

Your Ref: **AP/2009/0664 & 0409** Our Ref: **1061**
Subject: **Conservation Area Consent for Demolition of Dwellinghouse (Retrospective) & Extension to Industrial Building and Change of Use of Land from Use Class 9 - Houses to Use Class 5 - General Industrial**

the
Tobacco Merchants
House
42 Miller Street
Glasgow
G1 1DT

**Ashvilla, Kirkgate, Old Deer
AB42 5LJ**

Date: **24-Mar-09**

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The Trust has examined this application by Thistle Marine for the above and wishes to comment as follows:

Chair of Trustees:
Alistair J Scott
Director:
John D A Pelan
President:
Professor Sir James
Dunbar-Nasmith CBE

Patron:
The Prince Charles,
Duke of Rothesay,
KG KT GCB PC

Scottish Charity No.
SC012569

The Trust wishes to object to this application. Ashvilla was a traditional, stone house which made a positive contribution to the character of the conservation area. The property was a modest 3-bay, 1 1/2 storey dwelling in a generous garden typical of the Old Deer Conservation Area (see attached photos). The applicant has provided no justification for the demolition of this building and the removal of its garden ground.

SHEP states that "The demolition of even a single building and the construction of a new building or buildings in its place could result in harm to the character or appearance of a conservation area, or part of it...If the building is considered to be of any value, either in itself or as part of a group, a positive attempt should always be made by the planning authority to achieve its retention, restoration and sympathetic conversion to some other compatible use before proposals to demolish are seriously investigated." (3.60)

The Trust feels that the replacement of this house and its garden with a nondescript industrial shed will be detrimental to the character of the conservation area. The Trust also feels that the change of use to Class 5 (General Industrial) is not appropriate for the conservation area. The conservation area is primarily residential and an increase in industrial use would be detrimental to the character of the area. The mature gardens of Old Deer make a significant contribution to the character of the area and the gardens to the rear of Abbey Street are particularly important in providing the setting for the church building. The main facade of the existing factory building is already an unsightly blot on the Kirkgate, and the extension of this building would only increase its dominance in views, particularly from the Abbey Lane area and the views of the church from the southern part of Russell Street.

The proposed designs are not of the high standard we would expect to see for development within a conservation area, and particularly where the demolition of a traditional building is concerned. The proposed extension is of no architectural merit and the development as a whole will detract from, rather than enhance, the conservation area.

Policy ENV 17 of the Aberdeenshire Local Plan states that "All designated



Conservation Areas shall be protected against any development, including change of use, that would have a detrimental effect on their special character or setting, by the refusal of planning permission or conservation area consent."

The Trust's preferred option would be for a dwelling and garden to be reinstated on this site, in keeping with the character of the conservation area.

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Gemma Wild
Technical Officer (Conservation and Design)

Chair of Trustees:
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To Head of Development Control and Building Standards, Aberdeenshire Council
cc AHSS

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Trustees:
Charles Abram
Sheena Andrew
J Mark Gibson
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