

STATEMENT OF APPEAL from Applicant

Extension Purposes:

The application has two purposes/rooms;

- (i) office space for my company (Valhal Ltd)
- (ii) Gym / Playroom / Sleepover
 - more internal space for our growing family
 - accommodate visiting Grandparents from Orkney

The proposed area is the only practical zone to accommodate this, given the small scale of the application corresponds with a void garden area (4m length) and the internal house already has easy access to the zone.

Previously (March 2011), Moray Council specified a single-story extension to the east gable instead of a 2-story, the latter would've negated the need for the current application.

Reasons For Appeal:

Refusal Point 1:

Initial design of the extension was based upon using the same design/material of the existing house. However, on pre-application consultation with Moray Council, this was rejected because a 'modern intervention approach' (Ref. A) was preferred to differentiate the buildings. We believe that Refusal Point 1 is a contradiction of the remit issued by the Council and that we've fulfilled the requirement from Historic Scotland and Council by providing a clear definition between 'old and new'.

In terms of ability to 'understand the history of the listed building' – we agree to the minor and only condition stated by the Archeology Services at Aberdeenshire Council (ref. B). The only alteration to the building is a small build-up of the rear roof allowing tie-in of the gable-end. In our opinion this will not affect the appearance of the entire house by much (not increasing the base of the roof whatsoever, increasing the ridge +/-3m). It should also be noted that Historic Scotland have communicated the house as not having 'Outstanding architectural or historic merit' (Ref. C).

In terms of the historic effect of this rear roof: the original schoolhouse (+/-1730) is the primary building (completely unaffected), whereas the extension is planned for the rear. The rear being itself an extension to the building - likely added after its use as a school (use shifted to the 'Schoolhouse', Strathlene Court, before the 1876 School also at Strathlene) and certainly added after 1792-93 when 'the school was in a poor state of repair' (Ref D). There's no literary information suggesting the rear section was used in schooling.

Refusal Point 2:

The extension would certainly not be visible from 'a number of public vantage points' – only visible from one side (Bede Road) (Ref E) – though largely unclear from a viewing distance of 274 m (Portessie Junction) in addition to the wall. The only real vantage point of the extension would be from our own private garden.

It would not be observed from Bede Road NW due to being obscured behind the new Church hall erected visibly in front of the Church (Ref F).

In addition, it should be noted that the Church (next door) is B-listed (same as our home) and therefore the decision to allow the large clearly visible hall (from Bede Rd) is another contradiction from the Council in terms of selecting visible impact as a reason for refusal.

The extension isn't visible from the east (Ref. G), nor the west (Ref. H) and nor the South (Ref. I). There's partial view of the 'store' from south-west – Ref. J).

We therefore do not agree that the extension would impact 'key views' of the building, as the only key view of the house on public ground is on the south side (extension being completely obscured by front of the building).

Summary:

We believe that the two primary contradictions by the council and highlighted above (design based upon council advice and visible impact) should be taken into consideration. We also believe that the planned extension clearly differentiates between the older house and the smaller new section. Any design detail (ie roof tie-ins etc) could be discussed/amended at a detailed planning phase.

We have a growing family and self-employed business and the extension would greatly assist in our lives. We do not want to sell the house as we strongly feel it is our family home and already have children at school locally. In addition, we have invested large sums to sustain the listed building internally and externally (ie re-sarked and slated the damaged roof), when others had allowed the listed building to wilt.

References:

Ref. A: correspondence from Moray Council on original design (harl and slates option);

On Friday, 13 June 2014, 12:32, <bruce@kraftarchitecture.co.uk> wrote:

Thanks Craig

Apologies, been out of the office a lot this week. I'll talk it through with Neil & Michelle to see how we can revise the proposal to better define the existing building from the extension.

Bruce

On 13 Jun 2014, at 11:43, Craig Wilson <Craig.Wilson@moray.gov.uk> wrote:

Morning Bruce,

Tried calling you a couple of times in relation to the above. I think that the extension needs to be subservient to the parent property and would benefit from being detached, perhaps a lightweight link between the extension and existing house would work better. I feel that as shown it also raises questions as to its origin by being similar in design to the listed building. As you will be aware a modern intervention approach would lessen its impact in this respect.

If you wish to discuss further please contact me.

Regards

Craig

Craig Wilson BA (Hons) MRTPI
Planning Officer (Listed Buildings & Conservation Areas)
Development Management
Environmental Services Department
The Moray Council
High Street
Elgin
IV30 1BX

Tel: 01343 563565

Ref. B: Architectural Services, Infrastructure Services, Aberdeenshire Council.

From: [Claire Herbert](#)
To: [Moray Planning \(consultation.planning@moray.gov.uk\)](mailto:consultation.planning@moray.gov.uk)
CC: [Craig Wilson \(Craig.Wilson@moray.gov.uk\)](mailto:Craig.Wilson@moray.gov.uk)
Date: Tue, 12 Aug 2014 09:26:00 +0000
Subject: Planning application 14/01478/APP - archaeology comments

Planning Reference: 14/01478/APP

Case Officer Name: Craig Wilson

Proposal: Proposed gable extension and alteration to external store

Site Address: The Old Schoolhouse Rathven Buckie Moray

Site Post Code: AB56 4DD

Grid Reference: NJ 4447 6569

Having considered the above application, which affects the archaeology site NJ46NW0065, a category B-Listed former school dating to the 19th Century likely incorporating earlier fabric, I can advise that in this instance the following Condition should be applied:

“Photographic Survey Condition (PAN 2/2011, SPP, SHEP)

No demolition or development shall take place prior to a photographic survey being undertaken by the developer and approved by the planning authority. All elevations, **both internal and external**, together with the setting of the building, and any unusual feature/s, shall be photographed and clearly annotated on a plan. Photographs, which should be **digital files (jpeg, tiff, pdf) submitted by email, on CD or via online file sharing services**, shall be clearly marked with place name for identification, national grid reference and planning reference and deposited with the Archaeology Service for addition into the local Sites and Monuments Record.

Reason: to ensure a historic record of the building.”

Ref. C: Correspondance from Historic Scotland, indicating level of architectural/historic merit.



Mrs Michelle Slater
The Old School House
Main Street
Rathven
Moray
AB56 4DD

Longmore House
Salisbury Place
Edinburgh
EH9 1SH

Direct Line: 0131 668 8805
Direct Fax: 0131 668 8788
Switchboard: 0131 668 8600
martin.ross@scotland.gsi.gov.uk
Our ref: HPG/F/GE/9

30 March 2010

Dear Mrs Slater

**HISTORIC ENVIRONMENT GRANTS: BUILDING REPAIR GRANTS SCHEME
THE OLD SCHOOL HOUSE, RATHVEN**

I refer to your application for grant assistance towards the cost of repairs to the above property.

The property has been assessed as falling outwith the 4 types of outstanding buildings which are eligible to be considered for grant under the current scheme and, therefore, your application will not be considered further.

To be eligible for support under this scheme, buildings must be assessed as being of Outstanding architectural or historic merit; this equates to buildings which are of national or high regional importance. While your building has some features of historic and architectural interest, and does contribute positively to its local setting, it has not been assessed as being 'outstanding' in wider national or regional terms and therefore does not meet the criteria for support under this scheme.

You will be disappointed by this decision, but the present level of demand for grant means that the Agency is not able to offer a grant to every project. It is necessary to restrict grants to the most outstanding buildings in the most urgent need of repair.

Yours sincerely

MARTIN ROSS
Policy & Projects Manager

Ref. D: The Statistical Account (1792-3, Witherington & Grant edition 1982) & Listing description from Historical Scotland.



[Home](#) [GIS Downloads](#) **[Listed Buildings](#)** [Scheduled Monuments](#) [Gardens](#) [Battlefields](#)

[Results](#) [New Search](#)

Highlight Options: ☐ Off ☐ ☐ ☐

RATHVEN, OLD SCHOOL (Ref:15530)

This building is in the Moray Council and the Rathven Parish. It is a category B building and was listed on 25/04/1989.

Group Items: N/A, Group Cat: N/A, Map Ref: NJ 444 657.

Description

Circa 1800, possibly incorporating earlier fabric. 2-storey, irregular S facing 5-bay house (formerly 2 + 3 bays). Harled rubble, contrasting painted margins. Centre door to 3-bay portion with blocked door serving former 2-bays at W. 3 small 1st floor windows; varied glazing. Coped end stacks; local slate roof. Single storey, 2-bay wing at rear with piended roof and ridge stack.

Notes

In 1792-3 the school was in a poor state of repair but it was surmised that there would be 'little doubt of it being rebuilt on a plan equally comfortable and convenient for master and scholars' after the building of the church (1795). The school is close to the site of the medieval 'bede house' which in 1842 had been recently repaired and had 2 residents. Unusual survival of early rural school.

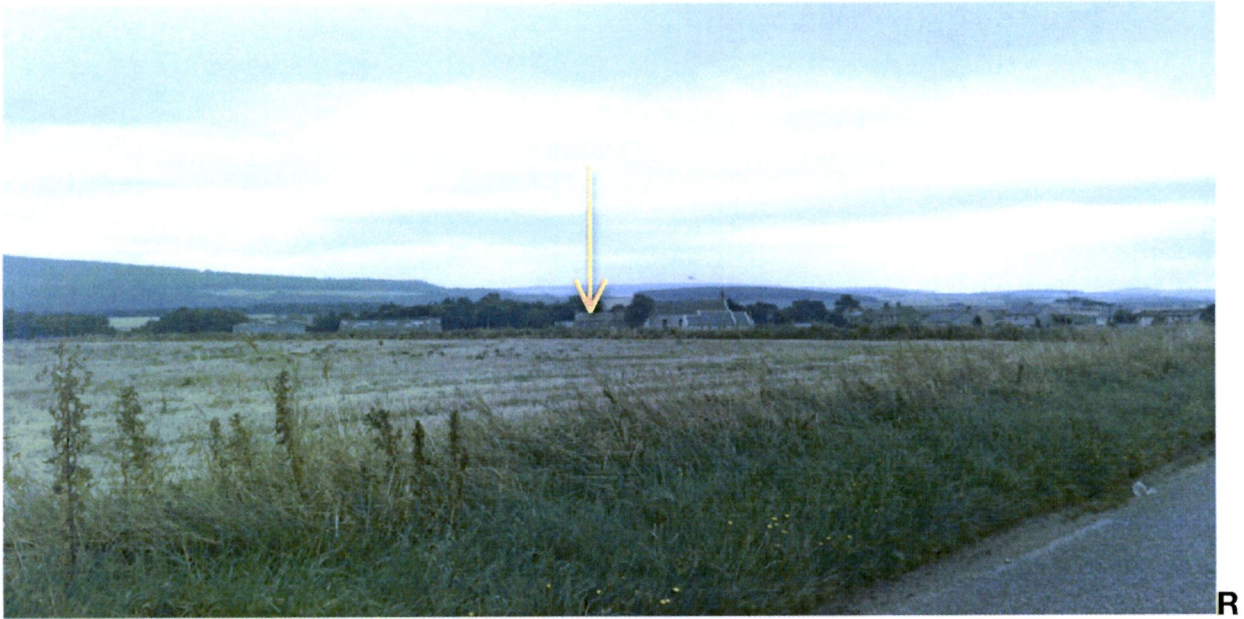
References

THE STATISTICAL ACCOUNT (1792-3, Witherington and Grant edition, 1982), p.383.

© Crown copyright, Historic Scotland. All rights reserved. Mapping information derived from Ordnance Survey digital mapping products under Licence No. 100017509 2012. Data extracted from Scottish Ministers' Statutory List on 25th September 2014. Listing applies equally to the whole building or structure at the address set out in bold at the top of the list entry. This includes both the exterior and the interior, whether or not they are mentioned in the 'Information Supplementary to the Statutory List'. Listed building consent is required for all internal and external works affecting the character of the building. The local planning authority is responsible for determining where listed building consent will be required and can also advise on issues of extent or "curtilage" of the listing, which may cover items remote from the main subject of the listing such as boundary walls, gates, gatepiers, ancillary buildings etc. or interior fixtures. All category C(S) listings were revised to category C on 3rd September 2012. This was a non-statutory change. All enquiries relating to proposed works to a listed building or its setting should be addressed to the local planning authority in the first instance. All other enquiries should be addressed to: Listing & Designed Landscapes Team, Historic Scotland, Room G.51, Longmore House, Salisbury Place, EDINBURGH, EH9 1SH. Tel: +44 (0)131 668 8701 / 8705. Fax: +44 (0)131 668 8765. e-mail: hs.listing@scotland.gsi.gov.uk Web: <http://www.historic-scotland.gov.uk/historicandlistedbuildings>

[Results](#) [New Search](#)

Ref. E: View of extension zone (North/Bede Road). +/-274 - 300 m viewing distance, therefore not a clear view. B Listed Church hall in foreground.



R

Ref. F: View of extension zone (North West/Bede Road) – obscured by existing houses and Church hall. Cannot see extension area.



Ref. G: View of extension zone (East) – from the farm, whole house hidden behind large wall. Cannot see extension area. Building to right is the new church hall.



Ref. H: View of extension zone (West) – house behind the church with no visibility of the rear of the house. Cannot see extension area.



Ref. I: View of extension zone (South) – cannot see extension area (it's to the rear of the house).



Ref. J: View of extension zone (South West) – extension zone not seen, though 'store' building partially seen (arrow: store would be amended to have no door externally and be an internal store. Exterior fabric the same brick as current rubble wall).

