

Suggested Conditions

01. The development to which this permission relates shall be begun no later than the expiration of three years beginning with the date of grant of this permission.

Reason: In the interest of certainty and the proper planning of the area, and to comply with section 58 of the Town and Country Planning (Scotland) Act 1997, as amended.

02. Before any work on the site is begun, samples of the proposed finishing materials shall be submitted to and approved by the planning authority in writing with respect to type, colour and texture. Written approval shall be obtained before the materials are used on site.

Reason: In order to protect the appearance of both the Listed property itself and the surrounding area

Reason: In order to protect the visual amenity of the surrounding area.

03. Prior to any work starting on site, an Access and Design Statement accompanied by a Management Plan outlining the proposed operations for the existing building and for the proposed facility shall be submitted.

Reason: To safeguard the special character and interest of the Listed Building.

04. Prior to being used on site, samples for the roof material, external render, rainwater goods and external windows/ doors shall be submitted for the written approval of the Planning Authority and thereafter implemented in the approved manner.

Reason: To safeguard the special character and interest of the Listed Building.

05. Prior to works commencing on site, section drawings at a scale of 1:100 shall be submitted showing sections across North to South and East to West.

Reason: To safeguard the special character and interest of the Listed Building.

06. Prior to works commencing on site, detailed drawings at a scale of 1:20 showing the proposed doors and windows shall be submitted for the written approval of the Planning Authority and thereafter implemented in the approved manner.

Reason: To safeguard the special character and interest of the Listed Building.

07. The roof shall be covered in natural slate. A detailed specification of the type of slate to be used shall be submitted for the written approval of the planning authority. Repairs to slated roof areas shall be undertaken in natural slate to match the existing.

Reason: To safeguard the amenity of the surrounding Conservation Area.

08. Prior to the installation of the proposed windows, full details of materials, profile, opening method, colour, and proportions should be provided and approved in writing by the Council as Planning Authority. New windows shall match the originals in all aspects of their design: proportions, profile, framing thickness, detailing, method of opening and materials.

Reason: To safeguard the amenity of the surrounding Conservation Area.

Reason: In order to protect the appearance of both the property itself and the surrounding area

Advisory Notes:

01. Listed building consent will also be required prior to the commencement of the proposal