

From: BrennanDG
Sent: 28 March 2019 12:16
To: info@albynarchitects.co.uk
Cc: Stephen Pirie
Subject: 19/00215/LBC - Alterations at Pavilion Traill Drive

Dear Mr Pirie,

PROPOSAL: Proposed Internal Alterations at Pavilion Traill Drive Montrose DD10 8EL.
APPLICATION: 19/00215/LBC

Thank you for the submission of the information submitted in respect of the application for the works proposed to the above property. Prior to the validation of the application I would make the following observations:

Description of development – I would seek to amend the description of development to read 'Listed Building consent for internal and external alterations to a listed building'. The flue element is considered to be an external alteration.

It may also be that the repainting works could be considered to be an external alteration depending on their nature. I would request details of the existing paint scheme together with details of the proposed paint scheme. Details of the painting works should also include details of any repairs to the existing building as part of these works such as render/patch repairs.

Detail of the flue proposed – Details of the flue (including materials/colour) in addition to interventions to the fabric of the building to accommodate it are required in order to assess its impacts on the listed building.

Internal alterations - From the plans submitted it would appear that the works proposed would subdivide the space within this listed building. The guidance contained in Historic Environment Scotland's Managing change in the historic environment guidance note on 'Interiors' notes that the 'plan form' of a listed building is a key component of the character and special interest of any listed building. I would also highlight that the benches and screen to be altered are included in the list description of the building and contribute to its special interest; as such, I would request plans showing the internal alterations in detail. I would also request a that a heritage/design statement be submitted which provides justification for all the works proposed (particularly the plan form, benches and screen changes proposed). A photographic survey should also accompany any plans and statement to aid in the assessment of the changes proposed.

Planning permission – The installation of a flue in connection with a biomass heating system (wood burning stove) would seem to require the benefit of planning permission.

I hope that the above is helpful in guiding you on the validation requirements for the application received. If you have any questions or should you wish to discuss further, please do not hesitate to contact me.

Yours sincerely,

Damian Brennan, Planning Officer (Development Standards), Angus Council,
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