

KEY INFORMATION

Ward The Ferry

Proposal

Alterations to Convert Existing House into Six Residential Units. Conversion of Existing Stable Block into One Residential Unit. Renovation and Extension of Existing Gatehouse to Form One Residential Unit.

Address

Aystree House
26 Victoria Road
Broughty Ferry
Dundee

Applicant

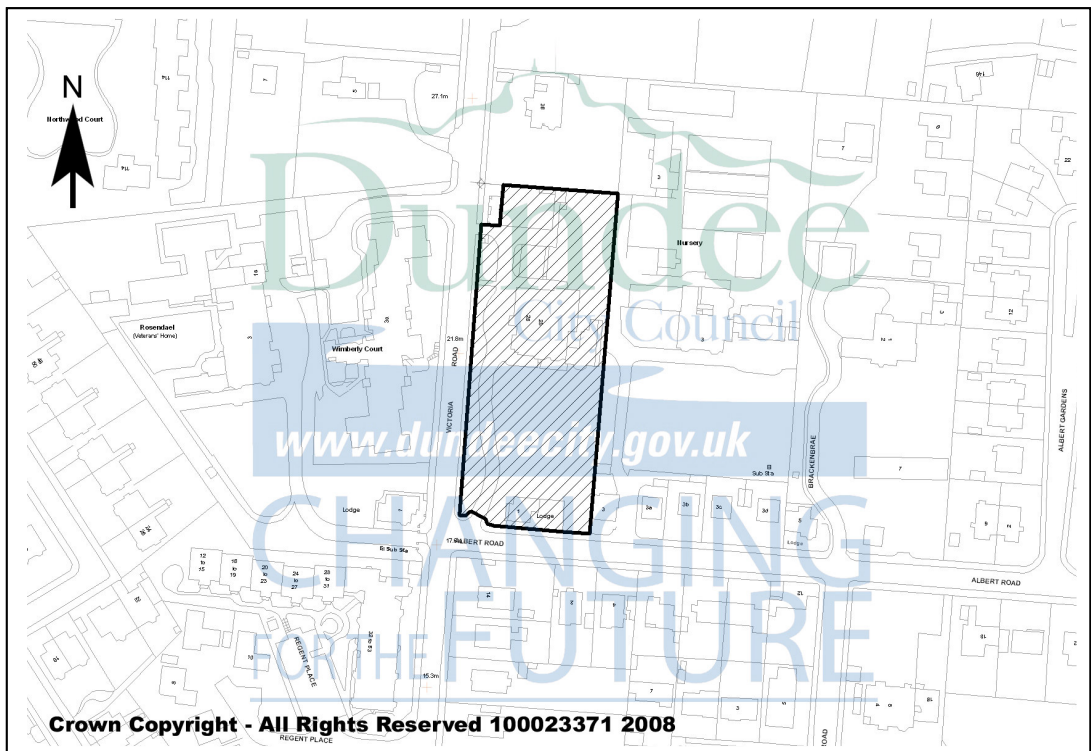
Morton Properties
217 Brook Street
Broughty Ferry
Dundee DD5 2AG

Agent

James F Stephen
Milton Studio
Glamis
Angus DD8 1RG

Registered 31 Oct 2008

Case Officer P Macari



Proposed Alterations to Listed Building in Victoria Road

Alterations and extensions to an existing house and outbuildings are **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of Planning and Transportation.

RECOMMENDATION

The proposed redevelopment of Aystree meets the criteria of the Development Plan and the statutory duty set out in Sections 14 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. The proposals are considered to enhance and restore the appearance of A and B listed buildings as well as the surrounding West Ferry Conservation Area while also preserving the internal features of significant historic interest. It is therefore recommended that listed building consent be granted subject to conditions.

SUMMARY OF REPORT

- This application seeks listed building consent for the conversion of an A listed mansion house into six flats, the conversion of a B listed coach house and stables into a single dwellinghouse and the erection of a single storey extension to a B listed Gatehouse at Aystree, 26 Victoria Road, Broughty Ferry.
- Policy 59 (Alternative Uses for Listed Buildings), Policy 60 (Alterations to Listed Buildings) and Policy 61 (Development in Conservation Areas) of the Dundee Local Plan Review 2005 are relevant to the outcome of this Listed Building Application. Sections 14 and 64 of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997 is also relevant.
- Two letters of objection and one letter of representation have been received from neighbouring residents concerned about the impact the proposed carports will have on the setting of the listed buildings and West Ferry Conservation Area, noise disturbance, the condition of the Victoria Road entrance to the application site, noise disturbance from construction traffic, construction traffic parking in front of 30 Victoria Road, construction traffic using the Victoria Road entrance to the application site, fire separation and upgrading of acoustic insulation between 30 Victoria Road and the existing coach house and stable.
- The concerns of the objectors are not supported. The proposals comply with the provisions of the development plan and Sections 14 and 64 of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997.

DESCRIPTION OF PROPOSAL

This application seeks listed building consent for the conversion of an A listed mansion house into six flats, the conversion of a B listed coach house and stables into a single dwellinghouse and the erection of a single storey extension to a B listed Gatehouse at Aystree, 26 Victoria Road, Broughty Ferry.

The external works to Aystree House will involve partially demolishing the existing extension to the original conservatory, restoring the original conservatory, erecting a six space carport, restoration of the existing windows, the installation of replacement windows if necessary on a like for like basis, the installation of conservation roof lights on the north and eastern roof planes, the restoration of existing decorative timber features and bargeboards and the formation of additional window openings at basement level as well as the installation of vents and flues on private elevations and restoration of the existing rainwater goods and ironwork.

The internal works to Aystree house will involve the removal of existing partitioned storage space behind the main stair, the removal of existing partitions in the main rooms on the ground, first and second floors. The proposals will include closure of existing internal door openings and the erection of partition walls and four stair cases to form six flatted units. As a result of down takings and partitioning, the proposals will also include the restoration and replication of existing decorative corncing and panelling. The basement will be redeveloped to form habitable rooms with window openings in the south and eastern elevations.

The external works to the gatehouse will include the removal of the existing porch extension to the rear elevation, the replacement of the main entrance with a fixed glazed panel and the erection of a single storey extension that will adjoin the north elevation of the house. The internal layout of the original lodge house will be altered to provide two bedrooms and two

bathrooms. This will involve the partial removal of the internal wall separating the entrance hall from the existing living room and the subdivision of the kitchen to form a hall and bathroom. The proposed extension will be of a contemporary design and will provide a kitchen/dining area as well as additional living space. The extension will have a mono-pitched roof with a northern aspect. Given the topography of the application site the roof of the



proposed extension shall be finished in grass to minimise the visual impact of the new build element of the proposal on the A listed building. The proposed extension shall be finished in a smooth render, timber cladding and floor to ceiling glazed panels.

The redevelopment of the existing coach house and stables will involve the replacement of the original timber sliding doors on the south elevation with glazed panels and doors to match the existing south facing windows. The existing hayloft door will be replaced with modern French doors and a Parisian balcony. A bank of floor to ceiling glazing will be installed mid-way along the eastern elevation to provide light to the main living space and an outlook over the garden ground

allocated to the proposed house. A sliding timber screen will be installed next to the new windows for decorative purposes. The existing east facing roof lights are to be restored. Internally, the layout of the coach house will remain largely unchanged with the only alterations being the removal of the stable partitions and the erection of partition walls to form bedrooms and en-suite bathrooms on the ground floor.

External to the buildings, the redevelopment proposals will also include the felling of several mature trees along the western elevation of the application site, the restoration of the Victoria Road access and the subdivision of the existing garden ground to serve the proposed house and flats.

SITE DESCRIPTION

The application site is situated on the western side of Victoria Road on the northern corner of the junction between Victoria Road and Albert Road. The site is situated within the West Ferry Conservation Area.

The application site is enclosed by a 2-3m high stone built boundary wall. Access to the site is taken from the south western corner of the site at the junction between Victoria Road and Albert Road. The application site comprises a B listed gatehouse located in the south western corner of the site to the east of the main access, a b listed stable located in the north western corner of the site and an A listed 2.5 storey dwelling

positioned centrally in the application site.

Aystree House is a mansion house dating from 1903 and constructed to an arts and crafts design created by Charles G Soutar in association with Charles Ower. The house has a mixture of ashlar, harled and timber elevations. The house has a variety of window styles. There is a decorative timber framed conservatory that adjoins the eastern elevation of the house. The conservatory in its current form is in a state of dereliction. The house is spread over four levels with the existing basement providing extensive storage facilities and the attic level providing staff accommodation. The ground and first floors display excellent examples of Art-nouveau

detailing, including some original light fixtures, bathroom ceramics, door furniture and most chimneypieces. The interior detailing includes a rib-vaulted porch; oak panelled hall with canopied chimneypiece, built-in dresser, beamed ceiling, screen to stairs, original Liberty pattern stencilled jute frieze and a panelled cloakroom. There is also a large inglenook in a panelled drawing room with a mixed style chimneypiece and stained glass windows flanking. The library has built-in shelves with a tree pattern frieze by Liberty as well as a chimneypiece of coloured tesserae flanked by bow-fronted glazed cupboards. There is a dining room with a dado and beamed ceiling, copper canopied and timber chimneypiece inscribed 'well befall hearth and hall'; built-in sideboards in similar style inscribed 'not meat but cheerfulness maketh the feast'. To the rear of the ground floor there is a still room with ceramic cold slabs, a fitted napery. Rising through the centre of the house is an oak staircase with panelling at landing levels and open-work balusters.

The gatehouse is also of an arts and crafts design created by Charles Ower and dates from 1903. The gatehouse is a single storey, L-plan lodge with bull-faced rubble and ashlar dressings with chamfered margins. The building has timber framed sash and case windows with six-pane top sashes; half-timbered and harled gables with plain bargeboards and deep eaves. There are two tall coped chimney stacks with terracotta cans projecting from the roof. The roof is hipped and finished in brown concrete tiles. The main entrance to the house is located on the west elevation and takes the form of a solid timber door with fanlight. There is a small flat roof modern porch extension to the east elevation of the house. It is of poor design and condition. The southern elevation of the house lies immediately to the north of the southern boundary wall that encloses the site.

The coach house is also a Charles Ower design and takes the form of a single storey rectangular-plan, coach house and stables with attic. The building has bull-faced masonry, ashlar dressings with chamfered reveals and a red tiled roof to match

the mansion house. The stables and coach house have top-hopper style windows. There are examples of half-timbered and harled arts and crafts gables with plain bargeboards, bracketed eaves and moulded stacks with mostly original terracotta cans. The southern elevation of the coach house has doors at centre with windows flanking. The upper floor of the southern elevation is a jettied gable with hayloft door and hoist above. Part of the Coach House and Stable has already been converted into a house.

The site slopes from north to south and there are examples of mature trees and shrubbery sparsely populating the western elevation and densely populating the northern and eastern



elevations. There are two areas of garden. The garden ground to the north of the mansion house and east of the coach house and stable formed a vegetable garden with fruit trees in the area now grassed. There is an extensive area of garden to the south of the mansion house that is grassed. There is a mature hedge that separates this area of garden ground from the access road to the west of the site. The hedge also divides the front garden ground in half where there is a level change of approximately 1m. The access road follows the western boundary of the application site and is bound on either side by mature trees and hedging. There are redundant gas lamps located along the eastern side of the access road on decorative lamp standards approximately 2.5m in height.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

There are no policies relevant to the determination of this application.

Dundee Local Plan 2005

The following policies are of relevance:

Policy 59: Alternative Uses For Listed Buildings - suitable alternative uses will be considered for listed buildings where this is necessary to secure their future. Any adaptation of the fabric must be undertaken carefully and sensitively and have minimum impact on the architectural and historic interest, character and setting of the building. Reference should be made to other policies in the Plan.

Policy 60: Alterations To Listed Buildings - the alteration of a listed building will only be acceptable where the proposals have regard to the preservation or enhancement of its architectural or historic character. Alterations will not be permitted where the works would diminish the architectural integrity of the building or its historic interest.

The City Council will provide specific supplementary guidance on the following: window and door alterations, advertisements, shop fronts, roller shutters, treatments to masonry and painting and use of materials.

Policy 61: Development Within Conservation Areas - within Conservation Areas all Development Proposals will be expected to preserve or enhance the character of the surrounding area. This will require the retention of all features which contribute to the character and appearance including unlisted buildings of townscape interest, trees and landscape features and historic pattern of streets and spaces, as identified in the Conservation Area management plans to be advanced in the near future.

Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:

SPP23 Planning and the Historic Environment

Scottish Historic Environment Policy

Memorandum of Guidance on Conservation Areas and Listed Buildings 1998 (Historic Scotland)

Non Statutory Statements of Council Policy

The following policy statements are of relevance:

Dundee - The Urban Design Guide

SUSTAINABILITY ISSUES

There are no specific sustainability policy implications arising from this application.

SITE HISTORY

There is no planning history of relevance to the outcome of this application.

This application is accompanied by planning application 08/00766/COU which appears elsewhere on the agenda.

PUBLIC PARTICIPATION

This application was advertised in the Dundee Evening Telegraph and Edinburgh Gazette as development affecting a listed building and conservation area. Consequently, two letters of objection have been received from neighbouring residents concerned about the visual appearance of the western entrance to the coach house and stable. Concern has also been raised in relation to the massing of the proposed carports due to the hipped roofs, noise disturbance and the consequent impact the proposals will have on the character and setting of the listed buildings and surrounding West Ferry Conservation Area.

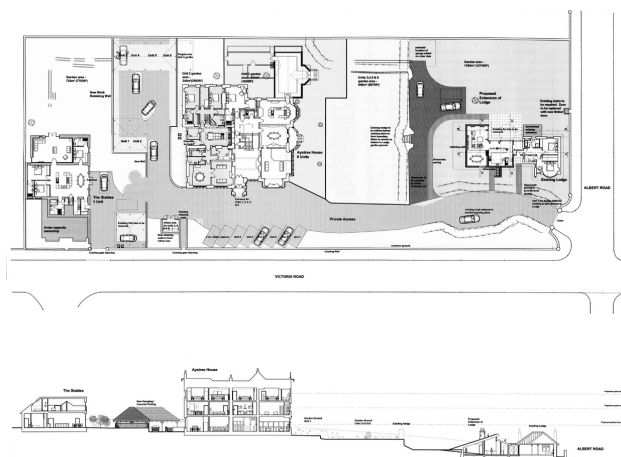
A letter of representation has also been received seeking assurances that should planning permission be granted, construction work will be limited to hours between 0830 and 1730 Monday to Friday, construction traffic will only make use of the main entrance to the application site and not the Victoria Road entrance, and, no construction traffic will park on in front of 30 Victoria Road. Two further assurances were also requested regarding the upgrading of the acoustic insulation and fire separation between

30 Victoria Road and the adjoining coach house and stable.

Members will already have had access to copies of the objection letter and the issues are discussed in the "Observations" section below.

CONSULTATIONS

Historic Scotland have been consulted informally and their comments passed on to the applicant. Additional justification and supporting statements for the proposed works addressing the issues raised by Historic Scotland has been submitted. Historic Scotland has since informally confirmed their satisfaction at the proposed works to the mansion house and coach house



and stable. Their concerns relating to the size of the proposed extension to the gatehouse remain unchanged and it has been recommended that the Council as Planning Authority assess the extension against the contents of paragraph 37 of SPP23 and paragraphs 3.44 - 3.51 of the Scottish Historic Environment Policy. As the proposed extension to the B listed gatehouse is not an enabling development, paragraph 37 of SPP23 is not considered relevant to the outcome of this application.

Broughty Ferry Community Council is supportive of the proposals.

The Council's Forestry Officer has expressed concern at the loss of several mature trees that add to the vitality and character of the West Ferry Conservation Area. However, it is considered that the issues of tree retention, protection and replacement can be addressed by way of condition.

OBSERVATIONS

Statutory Requirements

In accordance with Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, the Council is required to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

In accordance with Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 the Council is required to have special regard to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

Aystree mansion house was formerly used as a house of multiple occupations. The A listed building has been empty for several years. In that time the building has suffered the indignity of vandalism and the effects of various types of dampness and rot as a result of poor maintenance. The proposals will secure the future of the A listed building while also setting a precedent for future maintenance and repair through making good any

external defects caused by age and redundancy. The internal alterations shall minimise the impact of adaptation and modernisation through the replacement and repair of the historic fabric of the building damaged or uncovered as a result of the proposed works. The restoration of the A listed building will include the re-use of existing fixtures and fittings.

In a similar vein the conversion of the existing coach house and stable, will promote the re-use and continued maintenance of the building safeguarding its future and contribution to the West Ferry Conservation Area. The internal alterations will secure the preservation of the original tiles floor, oak panelling, doors and tiled walls. The external alterations will provide modern window openings as well as feature French doors and Parisian balcony at first floor level that will open up the attic space maximising the usable living space of the building while preserving the historic fabric

through the re-use of existing internal features and fittings. The proposed alternative uses of Aystree mansion house and the coach house and stable will involve essential maintenance to restore both the interior and exterior of the buildings. This will involve the formation of additional window openings and the use of modern materials where the originals cannot be repaired or sourced. However, the applicant's supporting statement and plan notes reiterate that every care shall be taken to ensure that replacement fixtures and fittings do not detract from the historic character of the buildings. The use of modern materials, fixtures and fittings shall be controlled by condition should the Committee be mindful to grant listed building consent. Overall the proposals are considered to preserve and enhance the appearance of both buildings.

The proposals seek to restore and enhance the appearance of the A listed Aystree mansion house and B listed coach house and stable, and, gatehouse. This is demonstrated by the kitchen area of each flat in the mansion house and coach house and stable. To preserve the historic fabric of the interior of the A and B listed buildings, the kitchens are "island" in design as they are free standing and centrally positioned in each room. Similarly, the external alterations to Aystree will involve like for like repairs with the formation of new window openings being complemented with the installation of windows that match those of the existing building in terms of style, finish and opening mechanism.

Of considerable importance is the proposed restoration of the original conservatory extension to the eastern elevation of Aystree mansion house. While the proposals involve the removal of a substantial green house extension to the original conservatory, the proposals will involve the complete restoration of the existing conservatory including the decorative timber and iron features along the eaves and ridge of the structure.

With regard to the proposed extension to the gatehouse, the extension is positioned and designed to appear ancillary yet independent from the original building. This is demonstrated where the extension joins the existing gatehouse. Rather than form an additional opening in the northern

elevation of the building, the existing kitchen window opening has been increased to form an enclosed hallway between the original gatehouse and the main living space of the proposed extension. It is also proposed to reconfigure the internal layout of the original building to allow for the formation of two bedrooms and associated bathrooms. Such alterations will involve the removal and erection of a partition wall as well as the replacement of the original entrance and timber door with a fixed glazed panel. The existing entrance door is considered to enhance the appearance of the B listed gatehouse while its retention would lessen the impact of the proposed extension on historic public elevations of the original building. Therefore, should the Committee be mindful to grant listed building consent the retention of the original door as a shutter over the proposed fixed glazed panel will be addressed by way of condition. This solution would retain the historic character of the building while also facilitating the modernisation of the B listed building as a contemporary dwellinghouse.

The proposals seek to restore and enhance the external fabric of Aystree mansion house which even in its current form contributes hugely to the historic character of the West Ferry Conservation Area. Although the tree lined western boundary contributes to the leafy setting of listed buildings and conservation area surrounding the site, the removal of some of these trees will expose the ornate carved stone and decorative timber features of the southern and western elevations. This will enhance the appearance of the historic Victoria Road streetscape while also exposing the prominent frontages of the A listed mansion houses to the benefit of the West Ferry Conservation Area. The issue of tree protection, retention and replacement can be addressed by way of condition should the Committee be mindful to grant listed building consent.

Only the roofs of the new build carports will be visible over the high stone boundary walls to the west of the site. However, the roofs of the carports are designed to replicate the scale, massing and pitch of the existing mansion house, and coach house and stable. Therefore, when viewed from Victoria Road the carports will have the appearance of outbuildings.

Although the proposed carports will have the appearance of a modern addition to the Conservation Area, the mixture of traditional roof design along with contemporary open steel framed elevations ensures that the carports will blend with the historic character and setting of the application site while maintaining their independence as neither feature is intended to assume the appearance of the listed buildings.

The proposed extension to the B listed gatehouse is considered to be a positive addition to the West Ferry Conservation Area. This is because the proposed extension by virtue of design does not attempt to blend or replicate features of the existing gatehouse. Instead the proposed extension through the use of sympathetic contemporary finishing materials and high quality modern design demonstrates that different styles of architecture can integrate to have a positive impact upon historic surroundings.

Although no details of the restoration of the western entrance to the application site have been submitted, the applicant has confirmed that the proposals also involve the restoration of the original coach house and stable entrance from Victoria Road. In its present condition the gate and entrance detract from the historic character and setting of the listed buildings and streetscape of the conservation area. The proposed restoration works will greatly enhance the appearance of the Victoria Road streetscape while also providing security and privacy to the converted coach house and stable. Should the Committee be mindful to grant listed building consent, this matter will be addressed by condition.

The Statutory Requirements under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 are discharged in the assessment of the proposals above. The proposed redevelopment of Aystree mansion house and associated buildings is considered to restore and enhance the appearance of the listed buildings and surrounding West Ferry Conservation Area.

Other Material Considerations

The other material considerations to be taken into account are as follows:

- a The Development Plan

The proposed redevelopment of Aystree mansion house and associated buildings is considered to meet the criteria of Policy 59 (Alternative Uses of Listed Buildings), Policy 60 (Alterations to Listed Buildings) and Policy 61 (Development in Conservation Areas) of the Dundee Local Plan Review 2005. This is because the proposals seek to restore and enhance the appearance of the A and B listed buildings through the repair and replacement on a like for like basis of the external historic fabric of the mansion house while promoting the re-use, continued maintenance and longevity of the historic buildings. The proposals also seek to enhance the appearance of the West Ferry Conservation Area and historic streetscapes of Victoria Road and Albert Road through the introduction of contemporary high quality design and finish as well as the restoration of the existing Victoria Road entrance to the application site.

b Scottish Historic Environment Policy

With regard to the proposed redevelopment of Aystree mansion house and associated buildings, paragraph 3.44 of the Scottish Historic Environment Policy states "Applications should demonstrate that in arriving at a strategy for intervention, the importance of the building has been clearly understood and those features which contribute to its special interest have been identified." The proposals demonstrate that the main features of architectural merit and historic importance have been identified and retained. This is evident in the formation of new window and door openings, restoration of the original conservatory extension and the retention of redundant door openings where the extent of work has been limited to safeguard the historic internal and external fabric of the A and B listed buildings. Most notably this is evident on the ground floor of Aystree mansion house where the main entrance hallway and Liberty furnishings have been retained in their entirety.

Paragraph 3.50 of the Scottish Historic Environment Policy states that "Where a proposal involves alteration or adaptation which will sustain or enhance the beneficial use of the building and does not adversely affect the special interest of the building, consent should normally be granted."

Although Historic Scotland has expressed concern over the scale of the proposed extension to the gatehouse, in compliance with paragraph 3.50 above, the proposals will provide additional modern living space that will allow for the continued use of the building as a domestic dwelling without compromising the special interest of the building. This is because the main entrance, original windows and public elevations will be retained while the extension will be of a modern design finished in natural materials so as not to detract from the appearance of the B listed building.

c Views of the Objectors

Two letters of objection have been received from neighbouring residents concerned about noise disturbance, the impact of the proposed carports on the listed buildings and the condition of the western entrance to the application site.

The impact that the proposed carports will have on the existing A and B listed buildings as well as the surrounding West Ferry Conservation Area has been assessed in the Observations section of this report under the subheading "Statutory Requirements". It has been concluded that the proposed carports are a welcome addition as they combine both modern and traditional architecture to provide a modern feature that does not detract but complements the appearance of the listed buildings. Although the applicant has not submitted details of the proposed western entrance to the application site, it is considered that this matter can be addressed by condition. These concerns are therefore not supported.

With regard to concerns relating to noise disturbance. These are not material considerations in the assessment of an application for listed building consent but have been addressed in the report for planning application 08/00766/COU which appears elsewhere on this agenda.

The views of the Objectors are not supported.

Design

The design of the proposed carports, extension to the B listed gatehouse as well as the modern alterations to the B listed coach house and stable are considered to enhance the appearance

of the buildings while also demonstrating that modern and traditional architecture can combine to have a positive effect on the surrounding properties and conservation area.

CONCLUSION

The proposed redevelopment of Aystree meets the criteria of the Development Plan and the statutory duty set out in Sections 14 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. The proposals are considered to enhance and restore the appearance of A and B listed buildings as well as the surrounding West Ferry Conservation Area while also preserving the internal features of significant historic interest.

RECOMMENDATIONS

Recommendation 1

This consent shall not be issued unless and until Historic Scotland has formally decided that the listed building application will not be called in for determination by the Scottish Government.

Recommendation 2

It is recommended that consent be GRANTED subject to the following conditions:-

- 1 The development hereby permitted shall be commenced within five years from the date of this permission.
- 2 BEFORE WORK STARTS ON SITE, method statements detailing the processes involved in restoring and repairing the external fabric (including the decorative timber features, ironmongery and carved stone work) of Aystree Mansion House, Gatehouse, Coach House and Stable shall be submitted to this Planning Authority for written approval and thereafter all works to restore and repair the exterior of the buildings shall be carried out in accordance with the details approved by virtue of this condition. For the avoidance of doubt, the details submitted to satisfy the requirements of this condition will include all finishing materials.

- 3 BEFORE WORK STARTS ON SITE, details including sections to a scale of no less than 1:20 of the proposed and replacement roof lights to be installed in the roof of Aystree Mansion House shall be submitted to this Planning Authority for written approval. Thereafter the proposed replacement roof lights shall be installed in accordance with details approved by virtue of this condition.
- 4 BEFORE WORK STARTS ON SITE, details of the processes involved in repairing and restoring the existing windows in Aystree Mansion House shall be submitted to this Planning Authority for written approval. hereafter all works associated with the repair and restoration of the existing windows shall be carried out in accordance with the details approved by virtue of this condition. For the avoidance of doubt, none of the existing windows shall be removed or replaced without written permission from this Planning Authority.
- 5 BEFORE WORK STARTS ON SITE, details to a scale of no less than 1:20 of all new windows and doors to be installed into Aystree Mansion House, Gatehouse and Coach House and Stable will be submitted to this Planning Authority for written approval. For the avoidance of doubt, the information submitted should be accompanied by a method statement demonstrating the processes and materials involved in forming new window openings and making good the historic fabric of the A and B listed buildings that surround the new window openings.
- 6 Full details of the position and form of all proposed ducts, flues and vents to be installed in Aystree Mansion House, Coach House and Stable and Gatehouse shall be submitted prior to the commencement of development and if approved, the development shall be carried out only in accordance with such approved details.
- 7 Full details of the processes involved in repairing and restoring the glazed central roof light to the internal courtyard of Aystree Mansion House shall be submitted prior to the commencement of development and if approved, the development shall be carried out only in accordance with such approved details.
- 8 BEFORE WORK STARTS ON SITE, details of the methods involved in restoring and repairing the existing rainwater goods on Aystree Mansion House, Coach House and Stable and Gatehouse shall be submitted to this Planning Authority for written approval. Thereafter all works to repair and restore the rainwater goods shall be carried out in accordance with the details approved by this condition. For the avoidance of doubt, none of the rainwater goods shall be removed or replaced without written permission from this Planning Authority.
- 9 Details of the processes including materials used in the restoration and repair of the existing conservatory adjoining the eastern elevation and the existing balcony on the southern elevation of Aystree Mansion House will be submitted to this Planning Authority for written approval prior to the commencement of work on site. Thereafter, the works involved in restoring both of these features will be carried out in accordance with the details approved by virtue of this condition.
- 10 Prior to the commencement of work on site, details of the processes involved in removing existing partitions, forming openings, removing existing door openings and making good the remaining and resulting fabric of Aystree Mansion House, Coach House and Stable and Gatehouse shall be submitted to this Planning Authority for written approval. Thereafter all internal works associated with the restoration and sub-division of the respective A and B listed buildings shall be carried out in accordance with the details approved by this condition.
- 11 BEFORE WORK STARTS ON SITE, details of the restoration and repair of the existing site entrances to the application site from Victoria Road and Albert Road, the surfacing materials of the respective driveways and paths as well as the existing lighting columns shall be submitted to this Planning Authority for written approval and thereafter all works associated with the restoration of the existing points of access shall be carried out in accordance with details approved by virtue of this condition.
- 12 BEFORE WORK STARTS ON SITE, details of the proposed finishing materials of the extension to the B listed Gatehouse and carports shall be submitted to this Planning Authority for written approval. Thereafter the proposed extension and carports shall be finished only in materials approved by virtue of this condition.
- 13 Prior to the commencement of work on site, details to a scale of no less than 1:20 showing the retention of the existing entrance door to the B listed Gatehouse as well as the installation of the proposed fixed glazed panel behind the door shall be submitted to this Planning Authority for written approval.
- 14 BEFORE WORK STARTS ON SITE, details of the proposed 1st floor Parisian balcony on the southern elevation and the timber sliding door on the eastern elevation of the B listed Coach House and Stable will be submitted to this Planning Authority for written approval. Thereafter the Parisian balcony and timber sliding door shall be hung in accordance with the details approved by this condition.
- 15 Details of the existing trees on the site to be retained and the method of protecting these trees during construction work shall be submitted to the Council for approval before any development is commenced and, if approved, the development shall be carried out only in full accordance with such approved details. The trees to be protected shall not be cut down, grubbed out, topped, lopped, uprooted or root pruned without the written consent of the

City Council. Any trees or shrubs removed without such consent or dying, or being severely damaged or diseased, shall be replaced with trees and shrubs of such size and species as may be directed by the City Council. For the avoidance of doubt the details submitted should be in accordance with BS5837: 2005 and should include details of all replacement trees to be planted on site.

Reasons

- 1 To comply with Section 16 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.
- 2 In the interests of safeguarding the historic fabric and appearance of the A and B listed buildings.
- 3 In the interests of safeguarding the appearance of the A listed house in relation to the surrounding Conservation Area
- 4 In the interest of safeguarding the historic fabric and appearance of the A listed Building.
- 5 In the interest of safeguarding the historic fabric and appearance of the A and B listed buildings.
- 6 In the interests of preserving the historic fabric and appearance of the A and B listed buildings.
- 7 In the interests of preserving the historic fabric of the A listed building.
- 8 In the interests of safeguarding the historic fabric of the A and B listed buildings.
- 9 In the interests of safeguarding the historic fabric and appearance of Aystree Mansion House.
- 10 In the interests of safeguarding the historic fabric, character and setting of the A and B listed buildings.
- 11 In the interests of restoring and enhancing the appearance of the Victoria Road streetscape and surrounding West Ferry Conservation Area.
- 12 In the interests of safeguarding visual amenity of the A and B listed buildings as well as the surrounding Victoria Road and Albert Road streetscapes.
- 13 In the interests of safeguarding visual amenity and preserving the historic fabric of the B listed building.
- 14 In the interests of safeguarding the visual amenity of the B listed Coach House and Stable.
- 15 In the interest of safeguarding environmental quality and the character and setting of the West Ferry Conservation Area and listed buildings.