



AHSS Strathclyde Group Office
Tobacco Merchants House
42 Miller Street
Glasgow
G1 1DT

North Lanarkshire Council
Civic Centre
Windmillhill Street
Motherwell
ML1 1AB

25/3/25

Dear Sir/Madam,

**Planning Application No: 25/00246/LBC
Garrion Tower, Horsley Brae ML2 0RR**

The Society has considered the application above, and notes that the proposal concerns amendment to previous consent 23/00898/LBC.

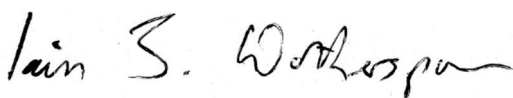
In granting the previous consent it appears to have been accepted that large extensions are needed to make the project viable. It should be welcomed that an important Category B Listed Building is going to be repaired and refurbished, consistent with North Lanarkshire Council's Adopted Local Development Plan 2022 Prot B Policy: safeguarding historic environment assets.

The layout, design, materials, scale and siting of the previous proposal were more appropriate to the building and its setting. In the previous proposal the Listed Building remained the visually dominant element, with extensions' eaves and ridge lines generally below those of the tower; in the latest proposal this is not the case, particularly with regard to the hotel/spa extension to the north.

The material palette also appears to have been expanded, and now includes composite cladding, brick, and additional areas of sedum roofs. This is unnecessary and makes the proposal more visually incoherent.

Under Adopted Local Development Plan 2022 EDQ 3 Policy, the quality of development should safeguard and enhance features of Historical Environmental interest. In this regard the previous proposal was more respectful of the existing building.

Yours faithfully,



Iain J. Wotherspoon,
Chairman, Cases Panel, Strathclyde Group