

**Notice of Review Supporting Statement**

**The Barns House, Letham Mains Holdings Road, Haddington,  
East Lothian.**

**Erection of B&B Accommodation / Detached Dwellinghouse**

**On behalf of**

**Mr & Mrs Sharman**

**May 2020**





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## EXECUTIVE SUMMMARY

This request for 'Review' is submitted on behalf of Mr & Mrs Sharman following the disappointing decision of East Lothian Council, under delegated powers to the Service Manager and based upon the Case Officer's recommendation, to refuse planning permission for the erection of B&B accommodation (including owner's accommodation) (application Ref. **19/01259/P**) at land north of Letham Small Holdings Road, Letham, Haddington on the 28<sup>th</sup> February 2020.

The application appeal subjects are controlled by Mr & Mrs Sharman whom similarly own and run the established Letham House Private Hotel for which East Lothian Council have granted planning consent (**Ref. 18/00963/P**) to revert back to a private residential dwelling which, concurrently, is now being marketed for sale as a private residential dwelling. Rather than loose this successful local business which provides quality tourism accommodation and local jobs, the applicants wish to continue with the established business model in a significantly smaller and energy efficient high quality and bespoke new-build property. Notwithstanding the corresponding direct and indirect economic development that the development proposal would facilitate, and moreover, retain, in the spirit of both national and local planning policy and, moreover, now at time when the East Lothian tourism and service economy faces unprecedented challenges brought about by the **COVID19 pandemic** (post-dating the decision), the Planning Case Officer disappointingly deemed, without affording appropriate credence to national and relevant local directive, that the proposal was contrary to Development Plan policy. In particular, the assessment incorrectly, assumed the application site as falling within a designated Historic Landscape (which in itself would not be a bar to development per se in any case) and, moreover, omitted to take into any account the existing consent for Letham House itself – **a material planning consideration**. As a result, assessment of the proposal failed to recognise the impact that refusal would have on local economic considerations including the loss of jobs.

This Statement sets out the opposing Case for the Applicants whom, respectively, would ask the Local Review Body (LRB) to consider the proposals within the appropriate landscape and economic context and in conjunction with a site visit to both the existing business and the proposed plot. The Refusal of consent, necessitating this planning appeal and the requisite time for the LRB to reconsider the Delegated Decision, will

consequently result in potentially a season's worth of lost business, now also compounded by COVID19. In simple terms, if this proposal for relocation, which *is* supported by Planning Policy, is not approved by East Lothian Council, the existing business which is no longer sustainable in its current location will cease to trade resulting in the **loss of 6no local jobs** including the applicants' livelihood.

## **BACKGROUND TO THE EXISTING LETHAM BUSINESS**

By way of background, and underpinning the proposal now before the LRB, the applicants currently operate an established private hotel at Letham House. Following a comprehensive 2year restoration of the 'B Listed' property, and associated investment, the applicants have run this business for approximately 10 years achieving a **nationally awarded Visit Scotland 5star gold rating**. However, the applicants are now of an age at which they wish to downsize and partially reduce their working commitments and thereby dispose of Letham House and its associated upkeep which is significant given its listed status, period and structure. However, in recognition of the now well-established and thriving local business, and in the interests of retaining jobs that this business supports (**2 full-time and 4 part-time and seasonal staff**), Mr & Mrs Sharman wish to continue offering accommodation for visitors to East Lothian but now within a smaller eco-driven new-build house while maintaining the quality East Lothian brand that they have built up over the past decade. As established members of the community, both personally and in business, they wish to remain in East Lothian and in the general location of 'Letham' which is inherently synonymous with the established brand. Being within the same ownership and close to the existing established business (to reiterate Letham House will now revert back to its original private residential use), positively, the application site offers the opportunity for continuity for the business to continue trading whilst fulfilling the applicants' desire to design and build their own unique but manageable property. Although the proposed dwelling is considerably smaller than the applicants' current three storey mansion house, the new property, given its configuration, has been specifically designed to afford scope to continue a high quality B&B offering consistent with the brand that the applicants have built up over the past 10years since moving to East Lothian. **At the outset, the applicants embrace and accept the requirement for a Section 75 Agreement, if required by East Lothian Council, to support this tourism-led proposal in a Countryside location.**

## **LOCATION AND DESCRIPTION**

The application subjects are located to the west of Haddington forming part of Letham Mains Holdings, a building group mostly developed in the post-war period. Access is provided from an unclassified public road (Letham Mains Small Holdings Road), which connects with the A6093 to the south. An existing gated entrance is located to the south of the plot. The application site measures c. 1.57 acres and constitutes an undeveloped grassed infill between established dwellings. The site is essentially level, benefiting from a southerly aspect. Beyond the application subjects, to the north, there is an area of open agricultural land bounded by mature woodland. To the north of that woodland, lies Letham House and its grounds which are physically and visually divorced from Letham Mains Holdings by virtue of the aforementioned mature woodland and open fields that sit between.

Whilst Letham Mains Holdings were originally developed for agricultural purposes, the building group has incrementally become an established residential hamlet of private houses set within their own gardens with the traditional agricultural elements being separated and absorbed into surrounding farmland reflective of modern day practices. The majority of the residential units have been extended and development progressively intensified with some containing rural-related business such as a cattery for example.

## **REASONS FOR REFUSAL**

The Officer's Report dated 20<sup>th</sup> February 2020 narrates the Case Officer's assessment and personal and subjective reasonings for refusal. A copy of this Report is attached for the LRB's reference (**Appendix 1**).

## **GROUNDNS FOR REVIEW OF THE PLANNING DECISION**

### **Planning Policy**

The Applicants, contrary to the Decision Notice, remain of the view that proposals *do* accord with intent of planning policy at both a national and local level. In particular, the Applicants would take this opportunity of making the following comments.

## Countryside & Landscape

It is accepted that the proposal falls within designated Countryside but, importantly, outwith the restricted coastline. Upon review, the adopted Development Plan states a generic presumption against new housing in the Countryside. However, the proposal is not for a new house but a **B&B**. In recognition that new development in the countryside *can* accommodate appropriate uses such as **Tourism**, the Development Plan narrates that ***“existing tourism and employment uses should not be expected to demonstrate an operational requirement to justify the principle of development”*** (Paragraph 5.5 – Development in the Countryside). In this respect, **‘Letham’ is an existing tourism and employment use seeking to relocate to an established building group**. Formally embracing this thread of planning guidance, **Policy DC1: Rural Diversification** supports the principle of development where it is for, inter alia, **‘Tourism’**.

However, in terms of **Policy DC1**, upon review, there appears to be confusion in interpretation which has influenced the Case Officer’s assessment. On the one hand it is noted by the Policy Officer consultation that tourism is indeed recognised as having an operational requirement for location in the countryside. However, on the other hand, the consultation response erroneously describes the proposal as ***“comprising mostly of new residential accommodation with some space [emphasis] for use as bed and breakfast. As such, it can be seen as a largely new built development in the countryside with a small element of business use”***. However, the LRB is asked to review the proposed floor plans which clearly illustrate that the proposal is for a 5 bedroom house of which **4no** bedrooms are allocated for B&B use and each with an en suite. In summary, only **one** bedroom suite is allocated for private use (for the applicants). Mr & Mrs Sharman’s children are grown up and reside elsewhere. Looking at the proposals sensibly, clearly the applicants would have no need for an additional 4bedrooms each with their own bathroom. The design, layout and accommodation have been specifically designed for letting accommodation. The Officer’s assessment has unfortunately omitted to take into account that the **formal Reception Hall, Utility, dedicated staircase, upper circulation areas and balcony (which the Officer has included in the overall floor area) also service the B&B** and erroneously calculates



that only 30% of the floorspace is for B&B use. To confirm, for the benefit of the LRB, **56%** of the overall floorspace is for B&B use and that is **without including the Kitchen** which will obviously be used to prepare breakfasts for guests. In addition, as per existing arrangements at Letham House, on occasion the central Sittingroom may also be utilised for guest functions or the like. Therefore, wholly contrary to the Case Officer's Report, overall, this proposal is for a new build dwelling **predominantly for business (tourism) use secured by way of a Section 75 Agreement as proposed by the applicants** and, moreover, to ensure the continuation of an established business. Given that **Policy DC1** recognises the operational requirement in the countryside of tourism use, this belies the Policy response and indeed the Case Officer's direction of assessment that contradictorily states that the operational requirement for the location has not been established. This assessment would seem to negate itself contrary to the very spirit of the East Lothian Council's own policy directive which supports tourism and associated economic development.

In terms of demonstration that no suitable alternative location is available, the proposal is for high quality eco-driven letting accommodation within a rural setting (albeit as part of a building group) that, objectively, can only be achieved through a newbuild. As to the demonstration that the private residential element is required within the same building as the B&B accommodation defies logic (as suggested in the Case Officer's Report). The proposal is not for Air B&B or self-catering holiday lets. De facto, all B&B's require an element of private accommodation for their Managers to reside onsite. The applicants have afforded a one bedroom suite for themselves in this regard. This practical operational requirement has informed the layout plans of the proposal and drawing upon the applicants' experience derived from running their established B&B Business at Letham House. Accordingly, an accurate assessment of proposals demonstrates the proposal to be **fully compliant with Policy DC1**.

With regards **Policies DP1 (Landscape Character) & DC8 (Countryside around Towns)**, it is accepted that the proposal falls within the 'Countryside Around Towns' designation. However, this is a blanket designation enveloping many of East Lothian's towns and villages and is not site specific. **Objectively, this policy cannot have been formed to place a complete embargo upon all development and prevent tourism and economic development.** Moreover, highlighting the broad brush application of this policy, in this particular location, the designation encompasses a range of one and two

storey dwellings (**as indeed is acknowledged by the Policy Officer**) and not, conversely, what the same response goes on to contradictorily describe as **“Open Countryside”**. The application site, and the surrounding building group, is therefore an anomaly in the wider and geographically vast designation. The three objectives of the designation are narrated in the Consultation. Taking each in turn, *firstly*, given the infill character of the plot (i.e. between two existing dwellings – No 28 & No 7 Letham Mains Smallholdings, east and west, respectively), the proposal is for a house (B&B) in between and thus wholly consistent with existing character. *Secondly*, evidently the proposal gives no rise to coalescence of settlements and, *thirdly*, the proposal offers every opportunity for ‘green’ recreation given proximity to **Core Path 109** situated to the north (and to which the applicants own the land between thereby enabling access). The applicants are at a loss to understand the school of thought that the proposal sits in ‘*open countryside*’ when, in fact, at this location, the designation is visually and physically interrupted by built form comprising some 30no or more residential dwellings of varying scale, form and density as well as rural businesses including a cattery for example immediately to the south of the application site. The applicants’ proposal is consistent with same.

In terms of the non-statutory ‘**Supplementary Guidance**’ (SG) to which the consultation response refers, and the Officer’s Report, a character description of the small holding is offered as comprising **“an original house, workshop and small agricultural field. These are regularly spaced along a local road network within the wider countryside”**. In this respect, should the LRB visit the Letham Holdings, a random and irregular built form is actually what is evident. Review of the proposal before the LRB confirms a replication of this character. In respect of the SG’s advice on new development, this appropriately deters development of any open fields to the rear of small holdings (the operative word being ‘**rear**’). Of note, the application subjects do not fall to the rear of a smallholding but form an undeveloped infill ‘tooth’ and/or gap between two *former* smallholdings (now residential properties). In addition, and as point of fact, the majority of the smallholdings’ fields have been absorbed into the surrounding intensively farmed land consistent with modern day agricultural practices. Notwithstanding, the applicants’ proposals look to conserve the ‘historical’ post-war physical pattern of development wholly consistent with the Council’s SG.

In respect of **Policy CH1 (Listed Buildings)**, the Policy Officer references Letham House and, albeit without quantification, acknowledges physical separation between the proposed building and the rear of the 'B' Listed house by virtue of distance and mature trees. Letham Houses' principal (front) elevation faces in the opposite direction (north). It remains the applicants' opinion that the potential for intervisibility is minimal with no net impact. The applicants' Architects have indeed measured the distance between the proposed Barns House and the rear of Letham House which is confirmed as being approximately **330m** based on OS data. The following photograph demonstrates this lack of intervisibility and enclosure looking south from the back of Letham House.



With regards **Policy CH6 (Gardens & Designed Landscapes)**, Letham House or the application subjects do not form part of a designated garden or landscape. The lines of trees described by the Officer do not exist and therefore 'framing' of views is notional and irrelevant to the application proposal. The map provided with the consultation response is historical and pre-dates the development of Letham Holdings, the character of which, as noted above, SG seeks to protect and makes no reference to the supposed framing of views etc associated with the back of Letham House. Review of the Letham House listing (5<sup>th</sup> February 1971) held by **Historic Environment Scotland (HES)** (please see **Appendix 2**) does not include any reference to landscape structure or

setting. It is noted by the applicants that, significantly, **no objection or comment has been afforded by East Lothian Council's Archaeology Service which would have been expected were the application subjects located within a Designed landscape which they are not.**

As noted above, the applicants acknowledge the generic 'Countryside Around Towns' designation but, again, reiterate that this is not site specific and, in this instance, unusually encompasses the established built form of the Letham Holdings.

With regards to Letham House, influencing the Case Officer's Assessment and Report, the Landscape Officer's consultation makes a sweeping reference that the application site "***appears to form part of the original southern approach to the house***". By point of fact, however, a site visit to Letham House clearly shows that its physical approach and sense of arrival is, and has always been, from the north where its entrance is positioned via a long tree-lined drive punctuated by stone gateposts leading to a carriage circle. This is underscored in the following photograph.



The listing description for the House corroborates the applicants' opinion and HES's records make no reference to the application subjects as forming landscape setting or similar for Letham House. Of note, the current development of the Letham Mains Local

Development Plan site by Taylor Wimpy, Cala Homes etc, immediately abuts Letham House and its principal approach. East Lothian Council did not consider this significant strategic scale development to have a bearing on the setting of Letham House and is thus inconsistent with the rather vague Landscape Officer's assessment which was not even informed by a site visit to Letham House.

In terms of scale and massing, the Holdings vary significantly beyond that idealistic description afforded by the Landscape response. In this regard, the applicants respectively draw reference to the generic images of some of the 'Holdings' overleaf.



## **Scale**

It is the applicants' view that the formation of 2no connected 2storey barns in the gap between two former holdings, as proposed, is consistent with the character of the area. Indeed, it is noted that the Landscape Officer's consultation positively accepts that ***“development on this site may be seen as according with the character of this area”*** albeit she has reservations as to the positioning and scale. Of course, it is not the Landscape Officer's remit to consider the economic activity that will be derived from the proposal (this being reserved to the Case Officer whom must balance all factors objectively). Firstly, however, in terms of scale the applicants thus draw reference to the **'Context Plan'** lodged with the application (Appendix A within the original application pack) and, in particular, the footprint measurements of each building within the building group. The proposed Barns House B&B now under consideration of the LRB would extend to **377 m2** within ground amounting to **6390 m2**. Yet, the following is an extract from the aforementioned context plan of comparable build footprints and massing already existing within Letham Holdings all of which are significantly in excess of that proposed and, moreover, a much higher plot density:

**No. 8 – 882m2 (Plot 4518 m2)**

**No. 10a – 460m2 (Plot 1550 m2)**

**No. 10 – 593m2 (Plot 1357 m2)**

**No. 15 – 455m2 (Plot 2900 m2)**

**No. 18 – 480m2 (Plot 2415)**

Secondly, in respect of positioning of the B&B building, the LRB's attention is respectively drawn to the appended plan upon which the hand drawn red line delineates the clearly irregular northern build line of the building group (please see **Appendix 3**).

Upon review, it can be noted that the proposed Barns House **does not breach this line** and, crucially, nor does **not sit 'behind'** a holding. Although the site boundary itself does marginally step beyond immediate neighbours, the built form at No30 (Acredales) to the east, for example, sits significantly further north. The Holdings are evidently an irregular collection of buildings and plots. Indeed, at this location (the east of the Holdings) East

Lothian Council have now accepted that the settlement edge of Haddington immediately abut the Holdings through the allocation of Letham Mains for 800 new homes and now well under construction. This strategic scale of development clearly has a significant impact upon the setting off the Holdings – and conversely not the applicants’ infill proposal for just one house accommodating B&B accommodation. The consultation response is factually incorrect in that the existing buildings (The Holdings) and land take are not **“small in size”** (the applicants’ architect having accurately measured each). The landscape pattern of the building group, contrary to the Landscape Officer’s response, would remain unchanged as a result of Mr & Mrs Sharman’s business proposal.

In terms of scale and massing, the proposed build height of the Barns House has not been considered in the Case Officer’s Report, nor has same been compared to the wider Holdings’ context. Similarly, the Landscape Officer has not considered same. For the benefit of the LRB, the proposed Barns House ridge height is only **8.1m** whereas, by comparison, the ridge line for Letham Farmhouse for example (situated to the south east of the application subjects) measures **10m**. Similarly, the Letham Small Holdings Coachhouse to the west has a ridge height of **8m** (the foregoing based upon topographical survey information lodged as part of the application process but not assessed by the Case Officer or Landscape Consultee). For ease of reference, a cross-section of the proposed B&B is appended for the LRB’s review at **Appendix 4**.

Noting the Landscape Officer’s comments as to a lack of species detail etc, in terms of proposed landscaping, in normal fashion, it is intended that this be addressed by way of an appropriately framed **Landscape planning condition** as is regularly the case for most planning applications. The applicants look forward to the Council’s input and advice on landscaping proposals post-planning.

Although **not cited as a reason for refusal** the Planning Assessment of the Officer’s Report opens with a vague reference to a loss of amenity to the occupants of neighbouring homes through **“overlooking or overshadowing”**. However, the Officer does not commit to which consideration he has reservations over and, does not quantify in terms of clear calculations to justify this loose contention. In this regard, and in the absence of Officer’s substantiation, to assist the LRB, the applicants’ architects have prepared the attached plans (please see **Appendix 5**). Upon review, it is noted that the



neighbouring properties, No 7 & No 28 Letham Mains Holdings, are **separated by some 89.7metres and 62.2metres**, respectively, from the proposed Barns House. In addition, the Officer may not have appreciated that each neighbours' garages and workshops afford further privacy as illustrated at **Appendix 5**. Distances of separation are, positively, very substantial with boundary vegetation and forthcoming landscaping proposals (within the control of the Council by way of Condition) further limiting any perceived notion of loss of amenity as well as the fact that the main habitable rooms within the proposal are situated at ground floor level.

In terms of any prospect of overshadowing, again at **Appendix 5**, a '**Sun Study Analysis**' is provided to assist the LRB. Upon review, it is evident that neither neighbouring properties would be overshadowed in Summer and, in Winter, any long shadows onto neighbouring ground would be limited to sunrise and sunset but, importantly, would not affect any neighbouring buildings. In conclusion, it is proven at **Appendix 5** that neighbouring properties are neither affected by loss of amenity or overshadowing.

### **Site Access**

In terms of site access, the applicants' Architect's proposals were informed by technical advice from **Modus Transport Solutions** and it is contended that proposals comply with **Policy T2**. Firstly, picking up on Roads Services requirement that the driveway access should allow for two cars to pass at the entrance to the public road, by way of compromise, the applicants are happy to accept this proposal. In this regard, it is within the give of the LRB to ensure same by way of **Condition** of a grant of planning consent 'to the satisfaction of the Roads Authority'. **Modus have confirmed such a requirement to be physically achievable.**

Secondly, responding to Roads Services generic view that proposed sightlines should be increased, this has not taken into account the character and nature of the unclassified road. It is submitted by Modus that the consultation has inadvertently misled the Case Officer by assuming a **50mph 'Design Speed'** on the basis that, legally, the road is subject to a 60mph limit. The reality is quite different given the horizontal nature of the road, the number and nature of existing accesses. The LRB's attention is respectively

drawn to **Appendix 6** in which Modus have provided their professional view which considers site specific characteristics rather than a blanket application of what are roads 'guidelines' (not rigid Policy) against which often an objective view must be taken particularly within a countryside location such as this where the road functions as a 'street' with below average speeds due to natural traffic calming resulting from geometry etc. Indeed, inconsistent with the applicants' proposal here for a B&B, the Council's Roads Services had **no objection** to application Ref. **15/00730/P** at 18 Letham Mains Holdings (immediately to the south of the appeal subjects) for intensification of business use – a cattery with **27no cat chalets**. A copy of the Officer's Report for this application is provided at **Appendix 6** within which the Roads Services comments are narrated on **Page 2**. This business use, which also shares its access with a domestic dwelling, arguably generates more traffic than the appeal proposal which, as noted above, if maintaining trading at current levels would have 60% occupancy over 4 guest bedrooms. Moreover, Road Services did not apply the same exaggerated visibility splay requirements. In this regard, the LRB's reference is drawn to the plan contained within **Appendix 6** which clearly demonstrates that the access arrangements for the approved planning consent (**15/00730/P**) do not even closely comply with the 2.4 x 160m guidelines. This business functions safely in terms of access and no accidents have been reported since the grant of planning. It is respectfully submitted that the decision making process of East Lothian Council should be consistent and is fundamental to a transparent and fair planning system. **There is no justification for treating the Mr & Mrs Sharman's proposal differently as the spirit of Policy and/or Guidelines have not changed since East Lothian Council approved 15/00730/P.**

### **Economic Development**

In terms of economic development, by way of context, the consultation response for same (again naturally having a bearing on the Case Officer's Assessment), in error, omits to take any cognisance of Planning Consent **Ref. 18/00963/P** confirming that East Lothian Council have already granted consent for Letham House to revert back to a private dwelling (Decision Notice attached – please see **Appendix 7**). Despite the premise of the application proposal being economic, the Council's Economic Development Service Manager's response is brief and fundamentally flawed with clearly no knowledge or reference to the extant consent already granted for Letham House.

It is acknowledged by East Lothian Council that Tourism is a significant sector of East Lothian's economy annually generating revenue of c£4.5 billion annually linked to overnight stays (**Source: Tourism Economy - East Lothian Council website**). In turn, this economic activity and tourism related-business support in excess of 200,000 jobs in East Lothian (*Source: East Lothian Council website*). The **East Lothian Community Planning Economic Development Strategy 2012 to 2022** outlines the importance of Tourism to the East Lothian economy. In accordance, the last available **East Lothian Tourism Action Plan 2016-18** recognises that ***“tourism development plays a major role in contributing to the overall economy”*** (**Section 2, Paragraph 2**). Despite remit, the Economic Development Manager curiously makes no reference to the Council's *own* Economic Development Strategy or Tourism Action Plan and simply labors under the misapprehension that Letham House itself shall continue to trade (which it shan't) rather than considering the economic delivery of the application proposal itself and now subject of this appeal.

Mr & Mr Sharman are established contributors to this economic activity and, while now seeking to downsize, wish to maintain a meaningful local contribution to same when ceasing to operate Letham House. The proposal is therefore not a business 'start-up' but a genuine opportunity for continuity built upon an established business model which the applicants grew through the recession whilst fully restoring a listed mansion house in the process. Of note, the LRB's attention is respectively drawn to the SWOT analysis within the Action Plan which, specifically, identifies ***“closures of accommodation”*** not just as a weakness but a **'threat'** together with ***“downturn in the local economy”*** (**Section 2.1**). Once again, for some reason, the Economic Development Manager makes no reference to her Department's own SWOT analysis or its findings (pre-dating COVID19).

In terms of this planning application proposal, the Planning Officer's assessment has overlooked the applicants' intention to **transfer** and **retain** within East Lothian a tourism related business offering high quality accommodation. The Council's *own* Action Plan acknowledges the lack of large hotels within East Lothian placing all the more importance on business models such as that run by Mr & Mrs Sharman at Letham. Concurrently, the **East Lothian Visitor Survey 2018** (Published February 2019) underscores the key economic impact that B&B/Guest House Accommodation has in

terms of visitor expenditure reporting an average spend, per person/per night of £75.33. In concluding, the Survey identifies that 56% of respondents perceived East Lothian as a secondary or additional holiday location and that this perception offers a **latent opportunity to build upon to promote East Lothian as a weekend or get away location**. Key to embracing this opportunity is, of course, accommodation to support overnight stays. Again, the Economic Development Officer makes no reference to the Visitor Survey despite its direct pertinence to the development proposal now before the LRB.

To recapitulate, the Letham accommodation brand is an established model which is proposed for relocation. The business sustains a **60% occupancy rate** well above the Scottish average. The business has an active role in the Haddington Business Community, Midlothian and East Lothian Chamber of Commerce and Haddington in Bloom. Guests are generated through established mediums such as the Letham House website ([www.lethamhouse.com](http://www.lethamhouse.com)), and a long-standing relationship with Visit Scotland, Trip Advisor, Google, Booking.com, Hotels.com, Expedia, and business synergies with local golf courses, businesses such as McInroy & Wood, Paul's Malt, Tarmac, LeMac, East Lothian Council, St Margaret's University, Torness as well as word of mouth. The applicants also work closely with other venues such as Gilmerton House, Winton House and Private Shooting Estates to mutual and complimentary advantage and support.

In respect of annual gross income per room, with a **20% repeat rate**, the Letham model generates in excess of £30k per room together with complimentary revenue derived from lunches, dinners and small events in the region of £40k. In terms of employment, including the applicants themselves, this business **supports 2 full-time and 4 part-time staff as well as seasonal placements**. Although of a more manageable scale, the applicants plan to sustain the foregoing financial activity in the new accommodation offering 4 en suite letting rooms.

To recap, the applicants are in the process of selling Letham House, not as a going business concern, but as a private dwelling (per the aforementioned planning approval). The Economic Development Officer considers that there would be a **"net loss of rooms"** if Letham House were to revert to residential. Obviously, this is indeed the case, however the net loss of letting rooms and impact to the economy will be **100%** if the

applicants are not permitted to progress with the current application proposal now, regrettably, before the LRB. This demonstrates a rigid dichotomy between reality and the opportunity to continue with an established business through local relocation which is still in East Lothian Council's give via the LRB process.

As to the appeal of the visitor offering provided by Mr & Mrs Sharman, they are well aware of how their established business model works and, moreover, has succeeded. This is not wholly premised upon the 'historic' character of Letham House (which will revert to a private dwelling in any case), but customer service and the high quality of accommodation on offer. Both these key components will continue to be offered at the new site. Notwithstanding customer service, a significant number of the applicants' guests (many of whom are repeat customers over consecutive years) choose to stay with them due to location being accessible to golf courses, local business and proximity to Haddington and lack of alternative accommodation of a commensurate high standard. It is presumptuous to assume that were a concurrent quality offering to be contained in a high quality bespoke new-build that the applicants' successful business would not be sustainable simply because of a more contemporary setting. The business will simply 'relocate' and the applicants' business model is already proven which the Economic Development Officer notes as being "**successful**".

## **COMMUNITY SUPPORT FOR THE APPLICATION**

It is noted by the applicants that the majority of representations received in response to their application were in support of the proposal recognising the positive economic impact that it would generate as well as the suitability of the plot in physical terms.

## **CONCLUSION**

The proceeding Statement, in conjunction with the appended supporting documentation (as well as the original application pack), demonstrate the deliverability of proposals within the context of a pragmatic approach to the application of local planning policy with further support derived at a national level, moreover, in accordance with the Council's **own** Tourism Strategy.

To reiterate, at the heart of this planning proposal is economic development and activity. The applicants are selling Letham House as a private dwelling. Succinctly, East Lothian Council, via Members of the LRB, have the opportunity to embrace and support the relocation of an established successful business and, crucially, retain this economic development within the County. Alternatively, and regrettably, the business ceases to trade with the inevitable financial implications with the **loss of six jobs and seasonal placements** within the County as well as removing the applicants' own roles in the business and their livelihoods. Proceeding the delegated decision, the economic impact of **COVID19**, particularly upon the Tourism Sector, is now a significant and material consideration for the LRB to similarly take into account when reaching a balanced decision and at a time when Local Authorities have a duty of care to support established business such as that run by Mr & Mrs Sharman.

Unfortunately, it would appear that the delegated assessment of the proposal has not fully considered all material planning considerations and which did not have the benefit of sensible thorough consideration at full Planning Committee. The applicants are happy to accept conditions upon landscaping proposals, as the LRB may deem appropriate, and the provision of a two-vehicle passing space at the driveway entrance. If the LRB determine to support the continuance of the applicants' business, it is within the powers afforded to the LRB to apply planning conditions as they see fit.

On the basis of the foregoing, it is respectfully requested that the submitted planning application be viewed positively by the Local Review Board of East Lothian Council with the applicants agreeable to the imposing of a **Section 75 Agreement** consistent with the proposed occupation and business use.

# OFFICER REPORT

**20th February 2020**

App No. **19/01259/P**

Application registered on **24th December 2019**

Target Date **23rd February 2020**

Proposal	<b>Erection of 1 house for partial use as part bed and breakfast and associated works</b>	SDELL	Y
		CDEL	N
Location	<b>The Barns House Letham Mains Holdings Letham Haddington East Lothian</b>	Bad Neighbour Development	N

**APPLICANT: Mr & Mrs Christopher Sharman**

Is this application to be approved as a departure from structure/local plan? N

**c/o Clarendon Planning & Development Ltd  
Per Anthony Duthie  
5A Castle Terrace  
Edinburgh  
EH1 2DP**

DECISION TYPE:

**Application Refused**

REPORT ON HANDLING

PROPOSAL

This application relates to an area of agricultural land in the countryside at Letham Mains Holdings to the west of Haddington, as defined by Policies DC1 (Rural Diversification) and DC8 (Countryside Around Towns) of the adopted East Lothian Local Development Plan 2018 (ELLDP 2018).

The site is within the Letham House Local Garden and Designed Landscape as defined by Policy CH6 (Gardens and Designed Landscapes) of the ELLDP 2018.

Letham House which is located some 290m to the north of the application site is listed as being of special architectural or historic interest (Category B). In November 2008 planning permission was granted for the part change of use of the building of Letham House from bed and breakfast to use as 1 house.

The application site is a largely rectangular shaped area of land of some 0.68 hectares in area. It is located within a field that is between the south boundary of the grounds of Letham House and the north edge of the Letham Smallholdings Road. The application site is within the southern part of that field. To the north of the site is the remainder of the field with mature woodland beyond which has an informal track within it providing a secondary southern access to Letham House. The site is bounded to the east in part by 28 Letham Mains Smallholdings and in part by an agricultural field and to the west by 7 Letham Mains Smallholdings with an agricultural field beyond. The site is bounded to the south by the Letham Mains Smallholdings public road.

Planning permission is sought for the erection of a large 2-storey house that in part would be used to provide Bed and Breakfast accommodation.

A Design and Access statement has been submitted with the application. It describes the proposed house as being a two storey house with vaulted ceilings at first floor in its barn wings to enhance the feelings of space to the upper floor. It would be of modern design with external wall finishes composed of a mix of white render, weatherboard cladding and natural stone. The incorporation of more traditional building materials with modern finishes would involve the use of natural slates alongside corrugated metal sheet roofing.

The proposed house would be orientated such that it would be accessed from its north elevation. However whilst the main front door would be on this elevation the application drawing label this as its rear elevation. The proposed house would comprise a central element that would link two distinct wings. At its widest the proposed house would be some 32m in length (east to west) and some 18.5m in width (north to south). Access to the house would be by a gravel driveway leading from the public road to the south to the north elevation of the proposed house.

The 2-storey central element of the proposed house would have a shallow pitched corrugated metal sheet roof with rooflights on its north elevation roof slope. The central section would provide the principal access to the house within its north elevation. That central component would also include a number of glazed panels set within a rendered wall finish. The south (rear) elevation of that central component would feature a number of window openings and bifold glazed sliding doors at ground floor and first floor levels providing access to a patio area at ground floor level and to a balcony with glass balustrade surround at first floor level. On the ground floor this component would contain a large entrance hallway (41.2 sqm) which would lead to a large sitting room (52.9 sqm). The first floor of this component would not provide any accommodation but would comprise a mezzanine gallery that would look down onto the sitting room below. An access lift and stairway would lead from the ground floor to the mezzanine gallery.

The western wing of the proposed house would comprise a two storey pitched roof component with a pitched roof with a ridge height of some 9 meters. Its roof would be of grey natural slate with rooflights set within the eastern roof slope. The south elevation would have glazed door openings and windows at ground level, and a large trapezoid-shaped window at first floor level, all set within horizontal weather board finishing. The north elevation would have 1 first floor window opening and 3 window openings at ground floor level. The eastern elevation of the western component of the proposed house would also be finished in horizontal weather board cladding with ground and first floor level windows. The westernmost elevation would have glazed door access at ground level and window openings at first floor level. At ground floor this component would have a large openplan dining room kitchen and living room with



box room. At first floor there would be a master bedroom with master ensuite and dressing room. Attached to and accessed from the west elevation of that two storey component would be a single storey stone clad component featuring a clay pantiled mansard-type roof. This single storey component would contain a boot room, pantry storey, WC and tool store.

The eastern wing of the proposed house would be composed of a roughly T-shaped 2 storey component which would include 3 integral garages accessed from the north. The pitched roof of this section of the proposed house would be some 8 meters in ridge height and be finished in grey natural slate. The north elevation of this component would be composed of a protruding gable finished in render with a ground floor garage access door and first floor window opening. The set back element on the north elevation would have a further 2 ground floor garage doors and 2 first floor high level eaves windows. The south elevation of the protruding gable would be finished in render with 2 ground and 2 first floor window openings. The set back section would have door and window openings at ground level and 1 high level eaves window. External materials would include a mix of render and vertical weather board cladding. Thirteen solar photovoltaic panels are proposed to be formed on the southern roof slope of the set back element of the eastern section of the proposed house. This two storey component of the house would have a triple garage within its northern part with a utility room, plant room to the rear. Additionally it would have an accessible shower room and sitting room/dining room. At first floor level this component of the house would have 4 en-suite bedrooms.

The house would be accessed from a 4.5m wide gravel driveway which would extend some 83.5m in length from the access road northwards. It would then split and one fork of it would sweep around the in front of the north elevation of the house where a large gravel parking and turning area would be formed, and the other fork would continue northwards to the north boundary of the plot. The gravel parking and turning area would be some 40m in width and would protrude some 20m out from the north elevation of the proposed house beyond which would be a small area of garden ground. To the west side of the proposed house and adjacent parking and turning area would be an area of garden ground some 11m in width which would run into and connect with an area of garden ground some 63m in length and some 50m in width to the front of the house. All boundaries of the site would be enclosed with hedging as would the sides of the access road.

The Planning Statement submitted with the application informs that the applicant's currently own and operate Letham House as a private hotel and have done so for the past decade. The proposal is to erect a detached house which would in part accommodate "high end" bed and breakfast. The applicant's would reside within the new house with a small component of the ground floor and all of the first floor of the eastern wing being used to provide the bed and breakfast guest accommodation. The remainder of the new building would be used as 1 house. The Planning Statement continues to inform that the applicant's are established members of the community and wish to remain in the location and do not wish to abandon the established brand of Letham built up over the last decade. The site due to its character and being within the same ownership and close to the existing established business which will revert to private use, the application site offers this opportunity and continuity whilst fulfilling the applicants' desire to design and build their own unique property. Although the proposed dwelling is considerably smaller than the applicants' current three storey mansion house, the new property given its configuration offers scope to continue a high quality B&B offering.

## DEVELOPMENT PLAN

Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that the application be determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan is the approved South East Scotland Strategic Development Plan (SESplan) and the adopted East Lothian Local Development Plan 2018.

Policies DC1 (Rural Diversification), DC4 (New Build Housing in the Countryside), DC8 (Countryside Around Towns), DP1 (Landscape Character), DP2 (Design), T1 (Development Location and Accessibility), T2 (General Transport Impacts), CH1 (Listed Buildings) and CH6 (Gardens and Designed Landscapes) of the adopted East Lothian Local Development Plan 2018 are relevant to the determination of the application.

Also material to the determination of the application is the Scottish Government's policy on housing and rural development given in Scottish Planning Policy: June 2014 and Planning Advice Note 72: Housing in the Countryside.

PAN 72 states that: "Buildings in rural areas can often be seen over long distances and they are there for a long time. Careful design is essential. Traditional buildings can be an inspiration but new or imaginative re-interpretation of traditional features should not be excluded. Where possible, the aim should be to develop high quality modern designs which maintain a sense of place and support local identity."

The application site is in a countryside location within East Lothian and is part of a much larger area characterised by a low density dispersed built form within an agricultural landscape.

The principle of the proposed building of a new house on the application site must therefore be assessed against national, strategic and local planning policy relating to the control of new housing development in the countryside.

Para 2.12 of the ELLDP 2018 states that "Alongside the need to plan for housing and economic development and attractive settlements with vibrant cores and high standards of amenity, there is also a need to support appropriate development that enables East Lothian's countryside and coastal areas to thrive and diversify. This Plan provides clear policy support for appropriate development that is suitable in different countryside or coastal locations to support associated economic activities and way of life. However, the policy approach to such areas also acknowledges the special characteristics of the area as a whole and the pressure it faces for development. There is a need to manage such pressures in an appropriate way and the Plan's policies provide the appropriate balance. Most new development is guided by the spatial strategy to locations within or on the edge of existing settlements."

Also material to the determination of this application is the Supplementary Planning Guidance: Countryside and Coast of the ELLDP 2018.

## REPRESENTATIONS

A total of 11 public representations to the application have been received. Of those 5 raised objections to the proposals and 6 were in support of the proposed development.

The main grounds of objection are:

- i) lack of privacy for the adjoining neighbours
- ii) detrimental to the setting of Letham House
- iii) increased traffic and road safety
- iv) inadequate access arrangements
- v) no shortage in existing local housing supply
- vi) contrary to local and national planning policy
- vii) proportion and design of proposals
- viii) precedent for future applications for housing in countryside

The main grounds of support for the application can be summarised as follows:

- i) existing shortage of bed and breakfast facilities
- ii) the proposal would support the local economy and provide jobs
- iii) proposal is suitable use of existing plot
- iv) proposed house is not intrusive or detrimental

## PLANNING ASSESSMENT

Given the location of the proposed house and its distance away from neighbouring residential properties the erection of the proposed house would result in a harmful loss of amenity to the occupants of neighbouring houses through overlooking or overshadowing.

Scottish Water have been consulted on the application and make no objection.

The Councils Environmental Protection Service make no comment on the application.

Policy DC1 (Rural Diversification) of the ELLDP 2018 states that Development in the countryside, including changes of use or conversions of existing buildings will be supported in principle where it is for:

- a) agriculture, horticulture, forestry, infrastructure or countryside recreation;
- b) or b) other businesses that have an operational requirement for a countryside location, including tourism and leisure uses.

Policy DC4 (New Build Housing in the Countryside) of the ELLDP 2018 states that "New build housing development will only be supported in the countryside where there is no existing house or no appropriate existing building suitable building for conversion to a house is available in the locality and:

- (i) In the case of a single house, the Council is satisfied that it is a direct operational requirement of a viable agricultural, horticultural, forestry, countryside recreation or other business, leisure or tourism use supported in principle by Policy DC1.

Whilst Policy DC1 does support new business development in the countryside where there is an operational requirement for a countryside location including for tourism or leisure related businesses. However in this instance the operation of a bed and breakfast is not a use exclusively associated with the countryside. Such bed and breakfast accommodation can and is provided within existing houses either within the East Lothian countryside or indeed within

any of the settlements of East Lothian. Therefore this bed and breakfast use does not in itself require the erection of a new house in a countryside location.

This proposal is not being promoted as an addition to the hotel use of Letham House which is in the same ownership as the applicant's. It is stated in the Planning Statement that Letham House will revert to residential use having been granted planning permission for the change of use of the hotel/bed and breakfast element of that premises in 2018. Furthermore, the applicant has not provided a Business Plan or put forward a business case for the operation of the bed and breakfast. Neither are there any details on how or when the bed & breakfast would operate. Therefore no comment can be made at this time on the viability of this proposal.

In this instance what is proposed is predominantly a large family dwelling with an element of bed and breakfast accommodation. The total internal floorspace of the house is some 603.7 sq m. The floor plan drawings submitted with the application show a total of 5 bedrooms within the proposed house. The part of the house that would be used solely for the bed and breakfast component would include a ground floor accessible shower room and guest sitting/dining area and 4 first floor bedrooms all in the east wing component of the house. This amounts to a total internal floor space of 185.5 sq m. The remainder of the house would be used as a dwelling house, although it may be that some of that accommodation is also used by guests as well. Therefore only 30% of the total internal floorspace of the proposed house would solely be used to provide the bed and breakfast accommodation.

Whilst the provision of an element of bed and breakfast accommodation could bring some economic benefits to East Lothian, these must be weighed against other material considerations relevant to the determination of this planning application including those that seek to protect the landscape character of the countryside of East Lothian.

The Councils Economic Development Service Manager has advised that a new build house in the countryside using the tourism justification of bed and breakfast accommodation would have to demonstrate commercial viability and be in line with the market for this product. Reference to existing Letham House client database does not take into account consideration of specific venue and location and is not material to relevant business planning.

The Councils Policy and Strategy Manager has advised that in the absence of any direct operational requirement for the erection of a house in the countryside the principle of such proposed development is inconsistent with national, strategic and local planning policy and guidance concerning the control of development of new build houses in the countryside. Furthermore, without a direct operational requirement for a countryside location the proposed house, if approved would set an undesirable precedent for the development of new houses in similar circumstances elsewhere in the East Lothian countryside, the cumulative effect of which would result in a detrimental impact on the rural character and amenity of the countryside of East Lothian.

Therefore the proposal to erect a house on the site with no operational requirement for a countryside location is contrary to Policies DC1 and DC4 of the adopted East Lothian Local Development Plan 2018, and Scottish Government policy guidance regarding the control of new housing development in the countryside given in Scottish Planning Policy: June 2014.

It is stated in the Supplementary Planning Guidance: Countryside and Coast of the ELLDP 2018 that there are a number of areas of East Lothian beyond the designated Green Belt, some

of which have been the subject of development pressure for many years but must be left open or largely undeveloped because of their importance to the landscape character of the local area around the settlement. Green Belt policy only applies to the western part of East Lothian around Edinburgh. Policy DC8: Countryside Around Towns provides a similar function to Green Belt planning policy and is applied to protect particularly sensitive landscape around Settlements. These areas have significant importance in maintaining the landscape setting and character of settlements in the local area.

The Countryside Around Towns designation applies to parts of the east, west and south sides of Haddington where development would detrimentally impact on the landscape setting and character of the town.

To the west of the town the countryside of Letham Mains has a distinctive landscape character of long established smallholdings, most of which comprise an original house, workshop and small agricultural field. These are regularly spaced along a local road network within the wider countryside. The smallholdings have a very small proportion of developed area at the house and workshop adjacent to the roads and a larger area that is open fields. The smallholdings are set within a rural landscape setting comprising open fields and woodland strips. The area is significant as one of the largest areas of smallholdings in East Lothian. Infill development of any open fields to the rear of smallholdings would result in the loss of this distinctive landscape settlement pattern and be visually detrimental to the entrance to Haddington at its western entrance along the A6093.

Policy DC8 (ELLDP 2018) requires that any new development must not harm the landscape setting of the countryside location and must be of a scale, size and form that would not harm the objectives for the countryside around towns designation.

Policy DP1 (ELLDP 2018) requires that new development be well integrated into its surroundings by responding to and respecting landform, and by retaining and where appropriate enhancing existing natural and physical features at the site, including water bodies, that make a significant contribution to the character and appearance of the area and incorporate these into the development design in a positive way.

Policy DP2 (ELLDP 2018) requires that new development be appropriate to its location in terms of its positioning, size, form, massing, proportion and scale and use of a limited palette of materials and colours that complement its surroundings.

In its position some 67 m back from the access road the proposed large detached two storey house with its extensive front garden and long access driveway would appear distinctly different to the generally single storey houses and outbuildings of the smallholdings. It would in terms of its layout, scale and character be at odds with the distinctive settlement pattern of the area being generally single storey houses and buildings of the adjacent smallholdings. As such the proposed house would not be well integrated into its surroundings. It would not be appropriate to its setting in terms of its positing, size, form, massing and scale.

The Council's Landscape Officer has advised that the site is located within the area known as Letham Mains to the west of Haddington. This is within the policy area DC8 of the East Lothian Local Development plan 2018 and forms part of the Haddington Countryside Around Town Area. She advises that the proposals are not in accordance with the character of this area. The proposed building is two storey in height and of a size and massing much larger than any

other building within the smallholdings buildings. The house is also proposed to be set much further into the field with a large extent of open space between the front of the house and the road. This does not accord with the character of the area with the small buildings set close to the road with a small field behind. This layout is contrary to the guidance in the SPG Countryside and Coast which states that "infill development of any of the open fields to the rear of small holdings would result in the loss of this distinctive landscape settlement pattern". Therefore the addition of the large 2 storey house with its formal access drive and large garden to the Letham Mains Smallholdings area would be disruptive to the distinctive settlement pattern of the area. The proposed house would appear large and prominent sitting further north than the other buildings and in full view from the core path 109 to the north and from the access road.

Furthermore the Council's Landscape Officer advises that the formation of the proposed vehicular access will require the removal of a large section of the southern boundary hedge and hedgerow trees to achieve the required site lines for that access. The only replacement proposals are for hedge planting, no trees, to the site boundaries and access, with no information on the proposed species. This will do little to integrate the proposals into the wider landscape and again is out of character with the wider landscape.

The proposals will appear out of character with the existing distinctive landscape settlement pattern of the area contrary to Policies DC8, DP1 and DP2 of the ELLDP 2018 and contrary to the advice given in the Countryside and Coast SPG of the ELLDP 2108.

As the proposed house would not be appropriate to, and would have a harmful impact on the wider landscape setting of Letham House and the open and long lines of trees on the eastern and western boundaries of the application site it would significantly harm elements justifying the designation of the site as being of local or regional importance and included in historic gardens and designed landscape records. Consequently the proposed development is contrary to Policies CH1 and CH6 of the adopted East Lothian Local Development Plan 2018.

Vehicular access to the proposed house would be provided by a gravel driveway running from the existing access from the public road to the south of the site to the north elevation of the proposed house.

Policy T2 of the ELLDP 2018 requires that new development must have no significant adverse impact on road safety.

Council Roads Services have advised that the proposed access is of sufficient width to accommodate a single vehicle. Whilst an access to accommodate a single vehicle may be acceptable for private residential use, bed and breakfast use will generate traffic movements higher than that for a private dwelling. As such the access road should be widened to a minimum width of 5.5 metres over the first 10m to allow vehicles to simultaneously enter and leave the access road without blocking the public road, and a minimum of the first 5 meters be hard formed to prevent loose materials being brought onto the public road.

Roads Services further advise that the proposed access to and from the house the subject of the application would require a visibility splay of at least 2.4m x 160m rather than the 2.4m x 33m proposed. The initial section of the proposed leftwards (west) visibility splay is also shown on submitted drawings as straying onto land that is outwith the application site boundary. It is also outwith the land within the adopted road boundary. Therefore as not all the land required for

the visibility splay is within the control of the applicant or public road boundary it is unclear if the required visibility splay could be achieved.

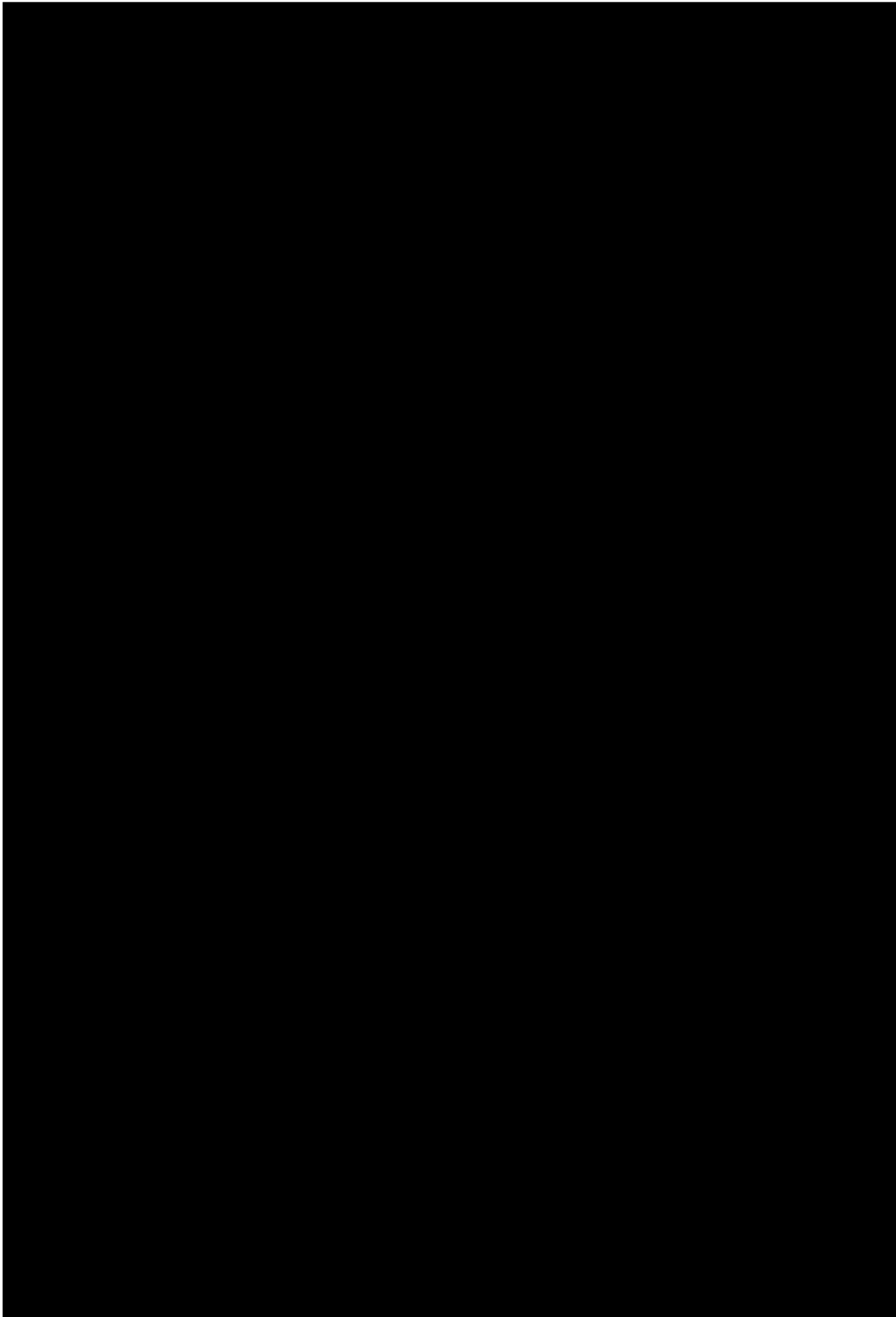
In that the proposed access does not meet the requirements of the Council's Road Services the proposal is not consistent with Policy T2 of the ELLDP 2018.

In conclusion there are no material planning considerations within the application that outweigh the fact that the proposed development is contrary to Policies DC1, DC4, DC8, DP1, DP2, T1, T2 and CH6 of the adopted East Lothian Local Development Plan 2018 and Government policy guidance regarding the control of new housing development in the countryside expounded in Scottish Planning Policy: June 2014.

#### REASON FOR REFUSAL

- 1 The proposal to erect a house on the site with no operational requirement for a countryside location is contrary to Policies DC1 and DC4 of the adopted East Lothian Local Development Plan 2018, and Scottish Government policy guidance regarding the control of new housing development in the countryside given in Scottish Planning Policy: June 2014.
- 2 The addition of the large 2 storey house with its formal access drive and large garden to the Letham Mains Smallholdings area would be disruptive to the distinctive settlement pattern of the area. The proposed house would appear large and prominent sitting further north than the other buildings and in full view from the core path 109 to the north and from the access road contrary to Policies DP1, DP2 and DC8 of the ELLDP 2018 and contrary to the advice given in the Countryside and Coast SPG of the ELLDP 2018.
- 3 The impact of the proposed development on the wider landscape setting of Letham House and the open and long lines of trees on the eastern and western boundaries of the application site significantly harm elements justifying the designation of the site as being of local or regional importance and included in historic gardens and designed landscape records. Consequently the proposed development is contrary to policies CH1 and CH6 of the adopted East Lothian Local Development Plan 2018.
- 4 The proposed development would set an undesirable precedent for the development of new houses in the countryside of East Lothian, the cumulative effect of which would be the suburbanisation of the countryside to the detriment of its character and amenity.
- 5 The proposed access does not meet the requirements of the Council's Road Services therefore the proposal is not consistent with Policy T2 of the ELLDP 2018.

LETTERS FROM







20th February 2020



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# LETHAM HOUSE, WITH PAVILIONS, GATEPIERS AND GLASSHOUSELB10813

Status: Designated

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## Documents

There are no additional online documents for this record.

## Summary

**Category**

B

**Date Added**

05/02/1971

**Local Authority**

East Lothian

**Planning Authority**

East Lothian  
**Parish**  
Haddington  
**NGR**  
NT 49360 73339  
**Coordinates**  
349360, 673339

## Description

Originally 17th century laird's house, pavilions added circa 1735, extended to E late 18th century, altered circa 1800 and 1835, modernisations (Mary Tindall), 1970s.

3-storey mansion house, essentially 7-bay, with 2 flanking pavilions. 4 western bays represent original house, as altered, 3 eastern bays from late 18th century extension. Harled and white painted with exposed sandstone margins.

MAIN HOUSE:

S (REAR) ELEVATION: 7-bay, regular. 4 western bays with door and

3 windows to ground, 4 windows (enlarged 19th century) to 1st and 2nd floor, latter breaking eaves in gabled dormerheads. 3 eastern bays with door (French-window style) and 2 windows to ground, 3 windows to 1st and 2nd.

N (FRONT) ELEVATION: western (older) section with 3 bays, including projecting gabled stair tower to E; 2 westmost bays regular, with

2 windows (enlarged late 18th century) to ground, 1st and 2nd, the last breaking eaves in gabled dormerheads; stairtower with 2 stair windows, topped by blind arrow slit in gable; small entrance porch (1835) in angle of return, ashlar, chamfered doorway with arch, 6-panelled door, bipartite window, moulded cornice. Eastern section (behind screen wall - see E pavilion below) irregular, windows on 3 levels, 2 stair towers, lean-to and small extensions; western stair tower piended, 2 stair windows plus tiny windows to ground; eastern stair tower gabled with single small window; lean-to with door, plain boarded, and single window.

Fenestration timber sash and case, mostly 12-pane, some enlarged to 15-pane at 1st floor. Roof in graded grey Scotch slates, skews crowstepped to western section (including dormerheads) and plain to E; 5 axial stacks, 3 to W harled with ashlar margins and projecting copes, 3 to E plain harled, plain cans.

GLASSHOUSE: large lean-to glasshouse adjoining main house to E, modern glazed entrance.

E PAVILION (THE COTTAGE): 2-storey, 3-bay, symmetrical. Harled with exposed margins, rusticated quoins, eaves course and cornice. W elevation (facing entrance drive) with 2 bipartite windows to ground (enlargements) flanking central blind window, 3 windows to 1st; N elevation with 2 windows to both floors; S elevation irregular with lean-to; E elevation with 3 windows to 1st, much altered to ground with modern extension, conservatory and doorway.

Linked to main house by quadrant screen wall; harled with ashlar cope and exposed margins; central doorway flanked by 2 round-arched niches (see mirror below).

Fenestration in timber sash and case, mostly 8-pane with horns (replacements?). Piended roof in graded grey Scotch slates, central stack harled with projecting cope and plain cans.

W PAVILION (LITTLE LETHAM): 2-storey, 3-bay, symmetrical. Harled with exposed margins, rusticated quoins, eaves course and cornice. E elevation (facing entrance drive) with 3 windows to both floors, central windows blind; N elevation with 2 windows to both floors,

1 blind to 1st floor; W elevation with 2 small windows to 1st floor,

2 small central windows to ground with round arch, keystone and impost blocks, flanked to S by recent doorway and to N by recent piended porch with door; S elevation irregular and including recent conservatory.

Linked to main house by quadrant screen wall detailed as above.

Fenestration predominantly timber sash and case, 8-pane with horns, but smaller windows with top opening etc. Piended roof in graded grey Scotch slate, central stack harled with projecting cope and plain cans.

GATEPIERS: circa 1735. Outer gates (map ref 494 737) with 2 sets of tall piers, rusticated with moulded cornices (ball finials missing?); each set linked by quadrant rubble wall, inner piers supported by scrolled buttresses. Inner gates similar but shorter, with ball finials and decorative wrought-iron gates.

## Statement of Special Interest

The nearby steading, originally of the early 18th century and now known as West Letham, was much altered and modernised as a dwelling by Mary Tindall, architect, in 1971. An associated dovecot (map ref 495 733), now very ruinous, is of 18th century double-lectern type.

## References

## Bibliography

OS Map, Haddingtonshire, 1854. C McWilliam, LOTHIAN, (1978), p 281.

## About Listed Buildings

Historic Environment Scotland is responsible for designating sites and places at the national level. These designations are Scheduled monuments, Listed buildings, Inventory of gardens and designed landscapes and Inventory of historic battlefields.

We make recommendations to the Scottish Government about historic marine protected areas, and the Scottish Ministers decide whether to designate.

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While Historic Environment Scotland is responsible for designating listed buildings, the planning authority is responsible for determining what is covered by the listing, including what is listed through curtilage. However, for listed buildings designated or for listings amended from 1 October 2015, legal exclusions to the listing may apply.

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The statement will use the word 'excluding' and quote the relevant section of the 1997 Act. Some earlier listed building records may use the word 'excluding', but if the Act is not quoted, the record has not been revised to reflect subsequent legislation.

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## Images

There are no images available for this record, you may want to check Canmore for images relating to **LETHAM HOUSE, WITH PAVILIONS, GATEPIERS AND GLASSHOUSE**

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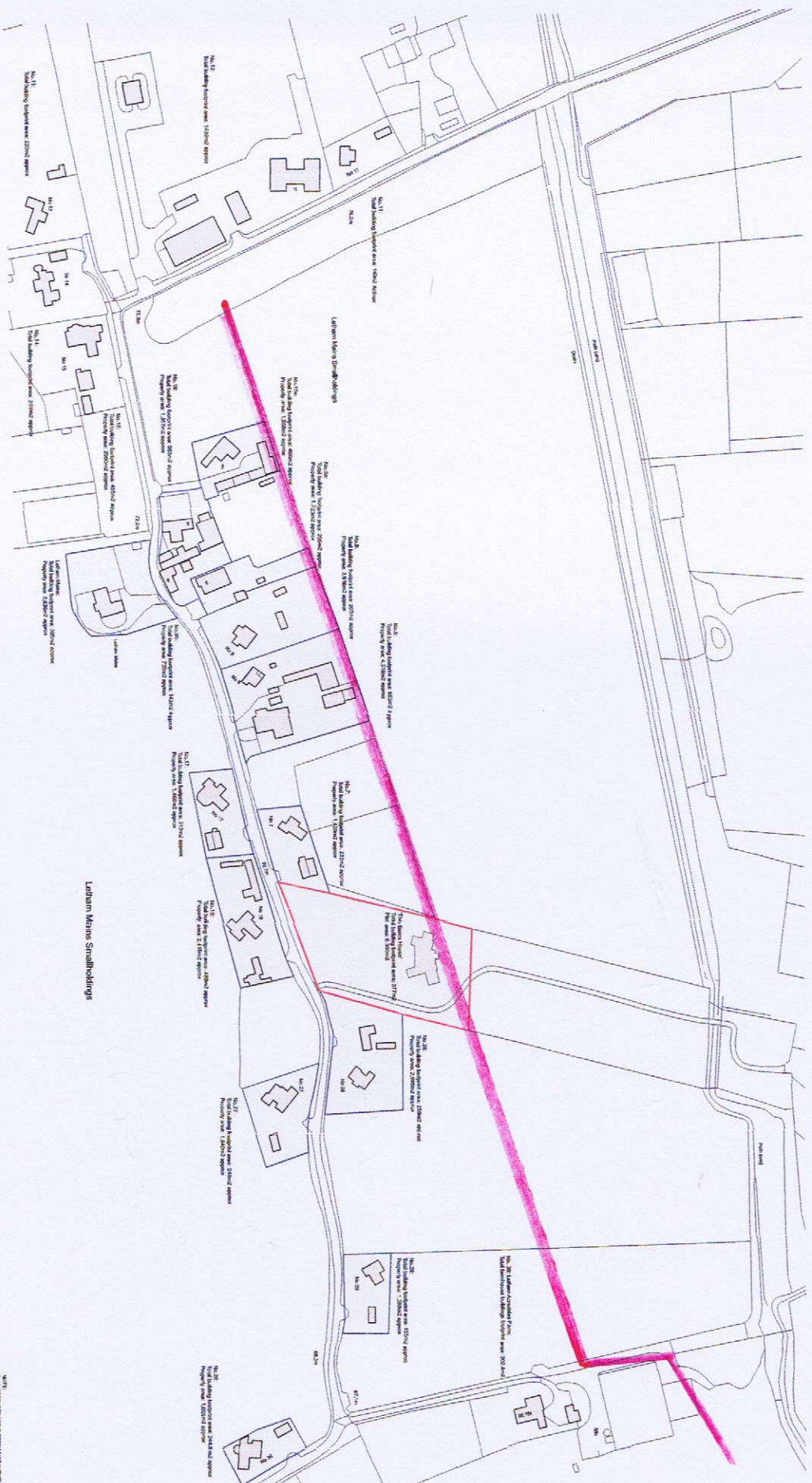
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PLAN OF LETHAM MANS HOLDINGS WITH PROPERTY AND BUILDING FOOTPRINT AREAS

1:1250

NOT TO SCALE  
 ALL DIMENSIONS GIVEN UNLESS OTHERWISE SPECIFIED



**Mc** **Allen Corfield Architects**  
 ARCHITECTS

Project Name: **Lettham Mans Holdings**  
 The Mans, 10000, Lettham Mans Holdings Road, Huddersfield, West Yorkshire

Client: **Lettham Mans Holdings**  
 10000, Lettham Mans Holdings Road, Huddersfield, West Yorkshire

Scale: 1:1250  
 Date: 2024.05.01

Drawn by: **AC**  
 Checked by: **AC**

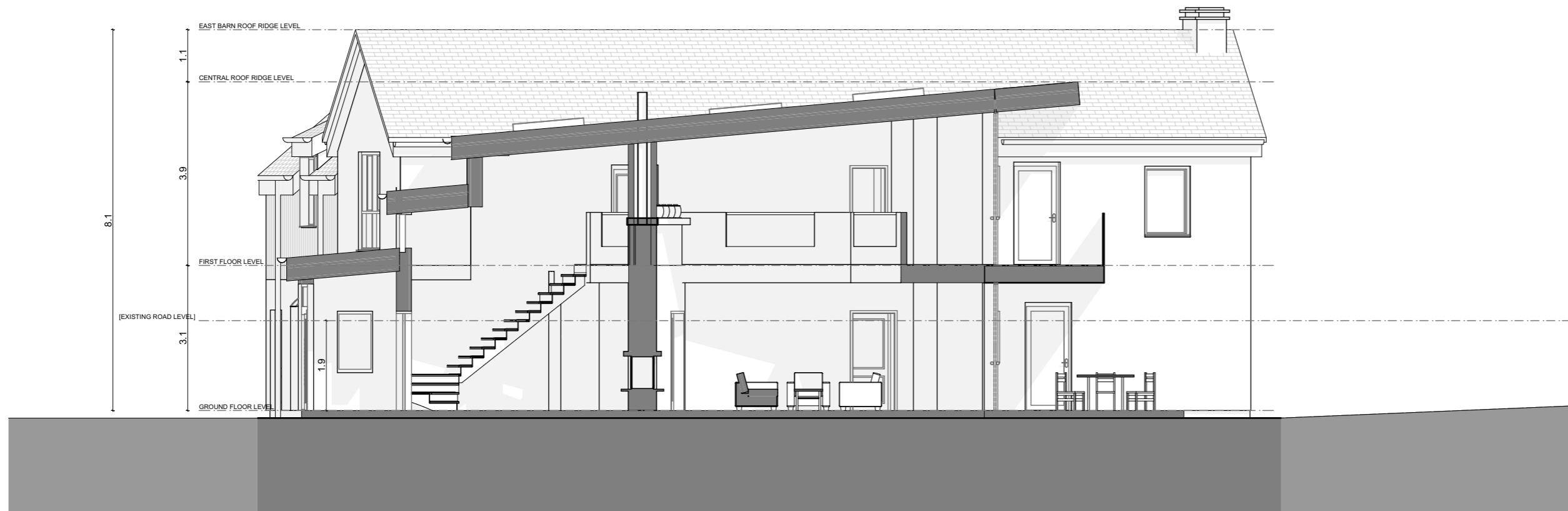
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ALL DIMENSIONS TO BE GIVEN IN METERS UNLESS OTHERWISE SPECIFIED



ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

[LETHAM FARMHOUSE RIDGE LEVEL - as approximated from previous planning drawings]



A

Section Annotated

1:100

DATE	INITIAL	REVISION	SUFFIX



CLIENT  
Mr & Mrs Sharman

PROJECT  
Proposed New Dwelling: 'The Barns House', Letham Mains Holdings Road, Haddington, East Lothian.

TITLE  
Section

**PLANNING**

SCALE @ A3	START DATE	DRAWN	CHECKED
1:100	April 2019	CJA	ACC

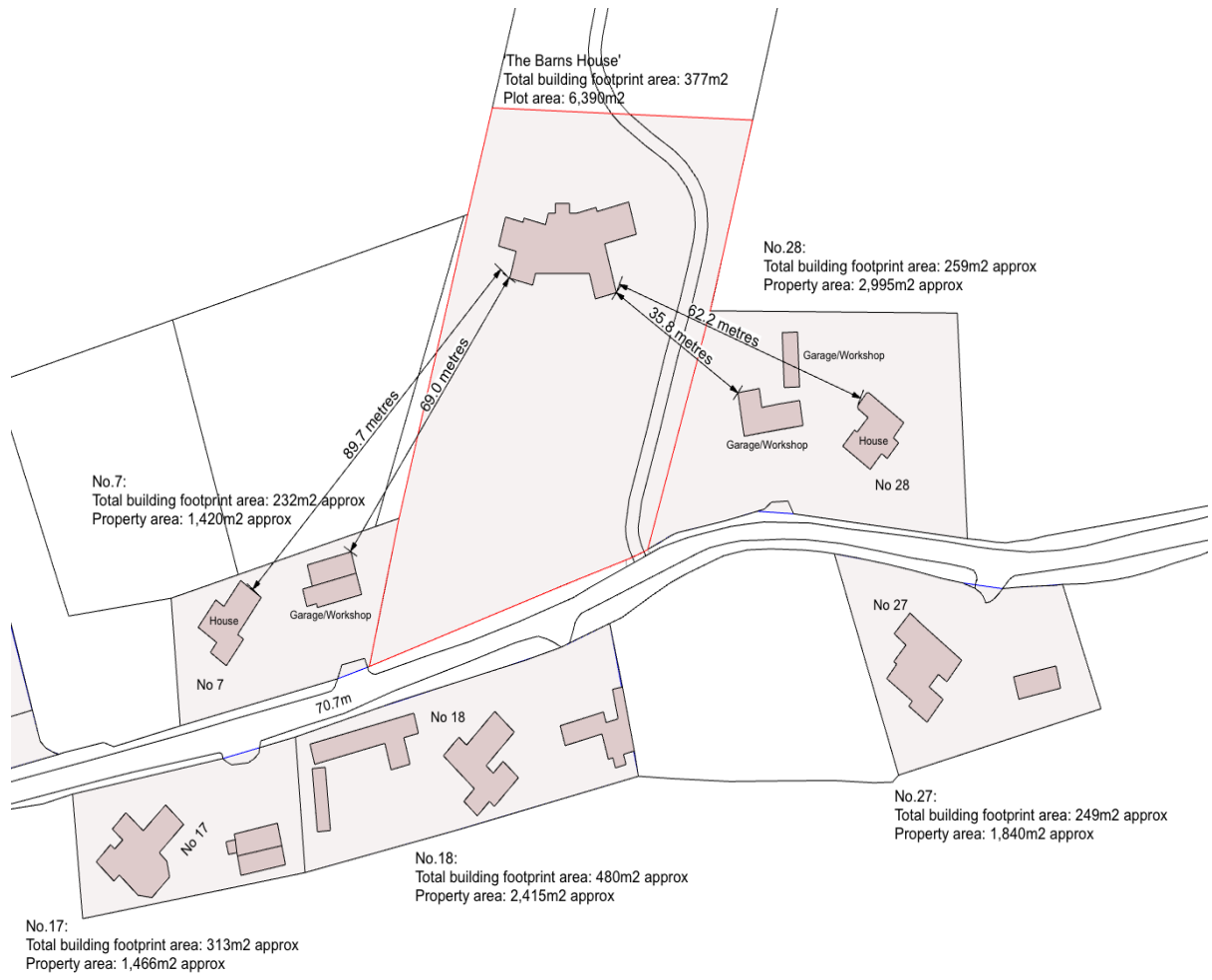
No. 296 - MISC 400

REV. \_\_\_\_\_  
LEWIS HOUSE, UNIT 213, EAST WAY HILLENDD IND EST, DUNFERMLINE FIFE, KY11 9JF, SCOTLAND

t - 01383 737101  
e - info@acarchitects.biz  
w - www.acarchitects.biz

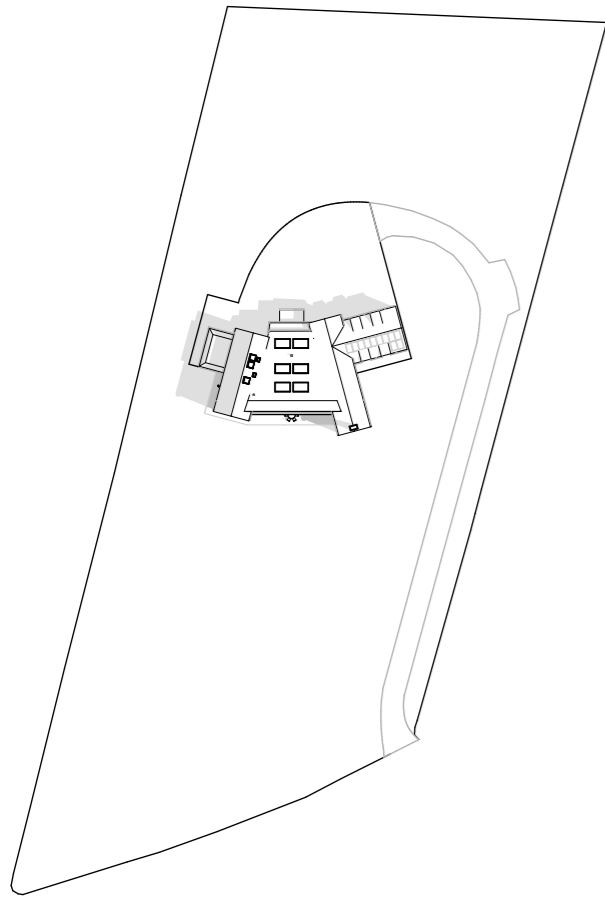


# Appendix 5



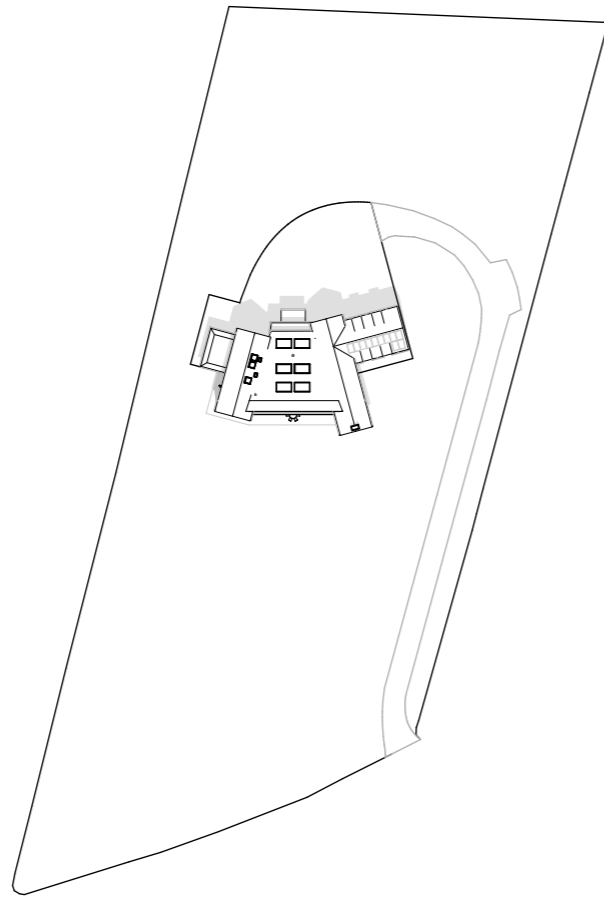


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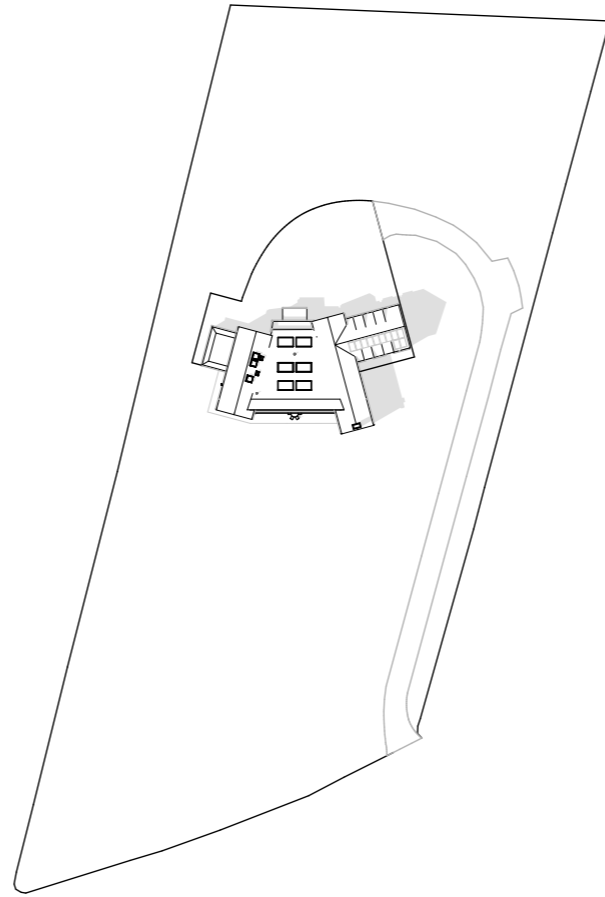
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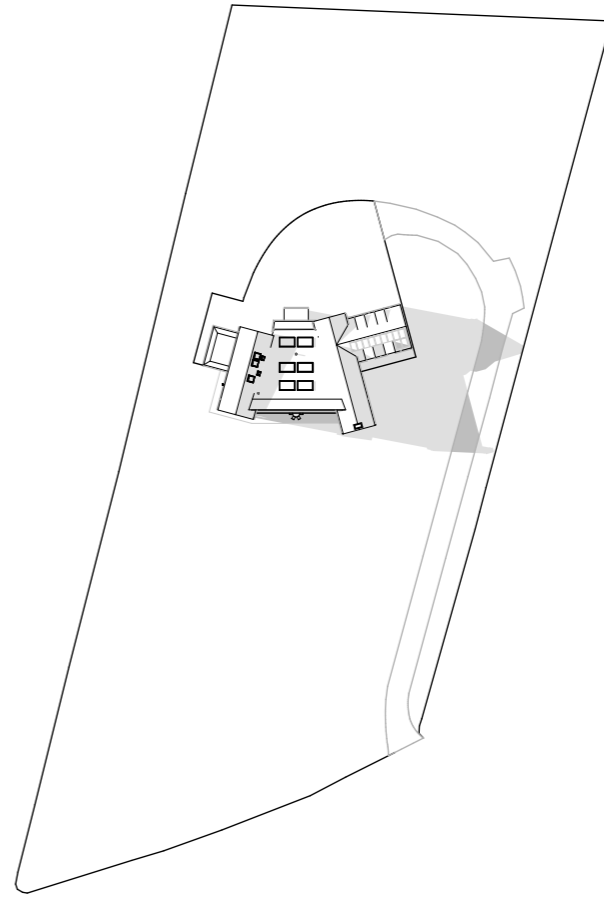
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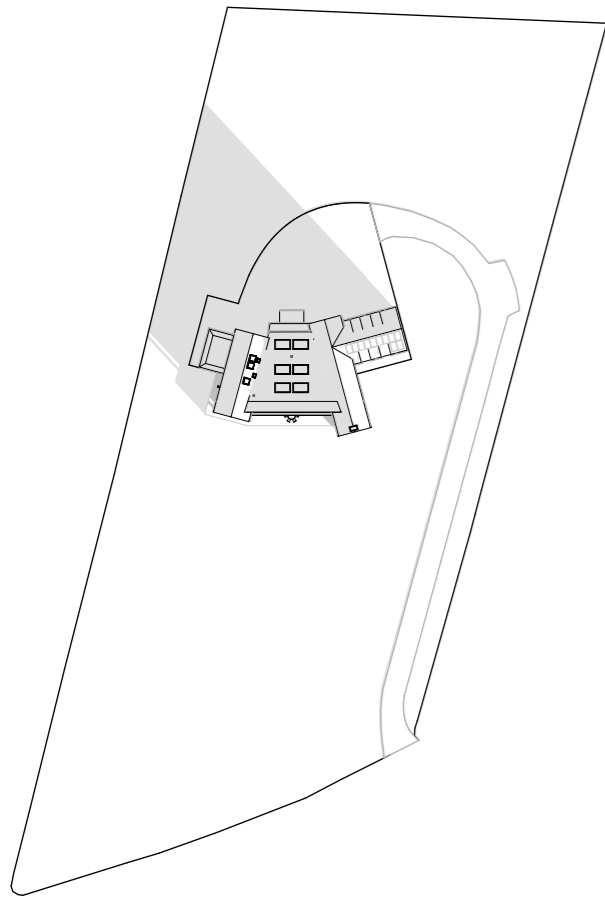
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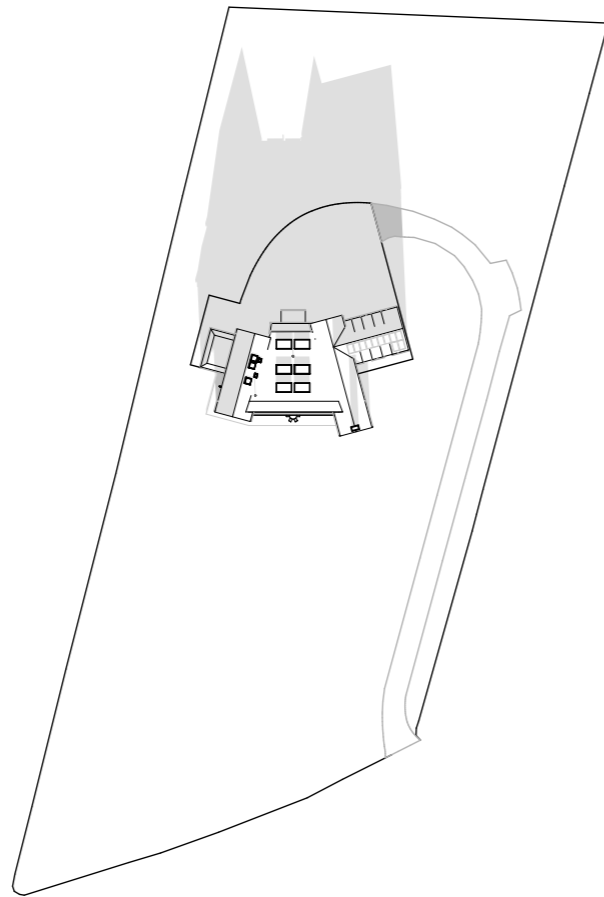
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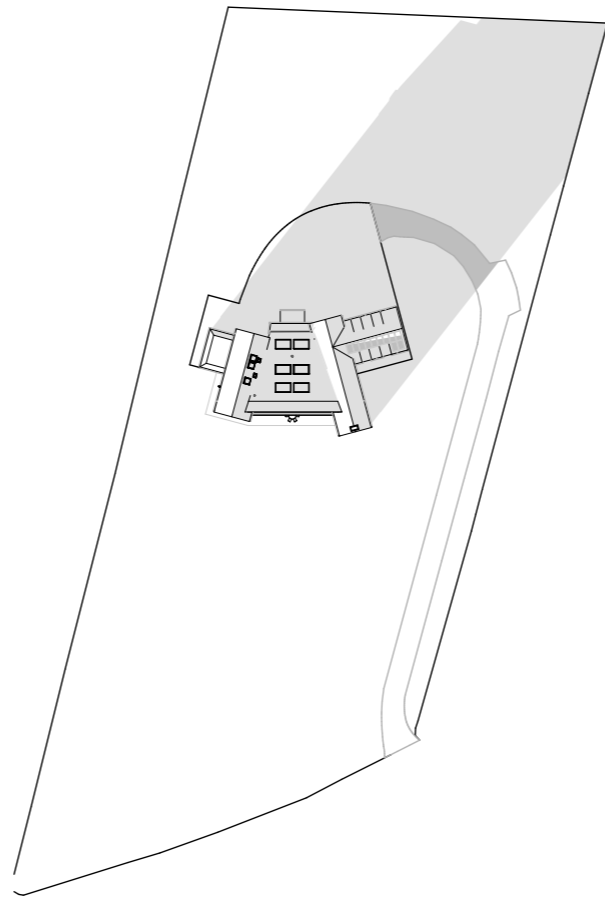
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WINTER SOLSTICE



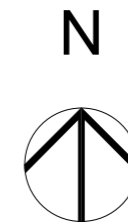
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WINTER SOLSTICE



21/12/20 3pm

WINTER SOLSTICE



SUN PATH SHADOW ANALYSIS AT SUMMER AND WINTER SOLSTICE 2020

DATE INITIAL REVISION SUFFIX



CLIENT  
Mr & Mrs Sharman

PROJECT  
Proposed New Dwelling: 'The Barns House', Letham Mains Holdings Road, Haddington, East Lothian.

TITLE  
Sun Study

**PLANNING**

SCALE @ A3 START DATE DRAWN CHECKED  
1:1250 April 2019 CJA ACC

No. 296 - PL 720

REV.  
LEWIS HOUSE, UNIT 213, EAST WAY  
HILLEND IND EST, DUNFERMLINE  
FIFE, KY11 9JF, SCOTLAND

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## Appendix 6

13:22 Thu 14 May

pa.eastlothian.gov.uk — Private

50%

### OFFICER REPORT

21/10/15

App No. 15/00730/P

Application registered on **27th August 2015**  
Target Date **26th October 2015**

Proposal	<b>Change of use of land to cattery use and extensions to existing cattery building</b>	SDELL	Y/N
Location	<b>18 Letham Mains Holdings Letham Haddington East Lothian EH41 4NW</b>	CDEL	Y/N
		Bad Neighbour Development	Y/N

APPLICANT: **Letham Cattery**

Is this application to be approved as a departure from structure/local plan? Y/N

**c/o Steve Raine Architecture  
Per Steven Raine  
1A Vetch Park  
Haddington  
East Lothian  
EH41 3LH**

DECISION TYPE: **Consent Granted**

#### PLANNING ASSESSMENT:

The areas of land subject to this application are in the countryside to the west of Haddington. They are areas of agricultural land that are the northern part of a field on the west side of the detached house and garden of No.18 Letham Mains Holdings. They are otherwise bounded to the south and west by the remainder of the field and to the north by a public road. There are nearby residential properties to the west, north, northeast and east of the site.

Planning permission is sought for the change of use of the agricultural land of the site for cattery use and for the erection of two extensions to the existing cattery. The larger of the two extensions would connect to the western end of the existing cattery and would contain a total of 9 cat 'chalets' and cat runs. It would be of a long rectangular shape, measuring some 14.9m long, 4.2m wide and 2.2m high at its highest point. The smaller extension, which would connect to the eastern end of the existing cattery, would measure some 5.9 metres long, 4.2 metres wide and 2.2 metres high. The extensions would be finished in materials to match the existing cattery, with timber tongue and groove boarding and translucent PVC sheeting on the walls and PVC sheeting and felt on their roofs.

The keeping of cats is unlikely to generate noise of a level that would be harmful to nearby residential properties. The Council's Environmental Protection Manager is satisfied that the proposed extensions use would not have a harmful impact on nearby uses, including the amenity of the nearby residential properties.

The proposed cattery extensions are designed for the functionality of its use and would be of an architectural style and materials appropriate to their countryside location. They would be only single storey in height and due to the mature hedge along the north side of the site and the trees to the west of the site they would be well contained within its landscape setting. They would not be harmfully intrusive, incongruous or exposed in their landscape setting and would not be harmful to the character and appearance of the landscape of the area.

In respect of the foregoing matters the proposed cattery extensions and cattery use of the site are consistent with Policy 1B (The Spatial Strategy: Development Principles) of the approved South East Scotland Strategic Development Plan (SESplan), and with Policies DC1 (Part 5), and DP6 of the adopted East Lothian Local Plan 2008.

The Council's Road Services have been consulted on the application and raise no objection to the application.

The Council's Policy and Projects Service has been consulted on landscape matters and have raised concerns regarding the proposed impact of the development on the health of neighbouring trees within the garden of No.17 Letham Mains Holdings. However, the consultation response also states that the trees do not contribute significantly to the wider area. Considering the above the proposal does not conflict with Policy DP14 of the adopted East Lothian Local Plan 2008.

#### CONDITION:

- 1 The timber tongue and groove boarding of the walls of the cattery building shall be stained or painted a colour to be approved in advance by the Planning Authority and the colour of the timber tongue and groove boarding shall accord with the colour so approved.

Reason:

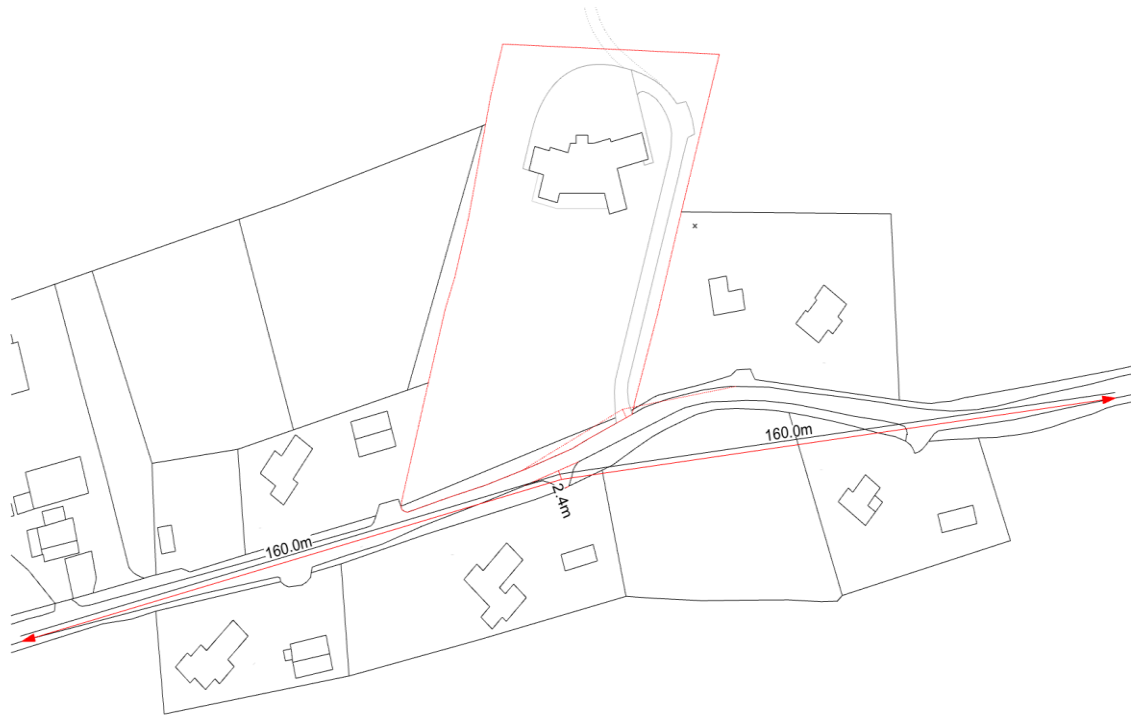
To safeguard the visual amenity of the area.

#### LETTERS FROM

21/10/15



Appendix 6





## Appendix 6

### FW: Letham House Development

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**From:** Duncan Birrell  
**Sent:** Tuesday, May 5, 2020 10:40 AM  
**To:** [REDACTED]  
**Subject:** RE: Letham House Development

Hi Antony

Thanks for the information.

There are two points in the Councils response, the first relates the driveway access and the second to sightlines from the access.

Responding to the first point I would accept the Councils view that the access should allow for two cars to pass at the entrance onto the main road. Having reviewed the site layout and frontage again, it is technically possible to achieve what the Council request. I would suggest that the access is widened to accommodate the facility for two cars to pass which could be conditioned by the Local Review Body.

On the second point, I would strongly disagree with the Council Roads' consultation that the sightlines should be 2.4 x 160m. The Officer must be assuming that the 'Design Speed' of the road is 85Kph or 50mph which, even a site visit, would demonstrate is unrealistic. Although the road is subject to the national speed limit of 60mph, in my professional opinion, I would suggest that the horizontal layout and the number, and nature, of the existing accesses onto the road would mean that the 85<sup>th</sup> % wet wether design speed is more realistically 30mph or under. On this basis to suggest that the sightlines should be 2.4m x 160m is technically inappropriate. If one only considers the existing access points along this stretch of unclassified road, none adhere to these sightline requirements. It is for this reason that we made the comments below;

***"The road is not a street however given the nature of the road and the number of driveway access points it could be argued that it functions more like a street than a road. Speed surveys would help to determine the actual speeds on the road however this is probably a bit over the top for a single house. On the basis of a speed of 25mph for a single house, in a street, I would suggest a sight line of 2.4m x 33m."***

We could have a speed survey undertaken and this would determine the actual 85<sup>th</sup> % wet weather speeds. The only issue would be the current lockdown due to COVID19 and that traffic volumes will be lower at this time. However, this would be overkill given my comments above on the character and nature of this road which effectively only provides access to the Letham Holdings hamlet and for agricultural machinery.

I trust this is of help at this time.

Regards

Duncan

**Duncan Birrell**  
BEng(Hons), C.Eng, MICE, MCIHT

Modus Transport Solutions Ltd





# OFFICER REPORT

**6th November 2018**

App No. **18/00963/P**

Application registered on **18th September 2018**

Target Date **17th November 2018**

Proposal	<b>Partial change of use from bed and breakfast and house to 1 house</b>	SDELL	N
		CDEL	N
Location	<b>Letham House Haddington East Lothian EH41 3SS</b>	Bad Neighbour Development	N

**APPLICANT: Mr & Mrs Christopher & Barbara Sharman**

Is this application to be approved as a departure from structure/local plan? N

**c/o Neil Dall Architect Ltd  
Per Neil Dall  
51 Woodhall Road  
Edinburgh  
EH13 0HD**

DECISION TYPE: **Consent Granted**

## PLANNING ASSESSMENT

The property to which this application relates is Letham House, a large harled and white painted, 3-storey house, located in the countryside to the west of Haddington. The original part of the house dates from the 17th Century. Other parts are in the form of later extensions and alterations. The house is listed as being of special architectural or historic interest (Category B).

The house is set in its own grounds and is served by a shared driveway, some 350 metres long, which runs from the B6471 classified public road to the north to a formal oval-shaped private driveway at the front of the house. To the south of the building is a large area of garden ground containing mature trees. Beyond that is farmland. To the east of the formal oval-shaped driveway at the front of the house is the adjacent house and curtilage of East Cottage and to the west of the driveway is the adjacent house and curtilage of Little Letham. Beyond that is the house and curtilage of West Letham.

In January 2011 planning permission 10/00835/P was granted retrospectively for the part change of use of the house to bed and breakfast and house.

Planning permission is now sought for the partial change of use of Letham House from bed and breakfast and house to a house. No internal or external alterations are proposed to Letham House.

Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that the application be determined in accordance with the development plan, unless material considerations indicate otherwise.

The development plan is the approved South East Scotland Strategic Development Plan (SESplan) and the adopted East Lothian Local Development Plan 2018.

There are no policies of the approved South East Scotland Strategic Development Plan (SESplan) or the adopted East Lothian Local Development Plan 2018 that are relevant to the determination of the application.

No written representations have been received to the application.

Policy TOUR4 states that proposals for the change of use of hotels and guest houses will be resisted. Letham House is not in use as either a hotel or guest house. Consequently Policy TOUR4 is not relevant to the determination of this planning application.

Letham House is an existing building in the countryside. Currently part of the building is in use as a private residential dwelling with part of the building being used for bed and breakfast use. What is applied for is the partial change of use of it from a house and bed and breakfast use to enable the building to be returned to its previous use as a single private residential dwelling house. No new build development or alterations to the building are proposed to facilitate the applied for part change of use back to 1 house.

The proposed partial change of use would return the building back to its previous historical use as a private residential dwelling house. The proposed change of use would have no impact on the amenity of nearby uses, including neighbouring residential properties.

No new build development is proposed and there is no impact on the setting of Letham House as a building listed as being of special architectural or historic interest.

The Council's Roads Services advise that there is sufficient on-site parking available and no changes to the access are planned. Accordingly, the Council's Roads Services raise no objection to the proposal being satisfied that it would not have an adverse impact on pedestrian or road safety.

The Council's Environmental Protection Manager has no adverse comment to make on the application, being satisfied that the development would not have an adverse impact on any neighbouring land uses.

CONDITION:



1 None.

LETTERS FROM

6th November 2018