

**KEY INFORMATION**

**Ward** The Ferry

**Proposal**

Alterations to existing dwellings and conversion of existing store/garage to dwelling.

**Address**

44 and 48 Camphill Road  
Broughty Ferry  
Dundee

**Applicant**

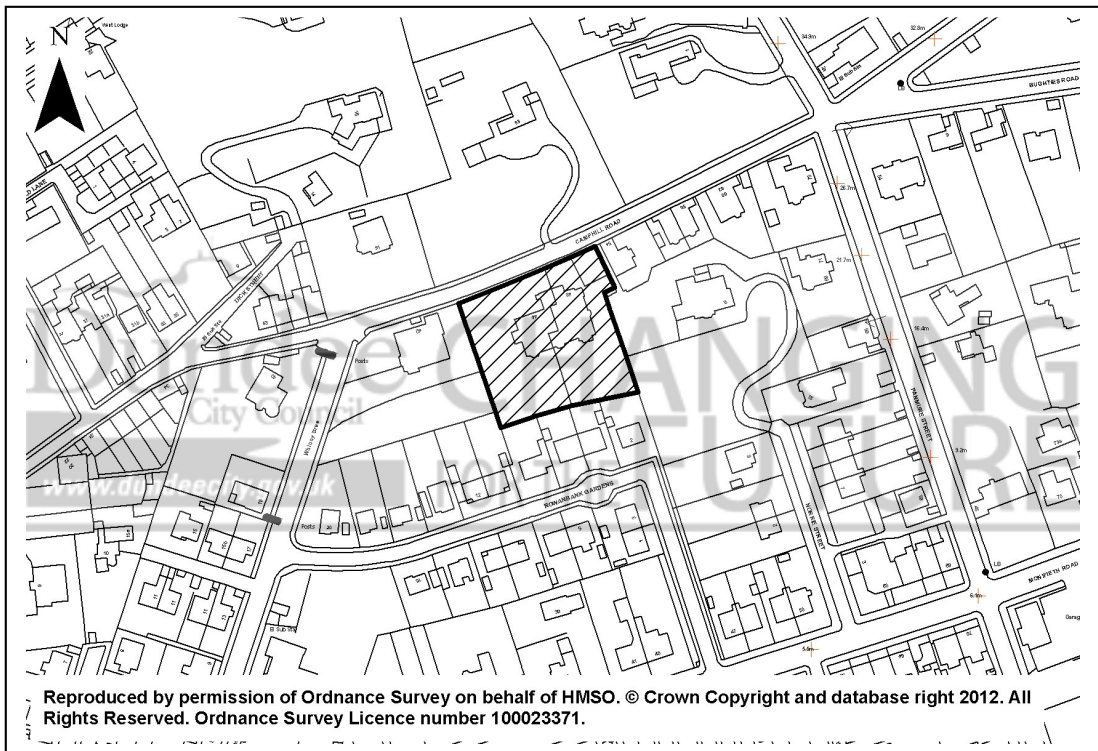
Ms Marlynn van der Kuyl  
48 Camphill Road  
Broughty Ferry  
Dundee DD5 2JE

**Agent**

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1 Laurel Bank  
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**Registered** 15 Feb 2012

**Case Officer** Paul Macari



# Alterations to Villa and Conversion of garage to House at Camphill Road

Alterations to existing dwellings and conversion of existing store/garage to dwelling is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of City Development.

**RECOMMENDATION**

The proposals satisfy the requirements of Policies 4, 59, 60 and 61 of the Dundee Local Plan Review 2005. The proposals fail to satisfy the requirements of Policy 15 of the adopted Local Plan by virtue of the omission of a detailed tree survey and planting plan. However, there are material considerations that justify the approval of planning permission contrary to the requirements of the Development Plan. It is therefore recommended that planning permission is granted subject to conditions.

**SUMMARY OF REPORT**

- This application seeks planning permission for external alterations to the B listed building and the conversion of the existing garage to form a dwellinghouse at 44 and 48 Camphill Road, Dundee.
- Policies 4 (Design of New Housing), 15 (Development in Garden Ground), 59 (Alternative Uses of Listed Buildings), 60 (Alterations to Listed Buildings) and 61 (Development in Conservation Areas) of the Dundee Local Plan Review 2005 are relevant to the proposed development.
- 1 letter of representation has been received from a neighbouring resident concerned about the impact that an additional dwellinghouse on Camphill Road will have on the existing drainage infrastructure.
- Broughty Ferry Community Council has objected to the proposed development on grounds that the B listed dwellinghouse at 44 Camphill Road will be adversely affected by the installation of French doors on the southern elevation and that the loss of garden ground will adversely affect the existing houses at 44 and 48 Camphill Road.
- The concerns of the neighbouring resident are not supported.
- The proposals satisfy the requirements of Policies 4, 59, 60 and 61 of the Dundee Local Plan Review 2005.
- The proposals are contrary to the requirements of Criteria (h) and (i) of Policy 15 in respect of the provision of a tree survey and planting plan.
- There are material considerations that justify support of the proposed development contrary to the requirements of Criteria (h) and (i) of Policy 15.

## DESCRIPTION OF PROPOSAL

This application seeks planning permission for external alterations to the B listed building and conversion of the existing garage to a dwellinghouse at 44 and 48 Camphill Road, Broughty Ferry.

The external alterations to the B listed building involve the extension of the existing window openings serving the bay windows in the southern elevation of the building and the installation of timber framed French doors. It is also proposed to erect a raised patio area to the south of the B listed building which will be accessed from the newly formed door openings serving the main reception area and kitchen, dining and living area of the house at 44 Camphill Road. The patio will also be accessed from stairs into the garden. The raised patio will be of a stone construction and will be enclosed by 1m high toughened glass balustrade.

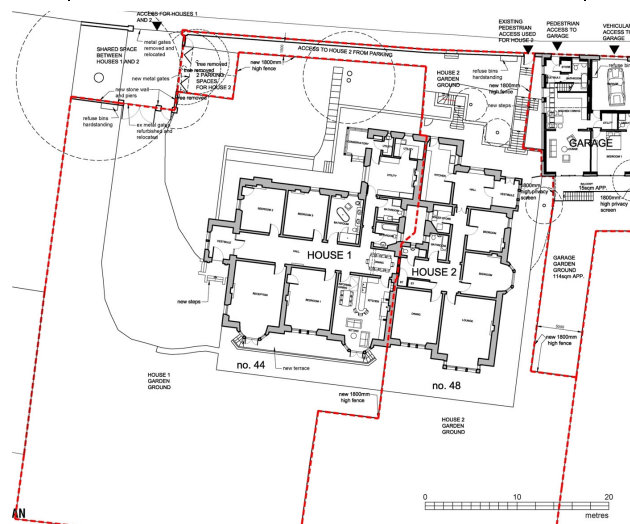
The proposed alterations to the B listed building at 44 Camphill Road will also involve the replacement of the existing polycarbonate roof of the conservatory extension with a hipped roof finished in natural slate to match the existing house.

The proposed conversion of the existing garage into a dwellinghouse will involve the removal of window openings on the eastern and western elevations, the erection of a balcony on the southern elevation and the formation of floor to ceiling window and door openings on the southern elevation. The remaining windows will be replaced with timber framed double glazed units. The existing roof lights on the western roof plane will be replaced by conservation style roof lights of a bespoke design matching the existing with additional roof lights installed in the eastern roof plane of the building. A roof extension will be built in the valley between the pitched roofs of the garage building. The existing doors serving the 1st floor hay loft on the northern elevation of the garage will be replaced by a glazed panel with the blocked up bull's-eye window on the northern elevation also restored. The existing timber garage doors will be retained and restored with the main entrance to the house formed in the west most garage door.

The eastern, southern and western elevations of the building will be painted off white.

The proposed house will comprise of an integral garage, kitchen, dining and living area, main entrance hall, wc, utility room and master bedroom with en-suite facilities on the ground floor. The proposed house will be served by 2 bedrooms and attic space at 1st floor level. The south facing balcony will be accessed from the lounge area and master bedroom.

The existing area of side garden ground serving the house at 48 Camphill Road will be allocated to the proposed house and amounts to 114m<sup>2</sup>. The remaining area of garden ground to the south of the houses at 44 and 48 Camphill Road will be divided between both properties to match the subdivision of the B listed building. It



is proposed to erect timber fencing to separate the curtilages of the existing and proposed houses at 44 and 48 Camphill Road and the converted garage building.

The original access serving the properties at 44 and 48 Camphill Road will be adapted to provide 2 in-curtilage parking spaces for both properties. The area of garden ground to the north of the B listed building will also be adapted to provide access from the proposed parking area to the house in the eastern portion of the listed building (48 Camphill Road).

The proposals will also involve the removal of several trees from the site.

In accordance with the Council's scheme of delegation this application is being reported to the Council's Development Management Committee because Broughty Ferry Community

Council has objected to the proposed development.

## SITE DESCRIPTION

The application site is located on the southern side of Camphill Road and takes the form of a sub-divided B listed building. The building has been divided into 2 dwellinghouses. One of the houses (44 Camphill Road) is served by the original access to the B listed building while the other (48 Camphill Road) is served by a double garage with attic and cellar.

The site is enclosed by stone walls to the north and south and a combination of fencing, stone walls and mature trees and shrubbery along the eastern and western boundaries.

The site slopes steeply from north to south with retaining walls terracing the garden grounds to the north of the B listed building and to the south.

The B listed building is single storey and is positioned at a lower level than Camphill Road. It is stone built with a hipped roof finished in slate. The building has cast iron rainwater goods and timber framed sliding sash and case windows. The main entrance to the building is located on the western elevation and serves 44 Camphill Road while the rear entrance to the building is located on the northern elevation of the building and serves 48 Camphill

Road. The principal elevation of the building is south facing and is served by 2 projecting bay windows. A conservatory extension with stone base walls and white upvc elevations and a polycarbonate roof adjoins the northern elevation of the building.

The original entrance to the site is located in the north western corner. The entrance takes the form of 2, 2.5m high stone gate piers with large black painted ornamental entrance gates. A chipped driveway follows the eastern boundary of the site and terminates level with the main entrance to the B listed building. The existing garage building was formerly used as a stable and coach house and is located in the north eastern corner of the site. This building has the appearance of being 2 separate buildings joined together. However, the eastern section of the building was used as the stable and

therefore required upper floor storage and therefore has a steeper roof pitch and a higher ridge. The western section of the building was intended to be used as a garage for coaches. The attic space in the eastern section of the garage is accessed externally from doors in the northern elevation of the building. There is also a bull's-eye window opening in the northern elevation of the building serving the western sector of the garage. There are window openings on the eastern and western elevations of the garage building also.

There are 2 timber doors serving the eastern and western sectors of the garage building. The northern elevation of the building is stone built with the remaining elevations being brick built. The western and southern elevations of the building have been painted white. Given the topography of the application site the garage building has a cellar also that is accessed externally.

The site is bound to the east and west by large stone built villas with extensive garden grounds. The property to the east has a house in garden ground which adjoins the application site directly.

The application site is located within Forthill Conservation Area.

## 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 4 (Design of New Housing)

Policy 15 (Development in Garden Ground)

Policy 59 (Alterations to Listed Buildings)

Policy 60 (alterations to listed Buildings)

Policy 61 (Development in Conservation Areas)

## Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:

Scottish Planning Policy 2010

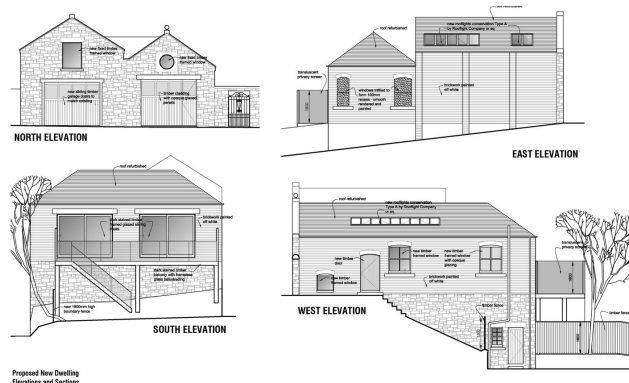
Scottish Historic Planning Policy 2009

## Non Statutory Statements of Council Policy

There are no non statutory Council policies relevant to the determination of this application

## SUSTAINABILITY ISSUES

There are no specific sustainability



policy implications arising from this application.

## SITE HISTORY

The current application is accompanied by a listed building partner (12/00076/LBC). This application seeks listed building consent for alterations and remedial works to the existing buildings on site including the formation of a terrace and patio doors to front of existing house, conversion of garage building to new dwelling and rearrangement of existing internal division of the two existing dwelling houses at 48 and 49 Camphill Road, Broughty Ferry, Dundee. This application will be decided using delegated powers.

## PUBLIC PARTICIPATION

The Council has followed the statutory neighbour notification procedures stipulated by the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008.

This application has also been advertised in the Dundee Evening Telegraph.

1 letter of representation has been received from a neighbouring resident concerned about the potential for flooding caused by an additional dwelling unit being connected to the existing drainage network serving neighbouring properties on Camphill Road.

Members will already have had access to the letter of representation and the points raised are considered in the Observations Section of this Report.

## CONSULTATIONS

Scottish Water has no objections to the proposed development.

Broughty Ferry Community Council has objected to the proposed development on the grounds that the alterations to the B listed building will not respect the special interest of the building and that the formation of an additional dwelling at 44 and 48 Camphill Road will adversely affect the level of amenity afforded to the existing units by virtue of garden ground provision.

The Council's Forestry Officer has no objections to the felling of the 4 trees highlighted on the proposed site layout plan providing replacement trees are planted elsewhere on the site. This matter can be controlled by condition.

## OBSERVATIONS

Section 25 of the Act provides that an application for planning permission (other than for a national development) will be determined in accordance with the development plan unless other material considerations indicate otherwise.

In accordance with Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 the Council is required to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

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.

## The Development Plan

The provisions of the development plan relevant to the determination of this application are specified in the Policy background section above.

Policy 4 (Design of New Housing) - it is the aim of Policy 4 to ensure that new houses and flats benefit from a high level of amenity while the level of environmental quality afforded to surrounding properties is maintained or enhanced by residential development.

Policy 4 requires proposals for the erection of new houses and flats to comply with the requirements of Appendix 1 of the adopted Local Plan unless the application site is located within an established low density area or a site planning brief varies the quantitative standards that new housing developments must comply with.

The application site is not the subject of a site planning brief and is located in a suburban area of Broughty Ferry characterised by a mixture of high and low density development. In this instance the proposals are required to comply with the suburban housing standards of Appendix 1.

Appendix 1 requires houses in suburban areas of the City to benefit from an internal floor area of 100m<sup>2</sup> or 3 bedrooms. Externally Appendix 1 requires new houses in suburban areas to benefit from 2 in-curtilage car parking spaces with 50% having a garage or space for one and no less than 120m<sup>2</sup> of private usable garden ground. In addition Appendix 1 requires there to be a distance of 18m between facing windows of habitable rooms of the proposed house and neighbouring properties.

Policy 4 stipulates that where proposals involve the conversion of listed buildings or other buildings of architectural merit, there will be flexibility in the application of the garden ground and in-curtilage parking standards of Appendix 1.

The converted garage building will have 3 bedrooms and an internal floor area of 100m<sup>2</sup>. Externally the proposed house will benefit from a

raised balcony with an area of 18m<sup>2</sup> and a private usable garden ground of 114m<sup>2</sup>. The private garden grounds will be created through the erection of 1.8m high timber fencing between the eastern elevation of the house at 48 Camphill Road and the area of garden ground to the east of the existing house. The use of screen fencing to separate the curtilages of the existing house at 48 Camphill Road from the curtilage of the converted garage building is not considered to be in keeping with the character of the existing B listed buildings or the surrounding conservation area. In this instance a landscaped boundary comprising of hedging and shrubbery would be an appropriate form of enclosure separating the curtilages of the existing house at 48 Camphill Road



SOUTH ELEVATION AS PROPOSED



SOUTH ELEVATION AS EXISTING

and the converted garage. The applicant is agreeable to this and should the Committee be minded to grant planning permission this matter will be controlled by condition. The proposals also involve the erection of obscurely glazed screens on the eastern and western sides of the proposed balcony to protect the privacy afforded to the houses at 48 and 54 Camphill Road. Should the Committee be minded to approve this application the form of the balcony and the glazed screens will be controlled by condition to ensure that the level of amenity afforded to neighbouring properties is not adversely affected by this feature.

In addition, the property will benefit from 1 in-curtilage parking space in the form of an integral garage. To overcome potential infringements of privacy the proposals will involve the removal of window openings in the

existing garage that are less than 18m from facing windows of the houses at 44 and 48 Camphill Road and the property at 54 Camphill Road.

Although the proposed house will not benefit from 2 in-curtilage parking spaces or a minimum of 120m<sup>2</sup> of private usable garden ground there is flexibility in the application of Appendix 1 standards where the proposals involve the conversion of a listed building. The incorporation of an integral garage and 114m<sup>2</sup> of private usable garden ground into the conversion of the B listed garage building are considered to enhance the amenity of the proposed house while also respecting the historic appearance and character of the B listed building. In this instance the level of garden ground and in-curtilage car parking provision that is to be afforded to the converted B listed garage building is considered to be acceptable.

In terms of design, the main features of historic interest on the northern elevation of the B listed garage building will be retained with replacement windows and roof lights maintaining the historic appearance of the B listed building. The proposed balcony and floor to ceiling glazing in the southern elevation of the converted garage are modern additions of a sensitive form that will not detract from the character of the B listed building. The proposals have therefore evolved with due diligence being paid to the criteria of the Dundee Urban Design Guide.

The proposed conversion of the B listed garage building at 48 Camphill Road complies with the requirements of Policy 4 of the Dundee Local Plan Review 2005.

Policy 15 (Development in Garden Ground) requires proposals for garden ground development to respect the level of environmental quality afforded to the original house and neighbouring properties. This is achieved through compliance with all 9 of Policy 15's Criteria.

Criteria (a) of Policy 15 requires proposals for development in the garden ground of houses to be of a high quality design and use materials appropriate to its surroundings. The proposals do not involve any

significant external alterations to the existing buildings at 44 and 48 Camphill Road with the appearance of the buildings being maintained. The proposals therefore satisfy the requirements of Criteria (a).

The proposals do not involve the erection of any new buildings or new areas of hard standing. Therefore Criteria (b), (c), (d), (e) and (f) of Policy 15 are not engaged.

Criteria (g) of Policy 15 requires proposals for garden ground development to comply with the Council's Non-statutory Guidance on Breaches in Boundary Walls. The proposals will not involve the creation of new or alteration of existing openings in the boundary wall to the north of the application site. The proposals therefore do not engage Criteria (g) of Policy 15.

Criteria (h) and (i) of Policy 15 requires development proposals to be accompanied by a full tree survey and where development is permitted, new tree planting and landscaping will be required that reflects and enhances the character and stature of the existing landscaping. A tree survey has not been submitted as part of this planning application which also proposes the removal of 4 existing trees from the site. The proposals are not accompanied by a detailed tree replacement plan. The proposals therefore fail to satisfy the requirements of Criteria (h) and (i) of Policy 15.

The proposals comply with the requirements of Criteria (a) of Policy 15. As the proposals involve the conversion of an existing building on site Criteria (b), (c), (d), (e), (f) and (g) of Policy 15 are not engaged. The proposals fail to satisfy the requirements of Criteria (h) and (i) of Policy 15.

Policy 59 (Alteration to Listed Buildings) is supportive of proposals for alternative uses of listed buildings where this is required to safeguard the future of the building. Policy 59 requires that any adaptation of the fabric be undertaken carefully and sensitively and have minimum impact on the architectural and historic interest, character and setting of the building.

The existing garage building although windproof and water tight is in a poor state of repair. The proposals will

ensure that the B listed building is adapted, repaired and restored sympathetically. In addition the use of the garage building as a house will safeguard the future of the building in a form that maintains the architectural and historic interest, character and setting of the building.

The proposed conversion of the B listed garage building therefore satisfies the requirements of Policy 59 of the adopted Local Plan.

Policy 60 (Alterations to Listed Buildings) is supportive of proposals that seek to preserve or enhance the architectural or historic character of listed buildings.

The external alterations to the southern elevation of the B listed building at 44 and 48 Camphill Road will involve the removal of existing sash and case windows in the projecting bay windows and their replacement with timber framed French doors that will open out on to a newly formed raised patio area. The proposed French doors will be of similar proportions to the existing windows and will serve the lounge, kitchen and dining room and the main public room at 44 Camphill Road. The proposed raised patio will be of a stone construction and will be enclosed by a toughened glass balustrade. The proposed door openings and raised balcony are considered to complement the appearance of the B listed building through combining historic and modern architecture. The form of the proposed French doors, the raised patio area and toughened glass balustrade will be controlled by condition to ensure that the special interest of the building is not compromised by the use of inappropriate materials.

The replacement of the existing polycarbonate roof of the conservatory extension to the northern elevation of the house at 44 Camphill Road with a hipped roof finished in natural slate to match the roof of the existing building will enhance the appearance of the B listed building.

Internally the proposed alterations will lead to a more sensitive subdivision of the B listed building with the division taking the form of natural room divisions in the layout of the original house. The proposals will ensure that the main south facing public rooms, reception hall and main entrance are restored to their original form.

The proposals are considered to enhance the appearance while also respecting the historic character of the B listed building at 44 and 48 Camphill Road.

The proposed alterations to the B listed garage building to facilitate its conversion into an independent dwellinghouse are of a sensitive nature and will not detract from the original form of the building. This is demonstrated by the proposed roof extension which will be located in the valley between the 2 pitched roofs to ensure that it is not publicly visible while also providing the necessary head room to facilitate the formation of 1st floor accommodation within the converted garage building. In addition the retention of the existing garage doors will maintain the appearance of the building relative to the historic streetscape and the character of the B listed building.

The external alterations to the B listed garage building will be controlled by conditions to ensure that the special interest of the building is not compromised by the use of inappropriate materials.

The proposals satisfy the requirements of Policy 60 (Alterations to Listed Buildings) of the Dundee Local Plan Review 2005.

Policy 61 (Development in Conservation Areas) is supportive of proposals that seek to enhance or preserve the character of conservation areas.

The proposed external alterations to the B listed buildings will not adversely affect the appearance of the buildings at 44 and 48 Camphill Road relative to the surrounding Camphill Road streetscape and historic Forthill Conservation Area.

The form of the northern boundary wall and the existing vehicle and pedestrian accesses will not be affected by the proposed development. However, the form of the proposed recessed entrance to the house at 44 Camphill Road to the south of the original vehicle access to the property will be controlled by condition to ensure that the historic appearance of the Camphill Road streetscape is maintained.

The proposals satisfy the requirements of Policy 61 (Development in

Conservation Areas) of the Dundee Local Plan Review 2005.

The proposals satisfy the requirements of Policies 4, 59, 60 and 61 of the Dundee Local Plan Review 2005. However, the proposals fail to satisfy the requirements of Policy 15 of the adopted Local Plan by virtue of the omission of a detailed tree survey and planting plan.

The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as amended

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 the listed building or its setting or any features of special architectural or historic interest which it possesses.

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.

By satisfying the requirements of Policies 59, 60 and 61 of the Dundee Local Plan Review 2005 the statutory duties set out in Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as amended have been discharged.

It is concluded from the foregoing that the proposal does not comply with the provisions of the development plan.

### **Other Material Considerations**

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

#### a National Policy and Guidance

The Scottish Planning Policy 2010 and the Scottish Historic Environment Policy 2009 set out the means by which proposals for alterations to listed buildings and development in conservation areas should adhere to the requirements of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as amended. By satisfying the requirements of the Development Plan and discharging the statutory duties set out in Sections 59 and 64 of the Planning (Listed Buildings and Conservation

Areas) (Scotland) Act 1997 as amended the proposals adhere to the guidance contained within the Scottish Planning Policy 2010 and the Scottish Historic Environment Policy 2009.

#### b Views of Objectors

1 letter of representation has been received from a neighbouring resident concerned about the impact that an additional house will have on the existing drainage network.

Scottish Water has confirmed that there is sufficient capacity within the existing network to accommodate the proposed development and have not objected to this planning application. Therefore the concerns of the Objector are not supported in this instance.

#### c Supporting Information

This planning application is accompanied by a supporting statement that outlines the ethos behind the development proposal and the steps that have been taken to ensure that the historic character of the Forthill Conservation Area and the special interest of the B listed buildings at 44 and 48 Camphill Road will be respected by the proposed development.

#### d Views of Broughty Ferry Community Council

Broughty Ferry Community Council has objected to the proposed development on the grounds that the alterations to the B listed building will not respect the special interest of the original dwelling at 44 and 48 Camphill Road and that the formation of an additional dwelling at 44 and 48 Camphill Road will adversely affect the level of amenity afforded to the existing units by virtue of garden ground provision.

The concerns of Broughty Ferry Community Council have been addressed in the assessment of the proposals against the requirements of the Development Plan. It has been concluded that the use of landscaping instead of fencing to separate the curtilages of the existing and proposed houses at 44 and 48 Camphill Road will not adversely affect the historic character and appearance of the B listed buildings at 44 and 48 Camphill Road. It has also been concluded that the existing and proposed houses at 44 and 48 Camphill Road will be afforded a satisfactory level of private usable garden ground. In this instance the

level of amenity afforded to the existing and proposed houses at 44 and 48 Camphill Road is considered to be acceptable while the special interest of the B listed buildings in particular will be enhanced.

The concerns of Broughty Ferry Community Council are not supported.

#### e Tree Survey and Planting Plan

The Council's Forestry Officer has visited the application site and has no objections to the 4 trees highlighted on the proposed site layout plan being removed providing the trees to be felled are replaced elsewhere on site. The applicant is agreeable to this and should the Committee be minded to grant planning permission this matter will be addressed by condition. In this instance there is sufficient justification to support the proposed development contrary to the requirements of Criteria (h) and (i) of Policy 15 of the Dundee Local Plan Review 2005.

It is concluded from the foregoing that sufficient weight can be accorded to the material considerations outlined above to justify the approval of planning permission contrary to the provisions of the development plan. It is therefore recommended that planning permission is granted with conditions.

### **Design**

The design of the proposed alterations to the B listed buildings at 44 and 48 Camphill Road are of a high quality and will restore and enhance the special character of the B listed property.

### **CONCLUSION**

The proposals satisfy the requirements of Policies 4, 59, 60 and 61 of the Dundee Local Plan Review 2005. The proposals fail to satisfy the requirements of Policy 15 of the adopted Local Plan by virtue of the omission of a detailed tree survey and planting plan. However, there are material considerations that justify the approval of planning permission contrary to the requirements of the Development Plan. It is therefore recommended that planning permission is granted subject to conditions.

## RECOMMENDATION

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

- 1 Prior to the commencement of work on site, details including sections of the proposed French doors to be installed in the southern elevation of the B listed building at 44 and 48 Camphill Road will be submitted to the Council for written approval. Thereafter, the proposed French doors will be installed in strict accordance with the details approved by this condition.
- 2 Prior to the commencement of work on site, details of the finish of the proposed raised patio area and toughened glass balustrade to be formed to the south of the B listed building at 44 and 48 Camphill Road will be submitted to the Council for written approval. Thereafter, the raised patio will be formed in strict accordance with the details approved by this condition.
- 3 Prior to the commencement of work on site, details including stone samples of the proposed walls, gate piers, recessed access and gates forming vehicle access to the property at 44 Camphill Road will be submitted to the Council for written approval. Thereafter, the proposed recessed access to 44 Camphill Road will be formed in strict accordance with the details approved by this condition.
- 4 Prior to the commencement of work on site, details of landscaped boundaries to separate the curtilages of the existing and proposed houses at 48 and 49 Camphill Road shall be submitted to the Council for written approval. Thereafter, the landscaped boundaries approved by this condition will be planted prior to the first occupation of the converted garage building.
- 5 Prior to the commencement of work on site, details of the proposed balcony and glazed screens will be submitted to the Council for written approval. Thereafter, the balcony and glazed screens will be formed in strict accordance with the details approved by this condition.

- 6 Prior to the commencement of work on site, details including sections through the proposed replacement and new windows to be installed in the converted B listed garage building shall be submitted to the Council for written approval. Thereafter, the new and replacement windows will be installed in accordance with the details approved by this condition.
- 7 Prior to the commencement of work on site, details of the proposed roof lights to be installed in the eastern and western roof planes of the former garage building will be submitted to the Council for written approval. Thereafter, the new and replacement roof lights will be installed in accordance with the details approved by this condition.
- 8 Prior to the commencement of work on site, details of the proposed finishing materials including the finish of the blocked up window openings on the B listed garage building will be submitted to the Council for written approval. Thereafter, the converted B listed garage building will be finished in accordance with the details approved by this condition.
- 9 Prior to the commencement of work on site details of the location, specie and maturity of 4 trees to be planted on site shall be submitted to the Council for written approval. Thereafter, the trees approved by this condition shall be planted within 6 months of works on site being completed.

## Reasons

- 1 In the interests of safeguarding the historic character of the B listed building.
- 2 In the interests of safeguarding the historic appearance of the B listed building.
- 3 In the interest of safeguarding the character of the Forthill Conservation Area.
- 4 In the interests of securing private usable garden grounds.
- 5 In the interests of safeguarding privacy.

- 6 In the interests of visual amenity and to safeguard the appearance of the B listed garage building.
- 7 In the interests of safeguarding the character of the B listed garage building.
- 8 In the interests of safeguarding the appearance of the B listed garage building.
- 9 In the interests of maintaining the environmental quality of the application site.