

West and Central Planning Committee

Please note that this meeting will be held remotely.

Wednesday, 29th June, 2022 - 2.00 p.m.



AGENDA

Page Nos.

1. APOLOGIES FOR ABSENCE

2. DECLARATIONS OF INTEREST

In terms of Section 5 of the Code of Conduct, members are asked to declare any interest in particular items on the agenda and the nature of the interest(s) at this stage.

3. MEMBERSHIP OF COMMITTEE

Councillor David Alexander
Councillor Lesley Backhouse
Councillor Alie Bain
Councillor David Barratt
Councillor John Beare
Councillor James Calder
Councillor Colin Davidson
Councillor Dave Dempsey
Councillor Derek Glen
Councillor Julie MacDougall
Councillor Lea McLelland
Councillor Derek Noble
Councillor Gordon Pryde
Councillor Sam Steele
Councillor Andrew Verrecchia
Councillor Conner Young

4. APPOINTMENT OF CONVENER

5. APPOINTMENT OF DEPUTE CONVENER

6. 21/01274/FULL - PITCONNOCHIE HOUSE, LUNDIN ROAD, CROSSFORD 3 - 9

Change of Use of Existing Agricultural Unit to Class 6 (Distribution and Storage).

7. 22/00286/LBC - LESLIE HOUSE, GLENROTHES 10 - 17

Listed Building Consent for changes to materials (18/02426/LBC).

8. 21/01282/FULL - 78 MUNRO STREET, KIRKCALDY 18 - 22

Installation of replacement roof tiles, installation of French doors and replacement windows and external alterations to dwellinghouse.

9. APPLICATIONS FOR PLANNING PERMISSION, BUILDING WARRANTS AND AMENDED BUILDING WARRANTS DEALT WITH UNDER DELEGATED POWERS

List of applications dealt with under delegated powers for the period 21st March to 17th April; 18th April to 15th May; and 16th May to 12th June, 2022.

Note - these lists are available to view with the committee papers on the Fife.gov.uk website.

Members are reminded that should they have queries on the detail of a report they should, where possible, contact the report authors in advance of the meeting to seek clarification.

Lindsay Thomson
Head of Legal and Democratic Services
Finance and Corporate Services

Fife House
North Street
Glenrothes
Fife, KY7 5LT

22 June, 2022

If telephoning, please ask for:
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Telephone: 03451 555555, ext. 442303; email: Emma.Whyte@fife.gov.uk

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ITEM NO: 6

APPLICATION FOR FULL PLANNING PERMISSION REF: 21/01274/FULL

SITE ADDRESS: PITCONNOCHIE HOUSE LUNDIN ROAD CROSSFORD

PROPOSAL : CHANGE OF USE OF EXISTING AGRICULTURAL BUILDING TO PROVIDE STORAGE FOR PLANT AND MACHINERY

**APPLICANT: MR GERRY GAFFNEY
PITCONNOCHIE FARMHOUSE HILTON ROAD CROSSFORD**

**WARD NO: W5R03
Dunfermline Central**

CASE OFFICER: Declan Semple

DATE REGISTERED: 23/06/2021

REASONS FOR REFERRAL TO COMMITTEE

This application requires to be considered by the Committee because:

More than six representations have been received contrary to the officer recommendation.

SUMMARY RECOMMENDATION

The application is recommended for:

Conditional Approval

ASSESSMENT AGAINST THE DEVELOPMENT PLAN AND OTHER MATERIAL CONSIDERATIONS

Under Section 25 of the Town and Country Planning (Scotland) Act 1997, the determination of the application is to be made in accordance with the Development Plan unless material considerations indicate otherwise.

1.0 BACKGROUND

1.1 Site Description

1.1.1 The application site relates to an agricultural building within the grounds of Pitconnochie House. The site includes Pitconnochie House, three agricultural buildings, an office facility and hardstanding areas. The site is around 165m to the west of the settlement of Crossford and south of Hilton Road. The site is outwith the Crossford settlement envelope as defined in the FIFEplan Local Development Plan and therefore, in the countryside. The site is wooded to the east and west and the trees protected by a Tree Preservation Order.

1.2 Proposal

The planning application is for a change of use of the Unit no.2 agricultural building to provide long term storage for plant and machinery for the applicants business.

1.3 Planning History

There is no planning history on the site relevant to this proposal.

2.0 PLANNING ASSESSMENT

2.1 The issues to be assessed against the Development Plan and other guidance and material considerations are as follows:

- Principle of the Change of Use; and
- Transportation.

2.2 Principle of the Change of Use

2.2.1 Policy 1 Development Principles supports proposals within a defined settlement boundary and compliance with the policies for the location; or in a location where the proposed use is supported by the Local Development Plan. Part B requires proposals in the countryside or green belt to be a use appropriate for the location. Policy 7 Development in the Countryside only supports proposals where it will diversity or add to a land-based business and bring economic support to an existing business or for the extension of established businesses.

2.2.2 Representations have been received regarding the proposed change of use with concern that this may lead to a significant intensification in activity on the site as a result of the unit being used for distribution purposes. The proposed change of use relates to an existing agricultural building outwith the Crossford settlement envelope therefore, the proposal must be compatible with Policy 7 Development in the Countryside to be supported. The owners of the land propose to use Unit 2 of the site for general long-term storage of non-agricultural plant and machinery. The change of use of an agricultural building for commercial purposes is permitted development under Class 18C Town and Country Planning (General Permitted Development) (Scotland) 1992 for units under 500 square metres. Unit 2 would create 936 square metres of commercial floorspace and therefore, planning permission is required.

2.2.3 Whilst the proposed use is not related to an agricultural use or diversification of a land-based business, the occupier seeks to use the existing unit to store plant and machinery from their other business. The use of the agricultural building for storage purposes is not materially different to what could be acceptable without planning permission under the general permitted development rights. More space would be available for storage purposes however, this would

not substantially intensify the use and or alter the character of the site if used for the storage of plant and machinery.

2.2.4 Class 6 Storage and Distribution would facilitate the use of the agricultural unit for various storage business models or for distribution purposes. Depending on the operator these uses could significantly increase activity on the site with an increase in staff, visitors and vehicular movements. This would negatively impact on the surrounding land uses, the character of the area, and there is inadequate road infrastructure to support these uses on the site. However, it is accepted that the storage of plant and machinery itself is compatible with the surrounding uses and will not result in a significant intensification of the use of the site. Accordingly, a condition has been recommended restricting the use of the building to storage of plant and machinery. The proposed condition is compatible with the tests set out in Planning Circular 4/1998: The use of Conditions in Planning Permissions. The condition is necessary to control any significant intensification of uses or activity on the site that are not compatible with the countryside location; and relevant to planning and the development to be permitted. The wording of the condition is precise, and any breach of condition can be progressed through planning enforcement. The agent has agreed with the proposal to restrict the use and the condition is reasonable in all other respects. Therefore, subject to the condition, the change of use of the agricultural building to form storage space for plant and machinery is acceptable in principle.

2.3 Transportation

2.3.1 FIFEplan Policy 1 Development Principles Part C requires on site infrastructure including transport measures to minimise and manage future traffic generated by the proposal. Policy 3 Infrastructure and Services requires development to deliver the required level of infrastructure including local transport and safe access routes which link with existing networks.

2.3.2 Representations have been received in relation to traffic generation as a result of the change of use of the site if the agricultural building is to be used for Class 6 Storage and Distribution. A condition is recommended for the planning permission which restricts the use of the building to storage purposes for plant and machinery. The applicant has submitted a Supporting Statement with information in relation to traffic generation from the proposed change of use. It is anticipated that there would not be an overall increase in traffic movements to the unit. Current traffic movement on the site is generated from a range of vehicles including cars, vans, truck and heavy goods vehicles. There is likely to be some traffic movement as the items are moved into storage but given the scale and use of the items, there will not be a significant intensification of traffic movements around the site. Transportation Development Management initially raised concerns with granting an unrestricted Class 6 use as this would allow the use of the site for storage and distribution. The vehicular access from Lundin Road and geometry of the junction of the access with Lundin Road are unsuitable to service an increase in HGV and van traffic that would be generated by a commercial distribution use within the unit and would have an unacceptable impact in regard to road safety. Transportation Development Management advised that if the use were restricted to the storage of plant and machinery they would have no objection. The application is recommended to be granted subject to the condition and Transportation Development Management have confirmed that they have no objection, subject to the condition. Therefore, the proposal will not raise any road safety issues and complies with policies 1 and 3 of FIFEplan.

CONSULTATIONS

Transportation, Planning Services

No objection, subject to restriction of the use to plant and machinery storage.

Environmental Health (Public Protection)

No objection.

REPRESENTATIONS

A total of 8 representations have been received in relation to this proposal. This includes 6 letters of objection and 2 letters of support. Material planning issues raised are:

- the proposed change of use; this is addressed in section 2.2
- traffic generation and road safety; this is addressed in section 2.3.

CONCLUSIONS

The proposed change of use from agricultural purposes to storage space for plant and machinery will utilise an existing building in the countryside and will not prejudice any agricultural operations on the site. The proposed change of use subject to a condition restricting the use is not anticipated to significantly increase vehicular movement around the site or raise any road safety issues.

RECOMMENDATION

It is accordingly recommended that the application be approved subject to the following conditions and reasons:

1. That notwithstanding the provisions of the Town and Country Planning (Use Classes) (Scotland) Order 1997, the use of the building hereby authorised shall be restricted to storage of plant and machinery only and the building shall not be used for any other purpose falling within Class 6 of the Schedule of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

Reason: To ensure the use is compatible with the countryside location and does not have a detrimental impact on road safety.

STATUTORY POLICIES, GUIDANCE & BACKGROUND PAPERS

In addition to the application the following documents, guidance notes and policy documents form the background papers to this report.

FIFEplan Local Development Plan (2017)

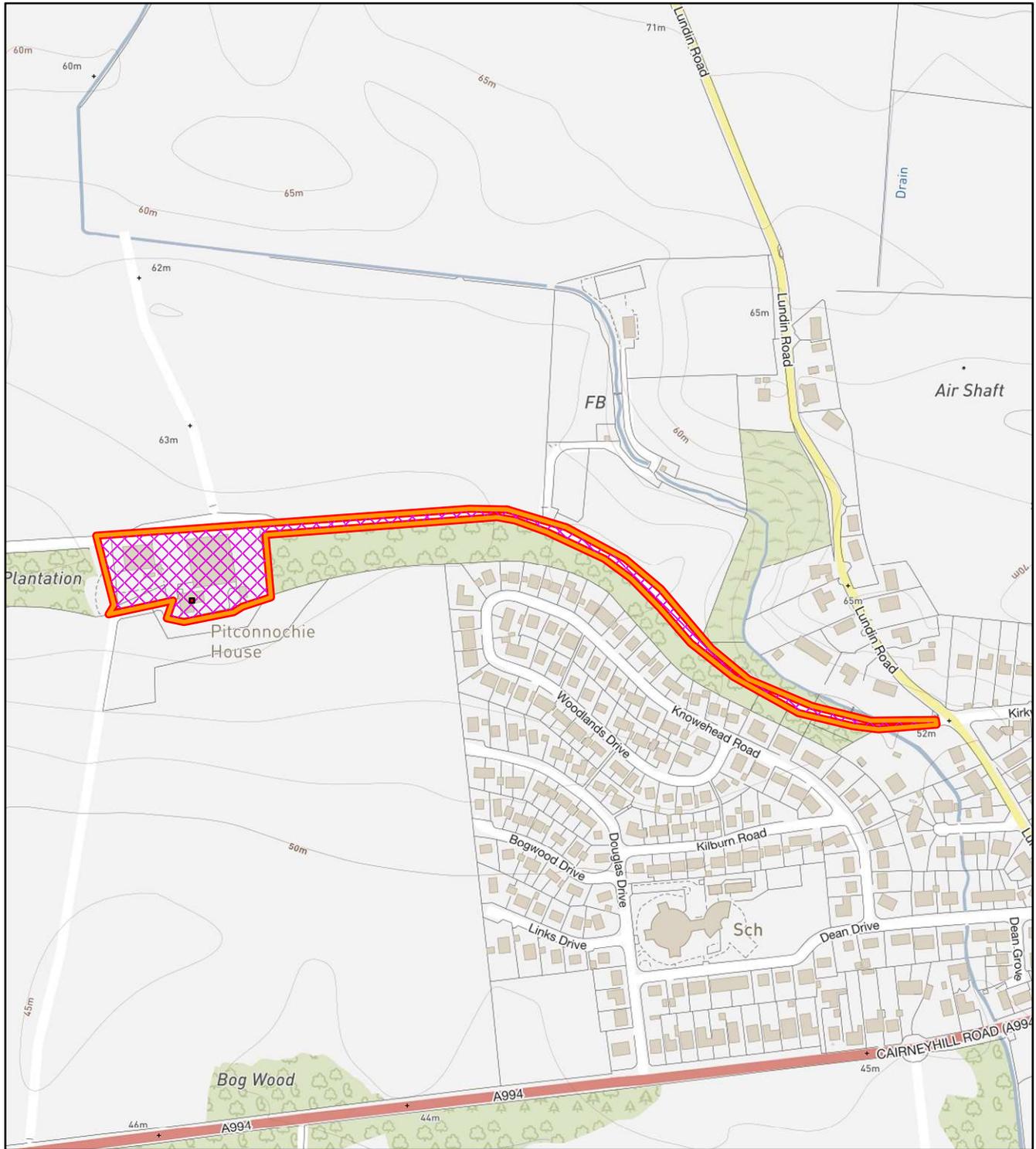
Report prepared by Declan Semple, Lead Officer

Report reviewed and agreed by Mary Stewart, Service Manager and Committee Lead

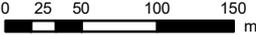
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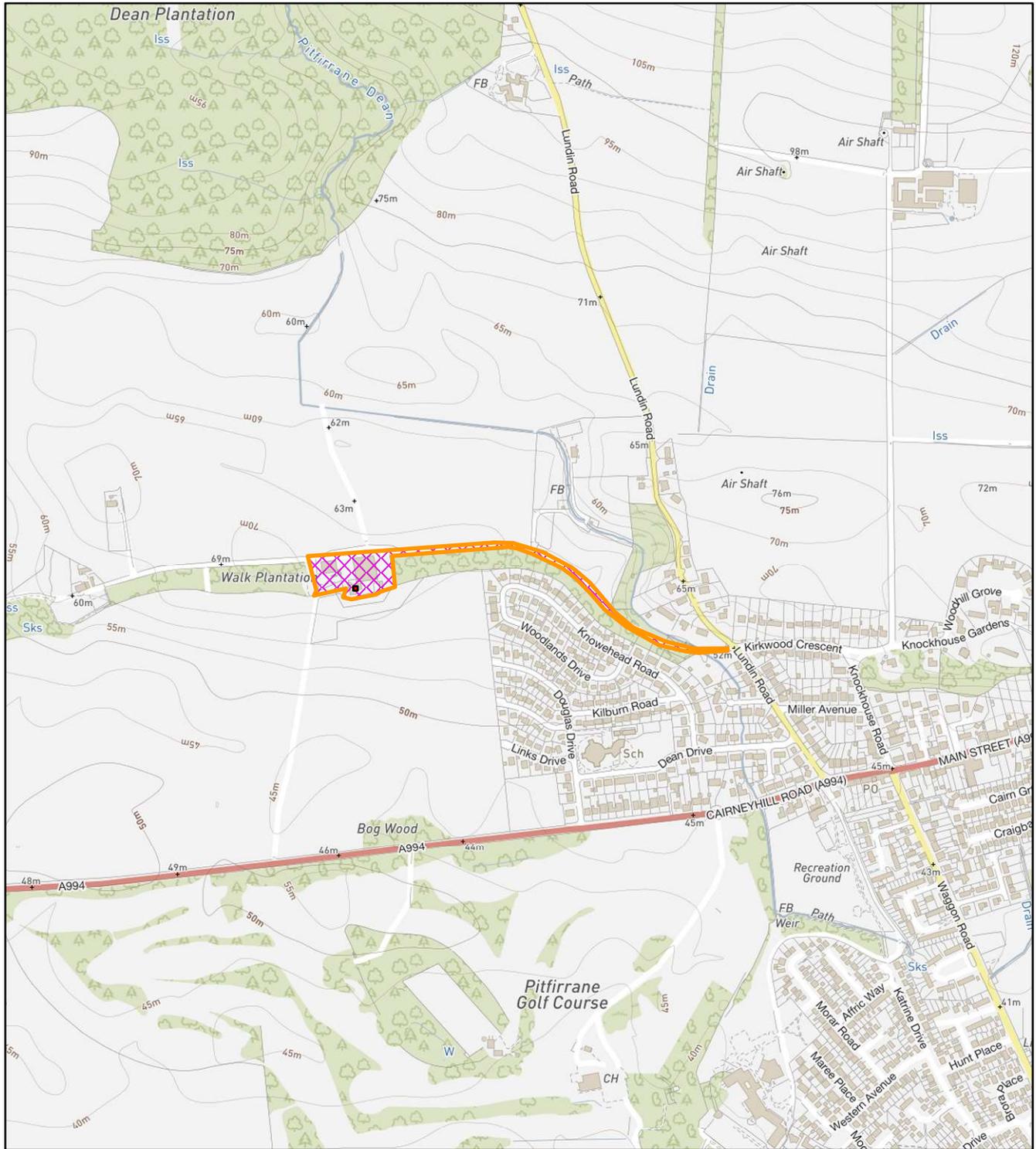
Pitconnochie House Lundin Road Crossford Dunfermline



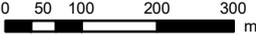
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Legend	
 Application Boundary	
	
 Economy, Planning & Employability Services	

Pitconnochie House Lundin Road Crossford Dunfermline



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ITEM NO: 7

APPLICATION FOR LISTED BUILDING CONSENT REF: 22/00286/LBC

SITE ADDRESS: LESLIE HOUSE GLENROTHES FIFE

**PROPOSAL : LISTED BUILDING CONSENT FOR CHANGES TO MATERIALS
(18/02426/LBC)**

**APPLICANT: MR TURNBULL
25A KIRKGATE DUNFERMLINE SCOTLAND**

**WARD NO: W5R14
Glenrothes North, Leslie And Markinch**

CASE OFFICER: Jack Wilson

DATE REGISTERED: 14/02/2022

REASONS FOR REFERRAL TO COMMITTEE

This application requires to be considered by the Committee because:

This application has attracted more than 5 representations which are contrary to the Case Officers recommendation. A response was received from a statutory consultee (Leslie Community Council) which is also contrary to the Case Officers recommendation.

SUMMARY RECOMMENDATION

The application is recommended for:

Unconditional Approval

ASSESSMENT AGAINST THE DEVELOPMENT PLAN AND OTHER MATERIAL CONSIDERATIONS

Under Section 14(2) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, in determining the application the planning authority should have special regard to the desirability of preserving a Listed Building or its setting or any features of special architectural or historic interest which it possesses.

1.0 Site Description

1.1 The application site extends to approximately 1.9 hectares, located to the east of Leslie and to the north of Glenrothes. It comprises the Category A listed Leslie House and associated gardens, part of the main driveway leading up to the house and an area of woodland and footpaths to the east. The application site is bound by woodland on all sides. Beyond the site to the north is the Lothrie Burn, the River Leven to the south, to the east is a car park and associated access road and to the west is the remainder of the Leslie House driveway and Category B listed entrance gates with boundary walls. The Category C listed Duke's Lodge is situated 150 metres to the northwest of the application site and the Category B listed Duchess Lodge is located approximately 450 metres to the west.

1.2 Listed building consent is being sought for changes to the previously approved listed building consent for the conversion of Leslie House, including both internal and external alterations. The internal alterations relate to the omission of a lift from the approved extension. The external alterations to the main building include the omission of rooflights to the bathrooms and ensuites of the main building, these will be replaced with the previously approved roof materials. The other external alterations relate to the previously approved extension on the north side of the east elevation. These include alterations to the northern boundary wall which will be brought southward to match the existing basement wall (allowing for the retention of stone basement wall) and alterations to the southern boundary which will be brought southward by 1.1 metre. It is also proposed to change the external finishing material of both the north and south extensions from buff facing brick to Zinc cladding (VM Zinc Anthra) and for the installation of galvanised metal balustrades in place of glazed balustrades to the second storey of the north side extension.

1.3 Planning History

The site has been subject to numerous planning applications, those of relevance have been outlined below.

October 2020 - Full Planning Permission for the proposed conversion of Leslie House to form 24 flats, erection of 8 new build dwellinghouses, associated parking, access, landscaping and drainage was approved at the Central and West Fife Planning Committee subject to 25 conditions (Planning Reference 18/02425/FULL)

October 2020 - Listed Building Consent for the conversion of Leslie House (Category A Listed Building) with new build enabling development was approved at the Central and West Fife Planning Committee subject to 8 conditions (Planning Reference 18/02426/LBC)

1.4 Procedural Matters

1.4.1 The Planning (Listed Buildings And Conservation Areas) (Notification Of Applications) Direction 2015 requires that in cases where Historic Environment Scotland has "advised against the granting of consent" an application for Listed Building Consent must be notified to Scottish Ministers before the Planning Authority issues Consent. Accordingly, should Members agree the recommendation of this report, that decision would be subject of Notification to Scottish Ministers.

1.4.2 A physical site visit has not been undertaken in relation to the assessment of this application. All necessary information has been collated digitally to allow the full consideration and assessment of the application, and it is considered, given the evidence and information available to the case officer, that this is sufficient to determine the proposal.

2.0 Planning Assessment

The issues to be assessed against the Development Plan and other material considerations are as follows

- Impact on the Character and Setting of the Listed Building

2.1 Impact on the Character and Setting of the Listed Building

2.1.1 Scottish Planning Policy (2014) (Valuing the Historic Environment), Historic Environment Policy for Scotland (HEPS) (April 2019), Historic Environment Scotland (HES) Managing Change in the Historic Environment - Extensions (2010), policies 1 (Development Principles) and 14 (Built and Historic Environment) of the Adopted FIFEplan (2017) Local Development Plan, apply.

2.1.2 Scottish Planning Policy and Historic Environment Policy Scotland advise that proposals involving listed buildings should have high standards of design, materials, scale and siting and should be appropriate to the character and appearance of the building. Policy 1: Development Principles supports the principle of development within a settlement boundary and compliant with the policies for the location. Part B supports proposals that safeguard the characteristics of the historic environment. Policy 14 of the Adopted FIFEplan advise that proposals that affect Listed Buildings must not impact on important historic or architectural fabric, have high standards of design and finish and should preserve and enhance the visual setting in terms of materials and scale.

2.2 Minor Changes to the Approved Scheme

2.2.1 The proposed alterations to the approved scheme are the result of further design development as part of the conversion and restoration of the Category A listed Leslie House. Regarding the omission of the lift from the previously approved extension, this will be replaced by altering the position of the nearby staircase. The removal of the rooflights to the main building will be replaced by the previously approved Welsh slate roofing to match the existing roofscape and will benefit the character of the listed building. Fife Council's Built Heritage Officer and Historic Environment Scotland were consulted in this regard, and both provided no comment in relation to these aspects of the proposal. As such this aspect of the proposal is in accordance with the FIFEplan and the relevant supplementary guidance and policy.

2.3 Changes to the Position and Finishing Materials of the Approved Extension

2.3.1 The applicant also seeks to introduce more significant changes to the external appearance of the previously approved scheme in terms of the position and the and the finishing materials of the extension to the listed building. The previously approved scheme permitted the extension to be positioned north of the existing basement boundary, removing the stone basement wall. The three-storey extension was approved to be clad in buff facing brick and Zinc cladding to the top floor which is set back from the bulk of the extension, with a glass balustrade enclosing a roof terrace. The south extension was permitted to be positioned on the footprint of the former

conservatory, be one storey and clad in buff facing brick. It is now proposed that the northern elevation of the main extension be brought southward to match the existing line of the basement and thus altering the form of the extension to match the shape of the basement. The southern elevation would also be brought southward by 1.1 metres to accommodate this. The existing stone basement wall would be retained, and the three-storey extension would be finished in Zinc cladding (VM Zinc Anthra) with the top floor roof terrace balustrade changing from glass to galvanised metal.

2.3.2 Historic Environment Scotland Managing Change in the Historic Environment Guidance Note on Extensions advises that extensions

- must protect the character and appearance of the building;
- should be subordinate in scale and form;
- should be located in a secondary elevation;
- must be designed in a high-quality manner using appropriate materials.

The Historic Environment Scotland Guidance Note on Extensions outlines issues of contextual design in extensions of historic buildings and the approved scheme would fall into the category of being a complimentary addition by taking design cues from the existing building in terms of colour. The new proposal would provide an assertive contrast by creating a juxtaposition to the original building which is further exhibited through the choice of using VM Zinc Anthra which is a high-quality Zinc cladding, dark grey in colour allowing for a dynamic contrast between the old and new.

2.3.3 Two letters of objection were received on the basis that the proposed use of cladding would not be an acceptable material to be used within the setting of the listed building, being unsympathetic to the character of Leslie House. Leslie Community Council were consulted on this application and have objected to the proposal for the change in materials as it presents a dramatic departure from the approved design. They outlined that the choice of materials does not represent a high-quality design and is not appropriate in the historic environment.

2.3.4 Both Historic Environment Scotland and the Council's Built Heritage Officer were consulted. Historic Environment Scotland re-affirmed that the approved scheme would be complimentary to the listed building overall and while they did not object to the proposals, however, they are of the view that the proposed changes to the footprint and external cladding material of the main extension would disrupt and diminish the character, appearance and cultural significance of Leslie House. The alteration to the footprint would also result in more of the east elevation being obscured, reducing the listed buildings appearance. Overall, Historic Environment Scotland resist the changes to the previously approved scheme. The Council's Built Heritage officer also did not object to the proposals but viewed the change in materials as one that has no obvious contextual reference. In relation to the footprint changes, concern was raised to the potential impacts on the symmetry of the building's elevations and the designed landscape. The officer also commented that the proposed metal balustrades changing from glass to galvanised metal may result in a slight reduction in quality.

2.3.5 The applicant's justification for the proposed changes was based on several factors. The change in finishing materials was driven partly through the current difficulty in sourcing materials and rising costs in relation to this. However, the applicant felt this provided an opportunity for a more contemporary design to be proposed. The footprint alterations allowed for a balance between the existing building and the extension to be established that preserves part of the historic fabric while enhancing the overall building with a contrasting modern extension. This

proposal would allow the development to remain viable and secure the future of the listed building through restoration and re-use.

2.3.6 The alteration to the position of the main extension will allow it to align with the existing northern basement wall, therefore providing a greater alignment to the existing footprint of the building whilst allowing the existing stonework to be visible on the basement elevation. As both extensions would now be positioned on existing footprints of the building, there is a greater contextual relationship between the extensions and Leslie House therefore safeguarding more of the historic fabric than the previously approved scheme. It has been demonstrated that the proposed change to the position would have minimal impact to the symmetry of the overall building due to the main extension only being moved southward by 1.1 metre. When looking from the courtyard development in the east of the site the extension still appears subordinate to the house. Whilst it is agreed that the change in external cladding is a dramatic departure from the approved design, the choice of VM Zinc Anthra would be in keeping with retaining a high-quality design by allowing for an assertive contrast between the original building and the new extension and ensuring further retention of the existing stonework on the east elevation. The applicant has also demonstrated that Zinc cladding is a suitable material and used successfully within the historic environment by supplying examples of its use in a variety of historic environment settings. It has been shown that a similar colour of cladding to that which is proposed can provide a dynamic contrast against traditional stonework. The proposed change from glass to galvanised steel balustrades is a minor alteration to the approved design and would introduce no design concerns. As previously mentioned, the proposal would ensure the viability of the development and safeguard the restoration of Leslie House. The site does have a history of development failure, and the current scheme may be a last hope for the house to be restored and its future secured.

CONSULTATIONS

Built Heritage, Planning Services

No objection but commented that the change in materials is one that has no obvious contextual reference. The footprint changes, concern was raised to the potential impacts on the symmetry of the building's elevations and the designed landscape.

Historic Environment Scotland

No objection but commented that the proposed changes to the footprint and external cladding material of the main extension would disrupt and diminish the character, appearance and cultural significance of Leslie House.

Community Council

Object based on unsuitable choice of materials.

REPRESENTATIONS

Two letters of objection were received.

CONCLUSIONS

The proposed omission of the rooflights, lift and the change from glass to galvanised metal balustrades present a neutral impact on the character and setting of the listed building. The proposed design changes outlined throughout the report allow for further preservation of the fabric of the listed building through the retention of the stone basement wall on the east elevation. The changes to the approved extension to include Zinc cladding (VM Zinc Anthra) would provide a clear distinction between old and new while enhancing the character and setting of the listed building. As such the proposal is compliant with the relevant FIFEplan Policies, supplementary guidance and national guidance.

RECOMMENDATION

It is accordingly recommended that the application be approved unconditionally

STATUTORY POLICIES, GUIDANCE & BACKGROUND PAPERS

In addition to the application the following documents, guidance notes and policy documents form the background papers to this report.

National Guidance

- Scottish Planning Policy (2014) (Valuing the Historic Environment)
- Historic Environment Policy for Scotland (HEPS) (April 2019)
- Historic Environment Scotland (HES) Managing Change in the Historic Environment - Extensions (2010)

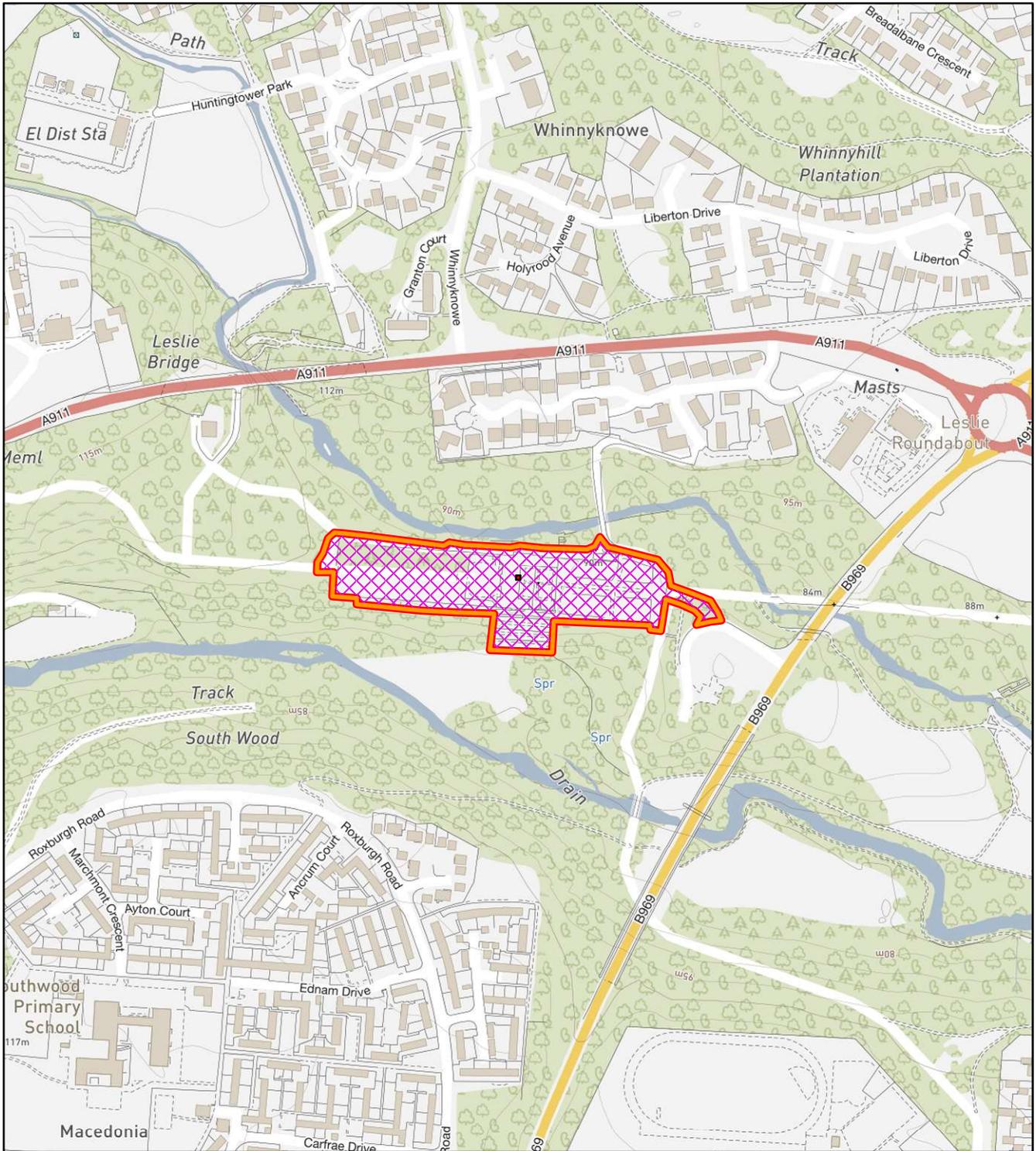
Local Guidance

- The Adopted FIFEplan (2017) Local Development Plan

Report prepared by Jack Wilson, Planning Graduate

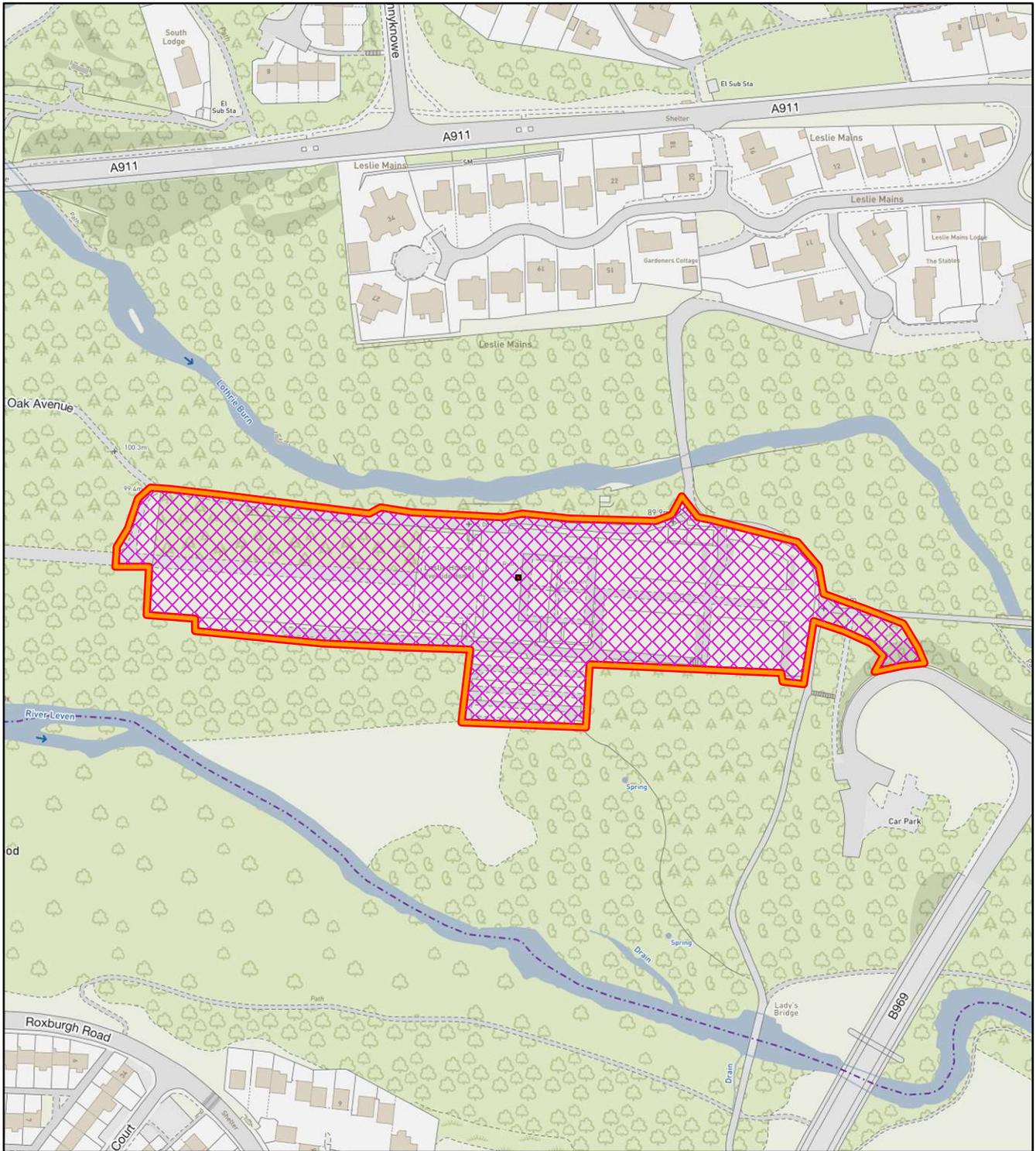
Report reviewed and agreed by Mary Stewart, Service Manager and Committee Lead

Date Printed 17/06/2022



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Economy, Planning & Employability Services

ITEM NO: 8

APPLICATION FOR FULL PLANNING PERMISSION REF: 21/01282/FULL

SITE ADDRESS: 7 MUNRO STREET KIRKCALDY FIFE

**PROPOSAL : INSTALLATION OF REPLACEMENT ROOF TILES,
INSTALLATION OF FRENCH DOORS AND REPLACEMENT
WINDOWS AND EXTERNAL ALTERATIONS TO
DWELLINGHOUSE**

**APPLICANT: MR PAUL MORSLEY
7 MUNRO STREET KIRKCALDY FIFE**

**WARD NO: W5R11
Kirkcaldy Central**

CASE OFFICER: Stacey Wotherspoon

**DATE 13/05/2021
REGISTERED:**

REASONS FOR REFERRAL TO COMMITTEE

This application requires to be considered by the Committee because:

The application was submitted by a close relative of a member of staff involved in the consideration of planning applications.

SUMMARY RECOMMENDATION

The application is recommended for:

Unconditional Approval

**ASSESSMENT AGAINST THE DEVELOPMENT PLAN AND OTHER MATERIAL
CONSIDERATIONS**

Under Section 25 of the Town and Country Planning (Scotland) Act 1997, the determination of the application is to be made in accordance with the Development Plan unless material considerations indicate otherwise. Under Section 64(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, in determining the application the planning authority

should pay special attention to the desirability of preserving or enhancing the character or appearance of the relevant designated area.

1.0 BACKGROUND

1.1 This application relates to a one-and-a-half-storey semi-detached property which is located within the Abbotshall and Central Kirkcaldy Conservation Area. The traditional property is externally finished with a mix of traditional stone walls, slate roof tiles, and a mix of white aluminium and timber windows and doors. The property is not listed.

1.2 This application seeks full planning permission for the installation of 12 No. replacement windows; 1 No. Door; replacement guttering; the replacement of the roof tiles; and the enlargement of one window opening to form a new door.

1.3 Planning history for this site includes:

- 02/03744/CFULL - Alterations and rear extension to dwellinghouse, including installation of 5 rooflights - Permitted 30.01.2003

1.4 A physical site visit has not been undertaken. All necessary information has been collated digitally to allow the full consideration and assessment of the application. A risk assessment has been carried out and it is considered, given the evidence and information available to the case officer, that this is sufficient to determine the proposal.

2.0 POLICY ASSESSMENT

2.0.1 The issues to be assessed against the Adopted FIFEplan 2017 policies and other related guidance are as follows:

- Design and Visual Impact on the Conservation Area

2.1 Design and Visual Impact on the Conservation Area

2.1.1 Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997; Scottish Planning Policy (2014) (Valuing the Historic Environment); Historic Environment Scotland (HES) - Policy Statement (2019); Managing Change in the Historic Environment on Windows (2018); Fife Council's Planning Customer Guidance on Windows in Listed Buildings and Conservation Areas (2018); Fife Council's Making Fife's Places Supplementary Guidance (2018); Abbotshall and Central Kirkcaldy Conservation Area Appraisal and Conservation Area Management Plan (2005); and, Policies 1, 10 and 14 of the Adopted FIFEplan – Fife Local Development Plan (2017) apply with regards to the design and visual impact of the development.

2.1.2 Historic Environment Scotland Managing Change - Windows (2018) guidance states that where a window is of limited interest or beyond repair, its replacement should be permitted, and should match the original windows in design, form, fixing, method of opening and materials. Fife Council's Customer Guidelines on Windows in Listed Buildings and Conservation Areas (2018) states that replacement windows should protect and enhance the traditional character and appearance of the building.

2.1.3 It is proposed to replace all 12 windows on the property with new double-glazed timber framed units with those on key elevations being of a traditional sash-and-case opening type. Three replacements to the rear would be of a casement type. All window frames would be painted off white. The proposal also includes the replacement of a rear door with traditional timber framed door which is proposed to be painted in light blue with all other existing doors on the property to be painted to match. It is also proposed to install one set of timber framed French doors with a traditional glazing pattern in an existing window opening on the rear elevation. The French doors would be finished to match the other door units. Whilst the window opening would be enlarged by dropping the cill and removing an area of wall below the opening to allow the doors to be installed, the width of the opening would not be increased. Replacement guttering and external pipework is also proposed and these would be traditionally finished and painted grey to match the existing rainwater goods. Finally, it is proposed to replace the roof covering of the property with natural slate to match the existing roof covering as closely as possible.

2.1.4 Fife Councils Built Heritage team was consulted on this application and expressed support for the installation of the proposed windows and doors. The team stress that the proposed roof covering must match the existing slate, and that replacement must be wholly justified. The supporting statement provided with this application details the need for the installation of a new roof covering due to the current slates reaching the end of their life, and their state of disrepair.

2.1.5 Overall, it is considered that by way of the use of traditional materials and colour choices proposed, especially where the proposed works would replace existing non-traditional features such as the aluminium framed windows with timber framed ones, all the works proposed would be a positive enhancement to the property, while maintaining the visual and historic value of the property itself, and its contribution to the wider surrounding Conservation Area.

2.1.6 The proposal is considered acceptable in this instance in terms of design, form and choice of materials and colour pallets, would protect the character of the property and the Abbotshall and Central Kirkcaldy Conservation Area and would be in compliance with the Development Plan and its associated guidance. Members should note that as no significant new openings are proposed there would be no amenity issues with regards to the properties relationship with neighbouring third parties. Garden ground and parking requirements would also remain as currently provided with no changes necessary.

CONSULTATIONS

Built Heritage, Planning Services

Built Heritage have no objections to the replacement windows and doors, however stress that the replacement roof tiles should be fully justified.

REPRESENTATIONS

One general comment was received in relation to this application from the Architectural Heritage Society of Scotland. This included support for the proposed replacement windows and doors, and detailed that appropriate roof slates should be used to maintain the character of the Conservation Area.

CONCLUSIONS

The proposal is considered acceptable in this instance in terms of detailing and choice of traditional materials and colours; would protect the character of the Abbotshall and Central Kirkcaldy Conservation Area and would be in compliance with the Development Plan and its associated guidance.

RECOMMENDATION

It is accordingly recommended that the application be approved unconditionally

STATUTORY POLICIES, GUIDANCE & BACKGROUND PAPERS

In addition to the application the following documents, guidance notes and policy documents form the background papers to this report.

National Guidance

Section 64 of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997

Historic Environment Scotland - Policy Statement (2019)

Scottish Planning Policy (2014) (Historic Environment)

Managing Change in the Historic Environment - Windows (2018)

Development Plan

Adopted FIFEplan – Fife Local Development Plan (2017)

Other Guidance

Making Fife's Places Supplementary Guidance (2018)

Fife Council's Planning Customer Guidelines on Windows in Listed Buildings and Conservation Areas (2018)

Abbotshall and Central Kirkcaldy Conservation Area Appraisal and Conservation Area Management Plan (2005)

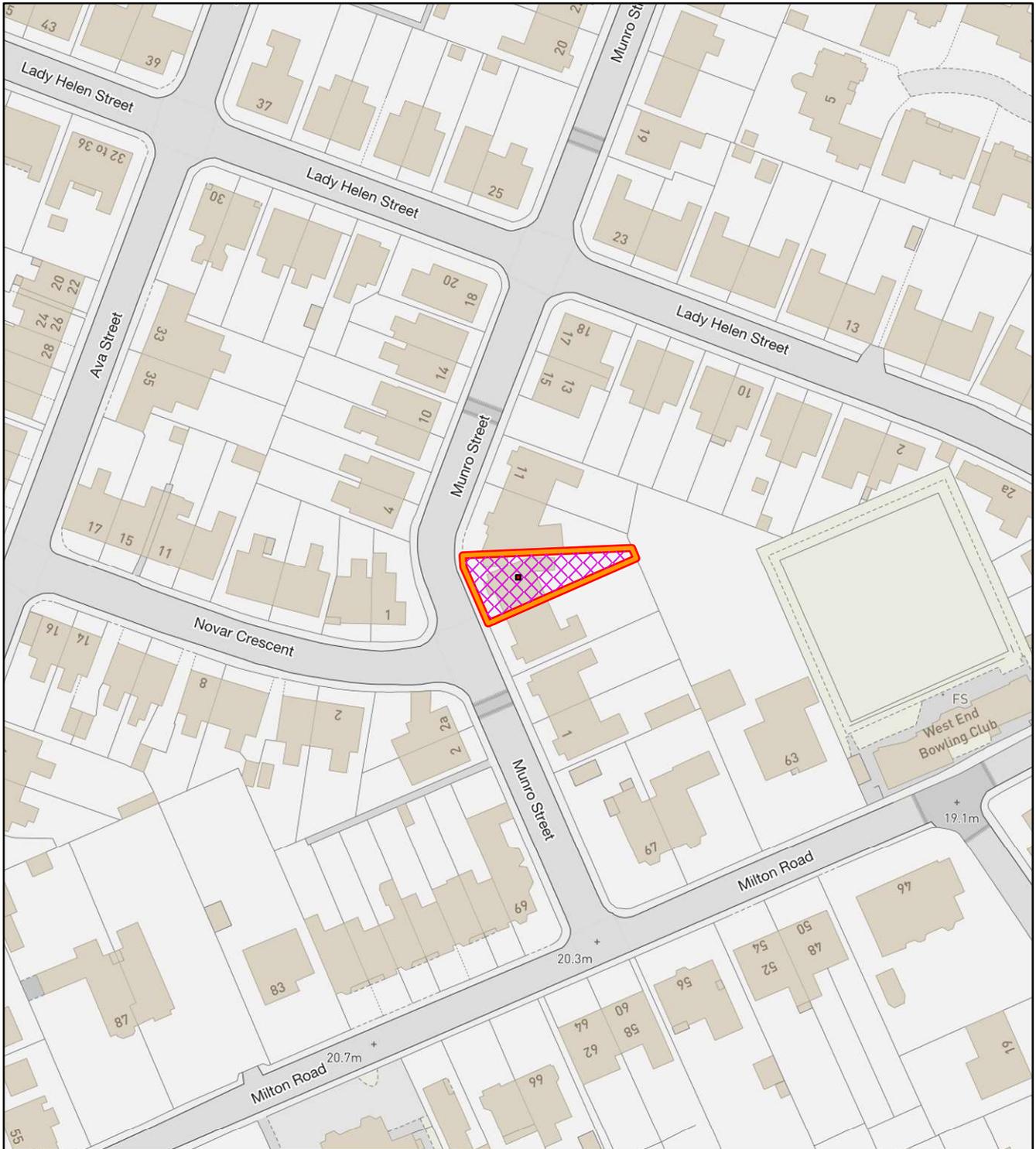
Report prepared by Stacey Wotherspoon (Planning Assistant) 15/06/2022

Report reviewed and agreed by Mary Stewart, Service Manager and Committee Lead

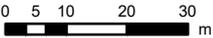
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