

Our Ref. EIR-17-1648
Contact Information Compliance Team
Email foienquiries@aberdeencity.gov.uk
Direct Dial 01224 523827



ABERDEEN
CITY COUNCIL

17 November 2017

[Redacted]

Information Compliance Team
Customer Services
Corporate Governance
Aberdeen City Council
Marischal College
3rd Floor North
Business Hub 17
ABERDEEN
AB10 1AQ

Tel 01224 522000
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DX 529451, Aberdeen 9
www.aberdeencity.gov.uk

Dear [Redacted],

Environmental Information (Scotland) Regulations 2004

EIR-17-1648 – 15 High Street

Thank you for your information request of 24 October 2017. Aberdeen City Council (ACC) has completed the necessary search for the information requested.

All recorded information relating to no. 15, High Street, Old Aberdeen, held by the Development Management (including Masterplanning, Design and Conservation Section), recorded in the period from 7 June 2017 till 24 October 2017 inclusive (but excluding correspondence with our Society and excluding the publicly available documents already on the Planning Website pages for applications ref: 170709/LBC and 170710/DPP)

Please see enclosed.

All recorded information held by the Development Management relating to the pre-application discussions regarding possible proposals for 15, High Street, Old Aberdeen prior to the submission of applications in June 2017.

Please see enclosed.

Please note that third party names and personal details, as well as the names of ACC Officers who are below Head of Service level have been redacted (blacked out) from the enclosed documents. This is because ACC considers that this information is excepted from disclosure. In order to comply with its obligations under the terms of Regulation 13 of the EIRs, ACC hereby give notice that we are refusing your request under the terms of Regulation 11(2) in conjunction with Regulation 11(3)(a)(i) – Personal Information - of the EIRs.

In making this decision ACC considered the following points:

ANGELA SCOTT
CHIEF EXECUTIVE



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ACC is of the opinion that Regulation 11(2) applies to the information specified above as the information in question is personal information relating to living individuals, and the applicant is not the data subject.

ACC is of the opinion that Regulation 11(3)(a)(i) applies, as ACC considers that disclosure of this information would be a breach of the first Data Protection Principle (that personal information must be processed fairly and lawfully) and second Data Protection Principle (personal information must only be processed for a specific and lawful purpose). ACC Officers who are below Head of Service level and third parties named within the attached document would not expect ACC to release this information about them into the public domain under the EIRs (or the Freedom of Information (Scotland) Act 2002 (FOISA)).

We hope this helps with your request.

Yours sincerely,

Grant Webster
Information Compliance Officer

INFORMATION ABOUT THE HANDLING OF YOUR REQUEST

As the information which you requested is environmental information, as defined under Regulation 2(1) of the Environmental Information (Scotland) Regulations 2004 (the EIRs), ACC considered that it was exempt from release through FOISA, and must therefore give you notice that we are refusing your request under Section 39(2) of FOISA. However, you have a separate right to access the information which you have requested under Regulation 5 of the EIRs, under which ACC has handled your request. Please refer to the attached PDF for more information about your rights under the EIRs.

Hi,

That is fine and I can bring one for you too.

██████████

Sent from my Samsung device

----- Original message -----

From: ██████████ <██████████@hotmail.com>
Date: 28/04/2017 17:13 (GMT+00:00)
To: ██████████ <██████████@aberdeencity.gov.uk>
Subject: Re: 15 High Street

Dear ██████████,

Due to remedial works taking place at the property, we will be required to wear full PPE. Could you possibly also provide a high visibility jacket and helmet for myself? Please let me know if this would be possible.

Kind regards,

██████████

From: ██████████ <██████████@aberdeencity.gov.uk>
Sent: Friday, April 28, 2017 1:57 PM
To: ██████████
Subject: Re: 15 High Street

That's great, thanks.

See you on Thursday.

██████████

Sent from my Samsung device

----- Original message -----

From: ██████████ <██████████@hotmail.com>
Date: 28/04/2017 12:47 (GMT+00:00)

To: [REDACTED] <[REDACTED]@aberdeencity.gov.uk>
Subject: Re: 15 High Street

Dear [REDACTED],

Thank you for your email and I apologise for the late reply. I have managed to secure access to the property for Thursday 4th May at 10:30am. I will ask my architect to also be there so that we can all discuss.

Thank you and see you soon,

[REDACTED]

From: [REDACTED] <[REDACTED]@aberdeencity.gov.uk>
Sent: Tuesday, April 25, 2017 2:30 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: 15 High Street

Hi,

Thanks for coming in today and meeting us.

As discussed, would you be free on Thursday 4th May at 10:30am for us to come and have a look at 15 High Street?

The Historic Environment Scotland document that I suggested you have a look at with guidance on interiors can be found here: <https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=cb0da736-636d-4768-af03-a60b009731c1>. This is one of a suite of document in their 'Managing Change' series – you may also wish to have a look at some of the other concerning topics such as fire safety management.



Managing Change in the Historic Environment: Interiors

www.historicenvironment.scot

Managing Change is a series of non-statutory guidance notes about managing change in the historic environment. They explain how to apply Government policies.

If you are considering carrying out any works to the exterior of the property you may wish to consider asking Aberdeen City Heritage Trust for grant funding. Details of this can be found here: <http://www.aberdeenheritage.org.uk/grants/>. If this is something that you might be interested in then you can either fill in a preapplication enquiry form or give them a call – 01224 522755.



Grants - Aberdeen City Heritage Trust

www.aberdeenheritage.org.uk

Grants Aberdeen City Heritage Trust helps take care of the historic environment by making available a limited number of discretionary grants for the external repair

...

The contact details for Old Aberdeen Community Council can be found here: <http://www.oldaberdeen.org.uk/>.

Old Aberdeen

www.oldaberdeen.org.uk

This is the website for the Old Aberdeen community and the Old Aberdeen Community Council.

Please do ask if you have any questions or feel free to send over any draft floor plans for us to have a look at if you would like feedback.

Kind regards,

[Redacted signature]

[Redacted name]
Planning Trainee - Conservation

Masterplanning, Design & Conservation Team
Delivering Quality Places Past Present Future

Communities, Housing and Infrastructure

Aberdeen City Council | Business Hub 4 | Ground Floor North | Marischal College |
Broad Street | Aberdeen | AB10 1AB|
01224 52[REDACTED]
www.aberdeencity.gov.uk/masterplanning

From: [REDACTED] [mailto:[REDACTED]@mac.com]
Sent: 14 July 2017 14:38
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: 15 High Street, Old Aberdeen

Dear [REDACTED],

Many thanks for taking the time to give a detailed reply.

kind regards

[REDACTED]

On 11 Jul 2017, at 16:01, [REDACTED] <[REDACTED]@aberdeencity.gov.uk> wrote:

Dear [REDACTED],

170709 & 170710 - 15 High Street, Old Aberdeen

In response to the queries raised in your recent email, I can provide the following comments:

- 1) Anyone can apply for planning permission/listed building consent – it is not limited to the owner/landlord of the site in question. In this instance, the applicant has correctly identified the University as the owner of the land in their application form.
- 2) a) Myself and my Conservation Officer colleague, [REDACTED], met with [REDACTED] on a couple of occasions last year and earlier this year, both in Marischal College and on site at the premises. [REDACTED] was also present at one meeting on site.
b) In relation to the applicant stating that “Planning seemed quite keen on the idea”, this is the interpretation of the applicant, based on the advice that myself and our Conservation Officer gave on site as to what issues they would need to address as part of any forthcoming applications.
- 3) I cannot recall being given an exact figure in the pre-application discussions as to how long the property has lain vacant for. Regardless, the amount of time the building has lain vacant for is unlikely to be a significant factor in the assessment and determination of either of the applications, which will primarily be assessed based on the impact of the proposed change of use on the character and appearance of the listed building and the conservation area, as well as on the impact of the use on the amenity of the area. Again, the fact that the building has not been offered for sale or lease in a significant period of time is unlikely to influence the assessment of the applications.

I trust the above comments satisfactorily answer your queries. My colleague, [REDACTED] (Cc'd), is the case officer for the planning and listed building consent applications and if you have any further queries regarding the applications, or the application process, I would recommend that you get in touch with [REDACTED] directly at [REDACTED] [@aberdeencity.gov.uk](mailto:[REDACTED]@aberdeencity.gov.uk)

Regards,

[REDACTED]

Planner – Urban Design

Masterplanning, Design & Conservation Team

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Communities, Housing & Infrastructure
Aberdeen City Council | Business Hub 4 | Ground Floor North | Marischal College |
Broad Street | Aberdeen | AB10 1AB|

Direct Tel. (01224) 52 [REDACTED]
General ACC Customer Contact. (03000) 200 292
Customer Feedback Survey: <https://www.surveymonkey.co.uk/r/PlanningDM>

From: [REDACTED] [mailto:[REDACTED]@mac.com]

Sent: 07 July 2017 00:43

To: [REDACTED]

Cc: [REDACTED]

Subject: 15 High Street, Old Aberdeen

Dear [REDACTED],

planning applications: 170709/LBC & 170710/LBC - 15 High Street, Old Aberdeen.

I have a few of questions relating to the above applications to turn the Grade B listed residential property at 15 High Street, Old Aberdeen into a Public Bar.

1) this is a more general question regarding the relationship between the applicant & the property owner. In this case, that applicant is an Aberdeen University student researcher, [REDACTED]. And the property owner is listed on the application as “Name: Directopr of Estates Directopr of Estates” who I assume is [REDACTED], according to the Aberdeen University website. Does the applicant need to be the owner or have a business relationship with the owner as I cannot understand why the applicant is a student and not the university (owner) itself?

2) The application details a pre-application meeting with the planning office, yourself, on 04-May-2017 the results of which were and I quote:

“Meeting in offices and also on site. Planning seemed quite keen on idea. Conservatinist had some concerns about removal of some of the internal partitions”.

2a) Whose offices did this meeting take place at and who was in attendance at the onsite meeting? Was this conducted by [REDACTED] (the applicant), [REDACTED] (the agent) or [REDACTED] (the owner)?

2b). Your initial response was indicated to be “keen” on the proposal. Can you advise why you found the proposal suitable for a Grade B listed residential property in the heritage area of Old Aberdeen?

3) Was it made clear during your discussions that the building has been vacant for I believe 17 years. The application only mentions 10 years, which I believe is incorrect and it also mentions students, who have never been resident in the building. Regardless of wether it's 10 or 17 or some other number of years, it's been empty for a significantly long time, and the

reason it has been empty is entirely the decision of the University. Was it clear that they have not offered the property for lease or sale during that entire time? It should be on your records that at some point they were even using it as a paint store.

I will be submitting a formal response to the application in due course but I would appreciate if you could shed some light on the above questions prior to that closing date for comments.

kind regards

██████████

From: ██████████
Sent: 28 April 2017 14:26
To: ██████████
Cc: ██████████
Subject: RE: Site Visit - 15 High Street

Hi ██████████,

I can confirm that the site meeting is in ██████████ diary for next Thursday so ██████████ will see you then and I will attend as well if I am able to.

Regards,

██████████

██████████
Planner – Urban Design

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Broad Street | Aberdeen | AB10 1AB|

Direct Tel. (01224) 52 ██████████
General ACC Customer Contact. (03000) 200 292
Customer Feedback Survey: <https://www.surveymonkey.co.uk/r/PlanningDM>

From: ██████████ [mailto:██████████@hotmail.com]
Sent: 28 April 2017 12:51
To: ██████████
Subject: Site Visit - 15 High Street

Dear ██████████,

I have sent an email to ██████████ confirming our onsite meeting on Thursday 4th May at 10:30am. Unfortunately, I have received an automatic reply stating that ██████████ is away from office until 4th May. I just wanted to make sure that ██████████ receives my confirmation and that our meeting will take place as scheduled.

Thank you for your help,

[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@hotmail.com]
Sent: 24 April 2017 14:51
To: [REDACTED]
Subject: Re: 15 High Street

Dear [REDACTED],

Thanks for setting up the meeting. I will see you tomorrow at 1.30pm and bring all the relevant documentation.

See you then,

[REDACTED]

From: [REDACTED] <[REDACTED]@aberdeencity.gov.uk>
Sent: Monday, April 24, 2017 2:40 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 15 High Street

Hi [REDACTED],

Ok, no worries. I have booked a space for us to meet in at 1:30pm tomorrow. If you have any photographs of the interior of the building in rooms which are to be altered, it would be good if you could bring these along, with your proposed and existing layout drawings.

You can ask for either myself or [REDACTED] at the reception at Marischal College and one of us will come through to let you through the barriers.

Regards,

[REDACTED]

[REDACTED]
Planner – Urban Design

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Aberdeen City Council | Business Hub 4 | Ground Floor North | Marischal College |
Broad Street | Aberdeen | AB10 1AB|

Planning (Development Management) Survey

www.surveymonkey.co.uk

We are carrying out a survey of the service provided by our Planning Team to find out how satisfied our customers are. We will use the information you provide to find ...

From: [REDACTED] [[mailto:\[REDACTED\]@hotmail.com](mailto:[REDACTED]@hotmail.com)]
Sent: 24 April 2017 14:33
To: [REDACTED]
Subject: Re: 15 High Street

Dear [REDACTED],

Thank you for your reply. Unfortunately, access to the site is currently restricted. The university is conducting remedial works to the roof, chimneys and all windows. We would have to wear full PPE etc. Could we possibly meet at the City Council instead? I have updated proposed layouts of both the interior and exterior so it would be easy to understand the changes.

Would 1.30pm at the City Council be suitable? Please let me know.

Thank you,

[REDACTED]

From: [REDACTED] <[\[REDACTED\]@aberdeencity.gov.uk](mailto:[REDACTED]@aberdeencity.gov.uk)>
Sent: Monday, April 24, 2017 2:23 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 15 High Street

Hi [REDACTED],

Myself and [REDACTED] would be free to meet you on site at 1:30pm tomorrow (25th April). I would be grateful if you could let me know if that time suits yourself.

If you have any detailed plans/drawings at this stage with regard to the proposed internal layout for the building as well as any external alterations, it would be would be handy if we could see these on site.

Regards,

[REDACTED]

██████████
Planner – Urban Design

Masterplanning, Design & Conservation Team
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Aberdeen City Council | Business Hub 4 | Ground Floor North | Marischal College |
Broad Street | Aberdeen | AB10 1AB|

Direct Tel. (01224) 52██████████
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Customer Feedback Survey: <https://www.surveymonkey.co.uk/r/PlanningDM>

Planning (Development Management) Survey

www.surveymonkey.co.uk

We are carrying out a survey of the service provided by our Planning Team to find out how satisfied our customers are. We will use the information you provide to find ...

From: ██████████ [mailto:██████████@hotmail.com]

Sent: 24 April 2017 13:36

To: ██████████

Subject: Re: 15 High Street

Dear ██████████,

I am writing to follow up on my previous email. As I have a limited amount of time to apply for a change of use and listed building consent I would like to start as soon as possible. Please let me know what date and time suits you best for a meeting to discuss.

Kind regards,

██████████

From: ██████████
Sent: 19 July 2016 10:09
To: ██████████
Subject: RE: Toilet requirements

Hi ██████████,

To be honest, it would be Building Standards that you would need to speak to in this regard, as they are the ones who would require the standards of provision of sanitary accommodation. If you speak with someone from Building Standards then they should be able to help and it would probably be helpful if you mention that you have spoken to us and understand that there may be some leeway for the application of building standards in listed buildings.

We would be happy to discuss any proposals you may have with the relevant officer from Building Standards and may need a statement/plans from yourself which detail why you can't comply and how, if you were to comply with the standards, this would have an adverse impact on the special character of the listed building.

I trust the above information is of use. If you have any further queries, please don't hesitate to get in touch.

Regards,

█

From: █ <█@hotmail.com>
Sent: Friday, April 21, 2017 4:24 PM
To: █
Subject: 15 High Street

Dear █,

I hope all is well. I am in the process of applying for my provisional premises license. One of the needed documentations is a Section 50, and this in turn requires Change of use and Listed building consent. Could we possibly schedule a meeting next week so that we can discuss what needs to be prepared and possibly create a timescale?

Please let me know what date and time suits you best,

Regards,

█

From: █
Sent: 13 April 2017 14:10
To: █; █
Subject: 15 High Street Old Aberdeen Section 50 query

15 High Street Old Aberdeen Section 50 query

We have a Section(2) 50 application in for the above , this is the one that relates to Provisional or Full Planning Permission.

The intended use is a Public House (Student bar)

The property has a couple on minor entries in system (for cctv cameras and use of empty house for storage).

From this I presume Planning would consider this a House and as such a Planning change of use would be necessary.

Can you confirm this and whether any progress has been made with this?

I understand that █ spoke with yourself █ so you may have some background info.

If change of Use is required then I will presumably have to delay issue section 50 until this is approved

Regards

■

We are committed to improving the quality of the service we provide and would like to know your views on the service you have received. By clicking on <https://www.surveymonkey.co.uk/r/BStand> and filling out the online feedback form, you will be helping us learn what we need to do better. Many thanks in advance.

■ BSc MRICS
Team Leader Building Standards
Communities, Housing & Infrastructure
Planning & Sustainable Development
Aberdeen City Council
Business Hub 4
Marischal College
Broad Street
Aberdeen
AB10 1AB

Email: ■@[aberdeencity.gov.uk](mailto:■@aberdeencity.gov.uk)
Tel: (01224) 52 ■

Website:
www.aberdeencity.gov.uk/buildingstandards

Follow us on Twitter: @aberdeecc or facebook: facebook.com/Aberdeen City Council



e Building Standards.scot

From: ■
Sent: 18 July 2016 10:29
To: ■
Subject: RE: Toilet requirements

What I learnt from the talk is: if there are questions, just ask building standards!

Yes I would have thought that there would be potential for compromise. The decision will lie with BS. ■ needs to provide some more info explaining why he can't comply and how complying would compromise the special architectural / historic interest of the building.

■

From: ■
Sent: 18 July 2016 10:21
To: ■
Subject: FW: Toilet requirements

Hello,

As you were at the talk with Building Standards, can you offer any advice in this regard? (It's for the change of use pre-app site visit we had on High Street, Old Aberdeen).

Happy to chat.

Cheers,

█

From: █ [mailto:█@hotmail.com]

Sent: 15 July 2016 19:29

To: █

Subject: Toilet requirements

Dear █,

I hope all is well. I am writing to you to recap on the toilet requirement issue. I understand that there are set standards in the provision of sanitary accommodation, however, I am curious if there is a possibility of compromise in the case where a listed property would not be able to comply with the standards listed in the guidance. If such possibility exists, would this decision belong to building control or rather the planning department? Moreover, is there a possibility to apply for a waiver? I would greatly appreciate your help in this matter.

Sincerely,

█

From: █ [mailto:█@hotmail.com]

Sent: 10 May 2016 21:42

To: █

Subject: RE: Pre-app 15 High Street

Dear █,

I will be free to meet you at 10:30am on Thursday. I will arrange the keys and wait for you at the entrance from 15 High street.

See you soon,

█

From: █@aberdeencity.gov.uk

To: █@hotmail.com

CC: █@aberdeencity.gov.uk

Subject: RE: Pre-app 15 High Street

Date: Tue, 10 May 2016 15:37:23 +0000

Hi [REDACTED],

Further to our meeting earlier today, I have checked my diary and that of my colleague [REDACTED] in our Conservation team and although I have not been able to speak to [REDACTED], I believe we should both be able to meet you on site to discuss your proposals this Thursday at about 10:30am if that time suits yourself.

I would be grateful if you could confirm that time is ok and that we would be able to gain access to the property at that time.

Regards,

[REDACTED]

[REDACTED]

Planner
(Development Management)

Planning and Sustainable Development | Communities Housing and Infrastructure | Aberdeen City Council | Business Hub 4 | Ground Floor North | Marischal College | Broad Street | Aberdeen | AB10 1AB

Direct Dial: 01224 52 [REDACTED]

From: [REDACTED]
Sent: 10 May 2016 09:11
To: [REDACTED]; [REDACTED]
Subject: RE: Meeting - 15 High Street

[REDACTED],

If I can I will, however, I have the Licensing Board this morning and it is likely that this will continue into the first part of the afternoon. I will look to see if you and [REDACTED] are in the area once I return from the board meeting

[REDACTED]

We are always trying to improve the quality of customer service that we provide and would like to know your views on the service you have received to help us learn what we need to do better. We would very much appreciate you taking a few moments to fill in our short feedback form by clicking on <http://www.aberdeencity.gov.uk/customerfeedback> and selecting Building Standards. Many thanks in advance.

[REDACTED] BSc MRICS
Team Leader (Building Standards)
Communities, Housing and Infrastructure
Planning & Sustainable Development
Aberdeen City Council
Business Hub 4
Marischal College
Broad Street

Aberdeen AB10 1AB
Tel: 01224 52[REDACTED]
Fax:01224 523180

E-mail: [REDACTED]@[aberdeencity.gov.uk](mailto:[REDACTED]@aberdeencity.gov.uk)



From: [REDACTED] [[mailto:\[REDACTED\]@hotmail.com](mailto:[REDACTED]@hotmail.com)]
Sent: 09 May 2016 21:19
To: [REDACTED]
Subject: Meeting - 15 High Street

Dear [REDACTED],

I have set up a meeting with [REDACTED] from the planning department at 2.30pm on Tuesday. Would you be able to join us to further discuss our property and idea?

Sorry for the late notice,

Thank you,

[REDACTED]

From: [REDACTED]
Sent: 09 May 2016 13:38
To: [REDACTED]
Subject: RE: Pre-app 15 High Street

Hi [REDACTED],

2:30pm tomorrow is fine with me. See you then.

Regards,

[REDACTED]

From: [REDACTED] [[mailto:\[REDACTED\]@hotmail.com](mailto:[REDACTED]@hotmail.com)]
Sent: 08 May 2016 21:00
To: [REDACTED]
Subject: RE: Pre-app 15 High Street

Dear [REDACTED],

Would you be free to meet on Tuesday at 2.30pm?

I would inform [REDACTED] from Building Control about our meeting so that we can all meet and discuss the issues together.

Thank you,

[REDACTED]

From: [REDACTED]@aberdeencity.gov.uk

To: [REDACTED]@hotmail.com

Subject: RE: Pre-app 15 High Street

Date: Wed, 4 May 2016 11:14:34 +0000

Good afternoon [REDACTED],

At the moment, I am free most of next week, other than Tuesday until 2pm and I am out of the office on Friday. Please let me know a day and time that would suit you for a meeting.

Regards,

[REDACTED]

[REDACTED]

Planner

(Development Management)

Planning and Sustainable Development | Communities Housing and Infrastructure | Aberdeen City Council | Business Hub 4 | Ground Floor North | Marischal College | Broad Street | Aberdeen | AB10 1AB

Direct Dial: 01224 52 [REDACTED]

From: [REDACTED] [mailto:[REDACTED]@hotmail.com]

Sent: 02 May 2016 16:27

To: [REDACTED]

Subject: RE: Pre-app 15 High Street

Dear [REDACTED],

We had planned to meet with you on Friday, but unfortunately our meeting with [REDACTED] beforehand had taken too much time and you were not available later on. My partner and I are currently studying for exams and we will be unable to meet during this week. [REDACTED] proposed a joint meeting to discuss both building standards and the planning permission with you. Could you possibly give me a day next week on which you would be willing to meet?

Thank you for your time,

[REDACTED]

From: [REDACTED]@aberdeencity.gov.uk

To: [REDACTED]@hotmail.com

Subject: RE: Pre-app 15 High Street

Date: Thu, 28 Apr 2016 16:34:23 +0000

Good afternoon [REDACTED],

From the information provided, I can confirm that the proposed change of use of the premises at 15 High Street for use as a bar could potentially be acceptable but it would need to be demonstrated that the use of the building as a bar would not have a detrimental impact on the amenity of any neighbouring or nearby residential properties. I am aware that there is a residential property two doors down at 5 High Street and although the internal use of the building as a bar may not impact on the residential amenity, I have concerns at this stage that the proposed use of the rear garden area as an outdoor seating area may be an issue in terms of the amount of noise emissions that would come from such an area associated with the bar.

As the building is listed, it is unlikely that any proposed alterations required for the re-use of the building that would have a damaging impact on its character would be permitted.

I should be in the office for most of tomorrow between the hours of 10am-12pm and 2pm-5pm if you would like to come in to discuss your proposals further. If any major alterations are propose internally that would affect the plan form or any historical features of the building then I would suggest meeting on site instead.

I trust the above information is of use. If you have any further queries, please don't hesitate to get in touch.

Regards,

[REDACTED]
Planner
(Development Management)

Planning and Sustainable Development | Communities Housing and Infrastructure | Aberdeen City Council | Business Hub 4 | Ground Floor North | Marischal College | Broad Street | Aberdeen | AB10 1AB

Direct Dial: 01224 52 [REDACTED]

From: [REDACTED]
Sent: 28 April 2016 11:44
To: [REDACTED]
Subject: FW: Pre-app 15 High Street

[REDACTED] can you take a look and advise. Discuss with MDC on LB/CA issues. Speak with me is necessary.

[REDACTED]

From: PI
Sent: 28 April 2016 09:03
To: [REDACTED]
Subject: FW: Pre-application Discussion

34775

From: [REDACTED] [[mailto:\[REDACTED\]@hotmail.com](mailto:[REDACTED]@hotmail.com)]
Sent: 27 April 2016 12:48
To: PI
Subject: RE: Pre-application Discussion

[REDACTED],

The address is as follows:

15 High Street
Old Aberdeen
AB25 3EE

Thank you,

[REDACTED]

From: PI@aberdeencity.gov.uk
To: [REDACTED] [@hotmail.com](mailto:[REDACTED]@hotmail.com)
Subject: RE: Pre-application Discussion
Date: Tue, 26 Apr 2016 08:24:47 +0000

Good Morning

Thank you for your email.

Could you please provide us with the full address of the property so we can allocate your enquiry to the appropriate officer.

Thank you.

Regards

[REDACTED]

[REDACTED]
Application Support Assistant
Planning and Sustainable Development
Communities, Housing & Infrastructure
Aberdeen City Council
Marischal College
Business Hub 4
Ground Floor North

Broad Street
Aberdeen
AB10 1AB

Email: [REDACTED]@aberdeencity.gov.uk

Direct Dial: 01224 52 [REDACTED]

Tel: 03000 200 292

www.aberdeencity.gov.uk

From: [REDACTED] [mailto:[REDACTED]@hotmail.com]

Sent: 25 April 2016 15:30

To: PI

Subject: Pre-application Discussion

To whom it may concern,

My partner and I planning to open a student bar in old Aberdeen campus area. We have been in direct touch with the University's Director of Estates, who has offered to lease us a property on campus. The property is listed and has been used only as storage over the last five years. We are planning to renovate three rooms on the ground floor, close off the rest of the house, and use the garden as a seating area for students. We are applying for a Planning Permission soon, and beforehand would like to have a pre-application discussion with one of your Planning Officers, who could guide us through the process and discuss our plan in detail.

Would it be possible to schedule a meeting anytime this week?

Many thanks in advance,

[REDACTED]

Freedom of Information request EIR-17-1648 – 15 High Street, Old Aberdeen

Copy of all correspondence linked to planning application 170710/DPP and listed building consent application 170709/LBC, starting with the most recent correspondence at the top and the oldest material at the bottom.

Hi [REDACTED],

My Project Plan (*See Appendix 1 at bottom of this document*) for this application is up-to-date. Nothing else to report at present i.e. NIA received but is complicated by beer garden so EH are still reviewing. I'd say their response is likely to dictate the recommendation on this one. We're still outstanding the detailed cross-section drawings for the listed building consent part of it. Targeting Committee on 7th December as per my Project Plan.

I'll have a look at the caseload tracker to see if anything else needs updating.

Kind regards,

[REDACTED] BA (Hons) DipTP MSc MRTPI
Planner (Development Management)

Planning and Sustainable Development | Communities, Housing and Infrastructure | Aberdeen City Council | Business Hub 4 | Ground Floor North | Marischal College | Broad Street | Aberdeen | AB10 1AB

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Web: www.aberdeencity.gov.uk

A link to our customer survey is posted below:
<https://www.surveymonkey.co.uk/r/PlanningDM>

From: [REDACTED]
Sent: 20 October 2017 16:23
To: [REDACTED]
Subject: 15 High Street

Can you let me know where we are and update the tracker (and Schedule if required)
Cheer

[REDACTED]
Development Management Manager

Planning and Sustainable Development
Communities, Housing and Infrastructure
Aberdeen City Council
Business Hub 4
Marischal College
Broad Street
Aberdeen
AB10 1AB

Direct Dial: 01224 52 [REDACTED]
General Enquiries: (03000) 200 292
E-Mail: [REDACTED]@aberdeencity.gov.uk

Received: 10/10/2017 at 16:39

[REDACTED],
Yes we agree to this extension. All info will be with you shortly.

Dear [REDACTED],

Please feel free to grant a further extension to 31st December 2017.

Kind regards,

-----Original Message-----

From: [REDACTED] [mailto:[REDACTED]@aberdeencity.gov.uk]

Sent: 10 October 2017 11:39

To: [REDACTED]

Cc: [REDACTED]

Subject: Re: 170710/DPP and 170709/LBC - Extension of Time request

Hi [REDACTED],

Further to my email correspondence last week which clarified that the Planning Service – if wishing to support the pub application – intend to take the planning and listed building consent applications to the Planning Development Management Committee on Thursday 7th December. This goes beyond the currently agreed determination of 30th November 2017, and therefore now request that we agree a further extension of 31st December 2017. This date would capture the committee date and any subsequent committee site visit, after which a determination would be made.

I look forward to hearing from you as soon as possible.

Kind regards,

[REDACTED] BA (Hons) DipTP MSc MRTPI
Planner (Development Management)

Planning and Sustainable Development | Communities, Housing and Infrastructure
|Aberdeen City Council |Business Hub 4 |Ground Floor North |Marischal College | Broad
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Web: www.aberdeencity.gov.uk

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<https://www.surveymonkey.co.uk/r/PlanningDM>

Hi [REDACTED]

I can confirm I have received the Noise Impact Assessment and I am currently reviewing it.

Kind regards

[REDACTED]
Authorised Officer

Protective Services
Communities, Housing and Infrastructure
Aberdeen City Council
Business Hub 15
Third Floor South
Marischal College
Broad Street
Aberdeen
AB10 1AB

Email: [REDACTED]@aberdeencity.gov.uk
Direct Dial: [01224] 52[REDACTED]

Do you have any feedback on the Environmental Health Service received? The Service would like to hear about what it is doing right and what could be improved. Feedback can be provided through the attached survey link and does not take more than a few minutes to complete.

www.surveymonkey.co.uk/r/EnviroProt

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From: [REDACTED]
Sent: 10 October 2017 10:46
To: [REDACTED]
Subject: FW: 170710-DPP - 15 High Street, Old Aberdeen, Noise Impact Assessment

Morning [REDACTED],

Further to your consultation response dated 27th July 2017, please see attached a copy of the requested Noise Impact Assessment for you to review and provide updated comments on.

I look forward to hearing from you as soon as possible.

Kind regards,

[REDACTED] BA (Hons) DipTP MSc MRTPI
Planner (Development Management)

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Web: www.aberdeencity.gov.uk

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From: [REDACTED] [mailto:[REDACTED]@hotmail.com]
Sent: 10 October 2017 10:30
To: [REDACTED]
Subject: Re: Noise Impact Assessment

Dear [REDACTED],

I am attaching the final version of the Noise Impact Assessment. Please let me know if everything is suitable.

Kind regards,

[REDACTED]

From: [REDACTED] <[REDACTED]@aberdeencity.gov.uk>
Sent: Tuesday, October 10, 2017 8:52 AM
To: [REDACTED]
Subject: RE: Noise Impact Assessment

Hi [REDACTED],

Thanks for sending over the 'draft', but I won't be able to pass judgement until I have received the final version.

Kind regards,

██████████ BA (Hons) DipTP MSc MRTPI
Planner (Development Management)

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Web: www.aberdeencity.gov.uk

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From: ██████████ [mailto:██████████@hotmail.com]

Sent: 09 October 2017 18:14

To: ██████████

Subject: Noise Impact Assessment

Dear ████████,

I hope all is well. GES just supplied a draft copy of the noise impact assessment. I am attaching the report. The report required just 2 amendments concerning ownership of neighbouring buildings and the specificity of the outdoor booth construction. I have supplied these amendments to GES and will be supplied with the final version tomorrow morning. Please have a look at the draft version and let me know if everything is acceptable.

I will supply the final version first thing tomorrow morning.

Kind regards,

██████████

██████,

I provided the client with the information on the wall thicknesses so that the Noise Impact folk could complete their report. This should hopefully be with you shortly. All info will be with you well before the 14th November.

██████████

Good morning ████████,

First of all, I would like to apologise for the pace at which my architect is supplying the missing information and any inconveniences caused by this. I have already supplied all needed information to my noise impact company and have been assured by email today that a draft copy will be ready by Monday. As much as I do not want this to happen, if my architect cannot deliver all needed information before the times you specified, please feel free to allow a further extension.

Thank you for your time and help,

Regards,

██████████

-----Original Message-----

From: ██████████ [mailto:██████████@aberdeencity.gov.uk]

Sent: 06 October 2017 10:42

To: ██████████

Cc: ██████████

Subject: Re: 170170/DPP and 170709/LBC - 15 High Street, Old Aberdeen

Importance: High

Hi ██████████,

I refer to your client ██████████ planning and listed building applications for change of use from a dwellinghouse to a public house at 15 High Street, Old Aberdeen.

I'm conscious that time is ticking along very quickly now and we are no further forward from when we met late July/early August – over 2 months back. I said at that time that we need more detailed cross-section drawings and revised ground floor layout drawings to support the LBC application and a Noise Impact Assessment (NIA) to consider supporting the proposals.

As you know, if the Planning Service minded to support the applications upon receipt and review of the aforementioned information then this will need to go to committee. The next committee is Thursday 2nd November, leaving me 2 weeks from now at the latest to complete my report. In short, there is very little realistic scope for this to be done considering the amount of work needed to be done within this timeframe, so we're now looking at the following committee on 7th December. We'd need to agree a further extension of time to allow this to happen. If this application is not with us by Tuesday 14th November, then I have the authority from my Team Manager to refuse the application.

I'd really be grateful for an update at your end regarding when I should definitely receive all the information required.

Kind regards,

██████████ BA (Hons) DipTP MSc MRTPI
Planner (Development Management)

Planning and Sustainable Development | Communities, Housing and Infrastructure
|Aberdeen City Council |Business Hub 4 |Ground Floor North |Marischal College | Broad
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Tel: +44(0) 1224 52[REDACTED] | Email: [REDACTED]@aberdeencity.gov.uk |
Web: www.aberdeencity.gov.uk

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Virus-free. www.avg.com

Received: 19/09/2017 at: 19:23

Dear [REDACTED],

Concerning the noise report, I have managed to procure layouts for both neighbouring properties and forwarded these onto [REDACTED], some two weeks ago, by email so that wall thickness can be calculated. Unfortunately I have not received the calculations, I have emailed him again and will make sure that they are supplied to GES asap. The Noise report is already paid for and will be ready shortly.

I apologise for any inconveniences caused and will make sure that [REDACTED] delivers the revised drawings quickly.

Kind regards,

[REDACTED]

From: [REDACTED] <[REDACTED]@aberdeencity.gov.uk>
Sent: Monday, September 18, 2017 4:11 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Planning and LBC applications for 15 High Street, Old Aberdeen

Hi [REDACTED],

Thanks for getting back to me.

What are your estimated timescales for submission of drawings and the noise report? I'm just trying to figure out which committee deadline these applications will make if we move to support the applications upon receipt of all required documentation.

Kind regards,

BA (Hons) DipTP MSc MRTPI
Planner (Development Management)

Planning and Sustainable Development | Communities, Housing and Infrastructure | Aberdeen City Council | Business Hub 4 | Ground Floor North | Marischal College | Broad Street | Aberdeen | AB10 1AB

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From: [redacted] [mailto:[redacted]@squire-associates.co.uk]
Sent: 18 September 2017 16:04
To: [redacted]
Cc: [redacted]
Subject: RE: Planning and LBC applications for 15 High Street, Old Aberdeen

[redacted],

I am currently working on the drawings that you requested.

The client has had someone look at the noise report and this will be completed and with you shortly.

[redacted]

-----Original Message-----

From: [redacted] [mailto:[redacted]@aberdeencity.gov.uk]
Sent: 18 September 2017 15:07
To: [redacted]
Cc: [redacted]
Subject: Re: Planning and LBC applications for 15 High Street, Old Aberdeen
Importance: High

Hi [redacted],

Please could you provide me with an update on progress at your end in getting everything together to meet the Planning Services requirements? I haven't heard anything from you since we met in person just about 7 weeks ago (despite emailing you since) and am getting very concerned by the pace of progress, so much so that I may have to insist the applications are withdrawn and re-submitted to avoid a refusal.

I look forward to hearing from you ASAP.

Kind regards,

BA (Hons) DipTP MSc MRTPI
Planner (Development Management)

Planning and Sustainable Development | Communities, Housing and Infrastructure | Aberdeen City Council | Business Hub 4 | Ground Floor North | Marischal College | Broad Street | Aberdeen | AB10 1AB

Tel: +44(0) 1224 52 [REDACTED] | Email: [REDACTED]@aberdeencity.gov.uk |

Web: www.aberdeencity.gov.uk

A link to our customer survey is posted below:

<https://www.surveymonkey.co.uk/r/PlanningDM>

Dear [REDACTED],

Thank you for your email. I will talk to my architect and will have the revised layout drawings and noise impact assessment supplied, hopefully, during the next two weeks. I will keep you updated.

Concerning your second email, please feel free to extend the existing determination period to the 30th November. I understand that there is a lot of documentation to cover and I do not wish anything to be overlooked.

Kind regards,

[REDACTED]

From: [REDACTED] <[REDACTED]@aberdeencity.gov.uk>

Sent: Friday, September 1, 2017 3:03 PM

To: [REDACTED],

Subject: RE: 15 High Street

Hi [REDACTED],

Thanks for your email.

I'm pleased to hear that you are making progress on the Noise Impact Assessment behind the scenes, this is much appreciated. However, we cannot make any further progress on this application until it is received and the revised layout drawings for the ground floor of the pub, as well as further detailed drawings on changes to the outbuilding. These were all noted by your agent on the site visit. Once we're in possession of this information and have had chance to review it to make sure it is all up to the suitable standard, I will then turn to writing my Committee report. Part of this process will involve having to read through all the letters in support and objection of the application which will take several days in itself. To this end, I do not envisage being able to take this application to committee any earlier than late October but more realistically the one in late November. It will primarily be dictated by how long it takes to receive all the information and plans from you and your agent.

Hope this helps.

Kind regards,

██████████ BA (Hons) DipTP MSc MRTPI
Planner (Development Management)

Planning and Sustainable Development | Communities, Housing and Infrastructure | Aberdeen City Council | Business Hub 4 | Ground Floor North | Marischal College | Broad Street | Aberdeen | AB10 1AB

Tel: +44(0) 1224 52██████████ | Email: ██████████@aberdeencity.gov.uk |
Web: www.aberdeencity.gov.uk

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<https://www.surveymonkey.co.uk/r/PlanningDM>

From: ██████████ [mailto:██████████@hotmail.com]
Sent: 01 September 2017 14:52
To: ██████████
Subject: 15 High Street

Dear ██████████,

I hope all is well and that you enjoyed your holidays. I have conducted a noise impact assessment with GES (Grosle Environmental Services). I am currently waiting to receive layout plans for the Chaplaincy neighbour (no 7 High Street) so that wall thickness can be calculated and so that GES can carry out estimates and calculations. Once this is completed, the report will be ready and I will forward onto my architect.

As I am unsure how long it will take to procure the plan for the neighbouring buildings, I wanted to ask if there is a preferable date before which all missing information has to be supplied to you.

Moreover, I wanted to clarify when will the committee meeting, concerning my proposal, take place.

Thank you for your help,

Kind regards,

██████████

Dear ██████████,

Thank you for your quick reply. I understand your reasons explaining the expiry date conundrum, however I still view this whole situation as very suspicious and misleading.

I really do appreciate your support and I think that it would be best to discuss other matters onsite in person. If I'm not mistaken, our meeting has been rescheduled to Tuesday 1st August 3pm.

As you have mentioned that all due consideration was to be given to all letters, due to the sheer amount of comments, I do not wish for my or my partners supporting statements to be overlooked. My partner's name is [REDACTED]. Please view the supporting statements from him and myself as extensions of our design statement.

Thanks again for the help and see you soon!

[REDACTED]

Received: 15/08/2017 at 14:02

Good afternoon [REDACTED],

Please find attached the Planning Consultation response for 170710/DPP, relating to Sui Generis, 15 High Street, Aberdeen, AB24 3EE. For your information this consultation also has the Secured By Design reference number of X177-17, which can also be used in any future correspondence relating to this development.

If you have any queries, please feel free to contact me.

[REDACTED],
**Crime Reduction Unit,
Police Scotland,
North East Division,
Nigg Police Office
230 Abbotswell Crescent, Nigg,
Aberdeen,
AB12 3JT,
Tel: 101**

Application Support team,

Can you please action this request in relation to a number of representations made.

Thanks

[REDACTED]
Team Leader (Development Management North)
Planning and Sustainable Development | Communities Housing and Infrastructure | Aberdeen City Council
Business Hub 4 | Ground Floor North | Marischal College | Broad Street | Aberdeen | AB10 1AB

Direct Tel. (01224) 52[REDACTED]
General ACC Customer Contact. (03000) 200 292
Customer Feedback Survey: <https://www.surveymonkey.co.uk/r/PlanningDM>

Sent: 07/08/2017 at 13:01

Hi [REDACTED], I hope this e-mail finds you well.

I can confirm that yourself, [REDACTED] and [REDACTED] [REDACTED] have both commented on this application.

The 2/3 letters submitted by each of you will count as ONE letter of representation.

I.e 6 letters from 2 people will count as 2 letters of representation.

Are you wishing that you previous comments are taken offline and only the postal version remains?

I hope this clears the matter up.

Kind regards

[REDACTED]
Application Support Officer

Communities, Housing & Infrastructure | Planning & Sustainable Development | Aberdeen City Council | Business Hub 4 | Ground Floor North | Marischal College | Broad Street | Aberdeen | AB10 1AB

Direct Dial 01224 52[REDACTED] | Fax 01224 523180

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<http://www.edevelopment.scot/eDevelopmentClient/>

We are always trying to improve the quality of customer service that we provide and would like to know your views on the service you have received to help us learn what we need to do better. We would very much appreciate you taking a few moments to fill in our short feedback form by clicking on http://www.aberdeencity.gov.uk/customer_satisfaction/epi_feedback.asp and selecting Development Management (Planning Applications Team) and/or Building Standards.

Many thanks in advance

From: [REDACTED]@talktalk.net [mailto:[REDACTED]@talktalk.net]
Sent: 07 August 2017 11:44
To: [REDACTED]
Subject: Fw: 15 High Street, Old Aberdeen 170709/LBC

Dear [REDACTED],
I wrote to [REDACTED] concerning representations which my father [REDACTED] and I had made in respect of the planning applications to alter 15 High Street in Old Aberdeen (170709/LBC etc.) but received an automated reply advising that [REDACTED] was on holiday until 23 August and suggesting we contact you. I wonder if you could help us?
With thanks,
[REDACTED]

-----Original Message-----

From: [REDACTED]@talktalk.net
Date: 07/08/2017 09:57
To: <[REDACTED]@aberdeencity.gov.uk>
Subj: 15 High Street, Old Aberdeen 170709/LBC

Dear [REDACTED],

15 High Street, Old Aberdeen 170709/LBC

Owing to the fact that [REDACTED] did not understand the full meaning of the Proposal Plans when we wrote our letters of 2 August, and that our revised letters of 3 August were sent to you both through your planning portal and by post, it now appears that we have each made three representations in respect of the above case. We would be most grateful if you could delete our email letters of both 2 and 3 August so that only the postal versions are left.

With Many Thanks,
[REDACTED]

Received: 07/08/2017

Consultation Response

Masterplanning, Design & Conservation Team

Masterplanning, Design & Conservation Team review:

Thank you for consulting me on this application for alterations to this category B listed building in the Old Aberdeen Conservation Area. The property is an eighteenth century house, which has been little altered in recent years. The property also includes a rear, detached outhouse and boundary walls.

Whilst the proposed use of the building is acceptable, the proposed internal alterations are not. The interior of the property contributes to the character and significance of the building and therefore should not be adversely altered without suitable justification. This includes the loss of sections of historic lath and plaster walls and doors and therefore alterations to the plan form of the property.

The proposed alterations are to the principle spaces on the ground floor, where the plan form is historic and of significance, and therefore should be retained. No suitable justification has yet been given for the proposed alterations. Historic Environment Scotland's *Managing Change in the Historic Environment: Interiors* states "Where the original plan form or a later plan form of special interest survives, particularly in regard to the entrance hall, main stair, common spaces and principal rooms or spaces, these spaces should normally be retained without subdivision, because of their inherent significance. Likewise, it is usually advisable to avoid the amalgamation of rooms, or the creation of an 'open-plan' layout..."

In addition, the proposal to alter the plan form would lead to the loss of historic fabric. *Managing Change* states "Historic materials make an important contribution to the character of a building's interior and should be retained where possible. Removal of lath-and-plaster walls, original floors and joinery, decorative plaster, or ironwork, is almost always damaging to the interest of the interior and is often unnecessary". The doorway to the existing living room has an interesting architrave above it, which it is particularly important to retain.

Whilst the proposal to subdivide the rear room to add lavatories is not ideal, it is accepted that these are necessary for the use of the building as a bar. The applicant has made efforts to minimise the impact of the lavatories and the proposed subdividing walls are easily removable, making the alterations for the lavatories reversible.

The applicant has not provided enough detail of their proposal for the outbuilding. Some alterations will be necessary for the conversion of this to a lavatory. Whilst this is probably acceptable, more detail, such as on the widening of the doorway, is necessary. The window into this building is also not shown on the drawings, which it should be.

You may want to ask the applicant for more detail of where new fixtures, such as the bar, and new walls are to be attached to the building, which may include drawings showing how this would be done without adversely affecting the character of the building. The lavatories inside the house are to go in front of a fireplace and a cupboard – how will these be treated? How is the applicant proposing to treat the window in to the proposed new lavatories for privacy? Will additional venting be required for the lavatories?

You may also want to amend the title of the application to reflect the alterations to the outbuilding.

Please do not hesitate to ask if you have any questions.

From: [REDACTED] <[REDACTED]@aberdeencity.gov.uk>
Sent: Friday, July 28, 2017 3:43 PM
To: [REDACTED]
Subject: RE: Expiry Dates

Afternoon [REDACTED],

Good to hear from you.

You have 2 applications in as you know – 170709/LBC and 170710/DPP. The period for public comment for the first mentioned application runs until 04/08/2017, and I can confirm that the second application period for public comment was originally to run until 27th July as you stated.

However, for this particular application (170710/DPP) there was a computer error which meant the date was put back to the 1st August by mistake. Yesterday I tried to rectify this error by reverting the expiry date back to the correct date, 27th July. Unfortunately, this change in date was recognised by other interested parties and unfortunately my superiors ordered me to revert the date back to the 1st August to ensure interested parties are not misled. In all fairness, Planning Authorities employ the 21 day public consultation rule in different measures and the Scottish Government procedures that the minimum period for comment should be 21 days but it is within the remit of Aberdeen City Council to allow more than 21 days. This is essentially what has happened here, so many apologies about the confusion!! Whilst the changes in the date may allow for more public representation to be accepted, we will give all due consideration to all letters whether they be to object or to support the proposals.

At present I am minded to support the application, however, we do need amended and much improved plans which I have already informed your agent about. In addition, we require a Noise Impact Assessment to be carried out to establish what level of impact the beer garden in particular could have on neighbouring residential properties. This would need to be carried out by a qualified Acoustician at your own cost.

With regards to the proposals, have you considered removing the beer garden element from the proposals? I appreciate that this appears an attractive proposition to students and other people wishing to use the pub, but it is clear that this is giving rise to the greatest concern by local residents and alike. In all honesty, if this application were to be approved, I think it is more than likely the Planning Service would need to impose time restrictions on what days and the time of days in which we could allow the beer garden to used.

I hope this helps and look forward to hearing from you in due course.

Kind regards,

██████████ BA (Hons) DipTP MSc MRTPI
Planner (Development Management)

Planning and Sustainable Development | Communities, Housing and Infrastructure | Aberdeen City Council | Business Hub 4 | Ground Floor North | Marischal College | Broad Street | Aberdeen | AB10 1AB

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From: ██████████ [mailto:██████████@hotmail.com]

Sent: 28 July 2017 15:17

To: ██████████

Subject: Expiry Dates

Dear ██████████,

I was warned by several advisors that Aberdeen is a very ‘tight-knit community’ and I should be aware of any collusion.

After constantly reviewing the “Important dates” application tab online, I noticed certain issues that require possible clarification.

It has come to my attention that there have been some discrepancies with the expiry dates concerning comments for my planning application. First of all, the correct date for expiry is 27th July, exactly 21 days after the Neighbour Notification list has been uploaded on 6th July or so I was led to believe.

Secondly, the Public Notice on 15 High Street property mistakenly states that public comments can be made 21 days from the ‘date below’, which is 12th July 2017. This would allow for 6 days more than regulations allow. More interestingly, the date on the online application showed for 26 days that the date of expiry is 1st August 2017. Furthermore, after a sudden increase in objections on the 26th July (12 to be exact), the application expiry date was changed overnight 26 - 27th July to the correct date. The 27th July 2017.

Last night, after midnight, the Comments tab has shown that comments can no longer be made!!

Today, upon logging on I discovered that the date once again was changed to 1st August 2017?? Could you please clarify as to why this has happened and which expiry date is the correct one and why?

I cannot help but find all these various dates misleading, especially for someone not familiar with the process! I hope that this is just a simple mistake from the City Council.

I’m just curious as I fear this application was to be ended on surprise strong note, in the form of objections, from the chaplaincy community, with limited time for us to respond.

Your opinion on this matter would be appreciated,

Regards,

██████████

Thanks Both.

██████████ can you respond to the original email, explaining that there has been a technical difficulty with the system and the previously published date remains.

Many thanks for the quick turnaround on this one.

Kind regards,

Eric

Eric Owens
Head of Planning and Sustainable Development (Interim)

Planning and Sustainable Development
Communities, Housing and Infrastructure Aberdeen City Council Business
Hub 4 Ground Floor North Marischal College Aberdeen
AB10 1AB

Email: eowens@aberdeencity.gov.uk
Direct Dial: 01224 523133

Mobile: 07827 987 534

From: [REDACTED]
Sent: 28 July 2017 10:14
To: [REDACTED]; Eric Owens
Cc: [REDACTED]; [REDACTED]
Subject: RE: EXTREMELY URGENT - IMMEDIATE ACTION REQUIRED TO RECTIFY MAJOR ERROR (ref 170710/DPP)

[REDACTED]

Fully agree - however we have not reported this to Idox to resolve.
Please can this be reported through Hornbill – [REDACTED], [REDACTED] or [REDACTED] can raise it with Idox?

[REDACTED]

From: [REDACTED]
Sent: 28 July 2017 10:07
To: Eric Owens; [REDACTED]
Cc: [REDACTED]; [REDACTED]
Subject: RE: EXTREMELY URGENT - IMMEDIATE ACTION REQUIRED TO RECTIFY MAJOR ERROR (ref 170710/DPP)

Hi Eric,

Okay, I will revert the date back to the 1st August then.

I think in order to prevent this problem from happening again, because as I understand it this is by no means an isolated incident, we need to ensure that the Uniform system problem is fixed ASAP.

Kind regards,

[REDACTED] BA (Hons) DipTP MSc MRTPI
Planner (Development Management)

Planning and Sustainable Development | Communities, Housing and Infrastructure | Aberdeen City Council | Business Hub 4 | Ground Floor North | Marischal College | Broad Street | Aberdeen | AB10 1AB
Tel: +44(0) 1224 52 [REDACTED] | Email: [REDACTED]@aberdeencity.gov.uk |
Web: www.aberdeencity.gov.uk

A link to our customer survey is posted below:
<https://www.surveymonkey.co.uk/r/PlanningDM>

From: Eric Owens
Sent: 28 July 2017 09:50
To: [REDACTED]; [REDACTED]
Cc: [REDACTED]
Subject: RE: EXTREMELY URGENT - IMMEDIATE ACTION REQUIRED TO RECTIFY MAJOR ERROR (ref 170710/DPP)

If we are not acting unlawfully. We should be sticking to the date that has been put in the public domain.

Thanks,

Eric

Eric Owens
Head of Planning and Sustainable Development (Interim)

Planning and Sustainable Development
Communities, Housing and Infrastructure Aberdeen City Council Business
Hub 4 Ground Floor North Marischal College Aberdeen
AB10 1AB

Email: eowens@aberdeencity.gov.uk
Direct Dail: 01224 523133
Mobile: 07827 987 534

From: [REDACTED]
Sent: 28 July 2017 09:45
To: Eric Owens; [REDACTED]
Cc: [REDACTED]
Subject: RE: EXTREMELY URGENT - IMMEDIATE ACTION REQUIRED TO RECTIFY MAJOR ERROR (ref 170710/DPP)

Morning Eric,

Yes, the 1st August was date was in the public domain via the website (due to incorrect changes made by our Uniform system), but as I said this should not have been the date quoted on the website. It should have been the 27th July as per my email to fall in line with Development Management procedures.

Hope this clarifies the situation.

Kind regards,

[REDACTED] BA (Hons) DipTP MSc MRTPI
Planner (Development Management)

Planning and Sustainable Development | Communities, Housing and Infrastructure | Aberdeen City Council | Business Hub 4 | Ground Floor North | Marischal College | Broad Street | Aberdeen | AB10 1AB

Tel: +44(0) 1224 52 [REDACTED] | Email: [REDACTED]@aberdeencity.gov.uk |
Web: www.aberdeencity.gov.uk

A link to our customer survey is posted below:
<https://www.surveymonkey.co.uk/r/PlanningDM>

From: Eric Owens
Sent: 28 July 2017 09:38

To: [REDACTED]; [REDACTED]
Cc: [REDACTED]
Subject: RE: EXTREMELY URGENT - IMMEDIATE ACTION REQUIRED TO RECTIFY MAJOR ERROR (ref 170710/DPP)

Morning [REDACTED],

Has the date of 1st August been in the public domain?

If they have picked it up from our website then unless there is another reason (regulation etc) not to do so, we shouldn't take the date back..... can you advise further?

Thanks,

Eric

Eric Owens
Head of Planning and Sustainable Development (Interim)

Planning and Sustainable Development
Communities, Housing and Infrastructure Aberdeen City Council Business
Hub 4 Ground Floor North Marischal College Aberdeen
AB10 1AB

Email: eowens@aberdeencity.gov.uk
Direct Dail: 01224 523133
Mobile: 07827 987 534

From: [REDACTED]
Sent: 28 July 2017 09:32
To: Eric Owens; [REDACTED]
Cc: [REDACTED]
Subject: RE: EXTREMELY URGENT - IMMEDIATE ACTION REQUIRED TO RECTIFY MAJOR ERROR (ref 170710/DPP)

Morning Eric/[REDACTED],

As Case Officer, I changed the date back yesterday from the 1st August to the 27th July. The 1st August reflected the date that the Roads Development Team had time in which to reply to their consultation by. The Neighbour Notification period finished on 27th July and the public advert the day before, both periods in which we can accept final comment.

In short, the 1st August was wrong all along and it seems that this is attributed to a failure of the Uniform system which I don't think we have been able to resolve whereby changes to statutory and non-statutory consultees effectively supersede the date the original date for public comment expiry.

I hope this clears up the situation and I would advise against extending the date back to the 1st August on this basis.

Kind regards,

BA (Hons) DipTP MSc MRTPI
Planner (Development Management)

Planning and Sustainable Development | Communities, Housing and Infrastructure | Aberdeen City Council | Business Hub 4 | Ground Floor North | Marischal College | Broad Street | Aberdeen | AB10 1AB

Tel: +44(0) 1224 52 | Email: @aberdeencity.gov.uk |

Web: www.aberdeencity.gov.uk

A link to our customer survey is posted below:
<https://www.surveymonkey.co.uk/r/PlanningDM>

From: Eric Owens

Sent: 28 July 2017 09:23

To:

Cc:; Marie Boulton; Jennifer Stewart; Alexander McLellan; Ross Grant; James Noble; ; Angela Scott; Webadmin;

Subject: RE: EXTREMELY URGENT - IMMEDIATE ACTION REQUIRED TO RECTIFY MAJOR ERROR (ref 170710/DPP)

Importance: High

Morning ,

See below.....Can you clarify and work with the team to resolve as necessary asap.

Many thanks,

Eric

Eric Owens

Head of Planning and Sustainable Development (Interim)

Planning and Sustainable Development
Communities, Housing and Infrastructure Aberdeen City Council Business
Hub 4 Ground Floor North Marischal College Aberdeen
AB10 1AB

Email: eowens@aberdeencity.gov.uk

Direct Dial: 01224 523133

Mobile: 07827 987 534

From: [mailto: @anesfhs.org.uk]

Sent: 28 July 2017 08:27

To:; Marie Boulton; Jennifer Stewart; Alexander McLellan; Ross Grant; James Noble; Eric Owens; ; Angela Scott; Webadmin

Subject: EXTREMELY URGENT - IMMEDIATE ACTION REQUIRED TO RECTIFY MAJOR ERROR (ref 170710/DPP)

Dear ,

I write with the utmost urgency to request that you take immediate action to restore the online facility for people to register their comments or objections to Planning Application ref. 170710/DPP

(15 High St - change of use from Residential to Public House).

At any time from early this morning, right through to the end of Tuesday, 1st August, members of the public will be attempting to register their comment or objection on the Council's website page for this planning application, and they will find that the facility to post their views has been closed down. This is a matter of the utmost seriousness.

Over at least the last 12 days, the website has been advertising the expiry date for representations on this application as Tuesday 1st August. We enclose a copy of the application page, which, as you can see, we printed off the website on 15th July, and this clearly shows the expiry date as 1st August.

Not only has our Society, and, I believe, the Community Council, been relying on this as the closing date for objections, but other amenity bodies will have been planning to make their response any time up to that date.

Furthermore, and just as seriously, many local residents and other members of the public will have been planning to register their comments in these last five days before the advertised closing date of Tuesday 1st August. This will, of course, be especially true of those who have only recently heard about this application, for whatever reason, including perhaps having just returned from holiday.

As I have indicated, the council's website will not now allow any further representations to be posted about application ref. 170170/DPP. It now states that the expiry date for representations is Thursday 27th July.

It is unclear how this sudden change of dates has come about, or which department of the council was involved, but it must be rectified immediately, before members of the public are prevented from registering their comments online (and there is no way of telling how many will have been denied this access). This morning, the website is displaying a message that no further comments will be accepted.

This situation is wholly unacceptable. It matters not which of the two dates is thought to be the "correct" expiry date; the Council has for some time been advertising the later date, as the last day for representations, and this must be adhered to.

The Society formally request that the facility for making comment on the website for application 170710/DPP is opened up and fully restored on the website without delay this morning.

Your sincerely,



Old Aberdeen Heritage Society

Hi ,

Please see the attached from Environmental Health. A Noise Assessment is required to ascertain the noise impact from the beer garden area in particular, so your client would need to employ the services of a qualified noise acoustician to undertake this work. I have emailed the EHO to ascertain a more detailed methodology to establish more specific parameters for the Noise Assessment.

Kind regards,

BA (Hons) DipTP MSc MRTPI
Planner (Development Management)

Planning and Sustainable Development | Communities, Housing and Infrastructure | Aberdeen City Council | Business Hub 4 | Ground Floor North | Marischal College | Broad Street | Aberdeen | AB10 1AB

Tel: +44(0) 1224 52 | Email: @aberdeencity.gov.uk |

Web: www.aberdeencity.gov.uk

A link to our customer survey is posted below:

<https://www.surveymonkey.co.uk/r/PlanningDM>

From: @aberdeencity.gov.uk [mailto: @aberdeencity.gov.uk]

Sent: 26 July 2017 16:44

To:

Subject: IDOX EDRMS: 'Email to Me'

Attached is the document you emailed to yourself using Idox EDRMS at 26 Jul 2017 16:43

Hi ,

Further to our site visit with the agent on Thursday, please see attached HES' consultation response.

Kind regards,

BA (Hons) DipTP MSc MRTPI
Planner (Development Management)

Planning and Sustainable Development | Communities, Housing and Infrastructure | Aberdeen City Council | Business Hub 4 | Ground Floor North | Marischal College | Broad Street | Aberdeen | AB10 1AB

Tel: +44(0) 1224 52 | Email: @aberdeencity.gov.uk |

Web: www.aberdeencity.gov.uk

A link to our customer survey is posted below:

<https://www.surveymonkey.co.uk/r/PlanningDM>

From: [mailto: @hes.scot]

Sent: 24 July 2017 15:15

To:

Subject: Historic Environment Scotland's Response for 170709/LBC

| Business Support Officer | Heritage Directorate

Historic Environment Scotland | Àrainneachd Eachdraidheil Alba
Longmore House, Salisbury Place, Edinburgh, EH9 1SH
T: [REDACTED]
E: [REDACTED]@hes.scot

www.historicenvironment.scot

*Historic Environment Scotland - Scottish Charity No. SC045925
Registered Address: Longmore House, Salisbury Place, Edinburgh, EH9 1SH*



Be part of the Year of History, Heritage and Archaeology
2017.
[Website](#) - [Twitter](#) - [#HHA2017](#) - [Blog](#)

[Read our new Operating Plan for 2017](#)

This e-mail does not form part of any contract unless specifically stated

Dear [REDACTED],

Many thanks for taking the time to give a detailed reply.

kind regards
[REDACTED]

On 11 Jul 2017, at 16:01, [REDACTED] <[REDACTED]@aberdeencity.gov.uk> wrote:

Dear [REDACTED],

170709 & 170710 - 15 High Street, Old Aberdeen

In response to the queries raised in your recent email, I can provide the following comments:

- 1) Anyone can apply for planning permission/listed building consent – it is not limited to the owner/landlord of the site in question. In this instance, the applicant has correctly identified the University as the owner of the land in their application form.
- 2) a) Myself and my Conservation Officer colleague, [REDACTED], met with [REDACTED] on a couple of occasions last year and earlier this year, both in Marischal College and on site at the premises. [REDACTED] was also present at one meeting on site.

- b) In relation to the applicant stating that “Planning seemed quite keen on the idea”, this is the interpretation of the applicant, based on the advice that myself and our Conservation Officer gave on site as to what issues they would need to address as part of any forthcoming applications.
- 3) I cannot recall being given an exact figure in the pre-application discussions as to how long the property has lain vacant for. Regardless, the amount of time the building has lain vacant for is unlikely to be a significant factor in the assessment and determination of either of the applications, which will primarily be assessed based on the impact of the proposed change of use on the character and appearance of the listed building and the conservation area, as well as on the impact of the use on the amenity of the area. Again, the fact that the building has not been offered for sale or lease in a significant period of time is unlikely to influence the assessment of the applications.

I trust the above comments satisfactorily answer your queries. My colleague, [REDACTED] (Cc'd), is the case officer for the planning and listed building consent applications and if you have any further queries regarding the applications, or the application process, I would recommend that you get in touch with [REDACTED] directly at [REDACTED]@aberdeencity.gov.uk

Regards,

[REDACTED]
Planner – Urban Design

Masterplanning, Design & Conservation Team
Delivering Quality Places Past Present Future

Communities, Housing & Infrastructure
Aberdeen City Council | Business Hub 4 | Ground Floor North | Marischal College |
Broad Street | Aberdeen | AB10 1AB|

Direct Tel. (01224) 52 [REDACTED]
General ACC Customer Contact. (03000) 200 292
Customer Feedback Survey: <https://www.surveymonkey.co.uk/r/PlanningDM>

Received: 11/07/2017

Consultee Comments for Planning Application 170710/DPP

Application Summary

Application Number: 170710/DPP

Address: 15 High Street Aberdeen AB24 3EE

Proposal: Change of use of from residential (Class 9) to public house (Sui Generis) with outside seating

Case Officer: [REDACTED]

Consultee Details

Name: [REDACTED]

Address: Aberdeen City Council, Marischal College, Broad Street, Aberdeen AB10 1AB

Email: [REDACTED]@aberdeencity.gov.uk
On Behalf Of: ACC - Masterplan, Design And Conservation Team

Comments

No comments - the principle of the change use is acceptable from a conservation perspective.

From: [REDACTED] [mailto:[REDACTED]@mac.com]
Sent: 07 July 2017 00:43
To: [REDACTED]
Cc: [REDACTED]
Subject: 15 High Street, Old Aberdeen

Dear [REDACTED],
planning applications: 170709/LBC & 170710/LBC - 15 High Street, Old Aberdeen.

I have a few of questions relating to the above applications to turn the Grade B listed residential property at 15 High Street, Old Aberdeen into a Public Bar.

1) this is a more general question regarding the relationship between the applicant & the property owner. In this case, that applicant is an Aberdeen University student researcher, [REDACTED]. And the property owner is listed on the application as "Name: Directopr of Estates Directopr of Estates" who I assume is [REDACTED], according to the Aberdeen University website. Does the applicant need to be the owner or have a business relationship with the owner as I cannot understand why the applicant is a student and not the university (owner) itself?

2) The application details a pre-application meeting with the planning office, yourself, on 04-May-2017 the results of which were and I quote:

"Meeting in offices and also on site. Planning seemed quite keen on idea. Conservatinist had some concerns about removal of some of the internal partitions".

2a) Whose offices did this meeting take place at and who was in attendance at the onsite meeting? Was this conducted by [REDACTED] (the applicant), [REDACTED] (the agent) or [REDACTED] (the owner)?

2b). Your initial response was indicated to be "keen" on the proposal. Can you advise why you found the proposal suitable for a Grade B listed residential property in the heritage area of Old Aberdeen?

3) Was it made clear during your discussions that the building has been vacant for I believe 17 years. The application only mentions 10 years, which I believe is incorrect and it also mentions students, who have never been resident in the building. Regardless of wether it's 10 or 17 or some other number of years, it's been empty for a significantly long time, and the reason it has been empty is entirely the decision of the University. Was it clear that they have not offered the property for lease or sale during that entire time? It should be on your records that at some point they were even using it as a paint store.

I will be submitting a formal response to the application in due course but I would appreciate if you could shed some light on the above questions prior to that closing date for comments.

kind regards

[REDACTED]

Hi [REDACTED],

That's fine. I look forward to seeing you then.

Kind regards,

[REDACTED] BA (Hons) DipTP MSc MRTPI
Planner (Development Management)

Planning and Sustainable Development | Communities, Housing and Infrastructure | Aberdeen City Council | Business Hub 4 | Ground Floor North | Marischal College | Broad Street | Aberdeen | AB10 1AB

Tel: +44(0) 1224 52 [REDACTED] | Email: [REDACTED]@aberdeencity.gov.uk |

Web: www.aberdeencity.gov.uk

A link to our customer survey is posted below:
<https://www.surveymonkey.co.uk/r/PlanningDM>

From: [REDACTED] [mailto:[REDACTED]@squire-associates.co.uk]

Sent: 13 July 2017 15:04

To: [REDACTED]

Subject: RE: 170709/LBC and 170710/DPP - Proposed new Public House, 15 High Street, Old Aberdeen

[REDACTED],

University Estates Dept have said I can get the keys next Thursday 20th July. I can meet you at 2.15pm if that is any use to you. They have stated that PPE is required as they are having repair works carried out to the exterior of the property at present.

Please let me know if this date and time is ok for you.

[REDACTED]

-----Original Message-----

From: [REDACTED] [mailto:[REDACTED]@aberdeencity.gov.uk]

Sent: 12 July 2017 15:46

To: [REDACTED]

Subject: RE: 170709/LBC and 170710/DPP - Proposed new Public House, 15 High Street, Old Aberdeen

Hi [REDACTED],

Many thanks for your quick response, much appreciated!

I look forward to hearing from you.

Kind regards,

BA (Hons) DipTP MSc MRTPI
Planner (Development Management)

Planning and Sustainable Development | Communities, Housing and Infrastructure
| Aberdeen City Council | Business Hub 4 | Ground Floor North | Marischal College | Broad
Street | Aberdeen | AB10 1AB
Tel: +44(0) 1224 52 | Email: @aberdeencity.gov.uk |
Web: www.aberdeencity.gov.uk

A link to our customer survey is posted below:
<https://www.surveymonkey.co.uk/r/PlanningDM>

From: [mailto: @squire-associates.co.uk]
Sent: 12 July 2017 15:00
To:
Subject: RE: 170709/LBC and 170710/DPP - Proposed new Public House, 15 High Street,
Old Aberdeen

,

The client is out of the country at the moment, but has passed me the contact details from the University's Estates Dept. I will let you know shortly whether I can get access to the property on Monday or Thursday afternoon next week.

I will be back in touch ASAP.

-----Original Message-----

From: [mailto: @aberdeencity.gov.uk]
Sent: 11 July 2017 16:22
To: @squire-associates.co.uk'
Cc: ; @hotmail.com'
Subject: Re: 170709/LBC and 170710/DPP - Proposed new Public House, 15 High
Street, Old Aberdeen

Hi ,

I have just been allocated your client planning and Listed Building
Consent applications for the Conversion of listed former dwellinghouse into a Public
House.

I am aware of some of the pre-application discussions to date and would like to
reiterate that the removal of existing internal walls is a 'deal breaker' for the LBC
application given the original floor layout is considered intrinsic to the character of
the Category B listed building. To this end, should the proposals not be amended to
reflect the existing walls remaining in place then we won't be able to support the
LBC application which effectively means even if we were to grant consent for the
detailed planning application your client wouldn't be able to legally implement the
collective proposals.

Furthermore, it does not seem that we have received any details of wall ventilation
for the toilets at ground floor level and no elevation details of what the outdoor
buildings would like have been submitted either, so these details are also required.

In any case, I wish to conduct a site visit on either Monday or Thursday afternoon next week if this ties up with your availability. Can you please let me know ASAP?

I look forward to hearing from you.

Kind regards,

██████████ BA (Hons) DipTP MSc MRTPI
Planner (Development Management)

Planning and Sustainable Development | Communities, Housing and Infrastructure
| Aberdeen City Council | Business Hub 4 | Ground Floor North | Marischal College |
Broad Street | Aberdeen | AB10 1AB
Tel: +44(0) 1224 52██████████ | Email: ██████████@aberdeencity.gov.uk |
Web: www.aberdeencity.gov.uk

A link to our customer survey is posted below:
<https://www.surveymonkey.co.uk/r/PlanningDM>

Appendix 1

Application Project Plan

APPLICATION DETAILS	
Reference Number	170710/DPP
Site Address	15 High Street Aberdeen AB24 3EE
Description of Development	Change of use of from residential (Class 9) to public house (Sui Generis) with outside seating
Application Type	Detailed Planning Permission
Other Consents Required?	Listed Building Consent - submitted under 170709/LBC (and Advertisement Consent for any signage)
Likely Decision Level	Committee - if seeking to support
Legal Agreement?	Y/N

KEY CONTACTS	
Applicant	██████████
Agent	██████████
Case Officer	██████████

Alternative Contact

or

(regarding LBC)

PROCESSING PLAN

Key Dates	Receipt	14 June 2017	
	Validation	6 July 2017	
	Ext. of Time (Until?)	30/11/2017	
	Stop the Clock		
	Report Finalised		
	Target Determination	30 November 2017	
	Target Committee	07 December 2017	
		START	END
Neighbour Notification			
Advert in Press			
Consultation (Add or Delete as Necessary)	ACC - Roads DM		
	ACC – Env. Health		
	ACC - Flooding		
Consultees – Current Status?			
Regular Liaison Meetings Agreed?			
Supporting Information Required	Noise Impact Assessment		
Current Status (update and date any changes at least once a week)	23/10/17 – Just received NIA and forwarded to EH for their view. Still outstanding amended detailed floor layout drawings and cross-sectional drawings associated with changes to the category –B listed building.		