



## DEVELOPMENT MANAGEMENT COMMITTEE

### Report by Head of Planning, Economic Development and Regeneration

#### 1 DESCRIPTION

Erection of front boundary wall and railings with vehicular and pedestrian gates at Williamsraig House, Linlithgow, West Lothian, EH49 6QF

#### 2 DETAILS

<b>Reference no.</b>	<a href="#">0934/H/22</a>	<b>Owner of site</b>	MR D Barnes
<b>Applicant</b>	Mr D Barnes Williamsraig House Linlithgow West Lothian EH49 6QF	<b>Ward &amp; local members</b>	<b>Linlithgow</b>  Councillor Tom Conn Councillor Pauline Orr Councillor Sally Pattle
<b>Case officer</b>	Lucy Hoad	<b>Contact details</b>	01506 282558 <a href="mailto:lucy.hoad@westlothian.gov.uk">lucy.hoad@westlothian.gov.uk</a>

**Reason for referral to Development Management Committee:** Referred by Councillor Pattle

#### 3 RECOMMENDATION

- 3.1 Refuse planning permission

#### 4 DETAILS OF THE PROPOSAL AND BACKGROUND

- 4.1 Planning permission is sought for the erection of front boundary wall and railings with vehicular and pedestrian access gates at Williamsraig House Linlithgow. The building is designated as Category B Listed (LB12897).
- 4.2 The submitted plans detail the line of the railings to be sited parallel to a private single lane track and set at an oblique angle to the front/north of the dwelling house. The proposal comprises metal railings atop a low stone wall with gate piers provided at the vehicular access point. The drawings detail the walling to be of height 350mm and constructed of stone to match the basecourse of the listed building. The fence railings are to be 1.0m high, constructed of metal (painted black). The wall is to curve in from the track toward the house at the point of the vehicular access which displays gate piers 3500mm apart constructed of stone to height of 2097mm and metal gates to height 1730mm. A separate narrow gate is provided for pedestrian use.
- 4.3 The application is accompanied by detailed plans and a design statement which can be viewed in the application file.

- 4.4 The application site is located 700m south of the settlement boundary of Linlithgow and situated within a former country estate in the rural landscape, as identified in the adopted West Lothian Local Development Plan, 2018 (LDP). The site lies within the Special Landscape Area (Bathgate Hills).

## History

- 4.5 The relevant site history is set out below:

- 0628/H/22 Erection of a front boundary wall with vehicular and pedestrian gates withdrawn September 2022.
- 0822/LBC/22 Listed building consent for stone cleaning of listed building approved November 2022, subject to survey.

## EIA Development

- 4.6 The proposal is not EIA development as it does not fall within Schedule or Schedule 2 of the Environmental Impact Assessment (Scotland) Regulations 2017 (EIA Regulations).

## Equalities Impact

- 4.7 The application has been assessed and has no impact in terms of equalities or human rights.

## 5. REPRESENTATIONS

- 5.1 No representations have been received on the application

## 6. CONSULTATIONS

- 6.1 This is a summary of the consultations received to the original application. The full documents are contained in the application file.

Consultee	Objection?	Comments	Planning Response
WLC Roads & Transportation	No Comment		Noted.

## 7. PLANNING POLICY

- 7.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 7.2 The development plan comprises the Strategic Development Plan for South East Scotland (SESplan) and the West Lothian Local Development Plan
- 7.3 The relevant development plan policies are listed below:

<b>Plan and Policy</b>	<b>Policy Summary</b>	<b>Assessment</b>	<b>Conform?</b>
West Lothian Local Development Plan (LDP) (2018)  DES1 - Design Principles	All development proposals will require to take account of and be integrated with the local context and built form.	The siting and design of the proposed fence line is unjustified and would be to the detriment of the rural character and visual amenity of the surrounding area.	No
LDP  ENV28 – Listed Buildings	The layout, design, materials, scale, siting and use of any development which will affect a listed building or its setting should be appropriate to the buildings character, appearance and setting.	The siting and design of the proposed fence line is not in keeping with the rural character of the area and would adversely impact the quality of the setting of the listed building.	No
LDP  ENV1 – Character and Special Landscape Areas	Development should respect the landscape character and be compatible in terms of scale, siting and design.	The proposed fence line is not in keeping with the rural character and visual amenity of the surrounding area.	No

## **8. ASSESSMENT**

- 8.1 The key considerations are the impact of the railings on the setting of the listed building, the rural character and the visual amenity of the area.
- 8.2 In considering whether to grant planning consent, the planning authority must, under the terms of the Planning (Listed Buildings and Conservation Areas (Scotland) Act 1997 and Historic Environment Scotland guidance on Managing Change in the Historic Environment (Setting) 2016, have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 8.3 The setting is regarded as the surroundings in which a heritage asset is experienced. The view of the principle elevation of Williamsraig House is taken from the grassed area and road immediately to the front of the building. This relatively short, but uninterrupted view, is significant in terms of the contribution it makes to the historic significance of the building and its appreciation.

- 8.4 Williamsraig House is described as being an 1878, 2-storey, 3-bay Scots Baronial, L-plan villa with circular stair tower to south; rear wing raised and entrance porch added circa 1925 to E (side) elevation. The applicant proposes to erect a low wall and metal railings with provision of access gates for pedestrian and vehicular use to the front/north of the dwelling house.
- 8.5 The proposed design reflects the type of fence railings that could be described as Victorian in style and appropriate for a townhouse and streetscape of that period. The listed building concerned is a large country house situated within a rural setting. It is appreciated that the land surrounding the dwelling has shrunk in terms of land ownership. The area immediately to the front of the dwelling appears to be all that is left for an appreciation of the character and architecture of the house in an open setting. The position of the wall, railings and gates immediately in front of the listed building divides the open ground remaining for its setting and hence has a detrimental impact on that setting. The works are therefore not visually appropriate in this particular instance.
- 8.6 The line of the railings will lie at an oblique angle in front of the principal elevation of the building. It will be set back from and run parallel to the line of the track (running north west to south east) and will enclose the parking area (finished in stone chips). The agent advised that historical records indicate access to the dwelling house was originally provided through the estate to the rear of the property, along a driveway passing through the listed gate piers situated at the lodge to the east. Over time the estate has been subdivided with part of the main house, together with the grassed area directly in front of the dwelling, now belonging to the applicant.
- 8.7 The prime concern is that the open public view in to the principal elevation of the building is preserved and accessible - this is the best view afforded of the property. The introduction of the proposed line of railings in front of the house (albeit at an angle) will prevent the front/north elevation being seen as intended by the architect, with the permanent positioning of the modern structure interrupting the public view and appreciation of the cultural and historic asset. The uninterrupted connection from the property to the view out from the listed building is also impaired.
- 8.8 Whilst it is appreciated that a narrow road has been laid down in front of the house this lies at ground level and thus does not interfere with the line of sight from the area lying to the front of the property back to the house. It is accepted that there is an impact stemming from the introduction of this access route on the setting which is unfortunate but it is a very low-level impact, whereas the introduction of any raised structure such as fence line or walling will have a much greater degree of impact on the setting of the listed building as proposed in this instance. It will subdivide the land, further separating the dwelling from its setting.
- 8.9 Local Development Plan Policies DES 1 (Design Principles) and ENV1 (Character and Special Landscape Areas) require that all development proposals take account of and be integrated with the local context and built form. Policy ENV 28 (Listed Buildings) requires that the council must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

## **9. CONCLUSION AND RECOMMENDATION**

9.1 The building is of local importance both architecturally and historically. The design of railings proposed is not rural in style and appearance. The position of the fence line detracts from the experience and appreciation of the prime elevation of the property. This proposal is contrary to West Lothian Council's Local Development Plan's Policies ENV28 (Listed Buildings) and DES 1 (Design Principles). The open aspect and public views in to the building would be adversely impacted to the detriment of the setting of the listed building which contributes to the significance of the historic asset and its appreciation.

9.2 It is therefore recommended that planning permission be refused.

## **10. BACKGROUND REFERENCES & ATTACHMENTS**

- Draft reasons for refusal
- Location Plan
- Site Plan
- Railing Details
- Local Member Referral Form

Plans and site photos are available in the accompanying slide presentation pack.

Craig McCorriston

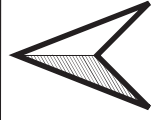
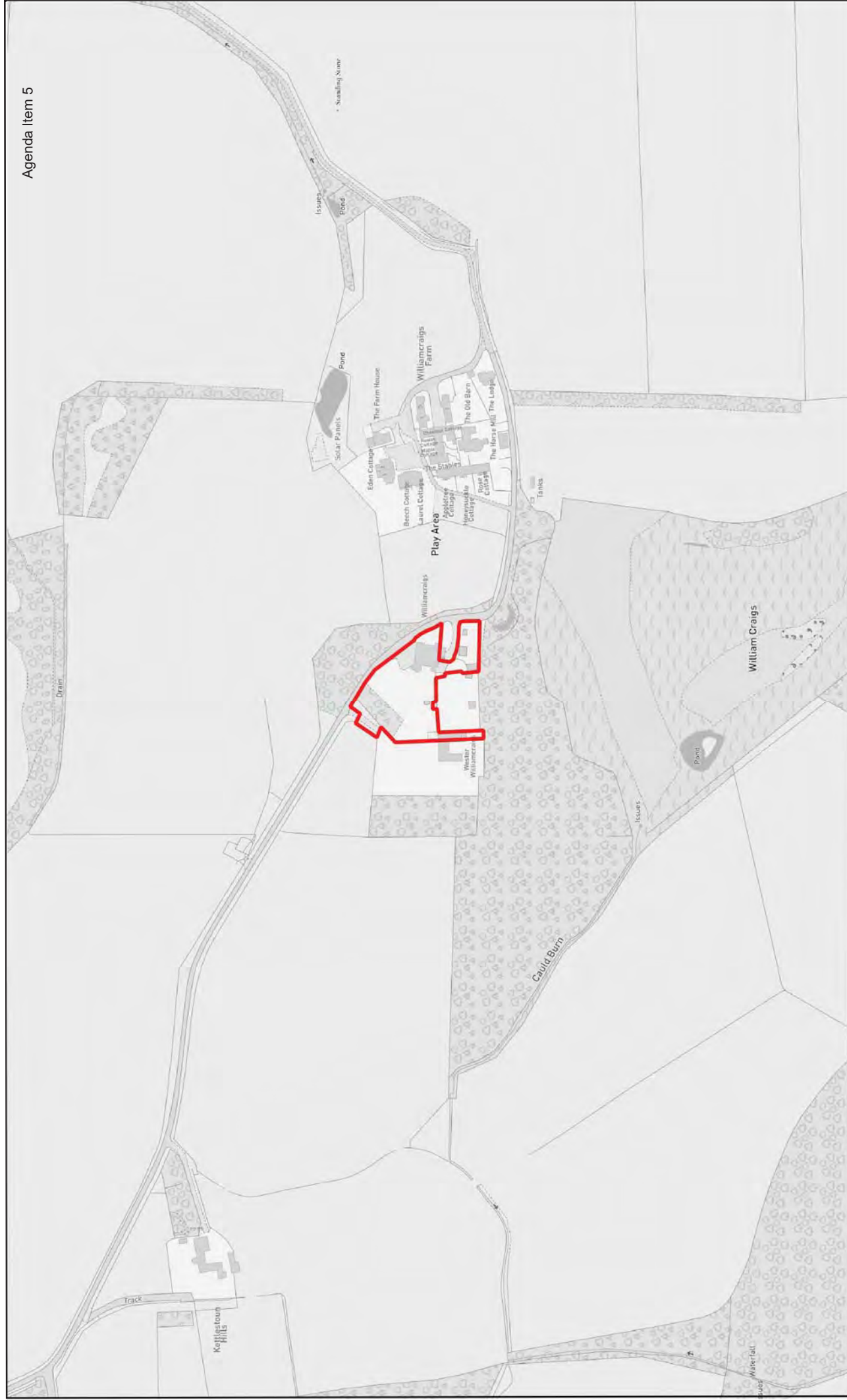
**Head of Planning, Economic Development and Regeneration     Date: 14/12/2022**

### **DRAFT REASONS FOR REFUSAL – APPLICATION 0934/H/22**

#### **Reasons for refusal**

The building is of local importance both architecturally and historically. The design of railings proposed is not rural in style and appearance. The position of the fence line detracts from the experience and appreciation of the prime elevation of the property. The open aspect and public views in to the building would be adversely impacted to the detriment of the setting of the listed building which contributes to the significance of the historic asset and its appreciation.

The proposal is therefore contrary to policies DES1 (Design Principles), ENV1 (Character and Special Landscape Areas), ENV28 (Listed Buildings of the West Lothian Local Development Plan 2018 and Historic Environment Scotland guidance on Managing Change in the Historic Environment (Setting) 2016









**2.2.2. CDM Regulations 2015.** The designs on this drawing and all drawings relating to it have been prepared with due consideration of the need to identify hazards and give regard to their elimination or minimization. Remaining hazards are noted on this drawing where applicable.

-	Rev	Date	Revision	By
-				

Client: Barnes

Project : **Williamsraig Boundary Wall**  
Williamsraig House  
Llithgow

Title:  
Block Plan  
As Proposed

Issue Status : <b>PLANNING</b>	Scale : <b>1:200</b>	Original Size : <b>A3</b>
Date : <b>June 2022</b>	Drawn by : <b>DMJ</b>	Checked by : <b>.</b>

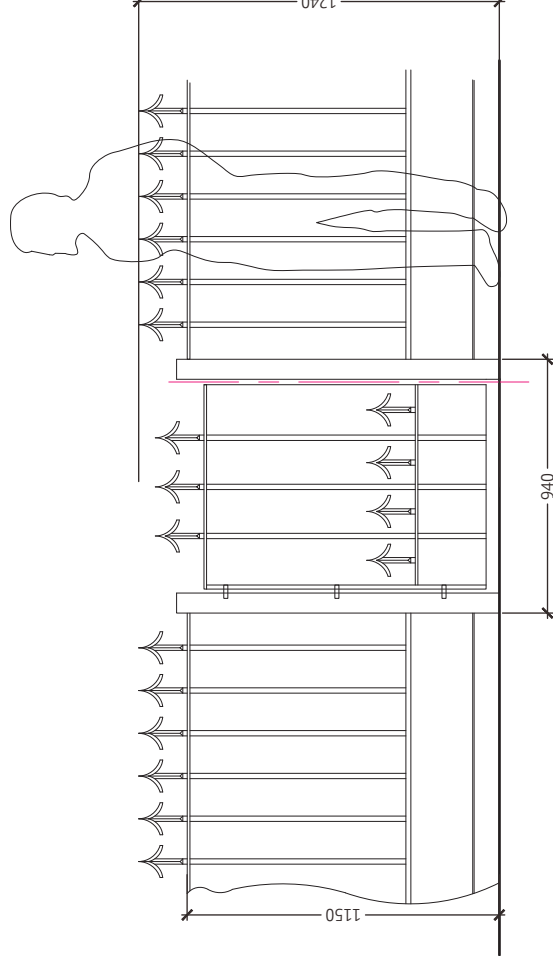
Project No: <b>E3704</b>	Stage: 3 Spatial Design	Drawing No: <b>G (--) 002</b>	Rev : .
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The designs on this drawing and all drawings relating to it have been prepared with due consideration of the need to identify hazards and give regard to their elimination or minimization. Remaining hazards are noted on this drawing where applicable.

Rev	Date	Revision	By
-	-	-	-

Client: Barnes

Project:  
**WilliamsCraig Boundary Wall**  
WilliamsCraig House  
Llithgow

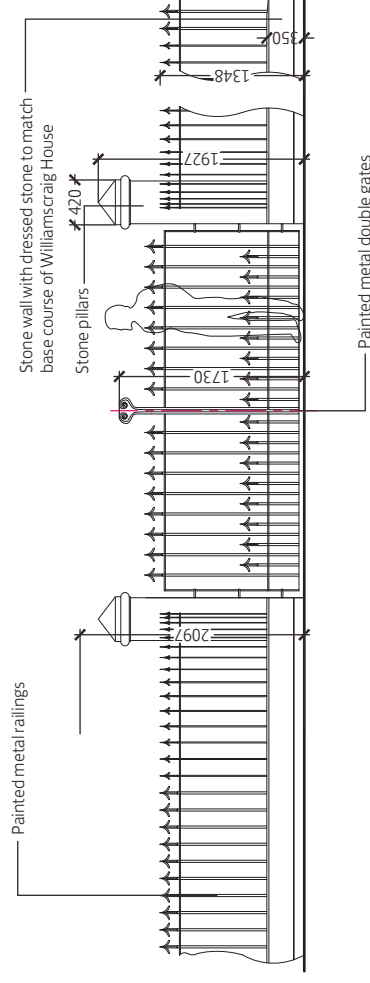
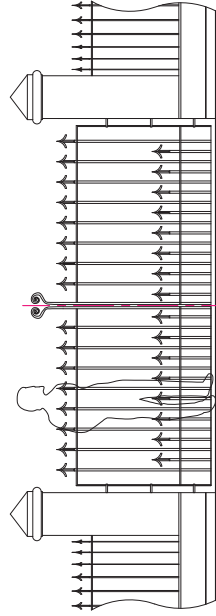
Title: Pedestrian Gate Detail  
As Proposed

Issue Status : <b>PLANNING</b>	Scale : <b>1:20</b>	Original Size : <b>A3</b>
Date : <b>SEPTEMBER 2022</b>	Drawn by : <b>FC</b>	Checked by : <b>DMJ</b>

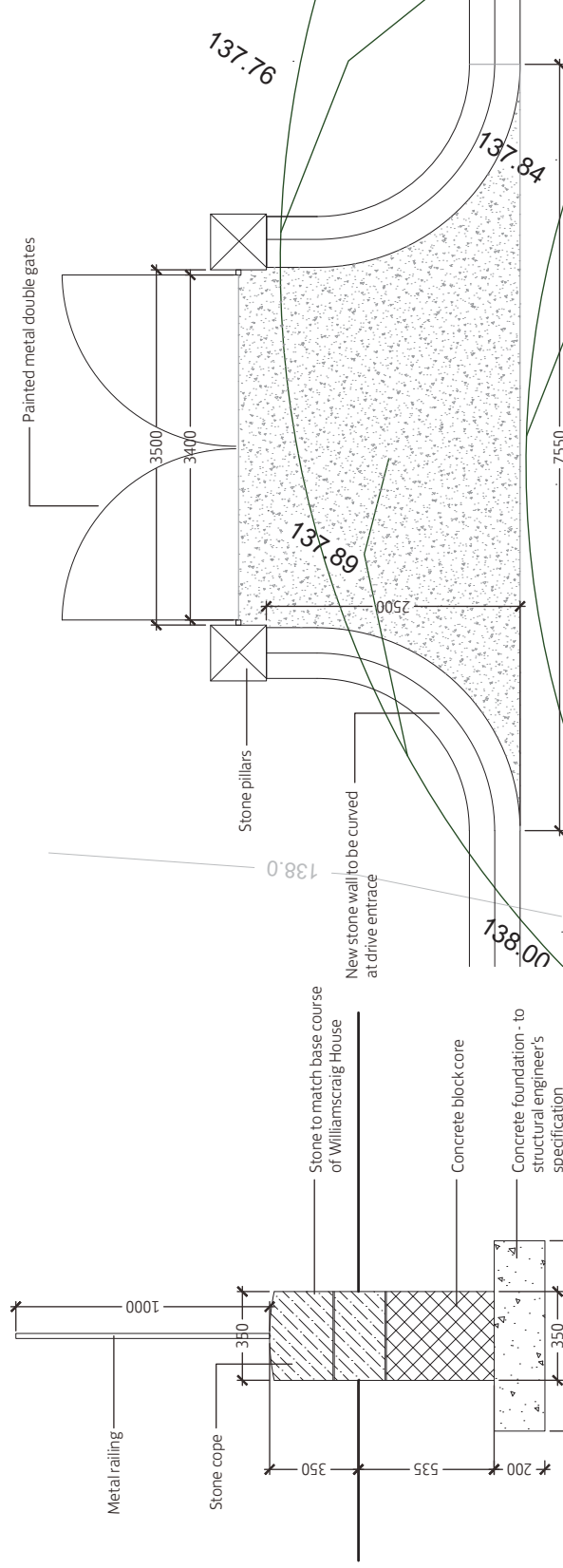
Project No: <b>E3704</b>	Stage: 3 Spatial Design	Drawing No: <b>G (2-) 002</b>	Rev: .
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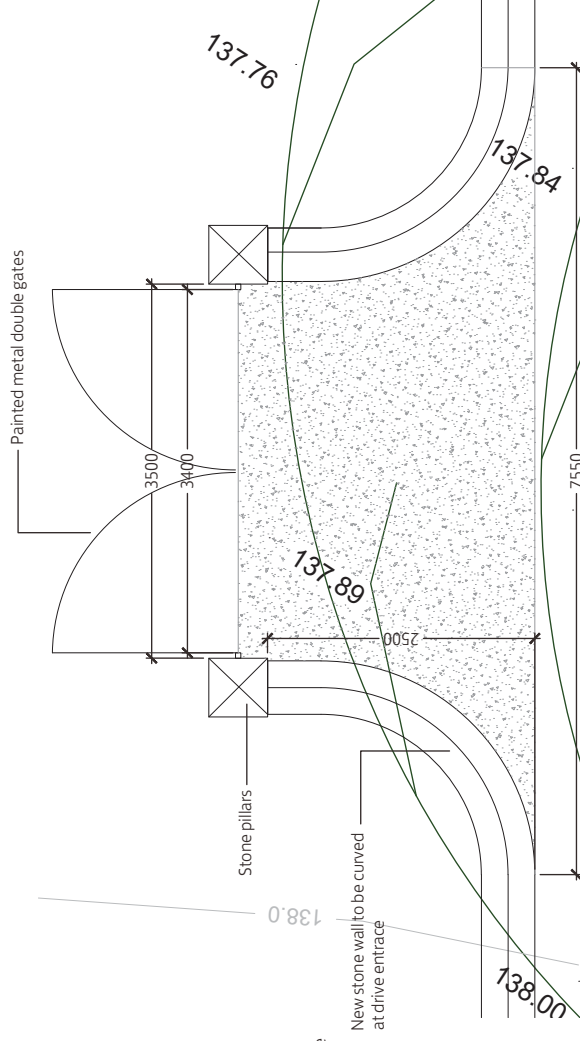


Gate Elevation  
External

Gate Elevation  
Internal



Construction Detail  
1:20



## Gate Plan

**CDM Regulations 2015:**  
The designs on this drawing and all drawings relating to it have been prepared with due consideration of the need to identify hazards and give regard to their elimination or minimization. Remaining hazards are noted on this drawing where applicable.

Rev	Date	Revision	By

Client: **Barnes**

Project: **Williamsraig Boundary Wall**  
Williamsraig House  
Linthgow

Title :  
Gate Detail  
As Proposed

Issue Status : <b>PLANNING</b>	Scale : <b>1:50</b>	Original Size : <b>A3</b>
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Date : September 2022	Drawn by : FC	Checked by : DMJ
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Project No: <b>E3704</b>	Stage: 3 Spatial Design	Drawing No: <b>G (2-) 001</b>	Rev : -
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## PROPOSED DELEGATED PLANNING DECISIONS

### ☒ LOCAL MEMBER REFERRAL REQUEST ☒

In accordance with standing orders members wishing a planning application to be heard at the Development Management Committee have to either represent the ward in which the application site is located or be chair of Development Management Committee and complete and return this form to Development Management within 7 days and by 12 Noon.

*The planning application details are available for inspection within the Planning & Building Standards web site by clicking on the link below.*

<https://planning.westlothian.gov.uk/publicaccess/>

<u>Application Details</u>	<u>Reason For Referral Request</u> (please tick ✓)
<p><b>Application Reference Number</b></p> <p>0934/H/22</p> <p>.....</p>	<p><b>Applicant Request</b>..... <input type="checkbox"/></p>
<p><b>Site Address</b></p> <p>Williamsraig House, Linlithgow, West Lothian, EH49 6QF (Grid Ref: 298598,675375)</p> <p>.....</p> <p>.....</p>	<p><b>Constituent Request</b>..... <input checked="" type="checkbox"/></p>
<p><b>Title of Application</b></p> <p>Erection of front boundary railings with vehicular and pedestrian gates</p> <p>.....</p> <p>.....</p>	<p><b>Other (please specify)</b>..... <input type="checkbox"/></p>
<p><b>Member's Name</b></p> <p>Cllr .....SALLY PATTLE.....</p>	
<p><b>Date</b></p> <p>24/11/22</p> <p>.....</p>	