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Full Planning Permission for Change of Use From Class 3 (Food and Drink) to form Ancillary Residential Accommodation (Ground Floor) at 2 Urquhart Road, Oldmeldrum

Full planning permission is sought for a change of use of the ground floor of the property at 2 Urquhart Road, Oldmeldrum from Class 3 (Food and Drink) to ancillary residential accommodation. The property lies within the Oldmeldrum Conservation Area and is a category C listed building. For information, the listing refers to this property as the Former Brewery, however the mapping system shows the whole property as 2 Urquhart Road. At some point in the past the property has been split into two ownerships with postal address of the eastern section being the Old Brewery and the western section of it being 2 Urquhart Road (this application site) with the upper floor of this property already being in residential use.

The site lies just to the north of the market square, where the surrounding properties are a mix of commercial, retail, and residential use. The building is 1.5 storey with gable end fronting the road with a harled exterior, stone walls and slate roof. The main pedestrian access is directly from the pavement and due to the historical high-density nature of the Conservation area there is no dedicated parking at the property.

Other applications have been listed as related to the planning history of this site but they are actually related to the adjacent property at the Old Brewery. The only applications which relate to this site are as follows:

APP/2009/3476 - Alter Front Shop to form Coffee/Tea Counter & Seating Area, Approved, 22/1/10

APP/2012/1889 - Change of Use from Class 2 (Beauty Therapy) to Residential Use (First Floor Flat), Approved, 10/8/12 (Full planning permission)

APP/2012/1890 - Change of Use from Class 2 (Beauty Therapy) to Residential Use (First Floor Flat), Approved, 10/8/12 (*Listed Building Consent arguably not required for Change of Use*)

While the entire listed property including 2 Urquhart Road and the Old Brewery would have been a brewery, each part has long since been converted into other uses including residential. It appears that, on the basis there is no evidence to the contrary, that 2 Urquhart Road has in most recent decades been a shop on the ground floor and a dwellinghouse on the upper floor. The 2009 application and approval related to altering the ground floor internal layout at the



front of the building to a tea and coffee counter and seating area associated with the existing retail use.

There is no specific record of the upper floor having had permission to operate as Class 2 Use, however, it appears the upper floor of the building was operating in beauty therapy use given the application in 2012 to change this back to residential which was then granted and implemented.

A further application APP/2017/2229 was approved in 2017 to change the ground floor of the property from Class 1 (Shops) to Class 3 (Food and Drink). The upper floor plans showed no change to the previously approved and implemented residential use.

The application is therefore made to change the use of the ground floor (Class 3) to residential accommodation, ancillary to that which exists on the first floor. Given the lawful residential use of the upper floor, this is not referenced in this new application and the existing residential use is what is shown on the drawings. The internal alterations to both the ground floor and upper floor are contained within the separate application for listed building consent which also seeks consent to replace the existing windows and door on the front gable.

The consideration of this application therefore only relates to the change of use of the ground floor from its most recent Class 3 use back to ancillary residential use. This clearly aligns with most recent previous permission and lawful use of the upper floor as a dwellinghouse.

The nature of the proposal is in keeping with the surrounding area which currently has a variety of commercial, retail, and residential units of similar size and character. The internal alterations to create ancillary residential accommodation on the ground floor to that which already exists on the upper floor do not impact on the character of the Conservation Area.