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Our ref: HGG/A/GE/126
Our Case ID: 201402301
Your ref: 14/01352/LBC

21 August 2014

Dear Sirs

Planning (Listed Buildings And Conservation Areas) (Scotland) Act 1997
The 1629 20 Clifton Road Lossiemouth Moray

Thank you for your consultation dated 15 July which we received on 15 July.

We have considered your consultation and comment as follows:

The proposed extension is in the form of a large box dormer which is of sufficient size to be quite visible alongside the north-east gable of the listed building and will therefore have an adverse impact on its character.

We wondered if there was any scope for creating it in a more traditional form, perhaps using the aesthetic of timber walls and sloping corrugated sheet roofing which has been used successfully for the stair porches on the building.

If you require any further information, please contact Simon Montgomery.

Yours faithfully

Simon Montgomery
Senior Heritage Management Officer, Historic Buildings North

