

Speaking for Scotland's Buildings



This comment was submitted by the AHSS Forth & Borders Cases Panel via an online planning portal

Council: West Lothian

Application reference: 0887/LBC/20

Address: St Catherines 7 Royal Terrace Linlithgow West Lothian EH49 6HQ

Date AHSS comment submitted: 6th November 2020

This application has been examined by the AHSS Forth & Borders Cases Panel, and we wish to object to some aspects of it.

Originally a coach house, this outbuilding and its proposed changes need to be considered in relationship to both its modest status and the grander main house with which it shares its listing

We do not object to the general principle of conversion, but the fundamentally utilitarian nature of this structure would be compromised by some of the proposed interventions, as follows:

1) The large slappings at first floor/roof level and modern velux insertions at eaves level remove an excessive amount of the building's original fabric, while also detracting from the building's historic form. While there may be scope for one or two interventions of this type, these are excessive in number and size, and in general any roof lights should be conservation type.

2) The over-wide ground floor window significantly diminishes the original character of the building. The extra window and widening of an existing opening does not respect the historic plan or aesthetic.

There is much scope here for a mixture of sensitive development respecting the historic form and purpose, and modern interventions, but the key is balance, and in the elements outlined above, the interventions tip this balance away from a suitable level for a listed building. We therefore object to those elements of the proposals.