

FALKIRK COUNCIL

Subject: RESTORATION AND REFURBISHMENT OF LATHALLAN HOUSE TO FORM 9 FLATTED DWELLINGS, DEMOLITION OF LAUNDRY OUTBUILDING, RESTORATION & REFURBISHMENT OF STABLES TO FORM 3 DWELLINGHOUSES, ERECTION OF 36 DWELLINGHOUSES AND ASSOCIATED WORKS AT LATHALLAN HOUSE, FALKIRK, FK2 0YG, FOR ROWANHILL DEVELOPMENT LTD – P/09/0369/LBC

Meeting: PLANNING COMMITTEE

Date: 20 April 2011

Author: DIRECTOR OF DEVELOPMENT SERVICES

Local Members: Ward - Upper Braes
Councillor Gordon Hughes
Councillor Stephen Fry
Councillor John McLuckie

Community Council: Polmont

1. DESCRIPTION OF PROPOSAL / SITE LOCATION

- 1.1 This Listed Building Consent application seeks Listed Building Consent for the restoration of Lathallan House and associated stables to create 12 residential units. In addition, the proposals include the erection of 36 new dwellinghouses within the policies of Lathallan House. Lathallan House, the former stables and the remains of a walled garden, are all 'B' Listed. The House and stables lie derelict whilst the walled garden is in need of significant repair.
- 1.2 The proposal is to restore Lathallan House and associated stables. The remaining elements of the proposed development pertain to new build housing. This is proposed to the immediate south of Lathallan House, in the form of terraced "mews houses", to the east, in the form of detached dwellinghouses in and around the remains of the "B" Listed walled garden and to the south east in the form of detached dwellinghouses in open agricultural land. A new 'gatehouse' is proposed at the site entrance from the A803.
- 1.3 The application site extends to approximately 12 hectares (30 acres). Ground levels fall from the A803 site access before rising to a level area on which Lathallan House is situated. From Lathallan House to both the walled garden area (to the east) and proposed townhouses (to the south) ground levels decline steadily before rising steeply further south and east.
- 1.4 The ground to which the application relates consists predominantly of fallow agricultural land with significant areas of mature woodland and wetland habitats. Evidence of European Protected Species (EPS) of Great Crested Newts and bats have been recorded. Sightings of

important wildlife such as owl, badger and deer have also been noted. The remaining site area is occupied by the former grounds of Lathallan House, associated stables and outbuildings and the walled garden.

1.5 In addition to architectural drawings, the information submitted in support of the application includes the following:

- Supporting Planning Statement
- Architectural Design Statement
- Landscape Analysis and Masterplan
- Topographic Survey

2. REASON FOR COMMITTEE CONSIDERATION

2.1 The application is associated with planning application P/09/0370/FUL which is on the agenda of applications presented to this Planning Committee. In addition, Historic Scotland, a statutory consultee, has objected to elements of the proposed development.

3. SITE HISTORY

3.1 There have been no applications submitted for the site prior to the submission of the current planning and Listed Building Consent applications. Pre-application submissions have however, been made by the applicant going back for a period of three years prior to the formal submission of the applications currently under assessment.

4. CONSULTATIONS

4.1 Historic Scotland fully supports an appropriate scheme to refurbish Lathallan House. Guidance has been provided on the proposed alterations to Lathallan House itself. The information submitted by the applicant with regard to specification of works was considered to be lacking in detail. Additional information has now been provided to allow a detailed assessment of the refurbished element of the proposed development.

4.2 Historic Scotland objects, however, to the continued proposal to develop the Listed walled garden in a manner to which Historic Scotland has previously advised against. The proposed alterations are considered by Historic Scotland to be unacceptable on the basis of a significant reduction in the historic merit of the walled garden. Historic Scotland has also advised of the requirement for providing an assessment of proposed walled garden development in the context of the Scottish Historic Environment Policy (SHEP) 2010. This assessment has not been provided by the applicant.

4.3 The Scottish Civic Trust has welcomed proposals to restore and re-use Lathallan House. The acceptance of enabling development is noted.

4.4 The Civic Trust does not accept that the existing Ivy Cottage / Stables building should be dismantled and re-built. A more appropriate approach is considered to be the conversion of existing building fabric which appears to the Trust to be capable, in particular the south

elevation and courtyard area, of re-use. The Civic Trust considers that the originally proposed "jagged" roofline of "mews house" and proposed building heights are not appropriate to the setting of Lathallan House. The applicant has subsequently amended the roof design to address the concerns of the Civic Trust, and others, but has not reduced building heights.

- 4.5 The Civic Trust has questioned the conjectural recreation of the proposed North Lodge when a contemporary approach to new development is being advanced elsewhere in the proposals. The grouping of housing around the Listed walled garden is considered to be innovative although timber fenestration is suggested as being more appropriate than the aluminium materials proposed.
- 4.6 The Garden History Society notes that Lathallan House is not included in 'An Inventory of Gardens and Designed Landscapes: List of Sites 2007' but recognises the importance of the grounds as a designed landscape of significance. The Garden History Society has no objections to the conversion of Lathallan House and associated buildings and accepts the requirement for enabling development. The Society does, however, have significant concerns in relation to the scale and location of enabling development proposed both along the access road and in the area of the walled garden. In addition, concern is raised that the perceived suburban style "mews houses" are entirely inappropriate for the rural location and unrelated in style to Lathallan House. The insertion of new build housing within the Listed walled garden is considered to be contrary to the status of this structure. Scope for more sensitive enabling development is, however, acknowledged.
- 4.7 The Garden History Society advises that the local and regional importance of the grounds of Lathallan House, also referred to as Laurence Park, should be formally recognised by Falkirk Council and appropriate protection provided.
- 4.8 Falkirk Council Community Services (Archaeology) has no objections to the proposed development. Contradictory references to the proposed alterations to the Listed gas house building are noted relating to whether limited building take down and full dismantling and re-building is proposed. The applicant's agent has confirmed that the gas house building is proposed to be entirely dismantled, stored and re-built at a later date. A separate Listed Building Consent application is to be submitted to allow detailed assessment of these proposed works. Community Services has advised of the potential for archaeological remains to exist at the site and a condition requiring archaeological investigation prior to work commencing on site is therefore required.

5. COMMUNITY COUNCIL

- 5.1 No comments have been received from the Community Council.

6. PUBLIC REPRESENTATION

- 6.1 No comments have been received from members of the public.

7. DETAILED APPRAISAL

Under section 25 of the Town and Country Planning (Scotland) Act 1997, as amended, the determination of planning applications for local and major developments shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Accordingly,

7a The Development Plan

Falkirk Council Structure Plan

7a.1 The following policies of the Structure Plan apply.

7a.2 Policy ENV.5 'Built Environment and Heritage' states:

"Important Archaeological Sites, Scheduled Ancient Monuments, Listed Buildings, Conservation Areas, sites included in the Inventory of Historic Gardens and Designed Landscapes and trees will be protected and enhanced. Local Plans will identify these assets and incorporate policies appropriate to the significance of the area or individual feature, including the following range of measures:

- (1) Measures to ensure that assets are maintained in a good state of repair.*
- (2) Promotion of appropriate new uses for buildings.*
- (3) Promoting sensitive interpretation of heritage assets.*
- (4) Protection of the assets and their setting from inappropriate development.*
- (5) Where development would damage, or result in the loss of the asset, that provision is made for adequate recording of the current status of the asset."*
- (6) Reviewing the boundaries of areas to ensure their continuing relevance."*

7a.3 Lathallan House is identified in the Falkirk Council Local Plan as an asset with the potential for re-development. This is detailed in paragraphs 7a.18 and 7a.19 of this report.

7a.4 Falkirk Council Community Services (Archaeology) has welcomed the proposed restoration of Lathallan House, stables and associated buildings. A planning condition requiring archaeological survey on a small part of the site will be required.

7a.5 Objections have been received from and concern expressed by Historic Scotland. The grounds of objection relate to an unacceptable impact in both physical and historical perspective on the structure of the Listed walled garden and its relationship with Lathallan House. The impact of new development on the setting of Lathallan House and associated structures is also questioned.

7a.6 The principle of the restoration of Lathallan House could be supported by Policy ENV.5. The proposal does not, however, fully comply with Policy ENV.5.

7a.7 Policy ENV.7 'Quality of Development' states:

- "(1) Priority is attached to the achievement of high standards of design in all new development. Proposals for development which would have significant visual and physical impact on a site and its surroundings must be accompanied by a "design concept statement" incorporating the relevant factors outlined in Schedule ENV.7 which sets out how design principles have been*

addressed and how quality objectives will be achieved.

- (2) *Local Plans and Supplementary Planning Guidance will provide detailed guidance on how significant impact will be assessed and the details to be included in such design concept statements.”*

7a.8 The proposal is accompanied by a design statement and landscape appraisal. The proposed development integrates well with the existing landscape and involves minimal loss of trees with acceptable supplementary planting. The proposal is considered to comply with Policy ENV.7.

Falkirk Council Local Plan

7a.9 The following policies of the Falkirk Council Local Plan apply:

7a.10 Policy EQ4 - ‘Landscape Design’ states:

“Development proposals should include a landscape framework which enhances the development and assists integration with its surroundings. The landscape scheme should:

- (1) Be informed by the surrounding landscape;*
- (2) Retain and incorporate existing vegetation, natural and cultural features where they contribute to the amenity and biodiversity of the site, with provision for replacement planting where removal is authorised;*
- (3) Integrate with strategies for the provision of open space, pedestrian access, and sustainable urban drainage systems on the site;*
- (4) Promote biodiversity, including the use of native tree and plant species (see Policy EQ25);*
- (5) Incorporate robust structure planting to provide structure in larger developments, and screen the edge of developments where necessary;*
- (6) Incorporate street trees and informal open space planting to assist in structuring and unifying streets and spaces;*
- (7) Incorporate high quality hard landscaping, including surface materials, boundary enclosures and street furniture which are robust and complement the development; and*
- (8) Demonstrate that satisfactory arrangements have been made for the future maintenance and management of all landscaped areas.”*

7a.11 The application incorporates a detailed landscape analysis and masterplan. The proposed landscaping is acceptable and complies with Policy EQ4.

7a.12 Policy EQ1 ‘Sustainable Design Principles’ states:

“New development will be required to achieve a high standard of design quality and compliance with principles of sustainable development. Proposals should accord with the following principles:

- (1) Natural and Built Heritage. Existing natural, built or cultural heritage features should be identified, conserved, enhanced and integrated sensitively into development;*
- (2) Urban and Landscape Design. The scale, siting and design of new development should respond positively and sympathetically to the site’s surroundings, and create buildings and spaces that are attractive, safe and easy to use;*
- (3) Accessibility. Development should be designed to encourage the use of sustainable, integrated transport and to provide safe access for all users;*

- (4) *Resource Use. Development should promote the efficient use of natural resources, and take account of life cycle costs, in terms of energy efficient design, choice and sourcing of materials, reduction of waste, recycling of materials and exploitation of renewable energy;*
- (5) *Infrastructure. Infrastructure needs and their impacts should be identified and addressed by sustainable mitigation techniques, with particular regard to drainage, surface water management, flooding, traffic, road safety and noise; and*
- (6) *Maintenance. Proposals should demonstrate that provision will be made for the satisfactory future management and maintenance of all public areas, landscaping and infrastructure.”*

7a.13 The proposed construction and enhancement of Lathallan House complies with the aims of Policy EQ1. Additional ancillary development is considered to be of a high design standard and is necessary to ensure the retention and restoration of Lathallan House.

7a.14 Policy EQ14 ‘Listed Buildings’ states:

“The Council will seek to preserve the character and appearance of listed buildings. Accordingly:

- (1) *Development affecting a listed building, or its setting, shall preserve the building or its setting, or any features of special architectural or historic interest which it possesses. The layout, design, materials, scale, siting and use of any development shall be appropriate to the character and appearance of the listed building and its setting.*
- (2) *Proposals for the total or substantial demolition of a listed building will only be supported where it is demonstrated beyond reasonable doubt that every effort has been exerted by all concerned to find practical ways of keeping it. This will be demonstrated by inclusion of evidence to the Council that the building:*
 - *has been actively marketed at a reasonable price and for a period reflecting its location, condition and possible viable uses without finding a purchaser; and*
 - *is incapable of physical repair and re-use through the submission and verification of a thorough structural condition report; and*
- (3) *RCAHMS shall be formally notified of all proposals to demolish listed buildings to enable features to be recorded.”*

7a.15 The proposed restoration of Lathallan House and stables is welcomed and Historic Scotland has not objected to these elements of the proposed development. Historic Scotland has, however, objected to the proposed erection of detached dwellinghouses within and around the ‘B’ Listed walled garden. The objection is on the basis of an unacceptable impact on the architectural and historic importance of the wall and its relationship, physical and historical, with Lathallan House. However, in the context of an opportunity to restore the main building, the proposals for the walled garden are not sufficiently detrimental to warrant a recommendation for refusal. This element of the proposal does not therefore fully comply with Policy EQ14.

7a.16 Policy EQ15 - ‘Re-Use of Buildings’ states:

“The Council will generally support the re-use or conversion of existing vacant buildings of architectural and townscape merit, provided that the building is structurally sound and capable of beneficial conversion, and an acceptable internal layout and level of amenity can be provided.”

7a.17 The re-use of Lathallan House is supported and this element of the proposed development complies with Policy EQ15.

7a.18 In addition to the consideration of Policy EQ15, Lathallan House is identified by Proposal and Opportunity EN.POL04 - 'Lathallan House, Polmont'. The re-use and conversion of Lathallan House and associated buildings is identified as an opportunity.

7a.19 EN.POL04 Lathallan House, Polmont states:
Opportunity: Re-use/Conversion of House and Associated Buildings
Agency: Private
Comments: The opportunity exists to pursue options for the re-use or conversion of Lathallan House which is a Category B listed building. It lies in relatively close proximity to the Union Canal and enjoys good access thanks to its proximity to junction 4 of the M9 and the A801. Potential exists for a range of uses including conversion to flats, hotel, etc., subject to compliance with other Local Plan policies. Access to be from A803 only, not Nicolson Road. An application/listed building consent for the restoration of the house, associated buildings and additional development was submitted in May 2009.

7a.20 Policy EQ22 'Landscape and Visual Assessment' states:

"Development proposals which are likely to have a significant landscape impact must be accompanied by a comprehensive landscape and visual assessment as part of the Design Statement, which demonstrates that the setting is capable of absorbing the development, in conjunction with suitable landscape mitigation measures, and that best environmental fit has been achieved, in terms of the landscape character of the area."

7a.21 The applicant has submitted a detailed landscape appraisal. This assessment of the landscape setting and the proposed development's impacts upon it have acceptably demonstrated that the site is capable of absorbing the development. The proposal therefore complies with Policy EQ22.

7a.22 Policy EQ19 - 'Countryside' states:

"(1) The Urban and Village Limits represent the desirable limit to the expansion of settlements for the period of the Local Plan. Land outwith these boundaries is designated as countryside and will be subject to the detailed policies for specific uses indicated in Table 3.3. Development proposals in the countryside for uses not covered by these policies will only be permitted where:

- it can be demonstrated that they require a countryside location;*
- they constitute appropriate infill development; or*
- they utilise suitable existing buildings.*

(2) In circumstances where development meets the relevant countryside policy criteria, the scale, siting and design of development will be strictly controlled to ensure that there is no adverse impact on the character of the countryside. In particular:

- the siting should be unobtrusive, making use of natural features to integrate development into the landform and avoiding skylines;*
- building design should be sympathetic to vernacular building styles and comply with the design principles contained within the Council's 'Design Guide for Buildings in the Rural Areas'; and*

- *boundary and curtilage treatments should be sympathetic to the rural area, with a preference for stone walling and hedging using native species.”*

7a.23 The proposed development requires a countryside location by virtue of the location of Lathallan House. The proposed development is not infill development but will, in part, utilise existing buildings. New residential development is unobtrusively sited and respects the landscape setting of the area. Boundary and curtilage treatments are sympathetic to a rural area. Building design is considered to be of a good quality. Accordingly, it is considered that the proposal does comply with policy EQ19.

7a.24 Policy EQ26 - ‘Trees, Woodland And Hedgerows’ states:

“The Council recognises the ecological, landscape, economic and recreational importance of trees, woodland and hedgerows. Accordingly:

- (1) Felling detrimental to landscape, amenity, nature conservation or recreational interests will be discouraged. In particular ancient, long-established and semi-natural woodlands will be protected as a habitat resource of irreplaceable value;*
- (2) In an area covered by a Tree Preservation Order (TPO) or a Conservation Area, development will not be permitted unless it can be proven that the proposal will not adversely affect the longevity, stability or appearance of the trees. Where necessary, endangered trees and woodlands will be protected through the designation of further TPOs;*
- (3) Where development is permitted which will involve the loss of trees or hedgerows of amenity value, the Council will normally require replacement planting appropriate in terms of number, size, species and position;*
- (4) The enhancement and management of existing woodland and hedgerows will be encouraged. Where the retention of a woodland area is integral to a development proposal, developers will normally be required to prepare a plan and make provision for its future management; and*
- (5) There will be a preference for the use of appropriate local native species in new and replacement planting schemes, or non-native species which are integral to the historic landscape character.”*

7a.25 The proposed development has demonstrated, through landscape assessment and tree conservation measures, that the ecological, landscape and recreational importance of trees, woodland and hedgerows has been recognised and will be respected. The proposals accord with Policy EQ26.

7a.26 Accordingly, the proposed development does not fully accord with the Development Plan.

7b Material Considerations

7b.1 The material considerations to be assessed are the site history, the principle of enabling development required to fund the restoration of Lathallan House, National Planning Guidance and the views expressed by consultees.

Site History

7b.2 The principle of the renovation of Lathallan House and ancillary development including enabling development has been discussed, at the initiation of the current applicant, for a period

in excess of three years. The principle of sensitive renovation of Lathallan House, with carefully considered and financially justified enabling development has been informally accepted.

- 7b.3 The stringent requirements of the redevelopment of Lathallan House and ancillary structures, as important “B” Listed Buildings has been stressed.

Enabling Development

- 7b.4 The applicant has submitted a detailed financial appraisal of the land purchase costs, development costs and profit levels anticipated. This appraisal has been the subject of review by Falkirk Council development surveyors and construction professionals and by an external planning and surveying consultancy.
- 7b.5 The applicant has submitted a financial summary of costs that provides quantified expenditure on land acquisition, emergency works, construction costs, infrastructure costs, preliminaries and contingencies. In addition, quantified costs on professional fees, finance, sales costs, company formation costs, profits and VAT have been provided.
- 7b.6 The conclusion of the submitted financial summary is that the enabling development proposed is the minimum required to secure the renovation of Lathallan House.
- 7b.7 Peer review of the applicant financial appraisal has indicated that the proposed enabling development to restore Lathallan House etc would not be excessive.

National Planning Guidance

- 7b.8 Scottish Planning Policy (SPP) establishes national planning policy in relation to housing land use. In the context of the proposed development, Scottish Planning Policy seeks to create quality residential environments, guide new housing to the right places and deliver housing land in the context of historic buildings and landscape as natural heritage.
- 7b.9 It is considered that the renovation of Lathallan House and Stables and provision of high quality housing of mixed type to include, terraced and detached units is consistent with the aims and objectives of Scottish Planning Policy.
- 7b.10 Scottish Planning Policy advises of the need for a sensitive response to increasing demand for development in the countryside. The aims behind Scottish Planning Policy are that Scotland has a prosperous rural economy with a stable or increasing population and that the housing needs of that population need to be accommodated.
- 7b.11 Scottish Planning Policy establishes Scottish Government policy in relation to development affecting Listed Buildings and their settings with a view to protection, conservation and enhancement of the historic environment.
- 7b.12 The policy expressions in Scottish Planning Policy that are relevant to the proposed development relate to the renovation of Lathallan House, stables and walled garden as 'B' Listed Buildings and the potential impact on the setting of these buildings of new enabling development.
- 7b.13 The proposals to renovate Lathallan House and stables are welcomed both in policy terms and by Historic Scotland as statutory consultee. The agreed renovation works would ensure the

renovation of these buildings and the re-introduction of residential use would ensure their long term care and protection. This position is consistent with the aims and policy expressions of Scottish Planning Policy.

- 7b.14 The impacts of the development on Lathallan House walled garden and the opposition to the current proposals by Historic Scotland have been outlined in this report, above. The objection by Historic Scotland with respect to the impacts of the proposed development on the Listed Walled Garden are acknowledged.
- 7b.15 Historic Scotland's Scottish Historic Environment Policy (SHEP) provides guidance on the statutory responsibility for the protection and enhancement of Listed Buildings and their setting.
- 7b.16 The proposed renovation of Lathallan House and stables is consistent with the requirements of SHEP. The renovation and long term survival of these buildings is considered to accord with the aims of SHEP and no objections to these proposed developments are held by Historic Scotland. It should be noted that an associated Listed Building Consent application remains under consideration.
- 7b.17 Historic Scotland has, however, expressed concerns with regard to the impact of new development on the setting of Lathallan House and has objected to the proposed impacts on the walled garden. In this respect these elements of the development are considered to be contrary to Historic Scotland's SHEP guidance.

Consultation Responses

- 7b.18 The requirements of consultation responses from within Falkirk Council in relation to Community Services (Archaeology), can be achieved by planning conditions.
- 7b.19 Historic Scotland welcomes the restoration of Lathallan House and stables but has expressed objection to the development impacts on the listed walled garden and expressed concern in relation to development impacts on the setting of Lathallan House and associated buildings. The concerns of Historic Scotland have been relayed to the applicant and revisions, most notably to the new development in and around the walled garden, have been requested. The applicant has not agreed to suggested revision to the proposed development. The concerns of Historic Scotland have therefore not been addressed.
- 7b.20 It is accepted that there would be an impact on the setting of Lathallan House, stables and ancillary buildings with any new development. On balance, the proposed new development is acceptable on the grounds that it would secure the restoration and future of Lathallan House. With regard to the financial appraisal that has been submitted by the applicant and reviewed, it is questionable whether this could be achieved if the proposed new development does not proceed.
- 7b.21 The consultation response from The Scottish Trust is noted and the proposed restoration of Lathallan House accords with the views expressed. Comment made with regard to the reuse of fabric of Ivy Cottage / Stables building are noted but the views of the Trust are contrary to the structural advice provided by the applicant's agent which requires more significant building work than The Trust appreciates.

- 7b.22 Comments made with regard to the conjectural recreation of the proposed North Lodge are also noted along with the acknowledgement by the Trust that the development proposals seek to emphasise the type of rural estate that may have previously existed. This matter is considered to be one of subjective judgment and is not considered to significantly affect the consideration of the proposed development in its entirety.
- 7b.23 The comments of the Trust with regard to an innovative approach to the re-use of the Listed walled garden are noted.
- 7b.24 The Trust has questioned the roof design of proposed ‘mews houses’ and the height of these buildings. As previously advised, the applicant's agent has re-designed the proposed roof treatment to take into account the comments raised. Building height has not been reduced. The agent has advised that the situation of the proposed houses at a lower level than Lathallan House does not justify a reduction in height.
- 7b.25 The comments received from the Garden History Society, “based on a basic desk-top study of the site and the information contained in the submitted documents”, acknowledge that the site is not formally recognised as a Designed Landscape. The conversion of Lathallan House is welcomed and requirement for some enabling development also recognised. However, they have concerns in relation to the scale and location of proposed enabling development, Mews housing design and new housing within the Listed walled garden, and object to the application in its current form.
- 7b.27 Falkirk Council has no plans to formally recognize the grounds of Lathallan House as a designed landscape. It is considered that the most effective method of securing the protected future of the grounds of Lathallan House is by agreeing sensitive development within the grounds and resultant management and maintenance arrangements being approved and thereafter controlled.

7c Conclusion

- 7c.1 The proposed development represents a significant opportunity to secure the sensitive restoration of Lathallan House stables and associated buildings. The proposal has been assessed against the terms of the Development Plan, and National Planning Policy. The conclusion of this assessment is that the proposal is in part contrary to the Development Plan. Also, the concerns raised by Historic Scotland should not be dismissed lightly. There is a relevant concern regarding the impact of the new development on the setting of the Listed Building and, in particular, the listed walled garden. Members should also note that, in the current economic climate, the proposed enabling development may not be sufficient to make this project economically viable.
- 7c.2 However, a balanced and pragmatic approach is considered to be appropriate. The design quality of the proposed new build is considered to be high. There is no other opportunity proposed to secure the restoration of Lathallan House, stables and associated buildings and, therefore, the risk of further deterioration and the possible loss of the Listed Building is real.
- 7c.3 If Members are minded to grant listed building consent, the application would have to be referred to Scottish Ministers because it is a category B Listed Building and because of Historic Scotland’s outstanding objection.

8. RECOMMENDATION

8.1 It is therefore recommended that Committee indicates that it is minded to grant Listed Building Consent subject to referral to Scottish Ministers.

8.2 On conclusion of the referral of the application to Scottish Ministers, referred to in section 8.1 above, Members remit to the Director of Development Services to grant Listed Building Consent subject to conditions relating to:

**the investigation of potential archaeological remains and their subsequent recording;
the specification of construction materials and samples as required;
construction methodology statements; and
phasing and timing of proposed works.**

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pp Director of Development Services

Date: 12 April 2011

LIST OF BACKGROUND PAPERS

1. Falkirk Council Structure Plan.
2. Falkirk Council Local Plan.
3. Scottish Planning Policy (SPP).
4. Historic Scotland's Historic Environment Policy (SHEP).

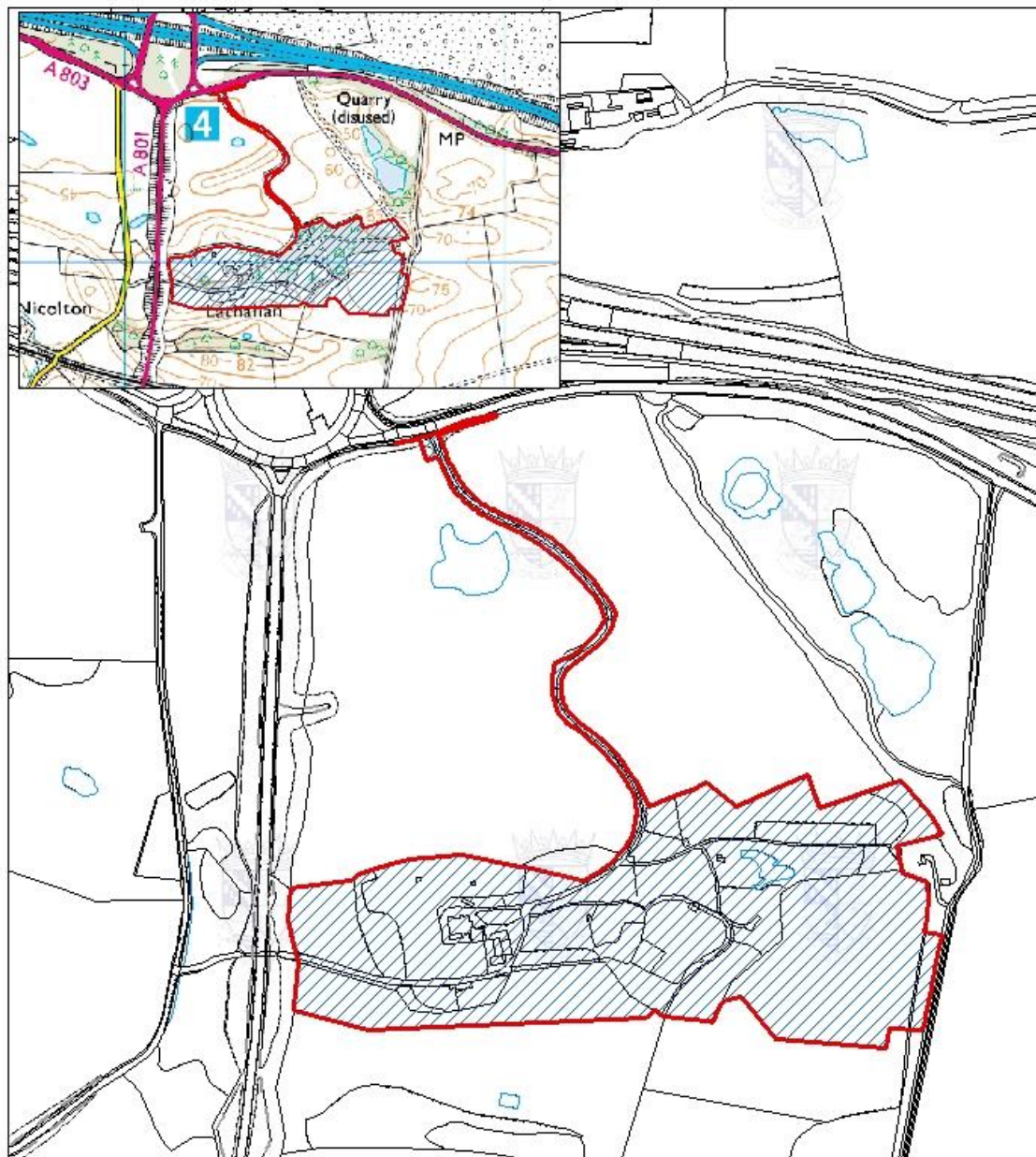
Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504951 and ask for John Angell.

Planning Committee

Planning Application Location Plan

P/09/0369/LBC

This plan is for location purposes only. It should not be interpreted as an exact representation of the application site.



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