



Viewmount Arduthie Road Stonehaven AB39 2DQ Tel: 01467 534333 Email: planningonline@aberdeenshire.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100494136-002

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Extent of Demolition Proposed

This proposal is for: * Substantial Demolition Complete Demolition

Please give details of the extent of demolition works.

Preferred units: * Cubic Metres Square Metres

Size of Existing building/structure in total: *

484.00

Size of part to be demolished: *

238.00

Have the works already been started or completed? *

No Yes – Started Yes – Completed

Site Address Details

Planning Authority:

Aberdeenshire Council

Full postal address of the site (including postcode where available):

Address 1:

SOMERSET COTTAGE

Address 2:

25 MAR ROAD

Address 3:

BRAEMAR

Address 4:

Address 5:

Town/City/Settlement:

BALLATER

Post Code:

AB35 5YL

Please identify/describe the location of the site or sites

Northing

791404

Easting

314930

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	ALAN BENNETT ARCHITECTS		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	ALAN	Building Name:	
Last Name: *	BENNETT	Building Number:	2
Telephone Number: *	07980276805	Address 1 (Street): *	st judes avenue
Extension Number:		Address 2:	
Mobile Number:	07980276805	Town/City: *	BELFAST
Fax Number:		Country: *	United Kingdom
		Postcode: *	BT7 2GZ
Email Address: *	ADMIN@ALANBENNETTARCHITECTS.COM		

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	SOMERSET COTTAGE
First Name: *	KEITH	Building Number:	25
Last Name: *	PHILLIPS	Address 1 (Street): *	MAR ROAD
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	BRAEMAR
Extension Number:		Country: *	SCOTLAND
Mobile Number:		Postcode: *	AB35 5YL
Fax Number:			
Email Address: *			

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Supporting Information for Proposed Demolition Work

Why is it proposed to demolish all or part of the building(s) and or structure(s)? * (Max 500 characters)

The existing dwelling requires upgrading for modern day living standards. The existing design is of poor quality and the proposal is to refurbish the dwelling into what would be a more typical cottage of Braemar. The existing sun lounge is of poor design and materials and is to be replaced with a hardwood and glazed design, the ex low pitch roof is to be removed and replaced with a more typical pitch which will allow FF bedroom accommodation to be incorporated.

Please indicate additional information being provided:

- Location Plan
- Photograph(s) of Elevations
- Survey drawings illustrating existing plans and elevations
- Drawings indicating areas of demolition
- Historic Records of Building/structure
- Evidence of Building's structural condition
- Drawings illustrating proposed development
- Supporting Statement
- Old photographs
- Financial appraisal/justification
- Other

Proposals for the Site after Demolition

Are there any current applications or existing consents or permissions for this site? *

Yes No

Please state the number of current applications or existing consents of permissions: *

1

Proposals for the Site after Demolition

For each application, please describe the application and include the planning application reference number(s), if known

Application reference number: *

100494136-001

Describe the application: * (Max 500 characters)

DEMOLITION AND REPLACEMENT OF THE EX SUN LOUNGE, REMOVAL + REPLACEMENT OF THE EX ROOF WITH A NEW STEEPER PITCH TO PROVIDE 2NO. BEDROOMS WITHIN THE ROOF, ADDITION OF 2NO. DORMER WINDOWS, NEW ENTRANCE PORCH, LEAN-TO STORAGE SHEDS, AND NEW TIMBER CLADDING TO THE EX WALLS

Are you submitting an application for Planning Permission or other consent at the same time as this application?

Yes No

If Yes, please provide brief details of the proposed development and after use of the site: * (Max 500 characters)

DEMOLITION AND REPLACEMENT OF THE EX SUN LOUNGE, REMOVAL + REPLACEMENT OF THE EX ROOF WITH A NEW STEEPER PITCH TO PROVIDE 2NO. BEDROOMS WITHIN THE ROOF, ADDITION OF 2NO. DORMER WINDOWS, NEW ENTRANCE PORCH, LEAN-TO STORAGE SHEDS, AND NEW TIMBER CLADDING TO THE EX WALLS TO PROVIDE A QUALITY COTTAGE DWELLING

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? * Yes No

Certificates and Notices

Certificate and Notice

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

The Town and Country Planning (Listed Building and Buildings in Conservation Areas) (Scotland) Regulations 1987

One Certificate must be completed and submitted along with this form; either Certificate A, Certificate B or Certificate C.

Are you the sole owner of ALL the land/building relevant to this proposal? * Yes No

Are you able to identify and give appropriate notice to ALL the other owners? Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate B

Certificates

The certificate you have selected requires you to distribute copies of the Notice 1 document below to all of the owners that you have provided before you can complete your certificates.

Notice 1 is required

I understand my obligations to provide the above notice before I can complete the certificates. *

Land Ownership Certificate

Certificate and Notice

The Planning (Listed Buildings and Conservation Areas) (Scotland) act 1997

The Town and Country Planning (Listed Buildings and Buildings in Conservation Areas) (Scotland) Regulations 1987

Certificate B

I hereby certify that –

(1) - I have/The Applicant has served notice on every person other than myself/the applicant who, at the beginning of the period of 21 days ending with the date of the accompanying application was owner [note 1] of any part of the land to which the application relates.

Name:

Mr MARK NICOLSON

Address:

MAR ESTATES, MAR LODGE ESTATE, MAR LODGE, BRAEMAR, SCOTLAND, AB35 5YJ

Date of Service of Notice: *

01/11/2021

Signed: ALAN BENNETT
On behalf of: Mr KEITH PHILLIPS
Date: 01/11/2021 11:04:17

Note 1 – Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.

Checklist – Application for Conservation Area Consent

Please complete the following checklist to make sure you have provided all the necessary information in support of your application. Failure to submit the necessary information may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

A Location plan and/or site plan which identifies the land to which the application relates, drawn to an identified Yes No scale and showing the direction of north. This plan should identify clearly the building(s) to be demolished. *

Other information: * (at least one must be selected)

- Design Statement.
- Supporting Statement.
- Condition Survey Report.
- Feasibility Study.
- Development Appraisal.
- Photographs.
- Environmental Impact Appraisal.
- Other.

If you have indicated that the information in support of your application is not listed previously, please provide further details.* (Max 500 characters)

No Fee is needed with an application for Conservation Area Consent.

Declare – Conservation Area Consent

I, the applicant/agent certify that this is an application for conservation area consent as described in this form the accompanying plan/drawings and additional information.

Declaration Name: Mr ALAN BENNETT
Declaration Date: 01/11/2021