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Thursday 4<sup>th</sup> December 2014

Clerk to the Local Review Body  
Committee Team  
Communications and Democratic Services  
John Muir House  
Haddington  
East Lothian  
EH41 3HA

Dear Sirs,

Re: **Planning application no. 14/00713/P; refused planning consent on the 24<sup>th</sup> October 2014 Request for review**

We request a review of the above decision and enclose an explanation of why we feel the decision to be both incorrect and unfair.

Should you require any further information please contact the writer.

Yours faithfully,

A handwritten signature in blue ink that reads 'Lindsay Buchan'. The signature is fluid and cursive, written in a professional style.

Lindsay Buchan

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**Request to the Local Review Body to  
review planning application no.  
14/00713/P**

Thursday 4<sup>th</sup> December 2014

## Background



The aerial photograph above shows Loretto School's swimming pool.

The roof outlined in blue is the main pool building which has a profiled metal roof.

The roof outlined in red is the plant room which has a very elderly pantiled roof in extremely poor condition.

The school will shortly be converting the pool to an indoor golf academy which will be open to the general public.

The old plant room is being converted to a swing analysis studio and requires to be made watertight as the equipment is expensive and delicate.

The project is expensive, and as part of the works the school is tidying up the exterior; demolishing the old single storey garages which have been an eyesore for many years, and rendering the plant room building to match the rest of the complex. We cannot see the point in putting an expensive traditional pantile roof on a small building which is clearly subservient to the very large building it serves which has a profile metal roof.

A planning application was submitted proposing to replace the pantile roof with a profile metal sheet roof which would closely resemble a new pantile roof if not the existing pantile roof.

This application was refused consent on the 24<sup>th</sup> October 2014 because the council claims that "the loss of the existing pantiles from the roof of the building and their replacement with the profiled metal sheeting would radically alter the character and appearance of the building"

## The building



This rectangular two storey building probably formed one of the oldest surviving parts of the complex, most likely representing part of an original 18<sup>th</sup> century tannery complex but it is not listed and consent has been granted to remove all the original timber louvers at first floor level and render the elevations to match the adjacent swimming pool building. (Planning application no. 14/00295/P) This will in itself radically alter the character and appearance of the building.



The rear of the building is an untidy collection of single storey additions, consent has been granted for the removal of the single storey garages and to render the elevations to match the old pool building.

## Planning decision

*"The loss of the existing pantiles from the roof of the building and their replacement with the profiled metal sheeting would radically alter the character and appearance of the building. Such a change would neither preserve nor enhance but would be harmful to the character and appearance of the building and harmful to the character and appearance of the Conservation Area contrary to Policy 1B of the approved South East Scotland Strategic Development Plan (SESplan), Policies ENV4 and DP6 of the adopted East Lothian Local Plan and Scottish Planning Policy: June 2014"*

There is absolutely no doubt whatsoever that the loss of the existing pantiles will radically alter the character and appearance of the building but we do not require consent to remove them and replace them with new pantiles.



This is a cottage in Musselburgh with a new pantiled roof which does indeed look radically different to the existing roof on the plant room building. If the school is not permitted to replace the pantiles with the profiled metal sheet roofing this is the alternative and whilst it looks good it does not look radically different from a new profile metal sheet roof.



This is a profiled metal sheet roof on a converted farm building in West Lothian



This is a profiled metal sheet roof on a supermarket in England



This is a profiled metal sheet roof on a golf club in England



This is a profiled metal sheet roof on a the church hall at Duddingston Kirk in the Duddingston Conservation Area of Edinburgh

## The Musselburgh Conservation Area

A selection of photographs of the neighbouring area, the appearance and character of which the council claims will be harmed by allowing a profiled metal roof to be put on instead of a new pantile roof:













## **Conclusion**

Were this a listed building surrounded by high quality Architecture then we might just understand and respect the Council's stance on this matter. But given the fact that few if any of the local inhabitants will even notice the difference between a real pantile roof and a profile metal sheet roof because they look similar anyway and this one is two storeys about pavement level, we would question the right of the council to put the school to the not inconsiderable additional expense of replacing the existing roof with a new pantile roof which will not look radically different to a profiled metal sheet roof.

App No. 14/00713/P

**EAST LoTHIAN COUNCIL  
DECISION NOTICE**

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997  
TOWN AND COUNTRY PLANNING  
(DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2008**

**Loretto School  
c/o Lindsay Buchan Architects  
Per Mr Lindsay Buchan  
63 Queen Charlotte Street  
Edinburgh  
EH6 7EY**

**APPLICANT: Loretto School**

With reference to your application registered on 27th August 2014 for planning permission under the above mentioned Acts and Regulations for the following development, viz:-

**Replace existing pantile roof with profiled metal sheet roofing  
at  
32-38 Millhill  
Musselburgh  
East Lothian  
EH21 7RF**

East Lothian Council as the Planning Authority in exercise of their powers under the above-mentioned Acts and Regulations hereby **REFUSE PLANNING PERMISSION** for the said development.

The reasons for the Council's refusal of planning permission are:-

- 1 The loss of the existing pantiles from the roof of the building and their replacement with the profiled metal sheeting would radically alter the character and appearance of the building. Such a change would neither preserve nor enhance but would be harmful to the character and appearance of the building and harmful to the character and appearance of the Conservation Area contrary to Policy 1B of the approved South East Scotland Strategic Development Plan (SESplan), Policies ENV4 and DP6 of the adopted East Lothian Local Plan and Scottish Planning Policy: June 2014.

The report on this application is attached to this Decision Notice and its terms shall be deemed to be incorporated in full in this Decision Notice.

Details of the following are given in the application report:

- the terms on which the Planning Authority based this decision;
- details of any variations made to the application in terms of Section 32A of the Town and Country Planning (Scotland) Act 1997.

The plans to which this decision relate are as follows:

<u>Drawing No.</u>	<u>Revision No.</u>	<u>Date Received</u>
LS/035	-	27.08.2014
LSW/03	-	27.08.2014
LSW/04	-	27.08.2014

**24th October 2014**

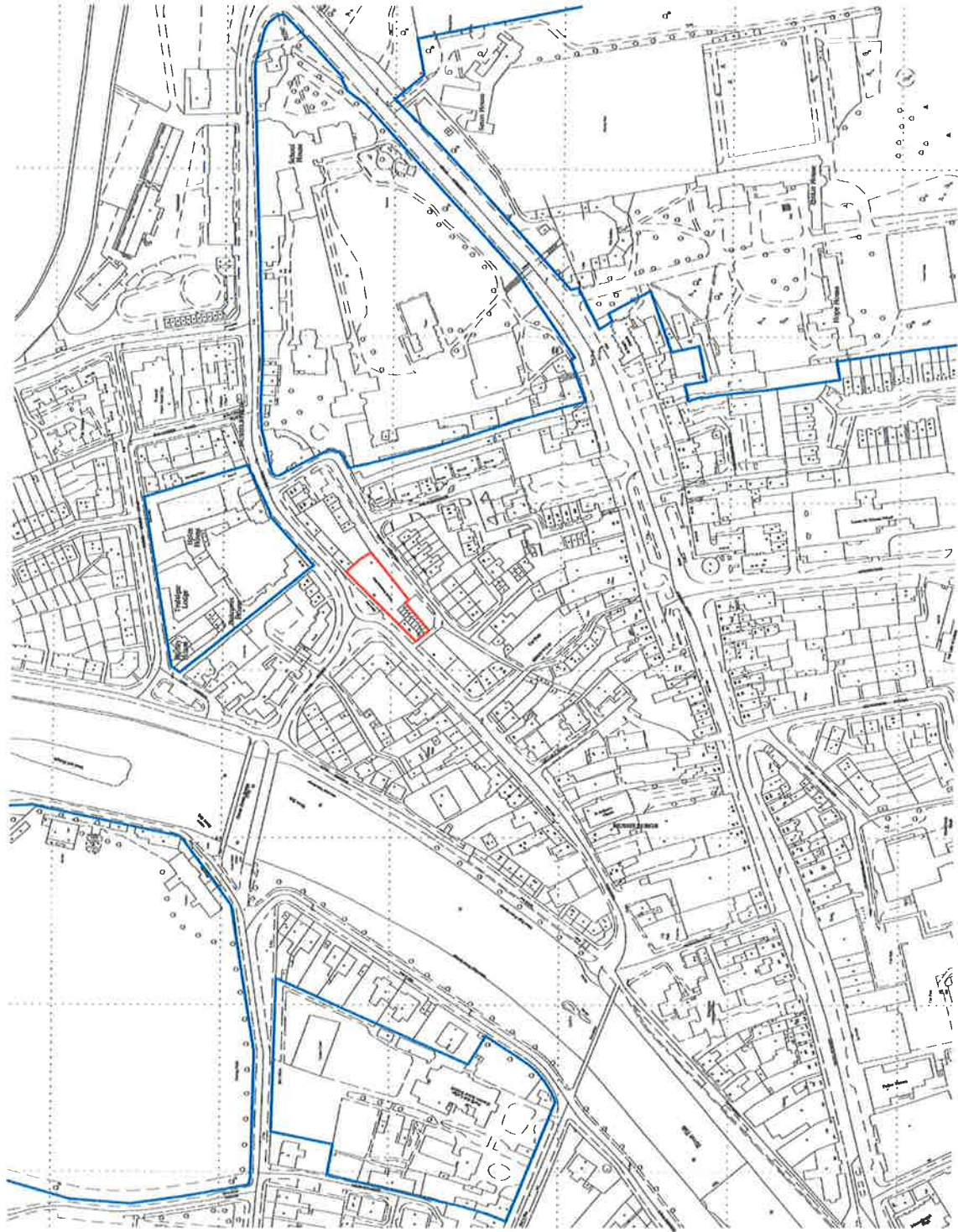


Iain McFarlane  
Service Manager - Planning

## NOTES

If the applicant is aggrieved by the decision to refuse permission for the proposed development, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. The notice of review should be addressed to the Clerk to the Local Review Body, Committee Team, Communications and Democratic Services, John Muir House, Haddington, East Lothian EH41 3HA.

If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the Planning Authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.



**Loretto School Campuses - Location Plan**



14/00713/B

**Loretto School  
Indoor golf academy  
Location Plan**

**lindsay buchan | architects**  
63 queen charlotte street edinburgh e8 7ry  
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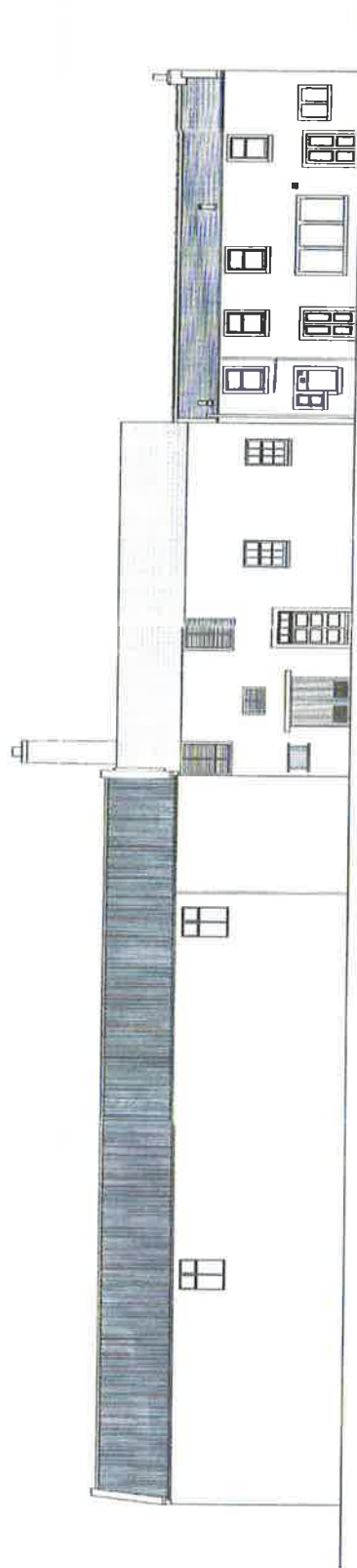
Drawing no. LS1035 Scale: 1:1250 Rev.



Existing parvula roof replaced with new  
Asph/Flt 12/120 FT in deep ammonia  
metal sheet roofing



ELEVATION TO MILLHILL AS PROPOSED



ELEVATION TO MILLHILL AS EXISTING

PREPARED  
27 AUG 2014

14/00713/B

Demolitions and removals are shown in broken red line

Proposed roof replacement  
Lexus indoor golf academy  
Millhill  
Musselburgh

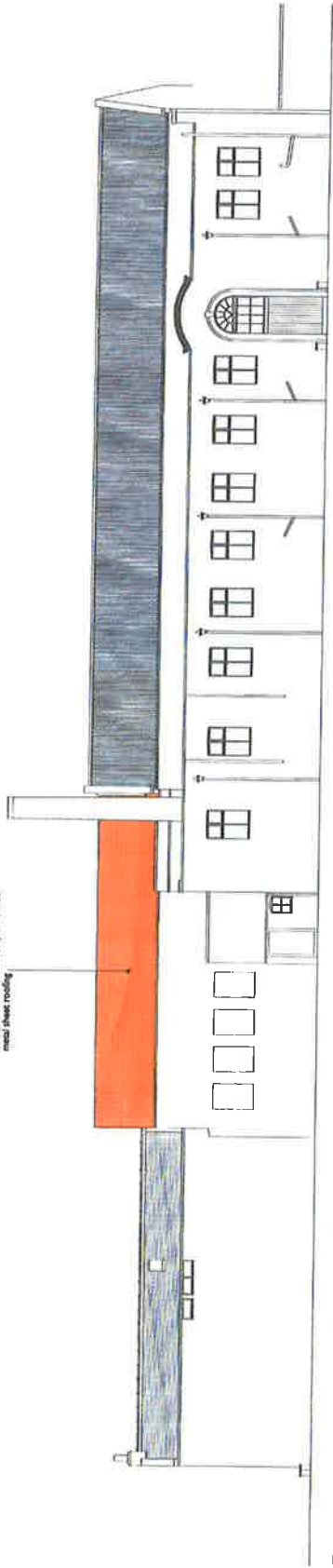
Proposed elevation to Millhill

John Young Architects  
10 Greenhill Road, Musselburgh, East Lothian, EH21 1JH  
Tel: 0131 2711171

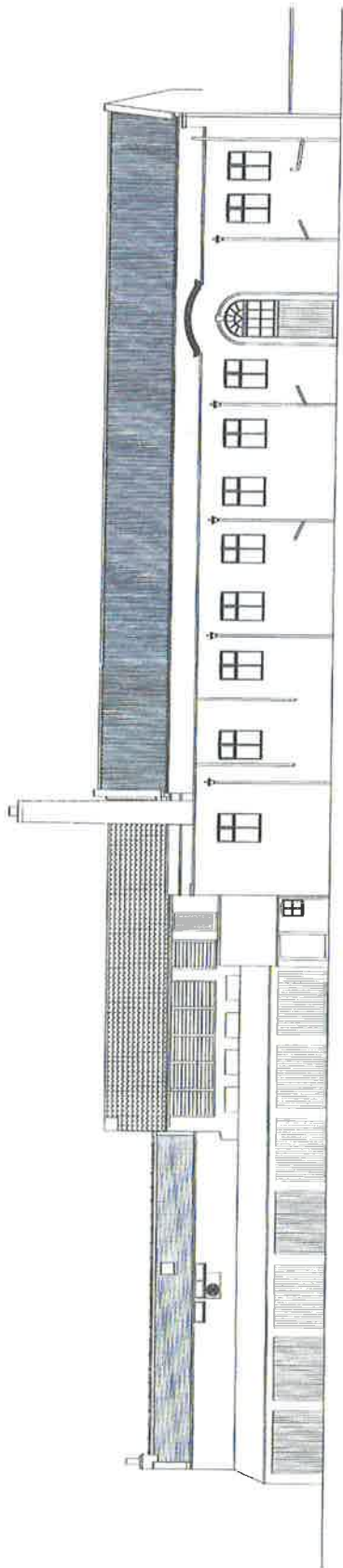
iba

Drawing no. LSW04 Scale: 1:200 @ A1 Rev: -

Existing granite roof replaced with new  
original 12x1000 BT in deep terracotta  
metal sheet roofing



ELEVATION TO MILLHILL LANE AS PROPOSED



ELEVATION TO MILLHILL LANE AS EXISTING



14/00713/B

Demolitions and removals are shown in broken red line

Proposed roof replacement  
Loretto indoor golf academy  
Millhill  
Muskegeth  
Proposed elevation to Millhill Lane

14/00713/B  
14/00713/B  
14/00713/B  
14/00713/B



Drawing no. LSH/003 Scale: 1:200 Rev: -