
DESCRIPTION:	Discharge of Planning Conditions: 2a (Materials); 4a (Boundary Treatment/enclosures/biodiversity enhancement) of 25/0314PP (Change of use from Class 11 (Rehearsal hall) to Class 9 (Dwellinghouse), etc
LOCATION:	2 Bowling Green Lane Galston East Ayrshire KA4 8AN
REFERENCE:	26/0012/AMCPP
PLANNING PERMISSION REFERENCE:	25/0314PP
RECOMMENDATION:	Approve

SUMMARY OF ORIGINAL PLANNING PERMISSION

Planning permission (ref. 25/0314/PP) has been granted for the change of use from Class 11 (Rehearsal hall) to Class 9 (Dwellinghouse) with conversion/alterations/repairs including openings, replacement natural slate roof, installation of solar panels and airtsource heat pump at 2 Bowling Green Lane, Galston.

CONDITION(S) DESCRIPTION AND DETAILS SUBMITTED

Condition 2 (Materials)

2. (a) Prior to the commencement of any development on site and notwithstanding the plans hereby approved, details and samples of all external materials to be used in the conversion of the building shall be submitted to and approved in writing by the Planning Authority.

(b) Further to condition 2(a) above, thereafter the development shall be implemented in accordance with the approved external finishes and material details prior to the occupation of the dwellinghouse and shall be maintained as such thereafter in perpetuity.

Reason: In the interest of visual amenity and to ensure the style and appearance of the development is appropriate for the surrounding environment within the Galston Conservation Area.

Condition 4 (Boundary treatment/enclosures)

4. (a) Prior to the commencement of any development on site and notwithstanding the plans hereby approved, details of the design, height and location of all existing and proposed hard and soft boundary treatments/enclosures (including gates) along with measures to avoid, minimise, mitigate and enhance biodiversity to be implemented on site for the conversion to a dwellinghouse shall be submitted to and approved in writing by the Planning Authority.

(b) Further to the terms of Condition 4(a) above, thereafter the development shall be implemented in accordance with the approved details prior to the occupation of the dwellinghouse and shall be maintained as such thereafter in perpetuity.

Reason: In the interests of the Galston Conservation Area, visual/residential amenity and to ensure that a satisfactory biodiversity net gain would be achieved on the site in accordance with Policies NE4 and NE6 of the EALDP2 and Policies 3 and 6 of NPF4.

CONSULTATION RESPONSES

No consultations have been undertaken.

ASSESSMENT OF APPLICATION

Condition 2a (Materials)

The applicant's agent has submitted (10.2.2025 and 21.05.2026) the following information:

- Photo of conservation rooflight
- Photo of Cupa H3 slate
- Brochure for Kommerling 70 windows and doors
- Brochure for Velux Heritage conservation roof window GCL
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The submitted information provides images and technical information of the conservation rooflights and windows and doors. The details submitted are considered to be acceptable and appropriate to the building and surrounding area.

Condition 4a (Boundary treatment/enclosures/biodiversity enhancement)

The applicant's agent has submitted (21.05.2026) the following information:

- Block plan (A1759-PC01 REV B) showing locations of the hard landscaping: gate, fences and further details of the fence/gate and soft landscaping: grass, location of biodiversity enhancement (birdboxes, retention of hedge).
- Image of the proposed birdbox

The submitted plan shows locations and details of the hard and soft boundary treatment, boundary enclosures and biodiversity enhancement for the dwelling. The details submitted are considered to be acceptable and meet the terms of the condition.

CONCLUSIONS

The information provided demonstrates compliance with requirements in Conditions 2a (Materials) and Condition 4a (Boundary treatment/enclosures) of 25/0314/PP and is therefore suitable for discharge, noting the requirement in Conditions 2a and 4a.

RECOMMENDATION

Approve

REASONS FOR DECISION

The information submitted for Conditions 2a (Materials) and Condition 4a (Boundary treatment/enclosures) would be sufficient for the discharge of Conditions 2a and 4a of planning consent 25/0314/PP.

Case Officer – A.M. Turner

Appointed Officer – Fiona Finlay

Chief Planning Officer – Pamela Clifford