

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS)(SCOTLAND) ACT 1997

**TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND BUILDINGS IN
CONSERVATION AREAS) (SCOTLAND) REGULATIONS 1987**

LISTED BUILDING CONSENT

REFERENCE NUMBER: 23/01260/LIB

**Mr David Johnson
Organic Architects
140 West Princes Street
Helensburgh
Argyll And Bute
G84 8BH**

I refer to your application dated 29th June 2023 for listed building consent in respect of the following development:

**Replacement of existing windows, doors, and rooflights; alterations to kitchen window to form door; replacement of slate roof tiling, rainwater goods and formation of plat and steps
AT:**

Woodcote Pier Road Rhu Helensburgh Argyll And Bute

Argyll and Bute Council in exercise of their powers under the above mentioned Act and Regulations hereby grant Listed Building Consent for the above development in accordance with the particulars given in the application form and docketed plans, subject however to the conditions and reasons on the following page(s).

It should be understood that this permission does not carry with it any necessary consent or approval to the proposed development under other statutory enactments and is not a Building Warrant. It should also be noted that express planning permission may also be required for this proposal and before work starts a formal determination from the relevant Area Planning Office should be obtained with respect to the need for express planning permission.

Dated: 21 December 2023

A handwritten signature in purple ink, appearing to read 'Fergus Murray'.

Fergus Murray
Head of Development and Economic Growth

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AT:
Woodcote Pier Road Rhu Helensburgh Argyll And Bute**

The planning application as detailed above is subject to the following conditions:

1. The development shall be implemented in accordance with the details specified on the application form dated 28/06/2023; supporting information and, the approved drawings listed in the table below.

Plan Title	Plan Ref No	Version	Date Received
Location Plan, Site Plan as Existing and Proposed	1 of 7	-	29.06.2023
Existing Plans and Elevations	2 of 7	-	29.06.2023
Proposed Plans and Elevations	3 of 7	A	29.11.2023
Windows Sheet 1	4 of 7	-	29.06.2023
Windows Sheet 2	5 of 7	-	29.06.2023
Windows Sheet 3	6 of 7	-	29.06.2023
Doors and Rooflights Specifications	7 of 7	A	29.11.2023

Reason: For the purpose of clarity, to ensure that the development is implemented in accordance with the approved details.

2. Notwithstanding the effect of condition 1; the works permitted to which this consent relates must be begun within three years from the date of this permission.

Reason: to comply with Section 16 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

3. Notwithstanding the effect of condition 1; The roof shall be covered with natural slates of a colour, size, thickness and pattern similar to those to be removed. A sample of the proposed shall be submitted to and approved in writing by the Planning Authority prior to any work starting on site.

Reason: In order to protect the character and appearance of the listed building concerned.



NOTE TO APPLICANT

n/a



NOTE TO APPLICANT

If you are aggrieved by the decision of Argyll and Bute Council on any of the conditions imposed on the consent, you may appeal to Scottish Ministers. If you wish to appeal against any condition imposed in the consent, you should write to the Directorate for Planning and Environmental Appeals, Planning and Environmental Appeals Division, Scottish Government, Ground Floor, Hadrian House, Callendar Business Park, Callendar Road, Falkirk FK1 1XR within three months of the date of this decision notice.

Details of how to appeal are noted below.

ePlanning – By using the online appeal function through the ePlanning website www.eplanning.scotland.gov.uk.

Scottish Government Website – Appeal forms and guidance notes are available from the DPEA pages of the Scottish Government Website www.scotland.gov.uk/dpea. The forms can then be completed electronically or printed and completed by hand.

Paper form - By telephone to 01324 696400 or in writing to DPEA, Planning and Environmental Appeals Division, Scottish Government, Ground Floor, Hadrian House, Callendar Business Park, Callendar Road, Falkirk FK1 1XR requesting paper copies of the form and guidance notes.

The notice of appeal should be addressed to the Directorate for Planning and Environmental Appeals, Planning and Environmental Appeals Division, Scottish Government, Ground Floor, Hadrian House, Callendar Business Park, Callendar Road, Falkirk FK1 1XR.

A copy of the notice of appeal should at the same time be sent to the Area Team Leader at the Area Office which issued this decision notice: A list of the Area Offices is given below:

Bute and Cowal Area Office, Argyll House, 91 Alexandra Parade, Dunoon, PA23 8AJ
Helensburgh and Lomond Civic Centre, 38 East Clyde Street, Helensburgh, G84 7PG
Oban, Lorn and the Isles Area Office, Municipal Buildings, Albany Street, PA34 4AW
Mid Argyll, Kintyre & Islay Area Office, 1A Manse Brae, Lochgilphead, PA31 8RD

38 East Clyde Street Helensburgh G84 7PG

