

Item: 3.2

Planning Committee: 6 March 2019.

Part-demolition and Alterations at Woo, Sanday.

Report by Executive Director of Development and Infrastructure.

1. Summary

1.1.

Listed building consent is sought to demolish the majority of two walls, rebuild in block, partially clad with reclaimed stone from doughtings, replace roof, install curtain glazing and internal alterations at Woo, Sanday, which is a B Listed property. One objection has been received on the grounds of the works being inappropriate and invasive. No objection has been raised by any statutory consultee. The objection is of insufficient weight to merit refusal and was submitted prior to revisions made to the design secured during consideration of the application. It is considered that the development accords with Policies 1, 2 and 8 of the Orkney Local Development Plan 2017. Accordingly, the application is recommended for approval.

Application Numbers:	18/356/LB.
Application Types:	Listed Building.
Proposal:	Demolish the majority of two walls, rebuild in block, replace roof, install curtain glazing and internal alterations.
Applicant:	Mr Gilles Favier, Woo, Sanday, KW17 2AZ.
Agent:	Breck Designs, Kveldsro, Weyland Terrace, Kirkwall, KW15 1LS.

1.2.

All application documents (including plans, consultation responses and representations) are available for members to view at the following website address:

http://www.orkney.gov.uk/Service-Directory/D/application_search_submission.htm
(then enter the application number given below).

2. Consultations

Consultees have not objected or raised any issues which cannot be addressed by planning conditions.

3. Representations

3.1.

One objection has been received from:

- Dr Susan O'Connor, Scottish Civic Trust, The Tobacco Merchant's House, 42 Miller Street, Glasgow, G1 1DT.

3.2.

The objection is on the grounds of the appropriateness and invasive nature of proposed works noting that "structural distress should not be used as an excuse for poor design. For example, failed areas of stonework should be rebuilt using salvaged material – not concrete block and smooth render". This representation was made prior to amendment to the proposed development and does not accurately reflect the development as now proposed. The Scottish Civic Trust was notified of the significant amendments to the original plans, but no further response has been received.

4. Relevant Planning History

Reference.	Proposal.	Location.	Decision.	Date.
18/357/PP	Change of use of land and former mill to domestic and alterations to building.	Woo, Sanday, Orkney.	Pending.	Current.

5. Relevant Planning Policy and Guidance

The full text of the Orkney Local Development Plan 2017 (OLDP 2017) and supplementary guidance can be read on the Council website at:

<http://www.orkney.gov.uk/Service-Directory/D/Planning-Policies-and-Guidance.htm>

The policies listed below are relevant to this application.

- Orkney Local Development Plan 2017:
 - Policy 1 – Criteria for All Development.
 - Policy 2 – Design.
 - Policy 8 – Historic Environment and Cultural Heritage.
- Supplementary Guidance and Planning Policy Guidance:
 - Supplementary Guidance: Historic Environment and Cultural Heritage (2017).

6. Legal Aspects

6.1.

Section 25 of the Town and Country Planning (Scotland) Act 1997 as amended (the Act) states, "Where, in making any determination under the Planning Acts, regard is to be had to the development plan, the determination is, unless material considerations indicate otherwise...to be made in accordance with that plan..."

6.2.

Where a decision to refuse an application is made, the applicant may appeal under section 47 of the Act. Scottish Ministers are empowered to make an award of expenses on appeal where one party's conduct is deemed to be unreasonable. Examples of such unreasonable conduct are given in Circular 6/1990 and include:

- Failing to give complete, precise and relevant reasons for refusal of an application.
- Reaching a decision without reasonable planning grounds for doing so.
- Not taking into account material considerations.
- Refusing an application because of local opposition, where that opposition is not founded upon valid planning grounds.

6.3.

An award of expenses may be substantial where an appeal is conducted either by way of written submissions or a local inquiry.

7. Assessment

7.1. Site and Proposal

The property Woo is also known as the former Scar water mill and is associated with other buildings including a farm complex, Scar House and a former windmill. The building is category B listed. It shares its name with an adjacent cottage, Woo. The site lies west of Scar House, as indicated on the location plan attached as Appendix 1 to this report. The listing description published by Historic Environment Scotland notes the building as an 18th to 19th century, two-storey, rectangular-plan former water mill of roughly coursed rubble with some harl pointing, with a former forestair to the first-floor entrance in the south elevation. The roof is Orkney stone slate. The building is in an obviously dilapidated, near ruinous state with the structural report provided by the developer confirming that the building is in a dangerous condition, noting in particular the holed roof with slipped slates, daylight being visible through the stonework owing to loss of infill material, lack of foundations on sandy soil and, most significantly, a failed timber lintel above a wide centrally-placed opening in the north wall, which is subject to significant exposure to the elements. The opening is currently propped, and most of that wall shows signs of movement and is considered dangerous, with demolition of that part of the building required.

7.2.

It is proposed to use the building for domestic use, as additional ancillary space for the adjacent dwelling of Woo, and seeks to preserve the form and character of the building in larger part. Given the current perilous condition of the building, significant downtakings are proposed, including removal and replacement of the roof and demolition of part of the north and east walls. Rebuilding of the walls was initially proposed in modern materials which was considered inappropriate given the extensive nature of the intervention. The current, amended proposal still requires significant demolition and rebuild, however the extent of alteration to the final external appearance has been scaled back to the central section of the north wall which would include a section of glazing and render. All other downtakings would be rebuilt to be faced with salvaged stone. The roof is proposed to be covered with salvaged or matching reclaimed stone slates. Critically in the balance of works, the amended design also incorporates the rebuilding of the forestair, which is currently in rubble, and re-opening currently blocked original apertures at ground level on both north and south elevations to provide windows. The internal space would be workshop, storage and a toilet at ground level with a lounge area above.

7.3. Listed Building

As a listed building, it is imperative that works are sympathetic and protect the special interest of the building. This is balanced against ensuring that the building has a viable future. Fundamentally, the proposed development seeks to prevent loss of the building through deterioration in the relatively near future. As such, the elements of modern intervention can be considered acceptable to enable the development. The rendered and glazed section of rebuilt wall would be read as a clear modern section, using high quality materials and, although the majority of one wall, the works would ensure retention of the traditional, original form of the building. Those alterations are balanced by sympathetic rebuilding of other walls, currently in poor condition, with stone salvaged from downtakings on all other elevations, all walls pointed with lime mortar, re-roofing with stone slates, and reinstatement of 'lost' features of the building including the forestair and currently blocked apertures. External finishes are considered appropriate and would be conditioned to ensure their compatibility with the listed building. On balance the works are considered necessary to achieve a future for the building and largely preserve, and in part enhance, the character of this historic asset which is at risk of total loss.

7.4.

The proposal is considered to have merit in safeguarding and securing a future for a redundant building which is currently in a perilous structural condition. It is of particular note that the developer has taken due cognisance of comments and suggestions made in consideration of the application since the original submission. Overall it is considered that the special architectural and historic interest of the listed building would be protected.

8. Conclusion

8.1.

The proposal secures the future for a vernacular building which would otherwise remain vacant and be likely to deteriorate further, mindful that the current structural stability is considered to be perilous. Whilst initial comment from Historic Environment Scotland and the single representation against the development were negative, the developer has been proactive in addressing concerns raised and has provided an amended development which, on balance, is considered to be acceptable. The simple palette of high-quality materials is appropriate, including re-use and refurbishment using traditional materials.

8.2.

The proposal is considered to have no significant adverse impact on the special architectural and historic interest of the listed building. The objection received is not of sufficient weight to merit refusal and neither does it account of the revisions made to the proposal in the processing of the application. The development accords with Policies 1, 2 and 8 of the Orkney Local Development Plan 2017. Accordingly, the application is **recommended for approval**, subject to the condition attached as Appendix 2 to this report.

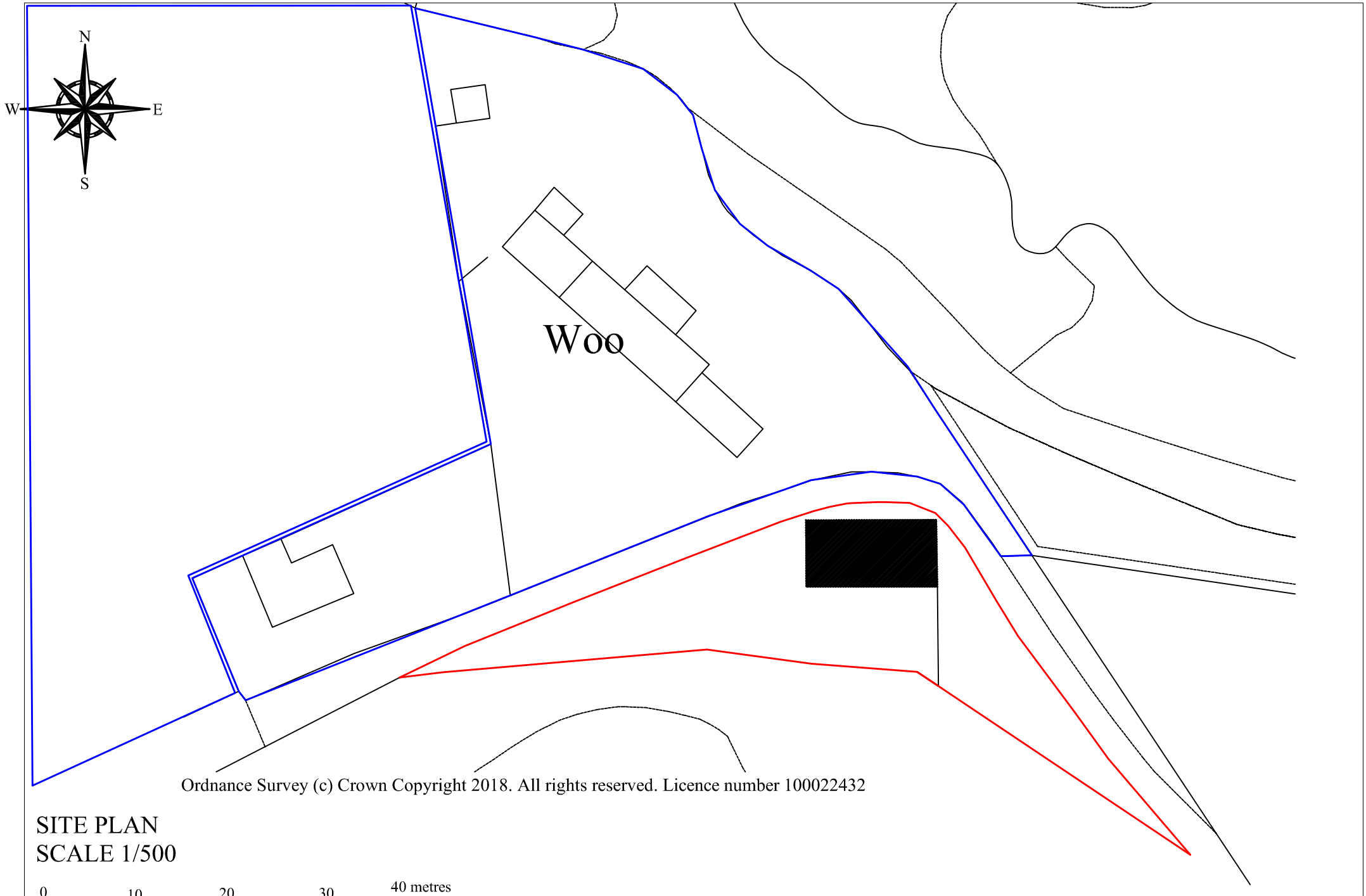
9. Contact Officer

David Barclay, Senior Planner, extension 2502, Email david.barclay@orkney.gov.uk.

10. Appendices

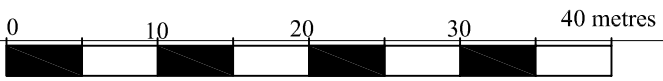
Appendix 1: Location Plan.

Appendix 2: Planning Condition.



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SITE PLAN
SCALE 1/500



MILL, WOO
SANDAY

Appendix 2.

01. The development hereby approved shall be finished externally using the following materials and colours, unless otherwise agreed, in writing, by the Planning Authority:

- Roof – salvaged natural stone slates, with any shortfall made up using stone slates of matching specification.
- External stone walls – rebuilt sections to utilise stone salvaged from downtakings, and all stonework pointed using lime mortar.
- Render – traditional wet harl or smooth render, in off-white/cream.
- Ridge tiles – Fireclay, buff.
- Cast metal rainwater goods finished in black.
- Handrail and railings to forestair – metal finished in black.
- Windows – aluminium-clad timber, finished in black.
- Horizontal boarding – timber, finished in black.
- Doors – timber, finished in black.

Reason: To protect the setting and appearance, and special architectural and historic interest, of the listed building, and for the avoidance of doubt.