

THE HIGHLAND COUNCIL

**CAITHNESS, SUTHERLAND AND EASTER ROSS PLANNING
APPLICATIONS COMMITTEE – 3 NOVEMBER 2009**

Agenda Item	
Report No	

1) 09/00362/LBCSU Conversion of Ambassador House to 9 apartments

2) 09/00363/FULSU – Conversion of Ambassador House to 9 apartments, demolition of Earl's Cross Cottage, erection of 4 flats, 2 semi-detached houses and 11 detached houses and formation of new access road from Earls Cross Gardens

at Ambassador House / Earls Cross Hostel, Earls Cross Road, Dornoch

Applicant: Global Construction

Report by Area Planning and Building Standards Manager

SUMMARY

Description :

1) 09/00362/LBCSU Conversion of Ambassador House to 9 apartments

2) 09/00363/FULSU – Conversion of Ambassador House to 9 apartments, demolition of Earls Cross Cottage, erection of 4 flats, 2 semi-detached houses and 11 detached houses. Formation of new access road from Earls Cross Gardens.

Recommendation : GRANT planning permission and Listed Building Consent subject to conditions

Ward : 5 - East Sutherland and Edderton

Development category : Local

Pre-determination hearing : None

Reason not delegated : More than 5 representations received.

1. PROPOSAL

1.1 The proposal is to convert the former Earls Cross Hostel / Ambassador House (ECH/AH) into 9 flats and construct an additional 17 houses in the grounds (a total of 26 residential units), with a new access road from Earls Cross Gardens. The building is Category B Listed. The existing Earls Cross Cottage is to be demolished, along with a modern extension to the hostel.

The **Listed Building** was built around 1915 as a private house and then converted around 1953 into a boys school hostel. A single modern flat roofed extension was latterly added to the north east elevation. The building is in the Arts and Crafts style extending over 2 floors with attic space and notably has a Caithness slate roof. The main entrance to the building is on the south elevation.

- 1.2 Various pre-application discussions were undertaken over a prolonged period of time with the developer.
- 1.3 The former hostel and Earls Cross Cottage are accessed from Earls Cross Road. The road is adopted as far as the entrance to the site, after which it is private. The site is serviced by the public sewer and water networks.
- 1.4 The Listed Building Consent application has been accompanied by a Conservation Statement. Additional written information has been provided in support of the application by the developer.

2. SITE DESCRIPTION

- 2.1 The site is elevated with panoramic views to the north towards Embo and Golspie and also to the east and south over Dornoch beach, the golf course and towards Portmahomack and Tain. The area to the east of the building slopes down to Earls Cross Gardens, with a large flat grassy area to the rear of the Gardens which is to be retained as amenity space.

The area to the east of the site has recently been developed for housing (Earls Cross Gardens) and the proposal is considered to fit in with this development in terms of its density, design and layout.

The grounds were recently remodelled and mainly set out to grass, with limited tree cover to the western and northern edges of the site, with occasional sporadic trees to the west of the site.

3. PLANNING HISTORY

- 3.1 09/00186/FULSU & 09/00187/LBCSU – Conversion of Ambassador House to apartments, demolition of Earls Cross Cottage, erection of 4 flats and 12 detached houses. Formation of new access road from Earls Cross Gardens (Planning Permission and Listed Building Consent). Withdrawn 20 August 2009 following various changes to layout including adjustment to housing numbers, types and pathways.

4. PUBLIC PARTICIPATION

4.1 09/00362/LBCSU & 09/00363/FULSU

Advertised : Listed Building Consent (21 days), expiry 18 September 2009.

Representation deadline : 18 September 2009

Timeous representations :	For - 0	Against - 3	Neutral - 0
Late representations :	For - 0	Against - 0	Neutral - 0

09/00186/FULSU & 09/00187/LBCSU (previous application now withdrawn)

Advertised : Listed Building Consent (21 days), expiry 19 June 2009.

Representation deadline : 19 June 2009

Timeous representations : For - 0 Against - 6 Neutral - 0

Late representations : For - 0 Against - 0 Neutral - 0

4.2 The representations on the previous and now withdrawn applications 09/00186/FULSU & 09/00187/LBCSU have been carried forward for assessment as part of the current proposal as they are considered to be material matters. Timeous points raised are summarised as follows:

- Increased traffic levels in Earls Cross Gardens and Earls Cross Road
- Lack of passing places and footpaths on Earls Cross Road, limited road width
- Maintenance of grassed area to rear of Earls Cross Gardens
- Safety of residents at Oversteps Church of Scotland Care Home on Earls Cross Road.
- Combined waste and rainwater drainage pipes from existing building potentially could overflow into Tullochard. Connection of Ambassador House into the new system would be better.

4.3 All letters of representation can be viewed at the Area Planning Office.

5. CONSULTATIONS

5.1 **Dornoch Community Council** : No objections.

5.2 **Access Officer** : Access paths are incorporated into the development to allow access from the lower access road to the Cholera Grave (north of the development) and into Station Wood (to the west). These are welcome additions to the development. The paths are noted as being only 1 metre wide, which is not suitable for public use - a minimum width of at least 2 metres is required, with 2.4 metres more appropriate as it allows maintenance vehicle access. A dust surface path will require regular maintenance, whereas a sealed surface path will require less maintenance. All boundary access gates should have a minimum opening width of 1.2 metres.

5.3 **Forestry Officer**: No objections. A detailed landscaping plan is required. There are a number of existing trees to the south west, although none are of particular merit, but any which can be retained must be identified and protected during the construction phase. In the north west corner is a group of more notable trees (Beech, Scots Pine, Birch) which must also be protected during construction. A 15 metre separation is required between these and any new housing. A young but well established community woodland lies immediately to the north of the site which includes a footpath network and historical interpretation. An opportunity to link in with this facility should be explored with the local community. Conditions are suggested relating to the cutting of trees, separation from trees, protection of trees during development and a factoring agreement.

- 5.4 **Contaminated Land Unit** : The site is in the vicinity of a 'Cholera Burial Ground' marked on historic maps. Cholera bacteria can only exist for any length of time in aquatic environments, therefore they are very unlikely to be present on this site. On this basis, there is no comment regard potential for contamination. However the applicant is requested to inform the Council if human remains are encountered during site preparation or construction.
- 5.5 **Archaeology** : Recommend that Plot 1 is removed from the development due to its proximity to the Cholera Burial Ground and the high chance of encountering and disturbing multiple human remains. The proposed additional housing within the grounds of the listed building is within an area of archaeological potential; archaeological investigation undertaken prior to the construction of Earls Cross Gardens to the east uncovered evidence of early prehistoric (Mesolithic) activity. There is considered to be a moderate to high chance of encountering buried archaeological remains within the development area. An ARC 1 condition is recommended (programme of archaeological works). If it is decided to retain house Plot 1, full and detailed excavation, including all necessary conservation, post-excavation analysis and results publication of this area is required; the time and cost implications of this are potentially considerable.
- 5.6 **Area Roads and Community Works Manager** : No objections, subject to the developer entering into a Roads Construction Consent agreement with the Roads Authority. The current access from Elizabeth Crescent can only support a limited number of units as it is of a 'shared access' type. Only 3 units in total should be served from Earls Cross Road. A play area contribution (currently £450 per dwelling) will be required from the developer in the absence of any on-site play area facilities. It should also be noted that the current development under construction (Earls Cross Gardens) is not yet an adopted road and the adoption of the applicant's proposed road depends on its prior adoption.
- 5.7 **Historic Scotland** : No objections. The house has undergone some changes in the past during its time as a hostel then artistic foundation, but a number of internal features of merit do remain. The most interesting areas within the building are the major rooms which include the entrance hall, the dining room etc. The listing covers the interior - features of note including cornicing, panelling, dado rails and fire surrounds remain *in situ* and are incorporated into the scheme.
- 5.8 **Scottish Water** : No objections. As there are more than 10 houses, the developer must undertake a Development Impact Assessment with Scottish Water.
- 5.9 **SEPA** : No objections.
- 5.10 **Royal Commission on the Ancient and Historical Monuments of Scotland** : If Listed Building Consent is granted for works for demolition, then the applicant must:
- Notify RCAHMS of their intention to carry out the work
 - Thereafter allow RCAHMS reasonable access to record the building for at least 3 months following the granting of consent and the giving notice of this to the Commission, during which time demolition may not be undertaken unless RCAHMS has indicated in writing that its record has been completed or that they do not wish to record it.

6. POLICY

6.1 The following policies are relevant to the assessment of the proposal

Highland Structure Plan 2001

G2	Design for Sustainability
H4	Affordable Housing
BC1	Preservation of Archaeological Sites
BC5	Listed Buildings and Conservation Areas

South and East Sutherland Local Plan

S2 (RS4)	Housing
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Deposit Draft Sutherland Local Plan

Policy 1	Settlement Development Area
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6.2 The proposal also requires to be assessed against the following relevant Scottish Planning Policies (SPP), National Planning Policy Guidelines (NPPG), and Planning Advice Notes (PAN):

- Scottish Planning Policy

7. PLANNING APPRAISAL

7.1 Determining issues - Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

Furthermore, section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires the Planning Authority to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

7.2 Proposals require to be assessed against the appropriate policies of the Development Plan, supplementary guidance and National Planning Policy and Guidelines as referred to in the Policy section. Proposals require detailed assessment of the following fundamental issues, where relevant:

- whether the principle of development is appropriate in terms of policy
- whether the layout of development is appropriate
- the impact on the amenity of the area and residents
- other material issues raised by the objectors

7.3 **Key issues**

The application is for the redevelopment of the Category B Listed Building into 9 flats and the provision of an additional 17 houses and flats within the curtilage of the building. Access and the principle/level of development are the key matters in the consideration of the proposals, as is the legal requirement to preserve the listed building and its setting or any features of special architectural or historic interest which it possesses.

7.4 **Policy** – The proposal is considered to generally accord with the Development Plan policies detailed at section 6.1.

7.5 **Servicing** – The developer has been involved in lengthy pre-application discussions with both the Planning and Roads Authorities. These have mainly focussed on the level of development which may be appropriate (the numbers of residential units) and the access to the site.

7.6 **Access**

Listed Building – It is considered that the redevelopment of the building into 9 flats provides a reasonable re-use of the space. This building currently is served from Earls Cross Road. However, its redevelopment will require both the construction traffic and the final servicing and daily parking and access to be from the new access road from Earls Cross Gardens, not from Earls Cross Road. This will reduce the potential impact of the development on Earls Cross Road, which is not suited to significant levels of additional traffic.

7.7 The **new housing** – As with the traffic to the listed building, the use of Earls Cross Road is not considered suitable for the majority of the additional housing. Notwithstanding this, it should be noted that there are currently 2 units served from Earls Cross Road – the existing listed building which is currently used as a single house, plus Earls Cross Cottage which is to be demolished. Therefore the development would only result in 1 extra residential unit being accessed from Earls Cross Road (in effect 2 houses and 1 flat from Earls Cross Road). TEC Services have advised that this is acceptable. All the additional housing would be taken from Earls Cross Gardens (23 units). TEC Services have advised that they are agreeable to this, but only on the basis that the development is undertaken through a Road Construction Consent. I would suggest to Members that suitable financial bonds are put in place to cover both any damage to the public road caused as a result of the construction traffic, and also the completion of the road in the event of the developer not completing it. These bonds should be in place prior to the commencement of any development on the site. Members should note that all construction traffic should be routed via Earls Cross Gardens and not Earls Cross Road. This can be controlled by the use of appropriate conditions.

7.8 Representations suggest that the combined waste and rainwater drainage pipes from the existing building potentially could overflow into Tullochard. Connection of Ambassador House into the new system would be better. This is a matter which can be addressed by conditions.

7.9 The **conversion of the listed building** would provide:

- Ground floor – 6 flats
- First floor – 3 flats
- Flats 2 and 6 are spread over the ground and first floors, with flats 7, 8, and 9 spread over the first and second floors. The flats vary in size from 60sqm to 170sqm.

The main entrance to the listed building is to be retained with the re-instatement of the original canopy over the front door, but it will serve only one flat. The other flats are to be served from a mix of individual entrances and a new communal entrance. This is to be formed on the west elevation, removing the large steel and very unsympathetic external fire escape in turn. The removal of the modern flat roof extension to the side of the building will make a considerable improvement to the building and is of no architectural merit or loss.

7.10 The **new housing** is located in an arc mainly around the western and northern sides of the listed building, with a single house on Earls Cross Gardens. There is a mix of sizes and designs:

- 11 detached houses – House types A – 3 houses, B - 6 houses, and C - 2 houses
- 2 semi-detached cottages
- 4 flats in a single 2 storey block

7.11 The new housing is, whilst modern, of a traditional form and proportion and is considered to be acceptable in terms of its design and materials, which include wet harl wall finishes and timber vertical detailing, with 40 degree slate roofs. These are considered to complement the existing building.

The numbers and density of proposed new housing is considered to be acceptable

7.12 The ground conditions are sandy and free draining. Notwithstanding this, a buried surface water attenuation tank is to be located at the southern side of the entrance to the development from Earls Cross Gardens on an area of flat land.

7.13 Low level bollard type lighting for public spaces is proposed in order to reduce the visual impact of the site during darkness.

7.14 Bin storage and heating for the former hostel is to be provided in a fenced off area to the west of the building. The new housing will have individual air source heat pumps.

7.15 Link footpaths are to be provided from the woodland to the west and north of the site into the development; one path between plots 1 and 2, the second between plots 10 and 11. It is proposed to finish the paths in a quarry dust type material, with a width of 1 metre.

7.16 The open grassed areas are to be maintained under a shared factoring agreement organised by the developer.

7.17 A financial contribution is proposed to the Council for nearby play facilities, rather than providing these on site.

- 7.18 The developer proposes a mix of trees across the site including rowan, birch and beech half standards which will be maintained at the developer's expense.
- 7.19 **Representations** mainly relate to access and traffic issues. As set out above, most of the vehicle traffic would come from Earls Cross Gardens, with very limited traffic along Earls Cross Road. The developer has indicated that a maintenance agreement will be put in place for communal open areas.
- 7.20 I would recommend that the access paths are to the standard identified by the Access Officer – namely, 2.4 metres wide and finished with a sealed surface, with boundary access gates. These are matters which can be controlled by condition.
- 7.21 The Council's Archaeologist has indicated that an ARC1 condition is recommended (programme of archaeological works) and that if Committee are minded to approve the house on Plot 1, a full and detailed excavation, including all necessary conservation, post excavation analysis and results publication of this area is required to be undertaken by the developer. These are matters which can be controlled by condition.
- 7.22 The Housing Service has advised that the Affordable Housing policy is applicable to this development – namely, that at least 25% of the development is 'affordable'. The delivery of this on the site is considered to be best achieved by being outside of the listed building within the new build houses and flats. The 4 new flats and 2 semi-detached cottages are considered to be the most appropriate 'affordable' units. A verbal update will be provided on this to Committee. The delivery of the affordable housing can be secured by an appropriate legal agreement, such as a section 75. The legal agreement should be entered into with the developer prior to the issuing of any permission.
- 7.23 The development of the site is somewhat speculative, not having been identified in either the Adopted or Deposit Draft Local Plans for specific re-development or housing expansion – it is very much a windfall development proposal. Nevertheless, there is merit in the application, providing a further life for the Category B Listed Building and additional housing, including an affordable element, for Dornoch. The site has an attractive outlook towards the seascape with wide panoramic views and a very open feel, particularly from the Listed Building. The new housing is more sheltered, particularly Plots 5 to 14, with less of an open panoramic seascape.

8. CONCLUSION

- 8.1 The proposal is considered to accord with the Development Plan policies. The redevelopment of the Listed Building is considered to be relatively sympathetic and the new housing is of a density and design which does not over-dominate the Listed Building. The layout does not over-dominate the site and uses a 'best-fit' line over the existing contours, with relatively little impact on the amenity of the existing new housing at Earls Cross Gardens.

RECOMMENDATION

Action required before decision issued	Y	
Notification to Scottish Ministers	n	
Notification to Historic Scotland	Y	
Conclusion of Section 75 Agreement	Y	Affordable Housing; Play area contribution
Revocation of previous permission	n	

Reason : The delivery of the affordable housing can be secured through an appropriate legal agreement, such as a section 75. The legal agreement should be entered into with the developer prior to the issuing of any permission.

Subject to the above, it is recommended the application for Planning Permission (09/00363/FULSU) be Granted and Listed Building Consent (09/00362/LBCSU) be Granted subject to the following conditions and reasons and the prior conclusion of an appropriate legal agreement to secure:

- 1) Affordable housing provision on the site; and**
- 2) An appropriate contribution to the Roads Authority for the provision of play facilities in the area.**

Furthermore, Members should note that any approval must be referred to Scottish Ministers to allow them the opportunity to call in the application as the proposal involves works to, and the demolition of part of, a Category B Listed Building.

Planning Permission (09/00363/FULSU)

1. The development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice.

Reason : In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

2. No development shall start on site until the completed Notice of Initiation of Development (NID) form attached to this planning permission has been submitted to and acknowledged by the Planning Authority. From the date of acknowledgement, the Site Notice attached to it shall be posted in a publicly accessible part of the site until the development is completed.

Reason : In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

3. Upon completion of the development the completed Notice of Completion form attached to this decision notice shall be submitted to the Planning Authority.

Reason : In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

4. Except as otherwise provided by the terms of this permission, the developer shall construct and operate the development in accordance with the plans and supporting information submitted with the application and docquetted as relative hereto with no deviation therefrom unless otherwise approved in writing by the Planning Authority.

Reason : In order to clarify the terms of the permission hereby granted and to ensure that the development is implemented as approved.

5. Prior to the commencement of development, a programme of archaeological work for the preservation and recording of any archaeological features affected by the proposed development, including a timetable for investigation, all in accordance with the attached specification, shall be submitted to and require the approval in writing of the Planning Authority. All arrangements thereby approved shall be implemented by the developer at his expense in accordance with the approved timetable for investigation.

Reason : In order to ensure the protection of the archaeological interest of the site.

6. Prior to the commencement of any development, the developer shall
- Notify the Royal Commission on the Ancient and Historic Monuments of Scotland (RCAHMS) of their intention to carry out the work
 - Thereafter allow RCAHMS reasonable access to record the building for at least 3 months following the granting of consent and the giving notice of this to the Commission, during which time demolition may not be undertaken unless RCAHMS has indicated in writing that its record has been completed or that they do not wish to record it.

Reason : In order to allow the necessary recording of the Listed Building by RCAHMS.

7. Prior to the commencement of development the developer shall provide a written specification and appropriate plans detailing the access link paths to the adjacent woodland areas for the written approval of the Planning Authority. For the avoidance of doubt, the paths shall be at least 2.4 metres wide and finished with a sealed surface, with boundary access gates having a minimum opening width of 1.2 metres.

Reason: In order to provide for suitable public access.

8. Prior to the commencement of development, the developer shall provide written confirmation to the Planning Authority of a factoring and maintenance agreement in perpetuity for the communal open areas. A suitably qualified consultant shall be engaged by the developer to ensure that the Landscape Plan is implemented to the agreed standard. Stages requiring supervision shall be agreed in writing with the Planning Authority prior to the commencement of development and completion certificates for each stage shall be submitted for the approval in writing of the Planning Authority.

Reason: To ensure that all landscaping and maintenance is carried out to the agreed standard, in the interests of amenity and for the avoidance of doubt.

9. Prior to the commencement of development, a fully detailed scheme of landscaping for the site, including a scheme of maintenance, shall be submitted to and require the approval in writing of the Planning Authority. All planting thereby approved shall be undertaken in the first planting season following commencement/completion/occupation of the development and shall thereafter be maintained in accordance with the approved scheme of maintenance. Any plants which, within a period of five years from the commencement/completion/occupation of the development die, are removed, or become seriously damaged or diseased, shall be replaced in the immediately following planting season with others of a similar size and species.

Reason: In the interests of amenity and in order to ensure that the development is adequately screened.

10. All drainage arrangements shall be provided to the satisfaction of the Planning Authority, in consultation with the Scottish Environment Protection Agency, the Drainage Authority and the Building Standards Authority. For the avoidance of doubt, the existing combined waste and rainwater drainage pipes from the Listed Building shall be directed to the new sewer system serving the development and separate land soakaways (SuDS) as appropriate.

Reason: In the interests of amenity and public health.

11. All access arrangements shall be provided to the satisfaction of the Planning Authority in consultation with the Roads Authority prior to the commencement of any development. For the avoidance of doubt, the development shall be undertaken following the prior conclusion of a Road Construction agreement with the Roads Authority. All construction traffic associated with the development shall use the new access road from Earls Cross Gardens, with the exception of any traffic associated with the demolition of Earls Cross Cottage and the extension to the Listed Building, unless otherwise agreed in writing with the Planning Authority in consultation with the Roads Authority prior to the commencement of any specific works. Only 3 units in total shall be served from Earls Cross Road.

Reason: In the interests of road safety and for the avoidance of doubt.

12. The external finishes of the new houses and flats shall be a wet harl wall finish with vertical timber detailing and slate roofs, or as may otherwise be agreed in writing with the Planning Authority prior to the commencement of development. For the avoidance of doubt, the developer shall confirm the colour of the wet harl in writing for the approval in writing of the Planning Authority prior to the commencement of development.

Reason: In the interests of amenity and for the avoidance of doubt.

13. The external lighting of the public open space, including the roads and footpaths shall be provided by means of low level bollard type lighting, or as may otherwise be agreed in writing with the Planning Authority in consultation with the Roads Authority.

Reason: In order to reduce the visual impact of the site during darkness and minimise light pollution.

14. The redevelopment of the Listed Building shall be substantially completed prior to the commencement of any construction works on the houses for open market sale.

Reason: In order to safeguard the Category B Listed Building and for the avoidance of doubt.

15. From the date of this permission, no trees shall be cut down, uprooted, topped, lopped (including roots) or wilfully damaged in any way by the developer without the prior written permission of the Planning Authority.

Reason: To ensure the protection of retained trees during construction and thereafter.

16. A minimum separation of 15 metres, or as may otherwise be agreed in writing with the Planning Authority prior to the commencement of any development on site, shall be maintained between retained trees to the north west and any proposed development in order to avoid future conflict due to safety concerns and restricted light or views.

Reason: In order to secure a safe distance between existing trees and any new development.

17. Prior to any excavation, all retained trees shall be protected by the developer against construction damage using Herras fencing secured to fixed posts and located beyond the Root Protection Area (in accordance with BS5837:2005 Trees in Relation to Construction). Fencing shall be inspected and approved in writing by the Planning Authority prior to the commencement of ground works.

Reason: To ensure the protection of retained trees during construction and thereafter.

18. Prior to the commencement of development, the developer shall submit written and plan details of a permanent barrier to prevent vehicles from Earls Cross Road driving into the new section of road from Earls Cross Gardens for the approval in writing of the Planning Authority in consultation with the Roads Authority.

Reason: In the interests of road safety, amenity and for the avoidance of doubt.

Listed Building Consent (09/00362/LBCSU)

1. The work to which this Listed Building Consent relates must commence within FIVE YEARS of the date of this decision notice.

Reason : In order to accord with the statutory requirements of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

2. Except as otherwise provided by the terms of this permission, the developer shall construct and operate the development in accordance with the plans and supporting information submitted with the application and docketed as relative hereto with no deviation therefrom unless otherwise approved in writing by the Planning Authority.

Reason : In order to clarify the terms of the permission hereby granted and to ensure that the development is implemented as approved.

3. Prior to the commencement of any development, the developer shall
 - Notify the Royal Commission on the Ancient and Historic Monuments of Scotland (RCAHMS) of their intention to carry out the work
 - Thereafter allow RCAHMS reasonable access to record the building for at least 3 months following the granting of consent and the giving notice of this to the Commission, during which time demolition may not be undertaken unless RCAHMS has indicated in writing that its record has been completed or that they do not wish to record it.

Reason : In order to allow the necessary recording of the Listed Building by RCAHMS.

4. The external finishes of the new porch entrance and hallway shall be confirmed for the prior approval in writing of the Planning Authority prior to the commencement of any development. For the avoidance of doubt, the area of wall which is exposed as a result of the demolition of the modern single storey extension shall be finished to match the existing external wall finish to the satisfaction of the Planning Authority.

Reason: In the interests of amenity and for the avoidance of doubt.

5. The developer shall undertake the redevelopment of the Listed Building prior to the commencement of any construction works on the houses for open market sale.

Reason: In order to safeguard the Category B Listed Building and for the avoidance of doubt.

Signature: Allan J Todd
Designation: Area Planning & Building Standards Manager (Caithness, Sutherland and Easter Ross)
Author: Bob Robertson, Principal Planner
Report Date: 21 October 2009

Background Papers: Highland Structure Plan (2001)
South and East Sutherland Local Plan (2001)
Deposit Draft Sutherland Local Plan (2009)
As referred to in the report above and case file reference numbers
09/00363/FULSU & 09/00362/LBCSU

Relevant Plans: 09/00363/FULSU Plans 1-27
09/00362/LBCSU Plans 1-12



09/00362/LBCSU - Conversion of Ambassador House to 9 apartments, demolition rear extension (Listed Building Consent) (Amended application to 09/00187/LBCSU)
 09/00363/FULSU - Conversion of Ambassador House to 9 apartments, demolition of rear extension and demolition of Earls Cross Cottage. Erection of 11 detached houses, 4 flats and 2 semi-detached houses. Formation of new access road from Earls Cross Gardens (Planning Permission) (Amended Application to 09/00186/FULSU)

Global Construction
 per Matheson Mackenzie and Ross
 Royal Bank Buildings
 High Street
 Dingwall
 IV15 9HA

DORNOCH

Proposed residential development
at Ambassador House.

Site layout

1:500 | A1

July 09

NHR

status

D7.08.D10 A