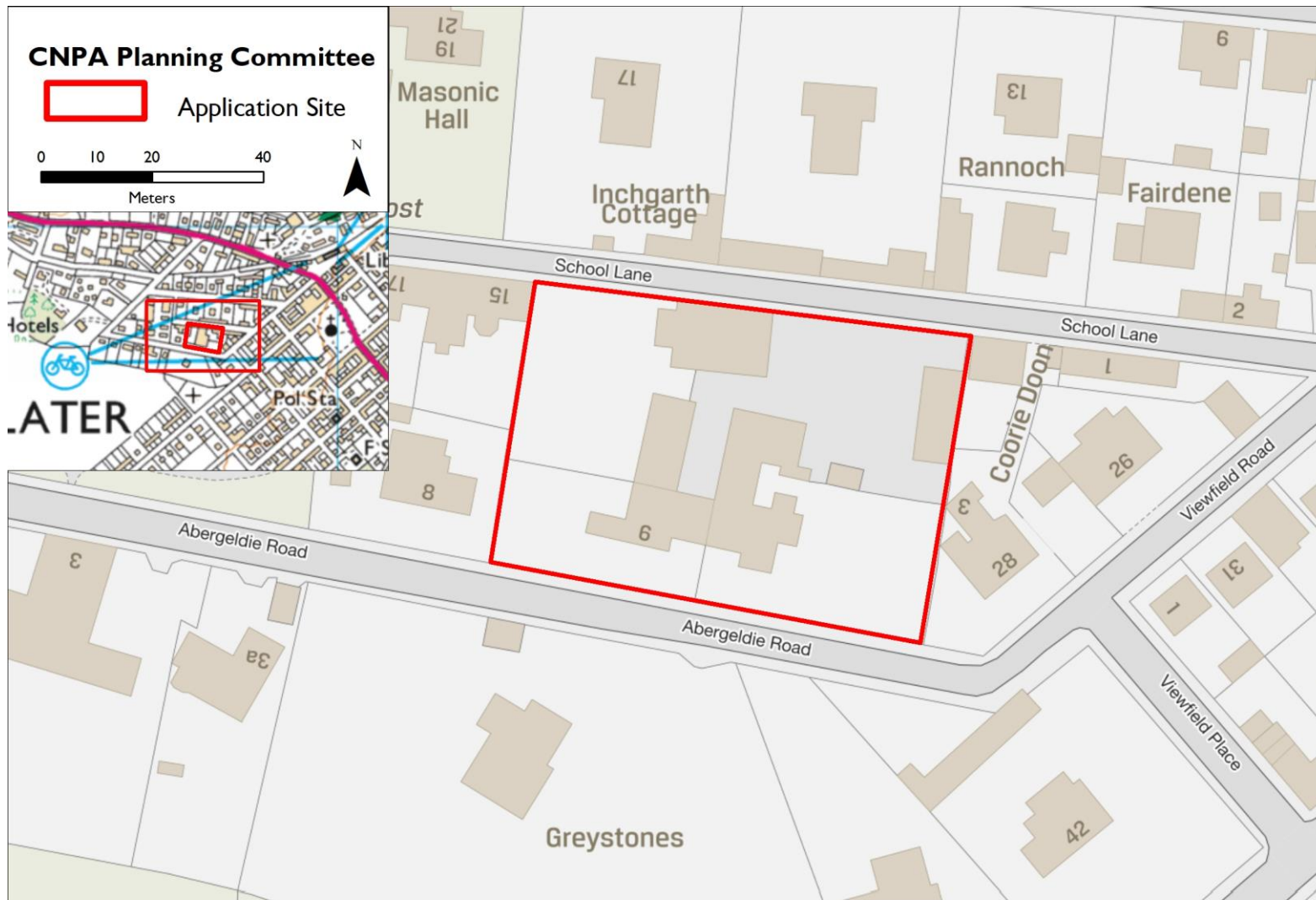
REFERENCE: 2020/0206/DET and 2020/0207/LBC

APPLICANT: Grampian Housing Association

DATE CALLED-IN: 7 September 2020

RECOMMENDATION: Approve Full Planning Permission and Listed Building Consent subject to Conditions

CASE OFFICER: Stephanie Wade, Planning Officer



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SITE DESCRIPTION, PROPOSAL AND HISTORY

Site Description

1. The application site is Ballater Old School, school houses and school yard located within Ballater, bounded to the south by Abergeldie Road and to the north by School Lane. The site is bounded on the west and east sides by stone walls. Residential properties are located on either side of the site and on both the Abergeldie Road and School Road frontages. The Queen's Barracks lie further west.
2. Ballater School and associated buildings, including the boundary walls, is a category C listed building of architectural and historic importance. It is described as a good example of a post 1872 Education Act school with more rarely seen two schoolhouses and unusual gothic detailed classroom, with the distinctive pedimented gableheads of the school providing an interesting and positive contribution to the local streetscape, presenting a particularly striking façade to the south.
3. The site at present is currently being developed under planning permission 2019/0003/DET and listed building consent 2019/0006/LBC to create ten dwellinghouses within the former school, the creation of 2 dwellinghouses from the reinstatement of the schoolhouses and the erection of 1 dwellinghouse and 11 flats, together with associated car parking, access and alterations to the boundary walls. These works gained permission in May 2019 and works began on site in June 2020.

Proposal

4. The drawings and documents associated with this application are listed below and are available on the Cairngorms National Park Authority website unless noted otherwise:

<http://www.eplanningcnpa.co.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QG2W5JSI0BY00>

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Title	Drawing Number	Date on Plan*	Date Received
Plans			
Location Plan	001	01 December 2015	07 September 2020
Proposed Ground/ Site Plan	020 Rev.L	28 February 2020	07 September 2020
Existing Courtyard Walls	030 Rev.C	05 August 2020	07 September 2020
Proposed Courtyard Walls	031 Rev.E	26 October 2020	26 October 2020

Supporting documentation			
Repairs Design Statement	Rev.A	26 October 2020	26 October 2020

*Where no specific day of month has been provided on the plan, the system defaults to the 1st of the month.

5. These two applications seek consent- in addition to that approved under 2019/0003/DET and 2019/0006/LBC- to provide the following amendments to the approved schemes:
 - a) **Remedial work to courtyard walls-** proposed rendering of walls with a lime based roughcast render and proposed replacement of damaged lintols with new precast concrete lintols to ensure structurally sound openings.
 - b) **Removal of 2no. courtyard chimney stacks-** it is understood that there were 2no. redundant chimney stacks within the courtyard, which were only apparent after the removal of the roof and became a safety concern requiring urgent removal following the progression of the works. The applicant proposes that these are not reinstated;
 - c) **Removal of 1no. chimney stack-** the applicant proposes the removal of a third chimney stack located to the rear of the East Schoolhouse. The applicant notes that this stack is not visible on the prominent Abergeldie Road façade and is positioned on the wall face, and subjected to rainwater damage causing internal water damage. The chimney stack had also been given a cement render finish previously. The Design Statement provides the following justification for its removal “we acknowledge that this chimney is in a prominent position in the overall development, but Grampian Housing Association requests that a concession is granted in this case against rebuilding the stack. These refurbished schoolhouses will not be standard family homes, but instead will have a change of use to affordable housing units. Grampian Housing Association will need to continue to comply with statutory requirements in order to make this project viable, including the following:
 - a. *Health and safety: none of the affordable units can have a functioning open fire in terms of health and safety;*
 - b. *The reinstatement of the rooms: after the repair work to the damage caused by the water ingress, the rooms will not include fireplaces;*
 - c. *Viability: the project is dependent upon Government funding and the Housing Association has a restricted budget. Careful consideration has been given to the overall appearance and future maintenance of the listed building. The contingencies allowance has been devoted to the picking, cleaning and re-pointing of all the granite walls. This was not a planning requirement, but it is already evident that the existing buildings have hugely benefitted from this expenditure;*
 - d. *The setting of the East Schoolhouse and entire listed structure: has changed. With the construction of the new affordable housing units, it is clear that the rear of both schoolhouses can no longer be seen from School Lane. It is fully appreciated that the need to ensure the retention-and enhancement- of the Abergeldie Road façade, but the overall site setting has already dramatically altered; and the positioning of the East Schoolhouse needs to be reviewed within this new context.*

- d) **Repair required to the pavilion façade-** proposed rendering of walls with a roughcast lime render finish; infill additional existing door opening widths with block and render and tooth in and make good each granite nib, and form cope on top.
 - e) **Repair required to the West Schoolhouse gable wall-** proposed rendering of gable wall with a roughcast lime render finish. Any subsequent community mural would be the subject of a separate application for consideration.
 - f) **Repair required to sides of Schoolhouses-** proposed repair work to the chimneys located within the returns of the Schoolhouses, to include the removal of cement render and the granite picked and repointed with lime-based pointing.
 - g) **Re-slatting of existing roof-** proposed re-slatting of the existing roof using salvaged slates from the roof and new welsh slates to supplement retained slates were possible.
6. The supporting documentation notes that “following planning permission being granted the demolition of ancillary buildings has occurred, and the ‘opening up’ of the existing building, to repair and protect the school structure and fabric has commenced. During this process, there have been several areas within the existing school buildings which have been highlighted as requiring repair or removal. There are primarily within the courtyard of the school building and not on the dominant Abergeldie Road elevation.

History

- 7. Applications for full planning permission (2017/0284/DET) and listed building consent (2017/0285/LBC) for the erection of 26 affordable houses were refused, contrary to officer recommendation, at the May 2018 meeting of the CNPA Planning Committee due to: road safety concerns, amenity issues, parking facilities, and lack of recreational space.
- 8. Following this, the applicants appealed to the Directorate of Planning and Environmental Appeals. The appeal was upheld and planning and listed building consent were granted.
- 9. Having considered the situation further, the applicants decided to submit a revised proposal to try and address the concerns raised by the CNPA Planning Committee and objectors. The revised proposal included the reduction in dwelling numbers from 26 to 24 residential units. These applications- ref: 2019/0003/DET and 2019/0006/LBC- were approved at the May 2019 planning committee and are currently under construction.
- 10. The scheme currently being developed, providing socially rented accommodation, can be summarised as follows:
 - a) Conversion of the former school building to ten residential units using the existing form of the buildings and openings;
 - b) Renovation of the schoolhouses to two houses and removal of more recent gable end wing to side of westernmost schoolhouse;

- c) Erection of single storey two bedroom house in south west corner of site facing Abergeldie Road;
- d) Erection of 1½ storey block of three flats in north west corner, two on ground floor one on upper floor, facing School Lane; and
- e) Erection of 1¾ storey block of eight flats in north east corner of site facing School Lane.

11. Plans of the proposal are included within **Appendix I**.

DEVELOPMENT PLAN CONTEXT

Policies

National Policy	Scottish Planning Policy 2014	
Strategic Policy	Cairngorms National Park Partnership Plan 2017 - 2022	
Local Plan Policy	Cairngorms National Park Local Development Plan (2015) Those policies relevant to the assessment of this application are marked with a cross	
POLICY 1	NEW HOUSING DEVELOPMENT	
POLICY 2	SUPPORTING ECONOMIC GROWTH	
POLICY 3	SUSTAINABLE DESIGN	X
POLICY 4	NATURAL HERITAGE	
POLICY 5	LANDSCAPE	X
POLICY 6	THE SITING AND DESIGN OF DIGITAL COMMUNICATIONS EQUIPMENT	
POLICY 7	RENEWABLE ENERGY	
POLICY 8	SPORT AND RECREATION	
POLICY 9	CULTURAL HERITAGE	X
POLICY 10	RESOURCES	
POLICY 11	DEVELOPER CONTRIBUTIONS	

12. All new development proposals require to be assessed in relation to policies contained in the adopted Local Development Plan. The full wording of policies can be found at:

<http://cairngorms.co.uk/uploads/documents/Park%20Authority/Planning/LDPI5.pdf>

13. The application site lies within the settlement boundary of Ballater as defined in the adopted Local Development Plan. The site is specifically designated on the Ballater Settlement Plan as CI- Community with the settlement statement referencing that the site of the old school presents an opportunity for investment in the heart of the village. It further notes that, listed and within the conservation area, redevelopment will be challenging, and any new development proposals must benefit the community in some way. It is noted that this may include affordable housing, open market housing, mixed-use including employment provision, recreation and tourism development.

Planning Guidance

14. Supplementary guidance also forms part of the Local Development Plan and provides more details about how to comply with the policies. Guidance that is relevant to this application is marked with a cross.

Policy 1	New Housing Development Non-Statutory Guidance	
Policy 2	Supporting Economic Growth Non-Statutory Guidance	
Policy 3	Sustainable Design Non-Statutory Guidance	X
Policy 4	Natural Heritage Supplementary Guidance	
Policy 5	Landscape Non-Statutory Guidance	X
Policy 7	Renewable Energy Supplementary Guidance	
Policy 8	Sport and Recreation Non-Statutory Guidance	
Policy 9	Cultural Heritage Non-Statutory Guidance	X
Policy 10	Resources Non-Statutory Guidance	
Policy 11	Developer Contributions Supplementary Guidance	

Cairngorms National Park Local Development Plan 2020

15. The emerging Cairngorms National Park Local Development Plan (“Proposed Plan”) which will cover the period 2020 – 2025 is currently being progressed. The proposed plan has now undergone examination by the Scottish Ministers and is due to be submitted within the next few months to gain consent to adopt. As the examination of the Proposed Plan has concluded, the Proposed Plan and its contents currently are a material consideration. Within the Proposed Plan, the site remains allocated.

CONSULTATIONS

Summary of the main issues raised by consultees

16. **Aberdeenshire Council Built Heritage Officer** confirms that the building is category C listed and situated within the Ballater Conservation Area. The Officer has provided comments on each individual element of the proposed works as surmised below:
- a) **Remedial Work to Courtyard Walls-** As the courtyard is not visible in the wider streetscape (they are leaving the upper gable exposed stonework) and due to the previous infill within this area which has not only necessitated various slapping’s within the walls but has also left the stonework in a damaged and uneven condition. The Officer has no concerns in relation to this area being applied with a traditional lime harl, although requires a full specification and sample panel of the proposed finish.
 - b) **Removal of 3 Chimneys-** As per Historic Environment Scotland’s guidance chimneys do play a significant role in terms of character and interest of historic buildings and so there is a strong presumption in favour of their retention. In regards to the chimneys within the internal courtyard it would appear that due to the various alterations to the buildings and the change of use of this space, not only

in terms of function but also due to the physicality of the interior building being removed, it would appear that their retention could lead to on-going issues in relation to maintenance and safety. As they are not visible in the wider streetscape and do not appear to serve a usable function then their removal could be supported in this instance.

- c) The third chimney to the rear of the schoolhouse could potentially have a more significant impact. The varying and multiple chimney stacks do add to the character of the building and this stack is much more visible and makes a much stronger contribution to the traditional roofscape of the buildings. Looking at the plans from the previous approval this chimney appears to have served a bedroom and dining room originally, but only the dining room appears to still have some form of open hearth (as imitated on the drawings). Therefore this chimney should be retained and efforts made to suitable vent the stack so that future reinstatement of a working fireplace is not prohibited.
 - d) **Repair required to the pavilion façade-** as the courtyard is not visible in the wider streetscape and due to the previous infill within this area which has left the stonework in a damaged and uneven condition, the Officer has no concerns in relation to this area being applied with a traditional lime harl, although a full specification and sample panel of the proposed finish is required.
 - e) **Repair required to west schoolhouse gable wall-** the repair option here should be compatible with the traditional construction of the property and should stand on its own merits should a further application for a mural/ community art work not be forthcoming. There is evidence of harled areas on other parts of the building and as this would have been the traditional treatment of this issue, then this is the most appropriate approach. The Officer therefore recommends that if the stonework is not able to be effectively repaired, then this area should be applied with a traditional lime harl, of which a full specification and sample panel would be required.
 - f) **Repair required to sides of schoolhouse-** the removal of the cement harl is welcomed subject to a methodology of its removal. Once removed, they may find stonework underneath is in poor condition as it is likely to have been damp for some time. This causes the stonework to crystallise on the surface and tends to make it much more susceptible to further deterioration. They may also find that they are unable to remove all of the cement without damaging the stone and so may not have the desired finish which would enable them to leave it exposed and simply re-point. The Officer suggests that a carefully worded condition is applied, which gives the flexibility that once the cement is removed a decision be taken as whether to re-point or harl this element.
 - g) **Re-slating of roof-** the replacement of the roof with reclaimed or new slates is acceptable and the Officer would apply a condition that a sample is provided prior to application.
17. Following the agents submission of revised information, the Officer states that the justification is more robust and shows more clearly the issues related to re-building the stack. The argument appears to centre around the proposed new use of the

building coupled with the limited visibility of this element in the wider streetscape. As the new use of the building has much wider benefits then in this instance the loss of the chimney appears to be acceptable. This is in line with the guidance Managing Change in the Historic Environment- Use and adaption of listed buildings:

“5. Alterations to a building even if they are extensive, will be better than losing the building entirely. If the only way to save a building is a radical intervention, we have to avoid being too cautious when we look at the options. If a building might be totally lost, we should be open to all the options to save it.”

18. **Ballater and Crathie Community Council** object to the application stating that the removal of chimneys from this listed building in a conservation area, is not appropriate with all of the chimneys and their pots being visible and contributing to the traditional skyline and history of the building. They also hope that the west gable of the old school house could be rebuilt in traditional granite and the listed building appearance maintained as it was originally constructed. A copy of their full comments can be found at **Appendix 2**.

REPRESENTATIONS

19. The applications have been advertised and no letters of representation have been received.

APPRAISAL

20. The following is a joint report for Planning Application (2020/0206/DET) and Listed Building Consent application (2020/0207/LBC).

Principle

21. These two applications for planning permission and listed building consent seek to make minor revisions to the approved scheme as permitted in 2019/0003/DET and 2019/0006/LBC. The revisions which are detailed in paragraph 5 above, comprise repair and removal works to the listed structure including its walls, chimney stacks, pavilion façade and roof covering.
22. **Policy 3:** Sustainable Design of the Cairngorms National Park Local Development Plan 2015 (adopted Local Plan) makes provision for the principle of refurbishing and reusing the existing building stock with policy criterion 3.3 supporting the reuse of redundant buildings where the works maintain the style and character of the original building in terms of form, scale, materials and detailing.
23. **Policy 9:** Cultural Heritage of the adopted Local Development Plan aims to conserve and enhance the rich cultural heritage of the National Park by making sure that development makes appropriate contributions to the historic environment and its significance. Criterion 9.1 of the policy requires the layout, design, materials, scale, siting and use of the development to be appropriate to the character and appearance of the heritage asset and its setting.

24. The principle of the proposal has been considered acceptable previously with the proposed creation of affordable housing helping to conserve the historic fabric and significance of the heritage assets by re-using and refurbishing the redundant school site. As such, the principle of development is considered to be acceptable.

Design and Cultural Heritage

25. The proposal must be considered under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 due to the works affecting a listed building. In particular, under section 59 the Local Planning Authority has a statutory duty to have special regard to the desirability of preserving the listed building or its settings or any features or special architectural interest which it possess.
26. The Scottish Planning Policy Framework (SPP) offers guidance regarding the determination of development proposals affecting heritage assets within Paragraph 141 whereby changes to listed buildings should be managed to protect their special interest whilst enabling them to remain in active use and emphasis is also placed on the statutory duty identified within Section 14(2) of the Listed Building Act. Paragraph 141 of the SPP also identifies that the layout, design, materials, scale, siting and use of any development which will affect a listed building or its setting should be appropriate to the character and appearance of the building and setting.
27. The Historic Environment Scotland Policy Statement (June 2016) is also a material consideration with paragraph 3.45 being of particular relevance stating “where a proposal protects or enhances the special interest of the building, for example through the like-for-like replacement of a window or door which is beyond repair or the reinstatement of important detailing, consent should normally be granted.” These national recommendations are also reflected within Policy 9: Cultural Heritage of the National Park’s own Local Development Plan.
28. The Aberdeenshire Council’s Built Heritage Officer has no objection to proposed remedial works, which include harling elevations and re-slating roofs of the listed structure, subject to planning conditions being attached requiring the approval of sample panels and sample slates.
29. The Ballater and Crathie Community Council object to the application due to the proposed removal of the chimneys from the listed building in a conservation area, noting that their pots are visible and contribute to the traditional skyline and history of the building.
30. As per Historic Environment Scotland’s guidance, chimneys do play a significant role in terms of character and interest of historic buildings and so there is a strong presumption in favour of their retention. The Built Heritage Officer considers, in regards to the two chimneys within the internal courtyard, that due to the various alterations to the buildings and the change of use of this space, not only in terms of function but also due to the physicality of the interior building being removed, it would appear that their retention could lead to on-going issues in relation to maintenance and safety. As they are only partly visible in the wider streetscape and do not appear to serve a usable function then their removal could be supported in this instance.

31. Regarding the third chimney proposed to be removed to the rear of the east schoolhouse, it is acknowledged that this could have a more significant impact than the two courtyard chimneys. The applicant has provided further justification to support the removal of this chimney referencing its redundancy, its current state of repair, its limited visibility within the wider area, and referencing that the function of the building in its new use, as affordable housing does not permit functioning open fires due to the health and safety implications. The Built Heritage Officer considers that the loss of the chimney stack appears to be acceptable, following the applicant's submission of a robust justification. The argument appears to revolve around the proposed new use of the building coupled with the limited visibility of this element in the wider streetscape. Taking into account the change in context of the site coupled with the wider benefits of the new use of the building, the loss of this chimney is considered to be acceptable in this case.
32. The Community Council's comments are noted. However, the permitted new use of the building for community affordable housing together with its alterations to accommodate this use and give the listed structure a new lease of life from its previous redundant state. The proposed changes are not considered do not lead to substantial changes in the character and appearance of the building and setting of the site.
33. Overall, it is considered that the works aid the retention of an important cultural asset in a wholly sympathetic manner, entirely in character with its listing and location in a Conservation Area, which is an inherently sustainable approach. In these circumstances the design of the proposals is considered to fully comply with Policy 9: Cultural Heritage and Policy 3: Sustainable Design of the Cairngorms National Park Local Development Plan 2015.

CONCLUSION

34. Taking the above into account, the works are not considered to cause serious detriment to the character of the buildings and their listed qualities, or the Conservation Area. The works proposed are in the interest of the public benefit helping to preserve the buildings in the longer term and by providing a use appropriate to community requirements. The historic character and architectural interest of the listed building is considered to be safeguarded and the proposed works are considered to comply with the statutory duty set out under Section 59 of the Planning (Listed Buildings and Conservations Areas) (Scotland) Act 1997 (as amended) together with the considerations of paragraph 141 of the SPP and policies 3: Sustainable Design and 9: Cultural Heritage of the adopted Local Development Plan.
35. In these overall circumstances the works are considered to comply with all relevant policies of the Cairngorms National Park Local Development Plan 2015 and the collective aims of the National Park. There are no other material considerations which would warrant the refusal of planning permission nor listed building consent. Approval and the granting of consent is therefore recommended subject to appropriate planning conditions.

RECOMMENDATION

That Members of the Committee support a recommendation to grant FULL PLANNING PERMISSION AND LISTED BUILDING CONSENT for the repair and removal to walls, chimney stacks, pavilion facade and slates, further to planning approval 2019/0003/DET and Listed Building Consent 2019/0006/LBC at Ballater Old School Abergeldie Road Ballater Aberdeenshire AB35 5RR subject to the following conditions:

Those conditions listed below in bold text are suspensive conditions, which require to be discharged prior to implementation of the works.

Conditions

1. Prior to their installation, for the development hereby permitted, a sample of the slate to be installed on the roof shall be submitted to and agreed in writing by the Cairngorms National Park Authority acting as Planning Authority. The development shall thereafter proceed and be retained in accordance with the approved details.

Reason: To ensure that the development conserves and enhances the listed building of architectural and historic interest and enhance its character and the contribution it makes to cultural heritage and the conservation area in accordance with Policy 9: Cultural Heritage of the Cairngorms National Park Local Development Plan 2015.

2. Prior to the commencement of any harling and re-pointing works, for the development hereby permitted, a sample panel of the proposed lime harl, pointing and details of the lime harl mix shall be submitted to and agreed in writing by the Cairngorms National Park Authority acting as Planning Authority. The works shall thereafter proceed and be retained in accordance with the approved details.

Reason: To ensure that the works conserve and enhance the listed building of architectural and historic interest and enhance its character and the contribution it makes to cultural heritage and the conservation area in accordance with Policy 9: Cultural Heritage of the Cairngorms National Park Local Development Plan 2015.

3. This permission is an amendment to the permission 2019/0003/DET. The development permitted must therefore be undertaken in strict accordance with the approved plans, documents and conditions on the decision notice of 2019/0003/DET as well the approved plans, documents and conditions outlined on this decision notice for 2020/0206/DET.

Reason: The application permitted is an amendment to a live permission which is currently being implemented on site. The proposed amendments are required due to remedial works found during the implementation of the approved scheme. The approved plans, documents and conditions of the original scheme 2019/0003/DET are therefore relevant and must be

adhered to in addition to the approved plans, documents and conditions attached to this permission.

Informatives

1. The development hereby approved must commence within three years of the date of this decision notice. If it has not commenced within this period, then this planning permission consent shall lapse.
2. The person undertaking the development is required to give the Planning Authority prior written notification of the date on which it is intended to commence the development. Attached to this decision notice is a Notice of Initiation of Development for completion and submission. Submission of this information assists the Cairngorms National Park Authority Monitoring and Enforcement Officer in monitoring active work within the area to ensure compliance with the approved details and to identify and correct any potential problems, as they arise, rather than later when it may be more difficult and more costly to rectify. Failure to give notice would constitute a breach of planning control which may result in enforcement action being taken.
3. Following completion of the development, a notification of the completion shall, as soon as practicable, be given to the Planning Authority. Attached to this decision notice is a Notice of Completion of Development for completion and submission. Submission of this form will assist the Cairngorms National Park Authority Monitoring and Enforcement Officer in making a final inspection and checking compliance with the approved drawings and conditions. If the development hereby approved is to be carried out in phases, then a notice of completion should be submitted at the completion of each phase.

Conditions relating to Listed Building Consent reference 2019/0006/LBC

1. Prior to their installation, for the works hereby permitted, a sample of the slate to be installed on the roof shall be submitted to and agreed in writing by the Cairngorms National Park Authority acting as Planning Authority. The works shall thereafter proceed and be retained in accordance with the approved details.

Reason: To ensure that the works conserve and enhance the listed building of architectural and historic interest and enhance its character and the contribution it makes to cultural heritage and the conservation area in accordance with Policy 9: Cultural Heritage of the Cairngorms National Park Local Development Plan 2015.

2. Prior to the commencement of any harling and re-pointing works, hereby permitted, a sample panel of the proposed lime harl; pointing and details of the lime harl mix shall be submitted to and agreed in writing by the Cairngorms National Park Authority acting as Planning Authority. The works shall thereafter proceed and be retained in accordance with the approved details.

Reason: To ensure that the works conserve and enhance the listed building of architectural and historic interest and enhance its character and the contribution it makes to cultural heritage and the conservation area in accordance with Policy 9: Cultural Heritage of the Cairngorms National Park Local Development Plan 2015.

3. This consent is an amendment to the consent 2019/0006/LBC. The works permitted must therefore be undertaken in strict accordance with the approved plans, documents and conditions on the decision notice of 2019/0006/LBC as well the approved plans, documents and conditions outlined on this decision notice for 2020/0207/LBC.

Reason: The application permitted is an amendment to a live permission which is currently being implemented on site. The proposed amendments are required due to remedial works found during the implementation of the approved scheme. The approved plans, documents and conditions of the original scheme 2019/0006/LBC are therefore relevant and must be adhered to in addition to the approved plans, documents and conditions attached to this permission.

Informatives

1. The works hereby approved must commence within three years of the date of this decision notice. If it has not commenced within this period, then this listed building consent shall lapse.
2. The person undertaking the work is required to give the Planning Authority prior written notification of the date on which it is intended to commence the works. Attached to this decision notice is a Notice of Initiation of Development for completion and submission. Submission of this information assists the Cairngorms National Park Authority Monitoring and Enforcement Officer in monitoring active

work within the area to ensure compliance with the approved details and to identify and correct any potential problems, as they arise, rather than later when it may be more difficult and more costly to rectify. Failure to give notice would constitute a breach of planning control which may result in enforcement action being taken.

3. Following completion of the works, a notification of the completion shall, as soon as practicable, be given to the Planning Authority. Attached to this decision notice is a Notice of Completion of Development for completion and submission. Submission of this form will assist the Cairngorms National Park Authority Monitoring and Enforcement Officer in making a final inspection and checking compliance with the approved drawings and conditions. If the development hereby approved is to be carried out in phases, then a notice of completion should be submitted at the completion of each phase.

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.