



**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS)
(SCOTLAND) ACT 1997**

Application Reference: B/APP/2018/0494

TO: Annie Kenyon Architects Ltd.



FOR: Strichen Community Park Company



In pursuance of the powers exercised by them as Planning Authority, this Council having considered your application for the following:

Listed Building Consent for Alterations and Extension to Building at Strichen Town Hall, High Street, Strichen, Aberdeenshire

and in accordance with the plan(s) docquetted as relative hereto and the particulars given in the application, do hereby give notice of their decision to **GRANT Listed Building Consent** for the said development subject to compliance with the following conditions:

- (1) No works in connection with the development hereby approved shall commence unless a Level 1 archaeological standing building survey of the extant buildings and structures on the application site has been undertaken and has been submitted to and approved in writing by the Planning Authority. The standing building survey shall not be undertaken unless its scope has been approved in writing by the Planning Authority. The survey must be in a digital format and must be clearly marked with the planning reference number.

Reason: To ensure that a historic record of the building is made for inclusion in the National Record of the Historic Environment and in the local Sites and Monuments Record.

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- (2) No works in connection with the development hereby approved shall commence unless a detailed site-specific construction method statement and related site plan has been submitted to and approved in writing by the Planning Authority. The construction method statement shall include details of the wall insulation upgrades, the restoration of the plaster ceiling, and installation of the stove. All construction works on the site shall be carried out in strict accordance with the approved construction method statement.

Reason: In the interests of protecting the character and integrity of the Listed Building, and any features which contribute towards its designation.

Informatives

- (1) In accordance with section 16(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (as amended) this consent will lapse on the expiration of a period of three years from the date of this decision notice, unless the works permitted by the consent are begun within that period.
- (2) A full photographic survey of the interior and exterior of the building, including all exterior elevations and the building's setting, with the addition of measured floor plans and elevations and a written account of the building's plan, form, function, age and development sequence. Surveys must be submitted in a digital format. A more detailed specification of the survey can be obtained from the Council's Archaeology Service.
- (3) A written specification prepared by the Aberdeenshire Council Archaeology Service for the applicant outlining the nature of the specific archaeological work required under the archaeological planning condition, and which includes information on the archaeological background of the development site. This document can be used by the applicant in the tendering process, and should be used by the appointed Chartered Institute for Archaeologists (CIfA) member archaeological contractor to inform the Written Scheme of Investigation.
- (4) Both planning permission and listed building consent is required for these works. You are not authorised to commence development until you have both consents in place. Furthermore, both consents and their respective conditions must be read, and complied with, in tandem.
- (5) Any archaeological survey, watching brief or archaeological works required by a condition attached to this planning permission must be undertaken by a suitably qualified archaeological organisation.

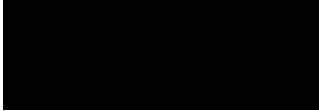
Reason for Decision

The proposal would not have a detrimental impact on the character of the existing Listed Building due to the respectful siting, scale and design which would provide a deferential contrast to the original structure. The alterations would also enhance the

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building's accessibility to all people and better enable the preservation and conservation of the building. This is considered to be in accordance with Policy HE1: Protecting historic buildings under the Aberdeenshire Local Development Plan 2017.

Dated: 11 May 2018



Head of Planning and Building Standards

List of Plans and Drawings

Reference Number: L-01 Version Number A Proposed Plans

Reference Number: L-02 Proposed Elevations

Reference Number: L-05 Internal Refurbishment Proposals - Upper Level

Reference Number: L-06 Version Number A Proposed Sections A-A and B-B

Reference Number: L-07 Proposed Handrail Detail

Reference Number: L-08 Proposed Site Plan

Reference Number: L-09 Version Number B Location Plan & Site Plan with Datum

Reference Number: L-10 Window Shutter Detail Upper Level

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For details of how to appeal to Scottish Ministers against any conditions please see attached notes.

NOTES

- (i) In the case of any consent granted, this does NOT incorporate any building warrant for any operations or change of use which may be required under the Building (Scotland) Act 2003. This must be obtained separately from the Council prior to the start of building operations.
- (ii) Any consent granted does not incorporate planning permission which may be required. This must be obtained separately from the Council prior to the start of building operations.
- (iii) If the applicant is aggrieved by the decision of the planning authority the applicant may appeal to Scottish Ministers under Section 18 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 within three months from the date of this notice. Scottish Ministers are not required to entertain an appeal if it appears to them that permission for the proposed development could not have been granted by the Planning Authority, or could not have been granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements. An appeal form should be obtained from and the appeal submitted to:

The Directorate for Planning and Environmental Appeals
4 The Courtyard
Callendar Business Park
Callendar Road
Falkirk
FK1 1XR
Tel: 01324 696 400
Email: dpea@scotland.gsi.gov.uk

Appeals may also be submitted online at: www.eplanning.scotland.gov.uk

A copy of the appeal form and any documents should be sent to:

Head of Development Management and Building Standards
Aberdeenshire Council
Buchan Area
Buchan House, St Peter Street, Peterhead, AB42 1QF

- (iv) If permission to develop land is refused or granted subject to conditions, whether by the Planning Authority or by the Scottish Ministers, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

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