

# CONSULTATION RESPONSE TO PLANNING OR RELATED APPLICATION



Comments provided by	SR Heritage & Design Officer	
Date of reply	14/04/22	
Planning Application Reference	22/00422/AMC	Case Officer: RD
Proposed Development	Erection of block of residential flats comprising 14 No units with associated parking and access (approval of all matters specified in planning permission 19/00182/PPP)	
Site Location	Site in grounds of Kingsmeadows House, Kingsmeadows Road, Peebles	
<p><b><i>The following observations represent the comments of the consultee on the submitted application as they relate to the area of expertise of that consultee and on the basis of the information provided. A decision on the application can only be made after consideration of all relevant information, consultations and material considerations.</i></b></p>		
Background and Site description	<p>Kingsmeadows House is a Category B listed building of special architectural and historic interest as a major example of a well-composed Classical country house of the late 18<sup>th</sup> century, illustrating well historic ways of living and designing. Characteristic of its type and period, the building has a strong connection with its associated historic landscape. The historic landscape therefore contributes to the setting (and therefore special interest) of the Category B listed building, particularly with respect to its overall landscape character and designed views on approach to the main building.</p> <p>The quality of this landscape is reflected in its local recognition as a historic landscape in the 2008 area survey. This marks the historic landscape as a heritage asset in its own right. Over time, parts of the historic landscape have been lost to housing, with the core closest to the principal house being the most intact where the house retains its relationship to the river and to its surrounding grounds.</p> <p>Further, the site is located in the Peebles Conservation Area, and makes a positive contribution to its historic character and appearance as a notable historic estate. The historic characteristics associated with this, including the designed landscape, all make a positive contribution to the character of the Conservation Area.</p> <p>Consent has been previously granted for the erection of residential apartments to the east of Kingsmeadows House (15/00822/PPP, renewed under 19/00182/PPP). This agreed the principle, with matters of design reserved. Although not part of the PPP, the application did include plans and elevation drawings for a block of 10 flats. Pre-application advice was subsequently provided under 21/00829/PREAPM.</p>	
Principal Issues (not exhaustive)	<p>The principal legislative and policy considerations from a heritage perspective in this case are;</p> <ul style="list-style-type: none"> <li>Section 59 of the Town and Country Planning (Scotland) Act 1997 Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires the local planning authority to, “have special regard to the desirability of preserving the building or its setting or any features of special architectural interest which it possesses”, in considering whether the grant planning permission affecting a listed building.</li> </ul>	

- Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires that local planning authorities ensure that, “special attention shall be paid to the desirability of preserving or enhancing the character or appearance” of any buildings or other land in a conservation area in fulfilling its planning functions.
- The siting and design of development should take account of all aspects of the historic environment (paragraph 140, SPP)
- Change to a listed building should be managed to protect its special interest while enabling it to remain in active use...special regard must be given to the importance of preserving and enhancing the building, its setting and any features of special architectural or historic interest (paragraph 141, SPP)
- Listed buildings should be protected from demolition or other work that would adversely affect it or its setting (paragraph 141, SPP)
- Proposal for development within conservation areas and proposals outwith which will impact on its appearance, character or setting, should preserve or enhance the character and appearance of the conservation area. (paragraph 143, SPP)
- Historic Environment Policy for Scotland sets out a series of principles and policies for the recognition, care and sustainable management of the historic environment. Relevant policies include:
  - HEP4: Changes to specific assets and their context should be managed in a way that protects the historic environment. Opportunities for enhancement should be identified where appropriate. If detrimental impact on the historic environment is unavoidable, it should be minimised. Steps should be taken to demonstrate that alternatives have been explored, and mitigation measures should be put in place.
- Alterations to Listed Buildings should be of the highest quality, respect the original structure in terms of setting, scale, design and materials, maintain or enhance architectural and historic qualities of the building and demonstrate an understanding of its significance (Local Development Plan Policy EP7).
- The Council will support development proposals within or adjacent to a Conservation Area which are located and designed to preserve or enhance the special architectural or historic character and appearance of the Conservation Area. This should accord with the scale, proportions, alignment, density, materials, and boundary treatment of nearby buildings, open spaces, vistas, gardens and landscapes (Policy EP9)
- The Council will support development that safeguards or enhances the landscape features, character or setting of...sites included in the historic gardens and designed landscapes records (Policy EP10)

Therefore, the principal considerations from a heritage perspective from this case are;

- Whether the proposed works would preserve or enhance the special interest of the listed building, including any contribution made by its setting
- Whether the proposals would protect or enhance the locally-recognised historic Kingsmeadows landscape
- Whether the proposed works would preserve or enhance the historic character and appearance of the Conservation Area

<b>Assessment</b>	<p><b>GENERAL APPROACH</b></p> <p>The principle of development in this location has been accepted under permission in principle 19/00182/PPP. Although detailed design remains subject to approval, the original permission in principle included preliminary designs for a contemporary three storey building which was designed to appear secondary in height to the main listed building. This was considered to be taking the proposal in an acceptable direction. Condition 8 of 19/00182/PPP indicates that the AMC application should be based upon the location, scale and general design principles shown in the supporting plans and design statement submitted with the PPP application.</p> <p>A thorough assessment of the site's historic and architectural significance, and character analysis has not been provided. This should have provided an assessment of the significance and character of the house, landscape and wider conservation area. Proposals should have been informed by this assessment, to clearly respond to the site's specific significance and character. The current proposed design responds in a very limited manner to the character and significance of the site. For reasons of its height, form, footprint, proportions, roofscape and detailed design as set out further below, the current design is considered to have an adverse impact on the setting of the neighbouring listed building, the Peebles Conservation Area and the local designed landscape.</p> <p><b>SCALE &amp; MASSING</b></p> <p>The additional floor (relative to the designs shown in the PPP application) means that the building responds poorly to the proportions and floor-heights of the listed building. The revised footprint creates a relatively bulky massing at odds with that of the listed building and with limited visual relief. It has the potential to create a relatively deep plan with internalised halls and bathrooms, and deep kitchens/living spaces. The proposed does not respond to the neighbouring courtyard of the listed building or the 'rear', 'service' location of this part of the building. The proposed height (incorporating four floors) and bulky footprint are unduly prominent in relation to the listed building. They do not read as a secondary element that allows the listed building to retain its dominance within its historic grounds.</p> <p><b>DESIGN</b></p> <p>The roof form has been altered since pre-application stage to incorporate pitched roofs. The use of pitched forms and breaking up the roof form into multiple elements is appropriate. However this does not overcome the issue of the building's overall height. Recessing top floor means the roof form does not relate to the building below, the use of gable ends (finished in zinc) is compromised and the large terraced area (and its associated railings and likely structures added once in use) does not respond to the character of the listed building or provide an appropriate overall roofscape.</p> <p>The proposed largely projecting balconies are not considered characteristic of the site or area. Although adjusted slightly since pre-application, the elevational design has limited relationship to the design, proportions and hierarchy of those to the listed building. The window sizes and proportions similarly have a limited relationship with those of the main listed building and result in elevations of limited design quality and visual relief in themselves.</p>
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	<p>The materiality (the original indicated sandstone, zinc and timber windows, the current proposal is for render, stone cladding and zine) are not considered to be of sufficient quality or to respond to the setting of the listed building.</p> <p>LANDSCAPE</p> <p>Parking and landscaping requires further consideration to ensure it is not dominant around the building. The Wendy House is an interesting feature of historic interest and its retention is appropriate. Its location requires consideration as part of the wider landscape proposals and in terms of its potential for use as part of play provision. Its ongoing maintenance should be accommodated.</p>			
<b>Recommendation</b>	<input checked="" type="checkbox"/> <b>Object</b>	<input type="checkbox"/> <b>Do not object</b>	<input type="checkbox"/> <b>Do not object, subject to conditions</b>	<input checked="" type="checkbox"/> <b>Further information required</b>
<b>Recommended Conditions</b>	n/a			
<b>Recommended Informatives</b>	n/a			