



# COMHAIRLE NAN EILEAN SIAR

The Town and Country Planning Scotland Act 1997 – Section 36(1)

Town and Country Planning General Development Procedure Order 2013 Regulation 16

Planning Register - Part 1

## Application Details

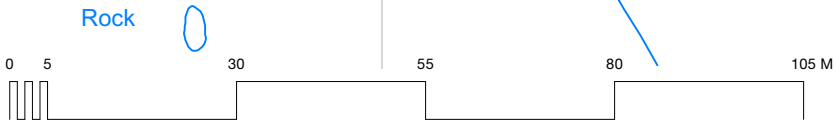
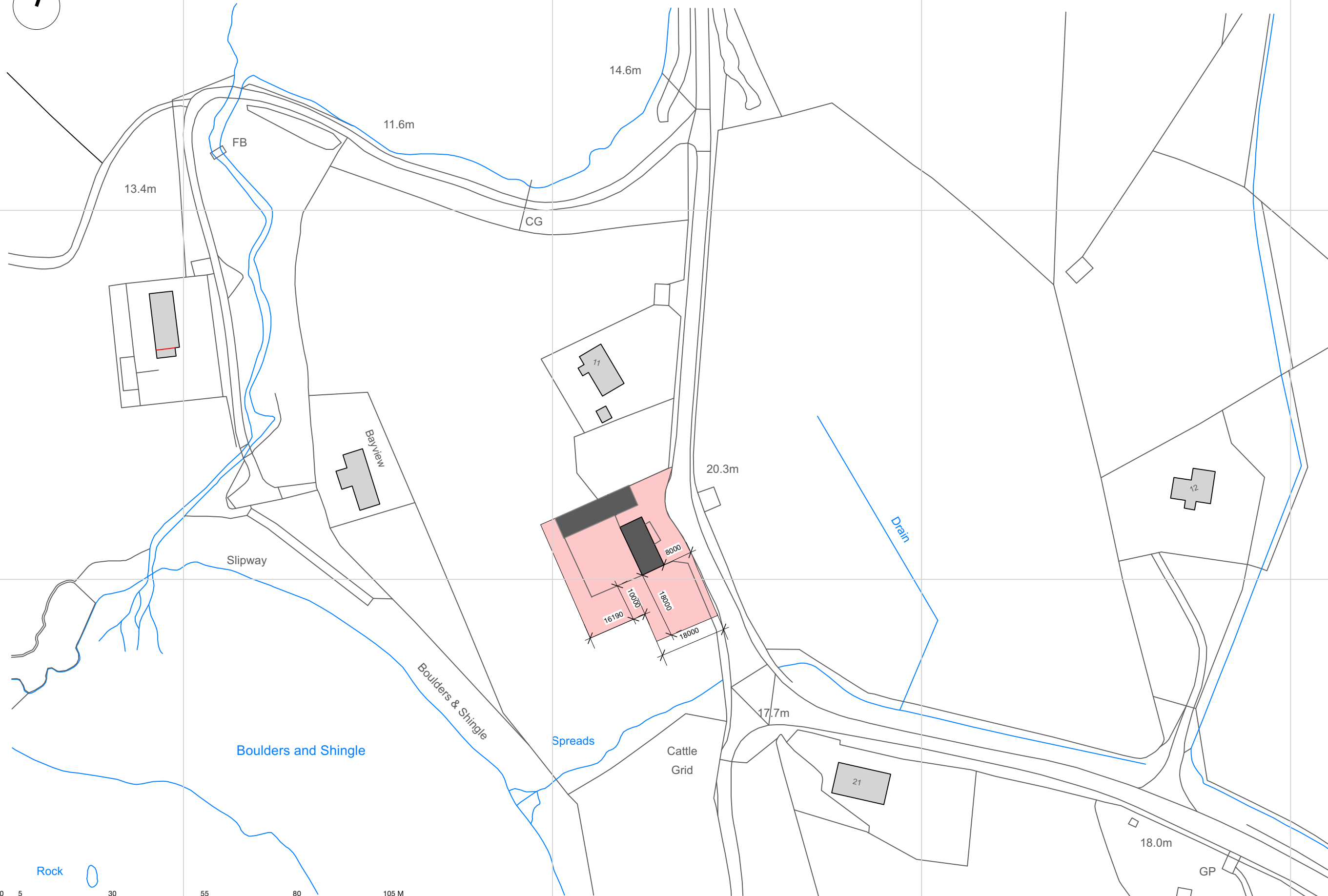
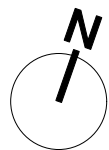
Reference Number:	24/00096/PPD
Date registered as valid:	14 March 2024
Description of Development:	Renovation of ruined house and steading to form one dwelling with ancillary accommodation, including installation of drainage
Address or description of location to which the development relates:	Seann Taigh, Rodel, Isle of Harris (E: 104619 N:883315)
Applicant Name:	Mr Anderson Bakewell
Applicant Address:	Rodel House, Rodel, Isle of Harris
Agent name (if applicable)	John Renshaw Architects
Agent address (if applicable)	90A Constitution Street, Edinburgh

The above application summary is accompanied by plans and drawings sufficient to describe the development and where relevant any design statement.

Important Note: on Tuesday 07 November 2023, Comhairle nan Eilean Siar experienced a criminal cyber incident and is working with Police Scotland, the Scottish Government and the National Cyber Security Centre to investigate the matter.

The Online Planning Portal remains unavailable as does our suite of integrated software and hardware systems. In order to enable access by the wider public to application documents and consult upon planning applications, interim systems have been put in place on the temporary website of Comhairle nan Eilean Siar, including a rudimentary facility to display a limited number of documents per application.

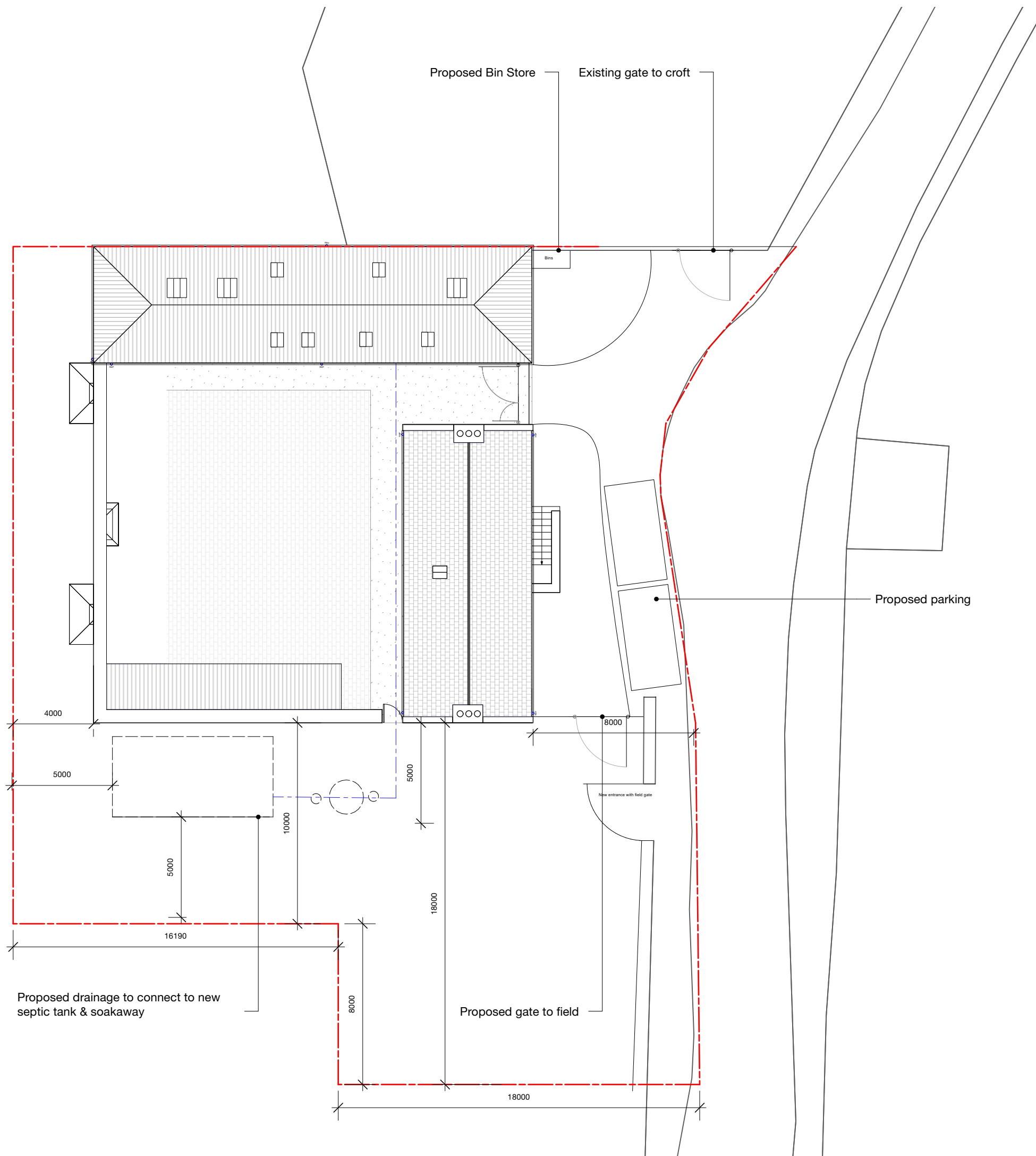
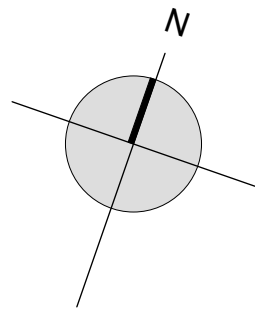
Any party wishing to view the application file in full may do so at the offices of Comhairle nan Eilean Siar at Sandwick Road, Stornoway Isle of Lewis, HS1 2BW or Balivanich, Isle of Benbecula. HS7 5LA, ordinarily between 9am and 5pm Monday to Friday (excluding public and local holidays). It is recommended that in advance of visiting an office to view an application that you make an appointment by sending an email to [planning@cne-siar.gov.uk](mailto:planning@cne-siar.gov.uk)



**JOHN RENSHAW**  
ARCHITECTS

**Location Plan**

Project <b>Seann Taigh, Rodel, Renovations</b>	Project Ref. 23.15	Drawing Number <b>00-4001</b>	Revision <b>2</b>
Client <b>A Bakewell &amp; F Stone</b>	Date 13/03/2024	Status <b>PLANNING &amp; LISTED BUILDING</b>	Drawn by JR
		Scale 1:1000@A3	



P2- Site boundary adjusted to match ownership boundary 024.03.13

Do not use scaled dimensions from this drawing. All dimensions are to be verified and checked on site by the Main Contractor before the commencement of any shop drawings or work whatsoever, either on his behalf or for sub contractors or suppliers.

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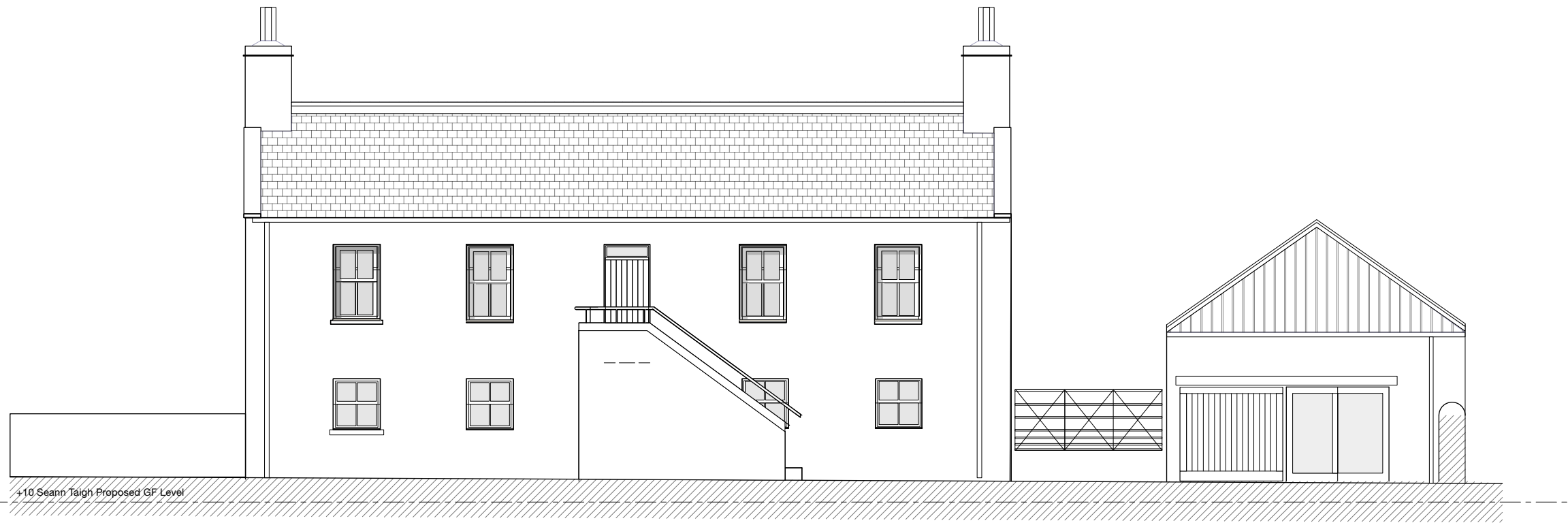
This drawing is to be read in conjunction with all related Architects, Engineers' and Specialist drawings and relevant information.

Client	Project Ref.	
Mr Anderson Bakewell & Ms Francine Stone	23.15	
Project	Drawing No.	Revision
Seann Taigh Rodel Isle of Harris	(L-) 20	P2
Drawing	Scale	
Site Plan as Proposed	1:200 @ A3	
Issue Status	Date	
PLANNING	29/02/2024	

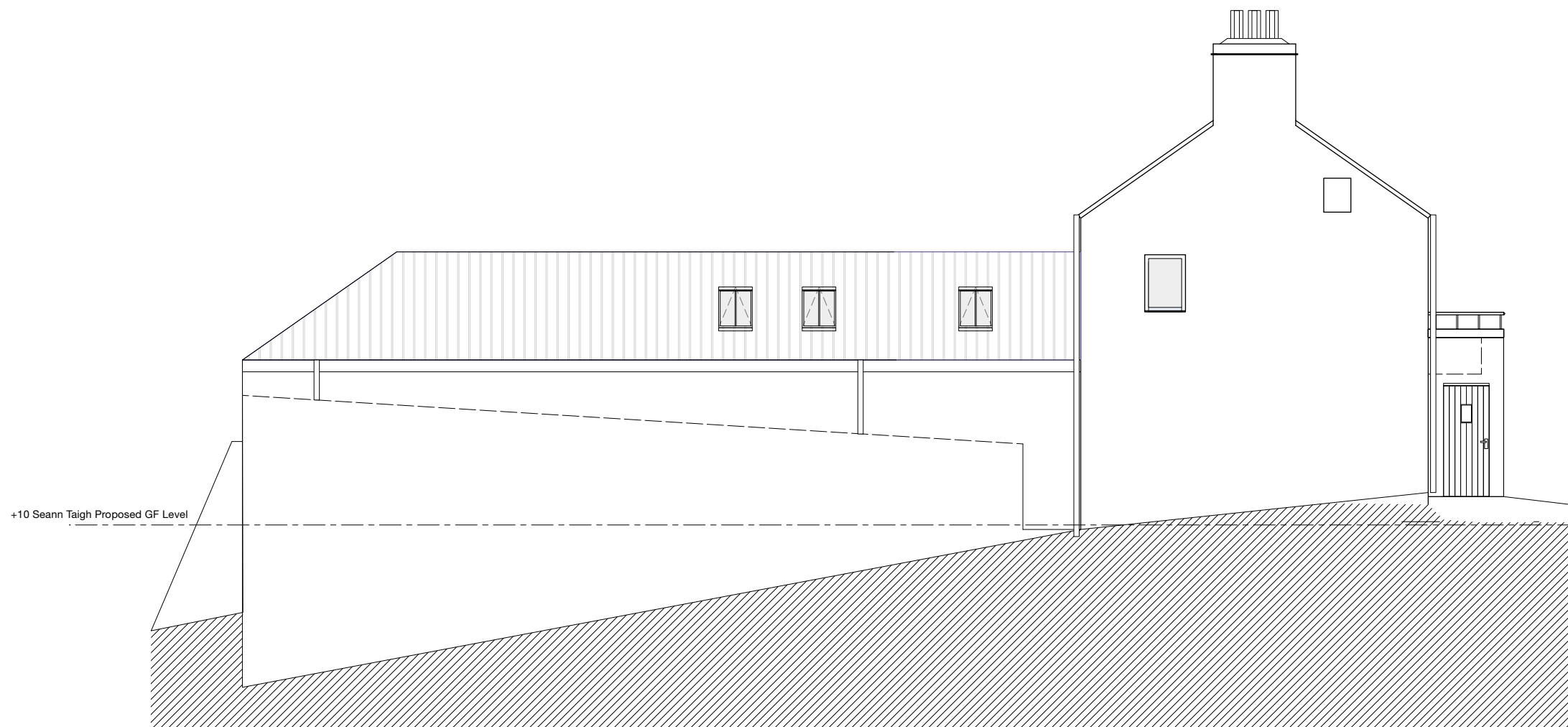
**JOHN RENSHAW**  
ARCHITECTS

90a, Constitution Street, Leith, Edinburgh, EH6 6RP t: 0131 555 2245 e: designteam@johnrenshawarchitects.co.uk





*East Elevation*



*South Elevation*

P2 - +10 existing & proposed ground floor level added to elevations 023.03.13

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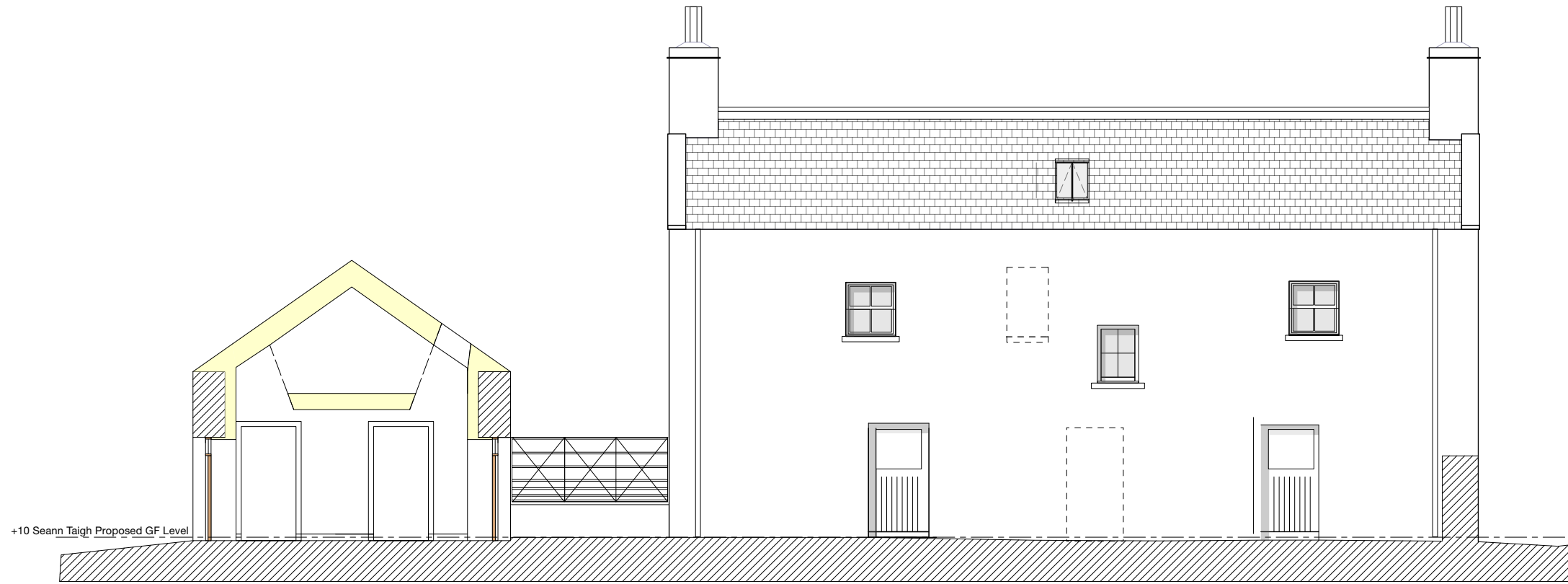
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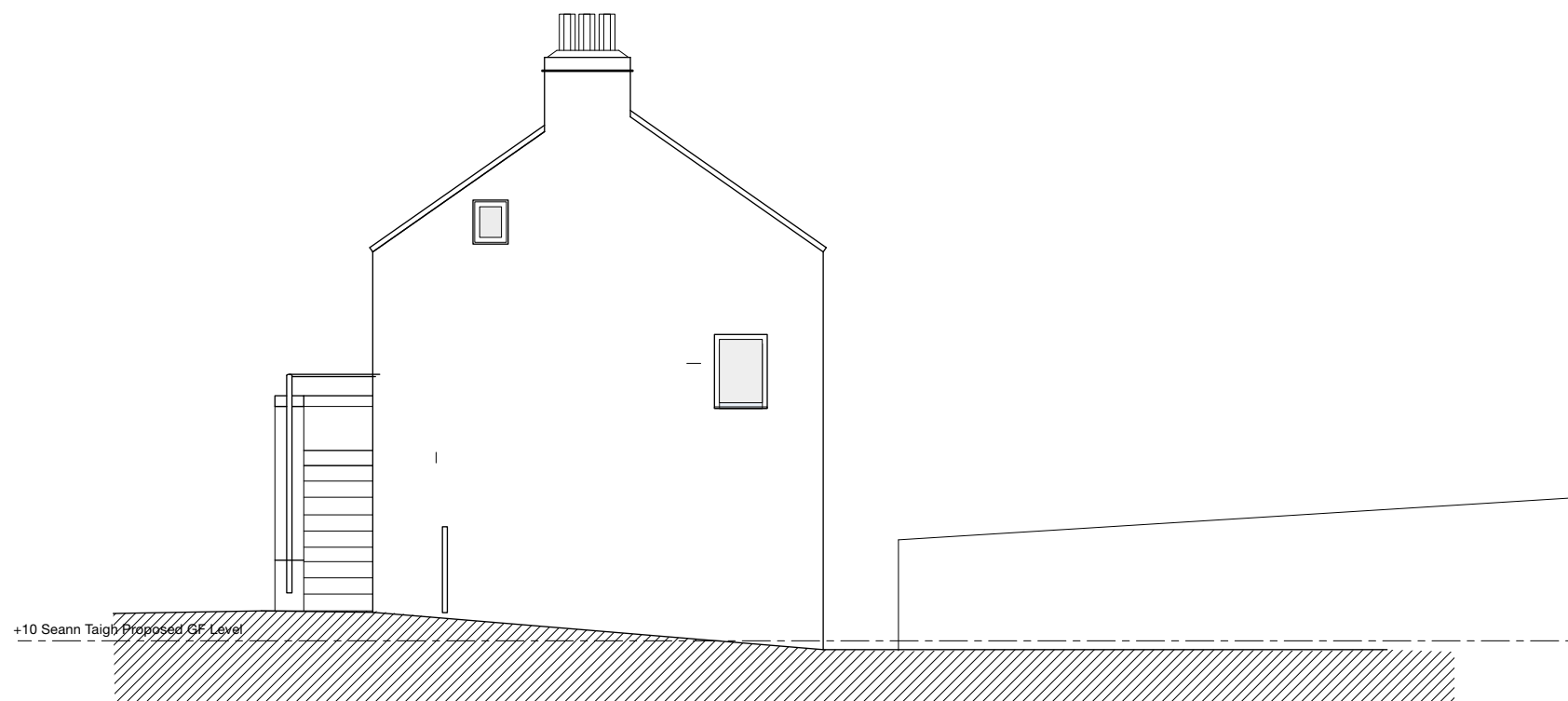
Client	Project Ref.	
Mr Anderson Bakewell & Ms Francine Stone	23.15	
Project	Drawing No.	Revision
Seann Taigh Rodel Isle of Harris	(L-) 25	P2
Drawing	Scale	
East & South Elevation as Proposed	1:100 @ A3	
Issue Status	Date	
PLANNING	29/02/2024	

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*West Elevation with section through steading doors*



*North Elevation - Through Gate*

P2 - +10 existing & proposed ground floor level added to elevations 023.03.13

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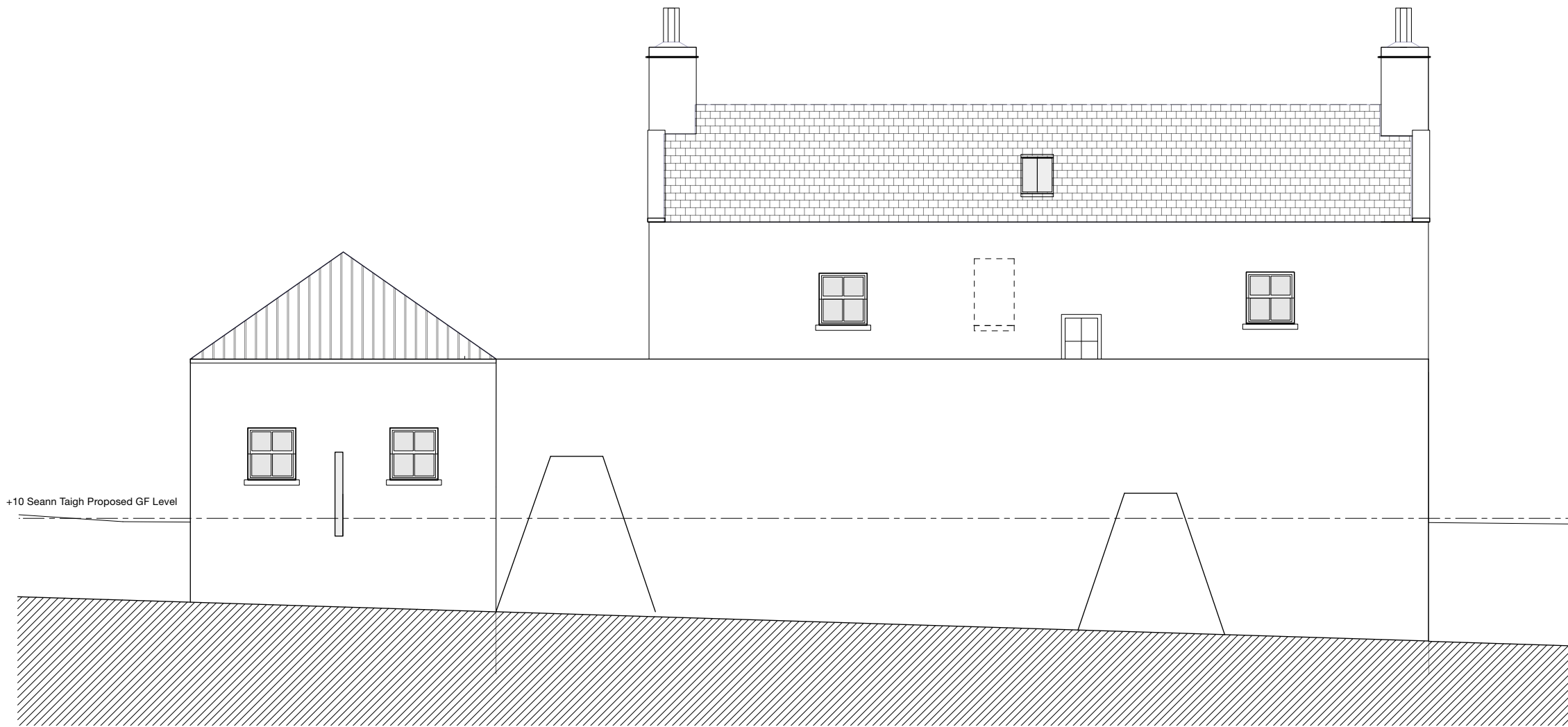
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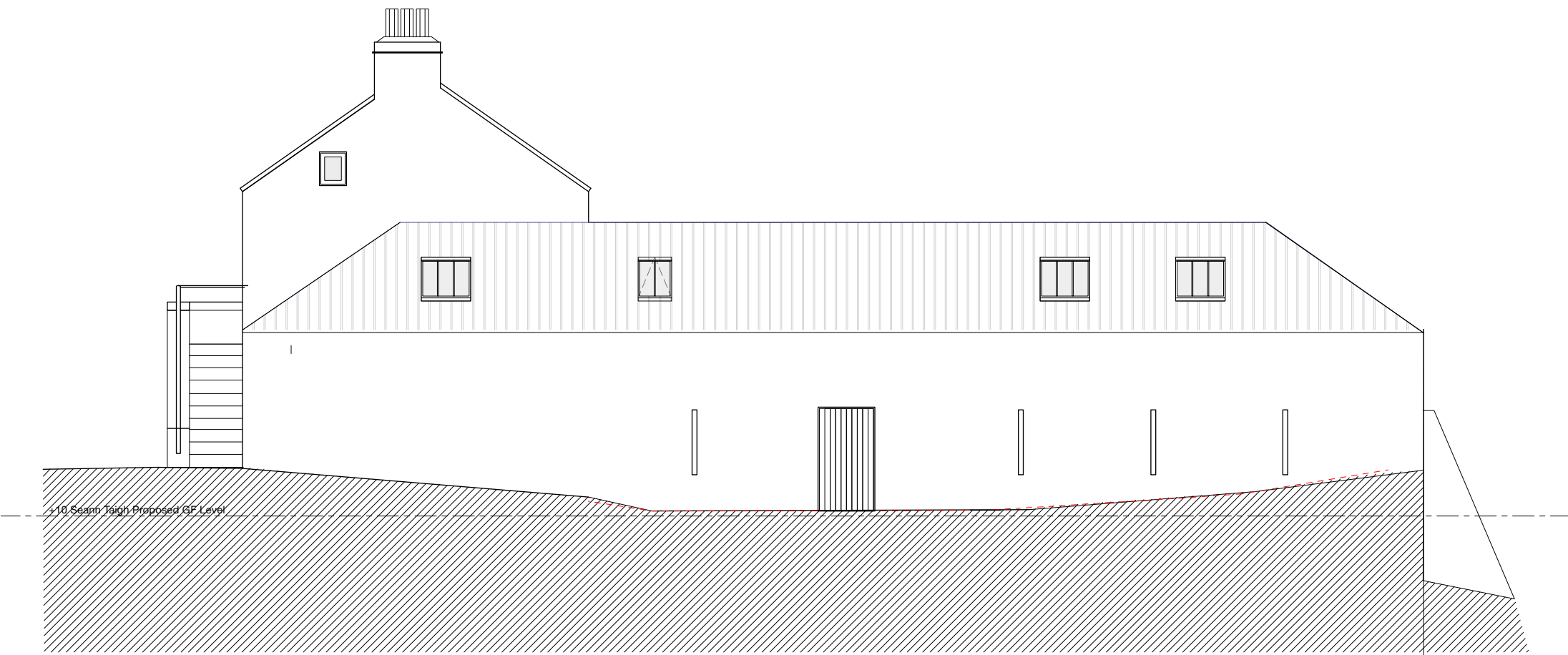
Client	Project Ref.	
Mr Anderson Bakewell & Ms Francine Stone	23.15	
Project	Drawing No.	Revision
Seann Taigh Rodel Isle of Harris	(L-) 26	P2
Drawing	Scale	
West & North Sections as Proposed	1:100 @ A3	
Issue Status	Date	
PLANNING	29/02/2024	

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*West Elevation*



*North Elevation*

P2 - +10 existing & proposed ground floor level added to elevations 023.03.13

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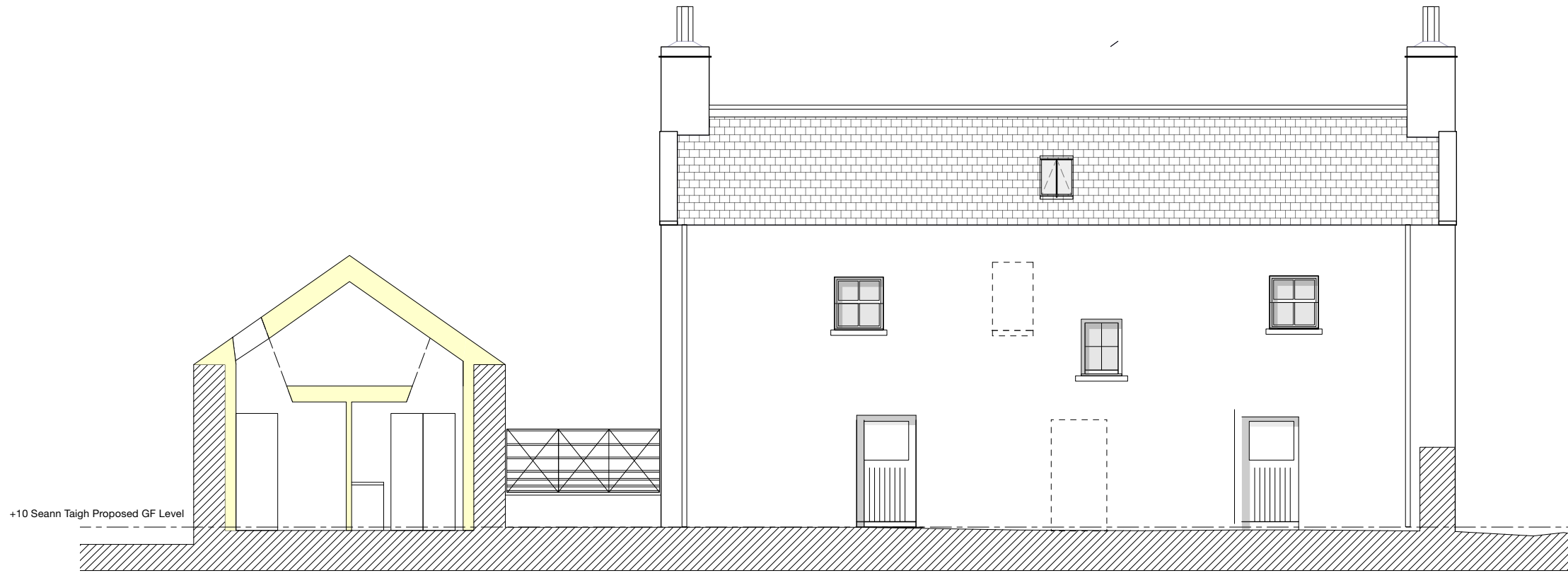
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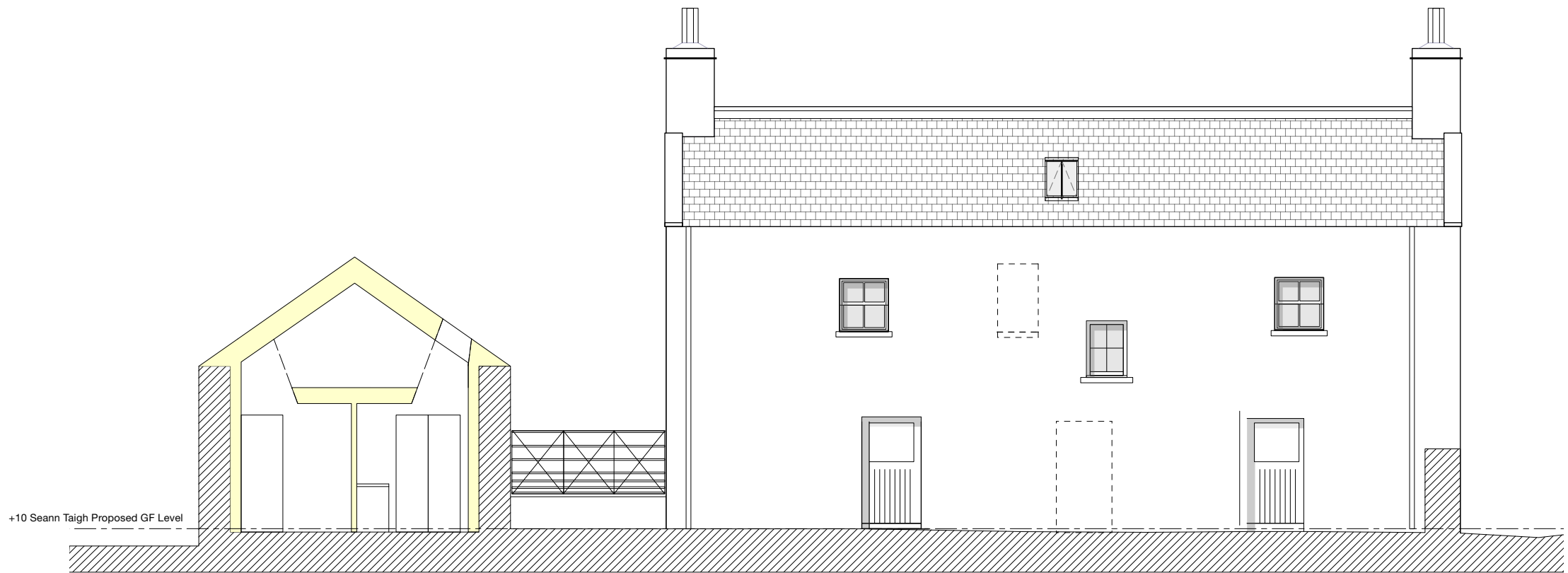
Client <b>Mr Anderson Bakewell &amp; Ms Francine Stone</b>	Project Ref. <b>23.15</b>	
Project <b>Seann Taigh Rodel Isle of Harris</b>	Drawing No. <b>(L-) 28</b>	Revision <b>P2</b>
Drawing <b>North &amp; West Elevations as Proposed</b>	Scale <b>1:100 @ A3</b>	
Issue Status <b>PLANNING</b>	Date <b>:29/02/2024</b>	

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*West Elevation with section through proposed steading North rooflight*



*West Elevation with section through proposed steading South rooflight*

P2 - +10 existing & proposed ground floor level added to elevations 023.03.13

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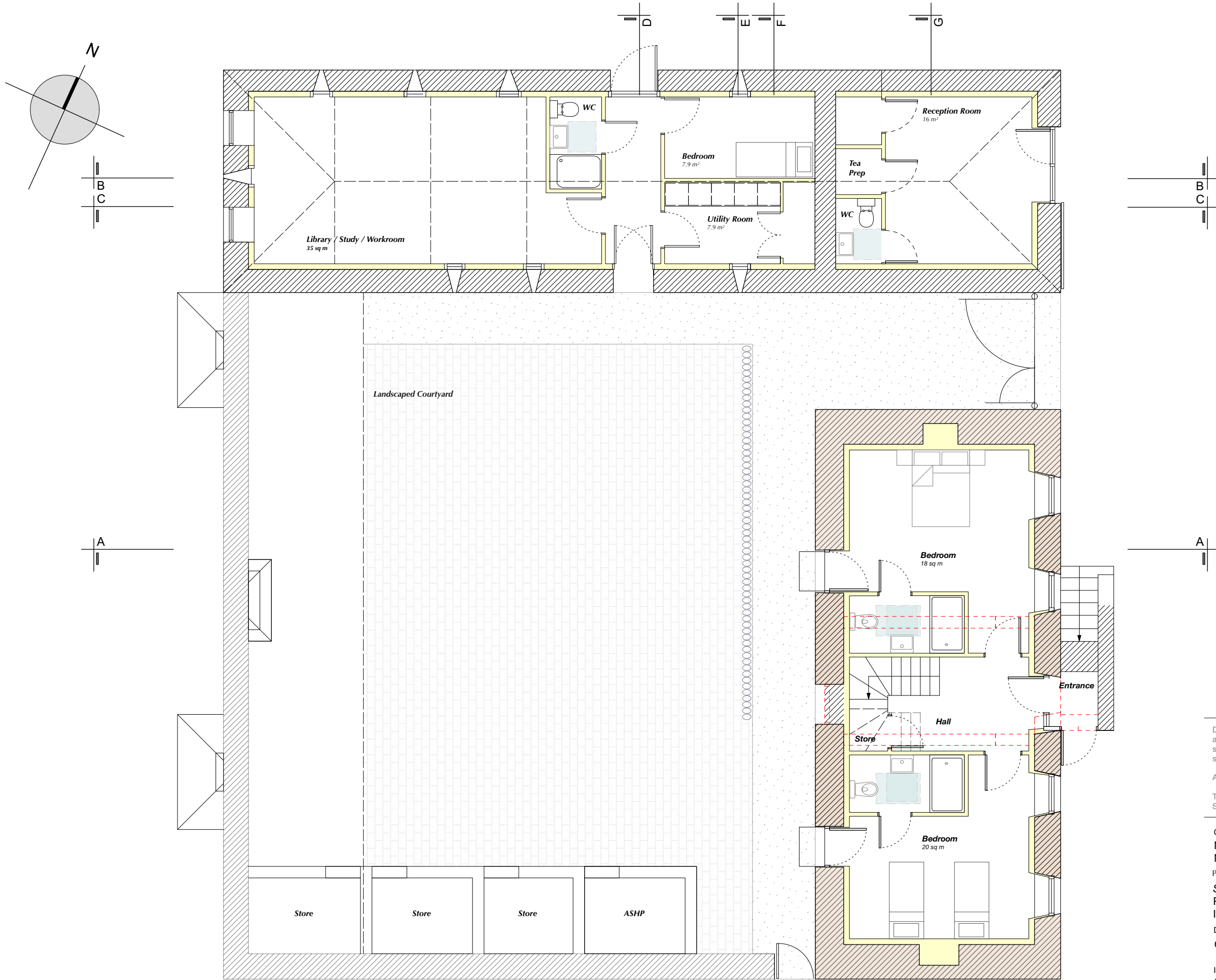
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Client	Project Ref.	
Mr Anderson Bakewell & Ms Francine Stone	23.15	
Project	Drawing No.	Revision
Seann Taigh Rodel Isle of Harris	(L-) 29	P2
Drawing	Scale	
West Sections through Steading Proposed	1:100 @ A3	
Issue Status	Date	
PLANNING	29/02/2024	

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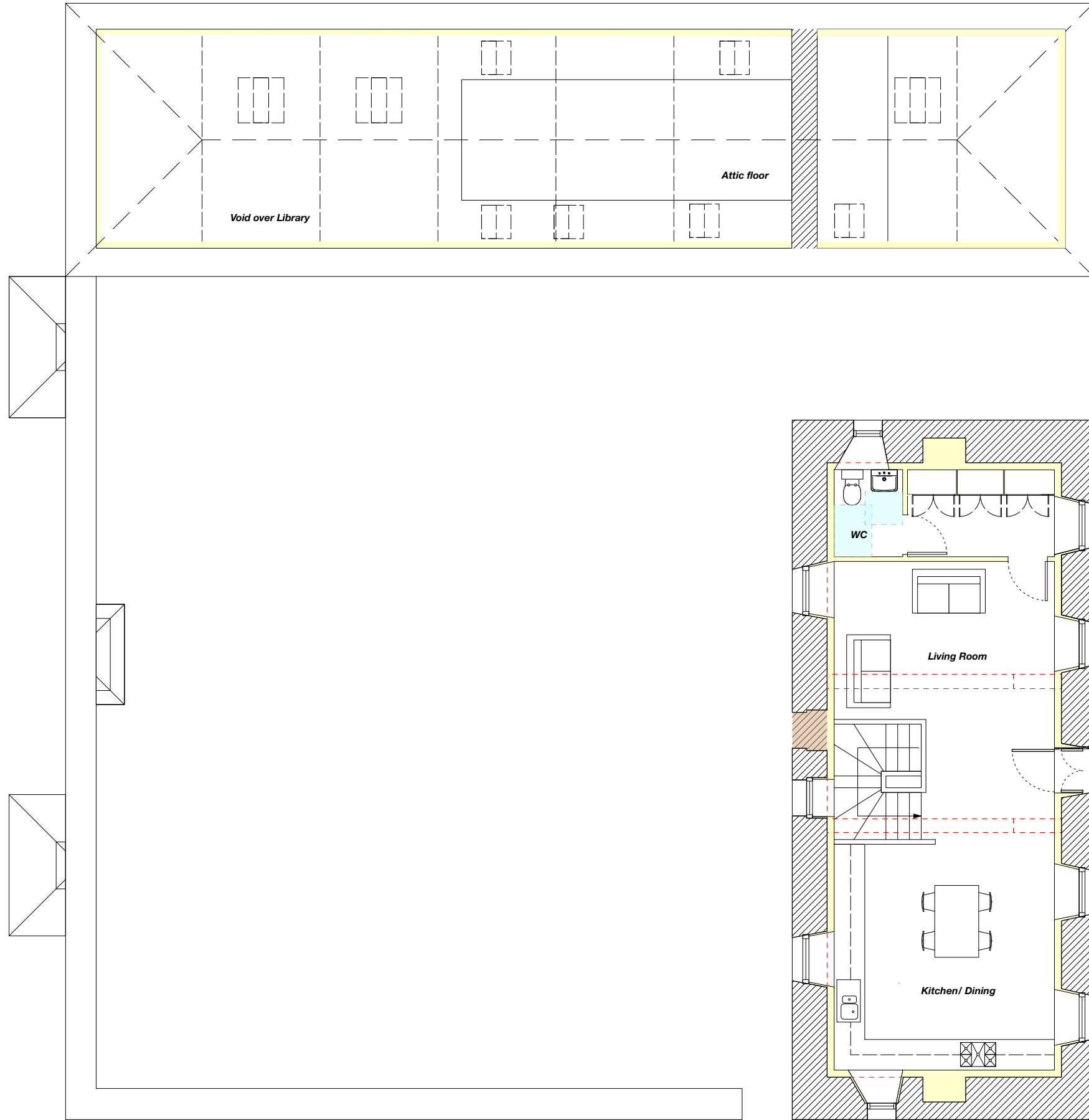
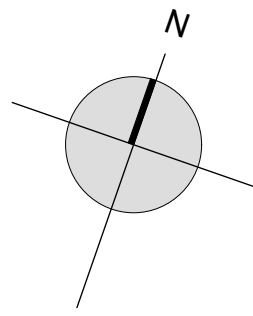
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Client	Project Ref.	
Mr Anderson Bakewell & Ms Francine Stone	23.15	
Project	Drawing No.	Revision
Seann Taigh Rodel Isle of Harris	(L-) 21	P2
Drawing	Scale	
Ground Floor Plan as Proposed	1:100 @ A3	
Issue Status	Date	
PLANNING	05/03/2024	

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P8 - Attic floor plan of steading amended - 05.02.2024

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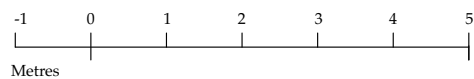
All discrepancies are to be reported to the architect immediately.

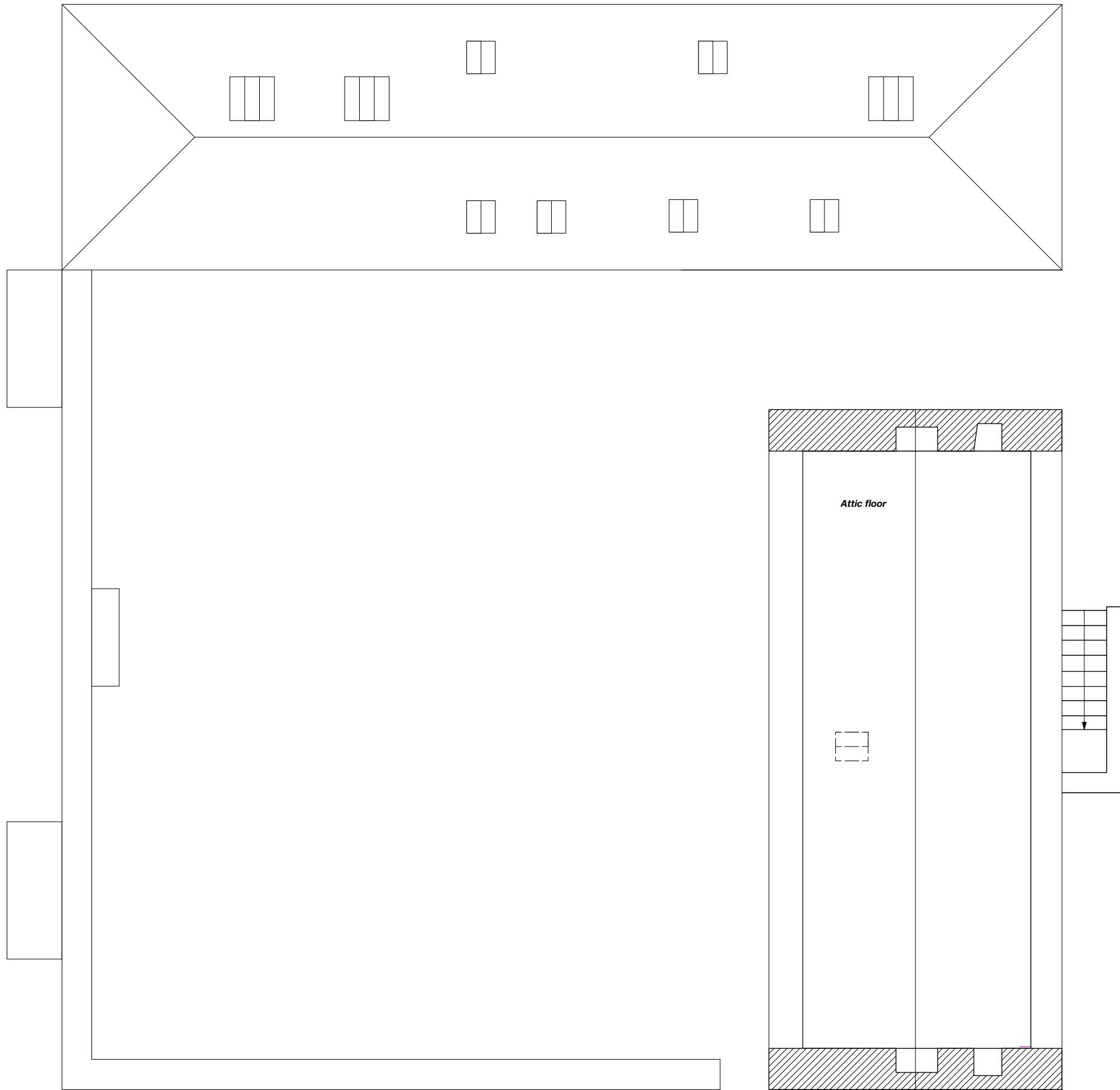
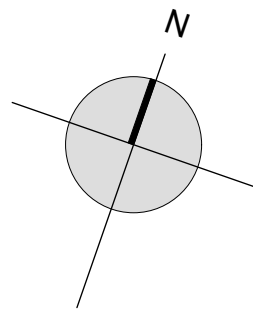
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Client	Project Ref.	
Mr Anderson Bakewell & Ms Francine Stone	23.15	
Project	Drawing No.	Revision
Seann Taigh Rodel Isle of Harris	(L-) 22	P1
Drawing	Scale	
First Floor Plan as Proposed	1:100 @ A3	
Issue Status	Date	
PLANNING	29/02/2024	

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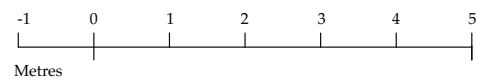
**P2 - Attic floor plan updated to match first floor plan 05.02.2024**

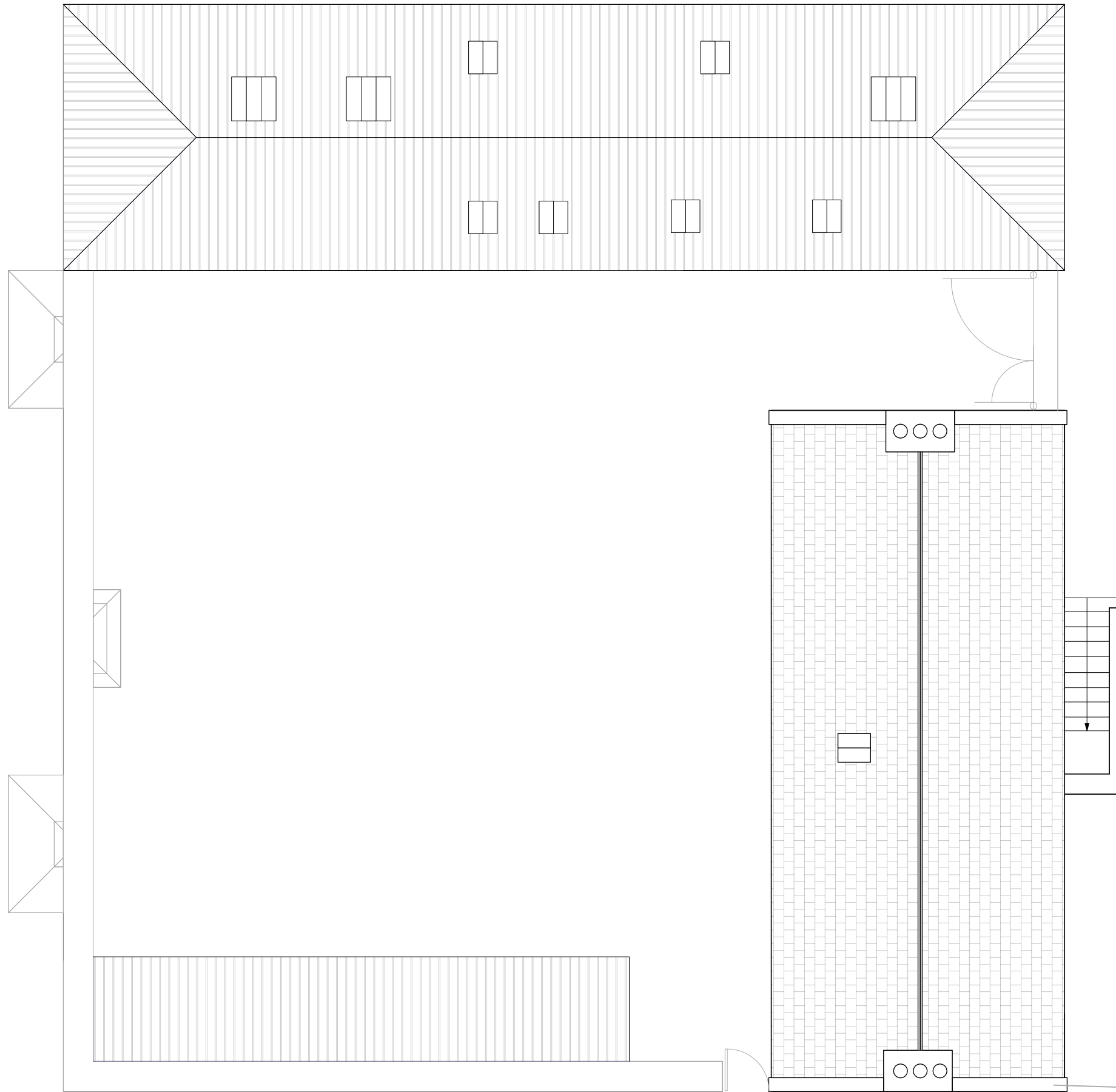
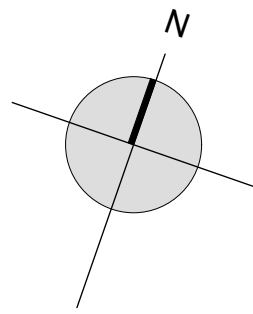
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<b>Mr Anderson Bakewell &amp; Ms Francine Stone</b>	<b>23.15</b>	
Project	Drawing No.	Revision
<b>Seann Taigh Rodel Isle of Harris</b>	<b>(L-) 23</b>	<b>P1</b>
Drawing	Scale	
<b>Attic Floor Plan as Proposed</b>	<b>1:100 @ A3</b>	
Issue Status	Date	
<b>PLANNING</b>	<b>29/02/2024</b>	





P2 - Roof plan amended to match floor plans - 05.02.2024

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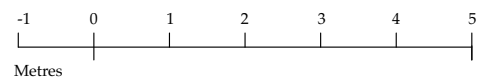
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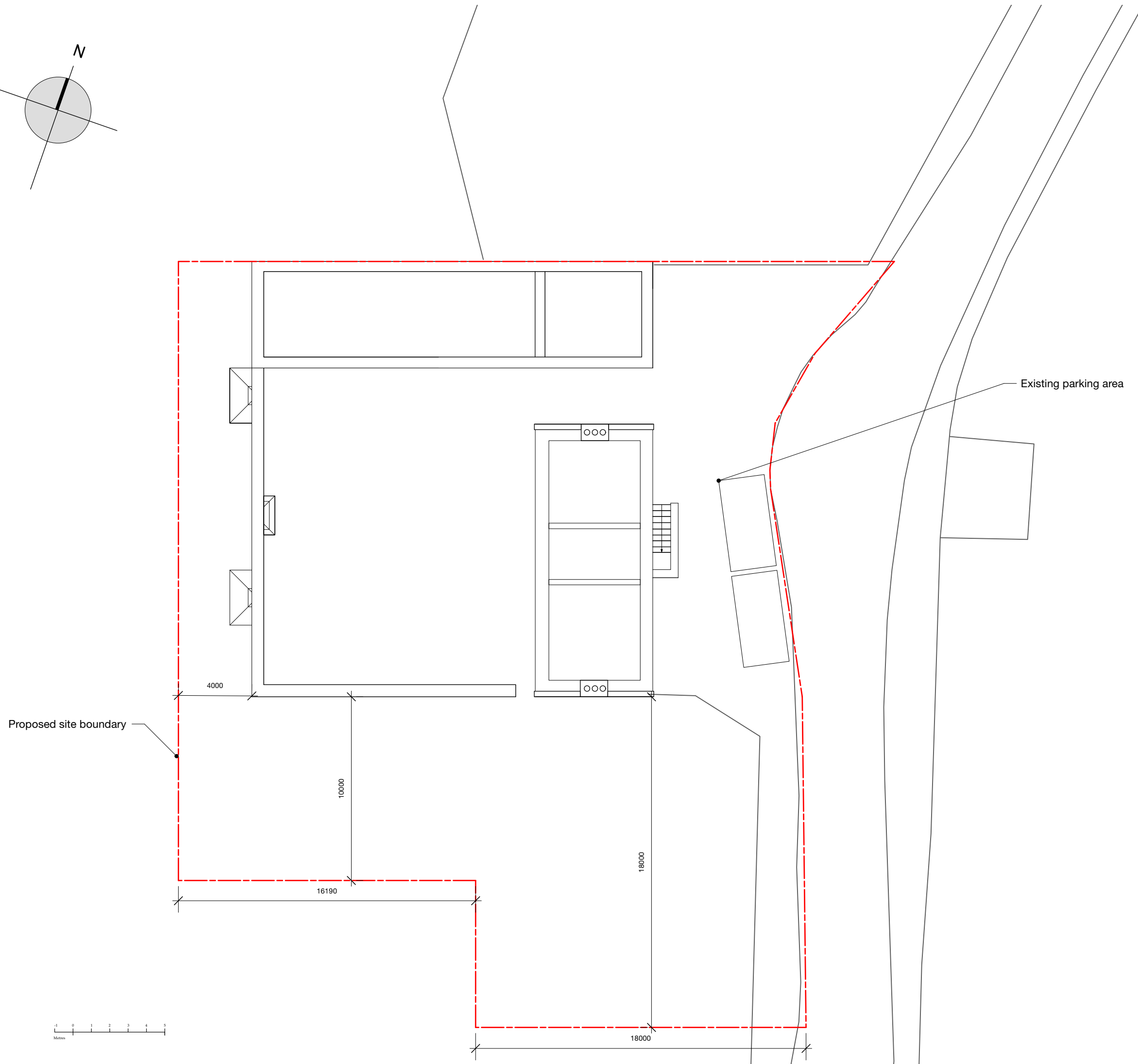
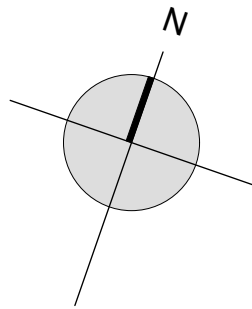
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Client	Project Ref.	
Mr Anderson Bakewell & Ms Francine Stone	23.15	
Project	Drawing No.	Revision
Seann Taigh Rodel Isle of Harris	(L-) 24	P1
Drawing	Scale	
Roof Plan as Proposed	1:100 @ A3	
Issue Status	Date	
PLANNING	29/02/2024	

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P2- Site boundary adjusted to match ownership boundary 024.03.13  
P1 - Planning and listed building consent applications 19.02.2024

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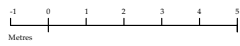
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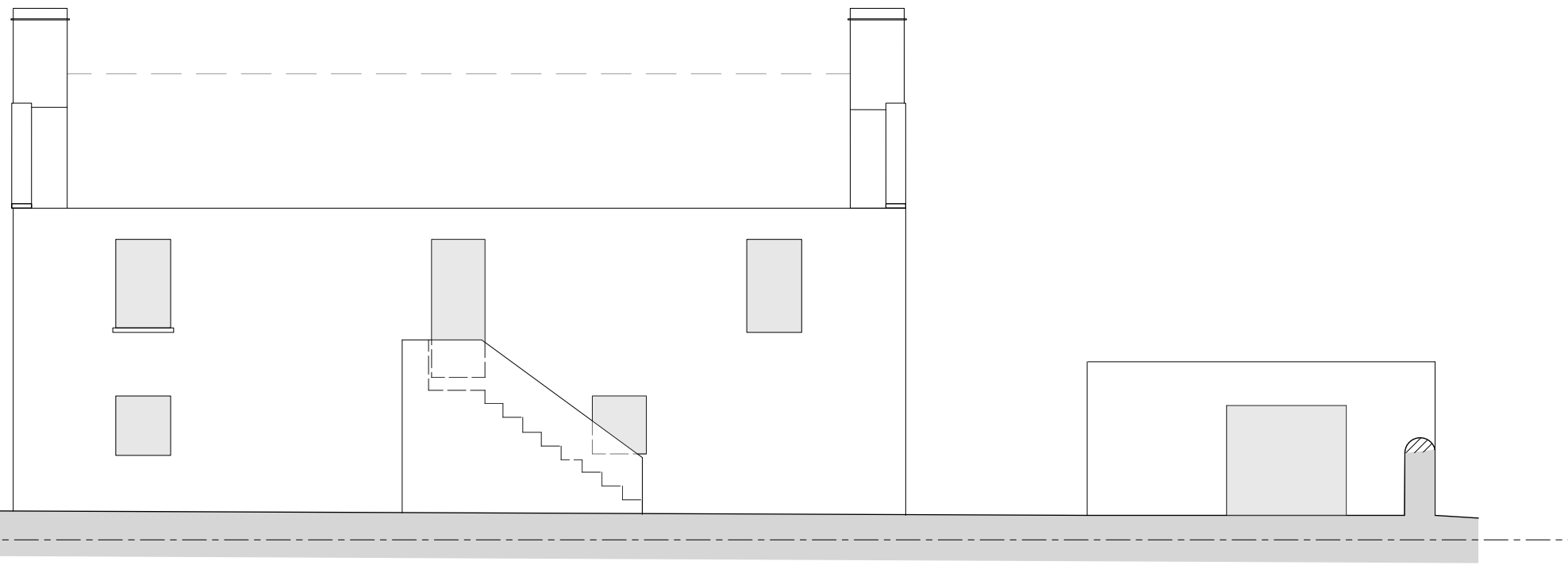
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Client	Project Ref.	
Mr Anderson Bakewell & Ms Francine Stone	23.15	
Project	Drawing No.	Revision
Seann Taigh Rodel Isle of Harris	(L-) 02	P2
Drawing	Scale	
Site Plan as Existing	1:200 @ A3	
Issue Status	Date	
Scheme Design	September 2023	

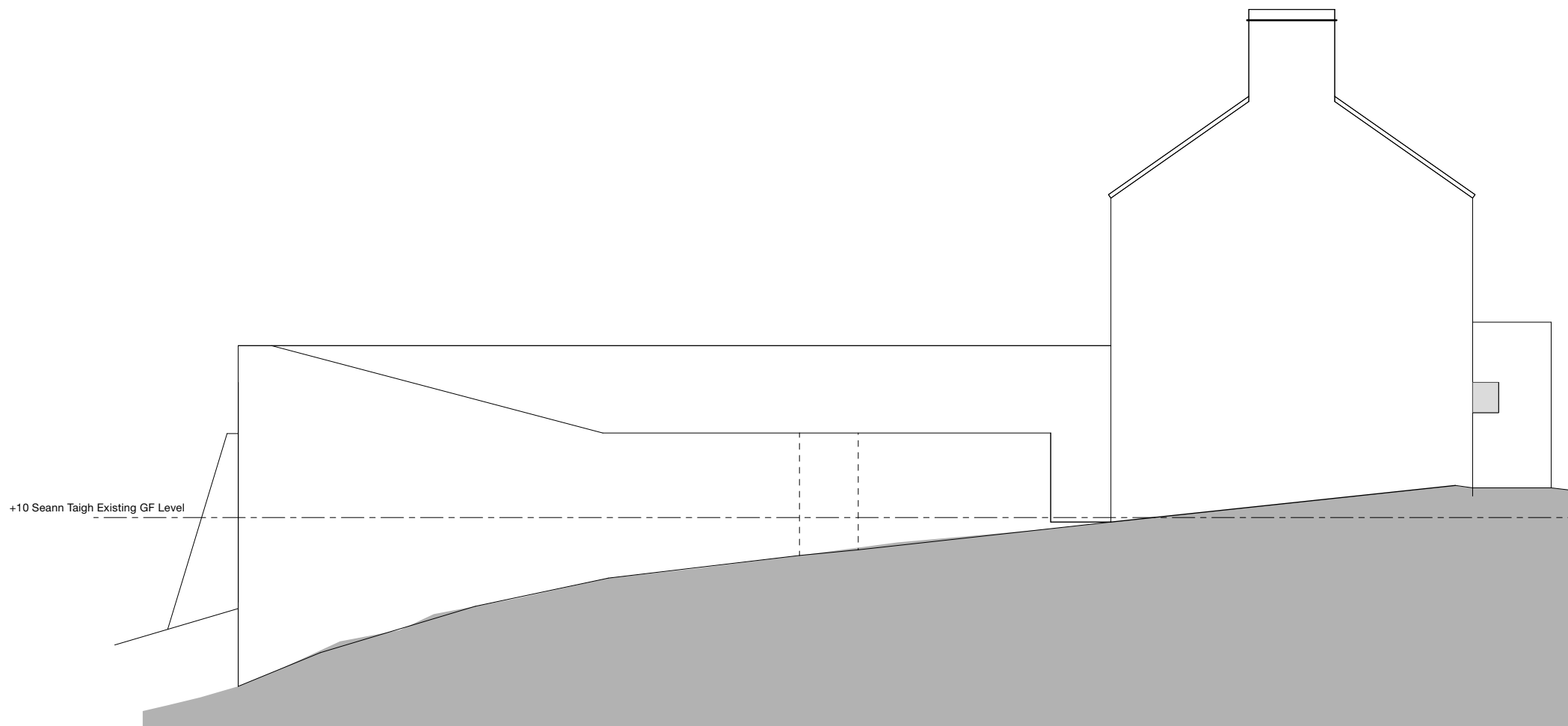
## JOHN RENSHAW ARCHITECTS

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*East Elevation*



*South Elevation*

P2 - +10 existing & proposed ground floor level added to elevations  
P1 - Planning and listed building consent applications 19.02.2024

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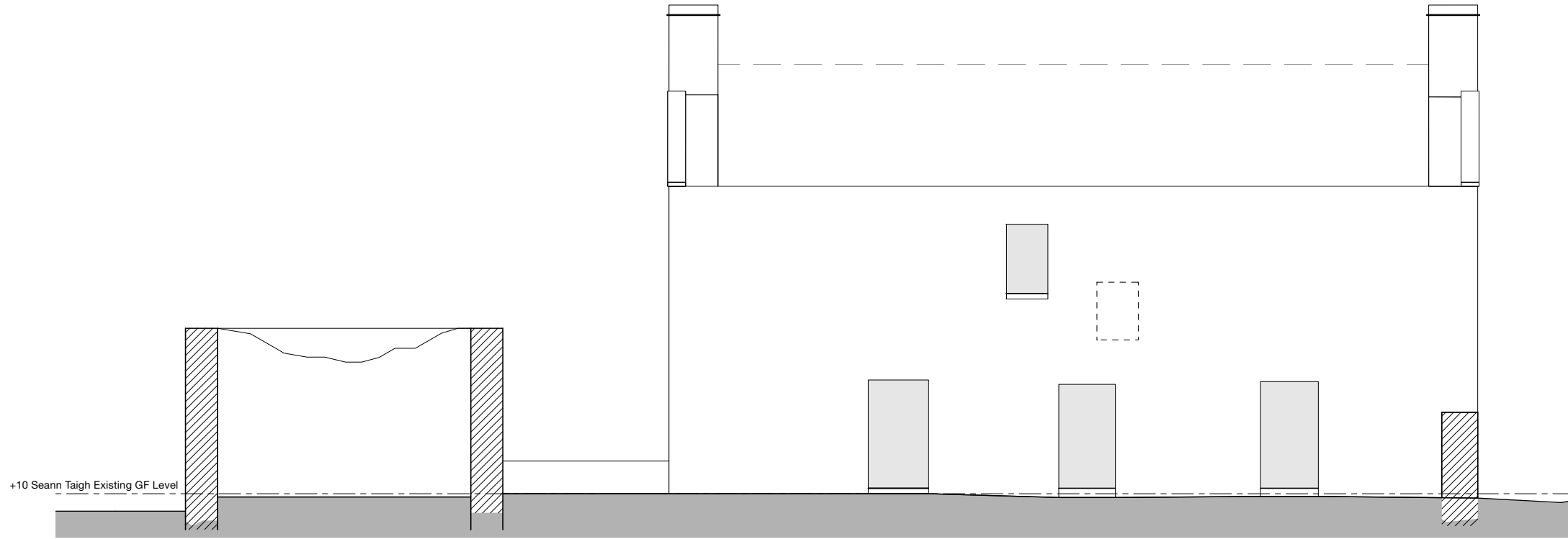
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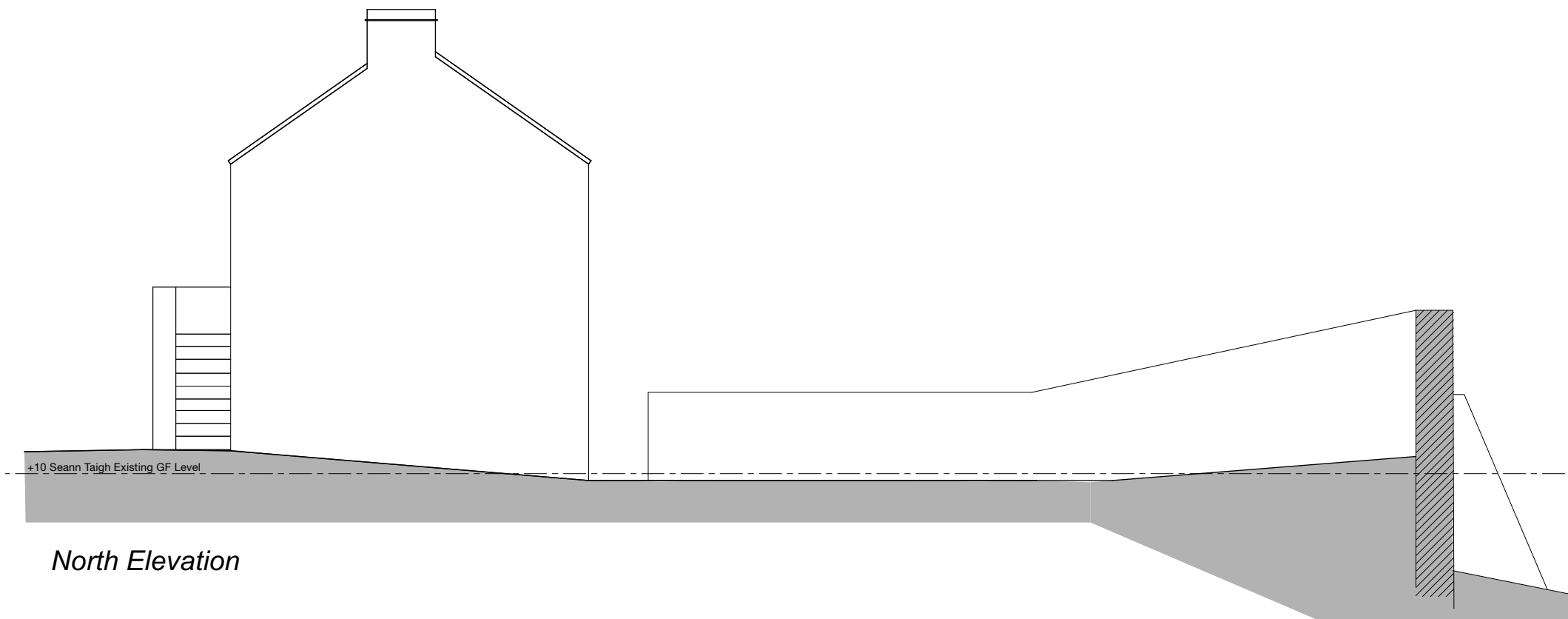
Client	Project Ref.	
Mr Anderson Bakewell & Ms Francine Stone	23.15	
Project	Drawing No.	Revision
Seann Taigh Rodel Isle of Harris	(L-) 07	P2
Drawing	Scale	
East & South Elevation as Existing	1:100 @ A3	
Issue Status	Date	
Scheme Design	September 2023	

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*West Elevation*



*North Elevation*

P2 - +10 existing & proposed ground floor level added to elevations  
P1 - Planning and listed building consent applications 19.02.2024

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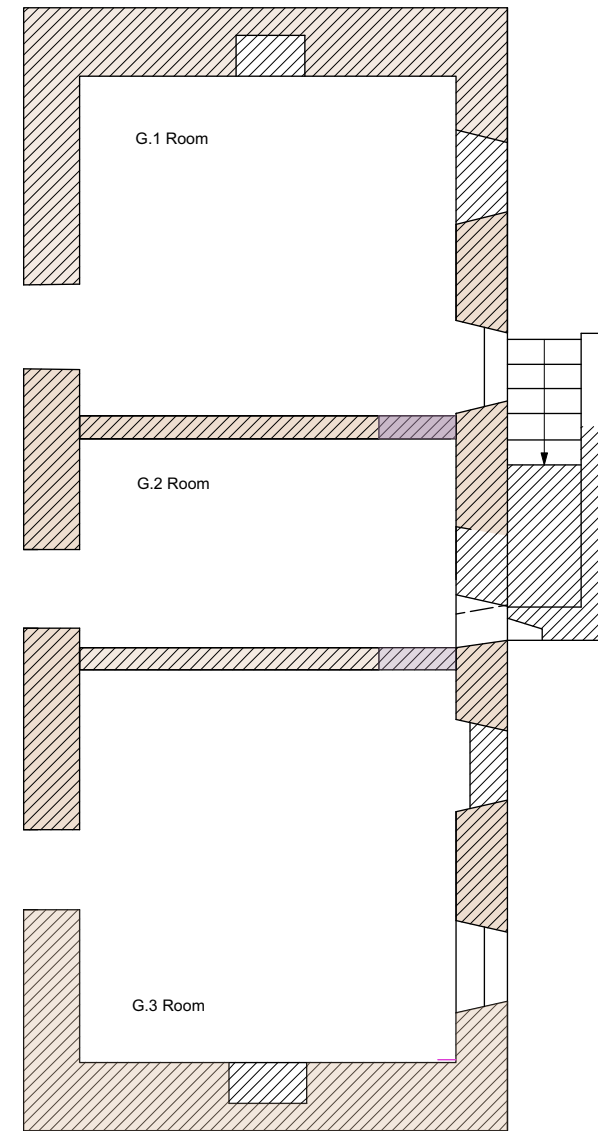
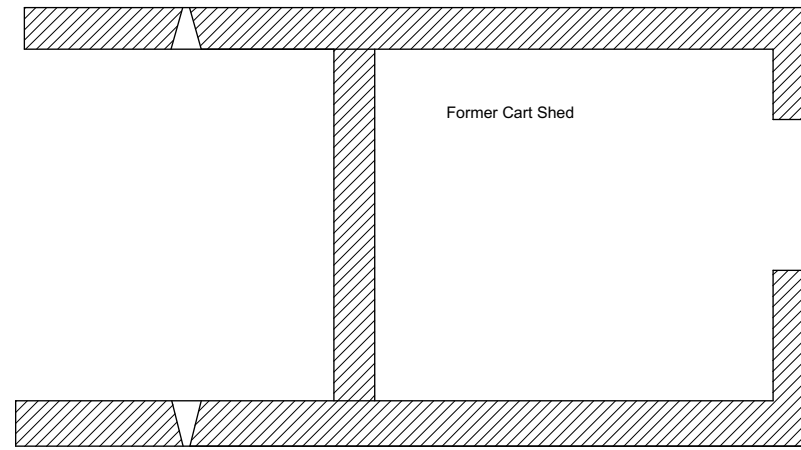
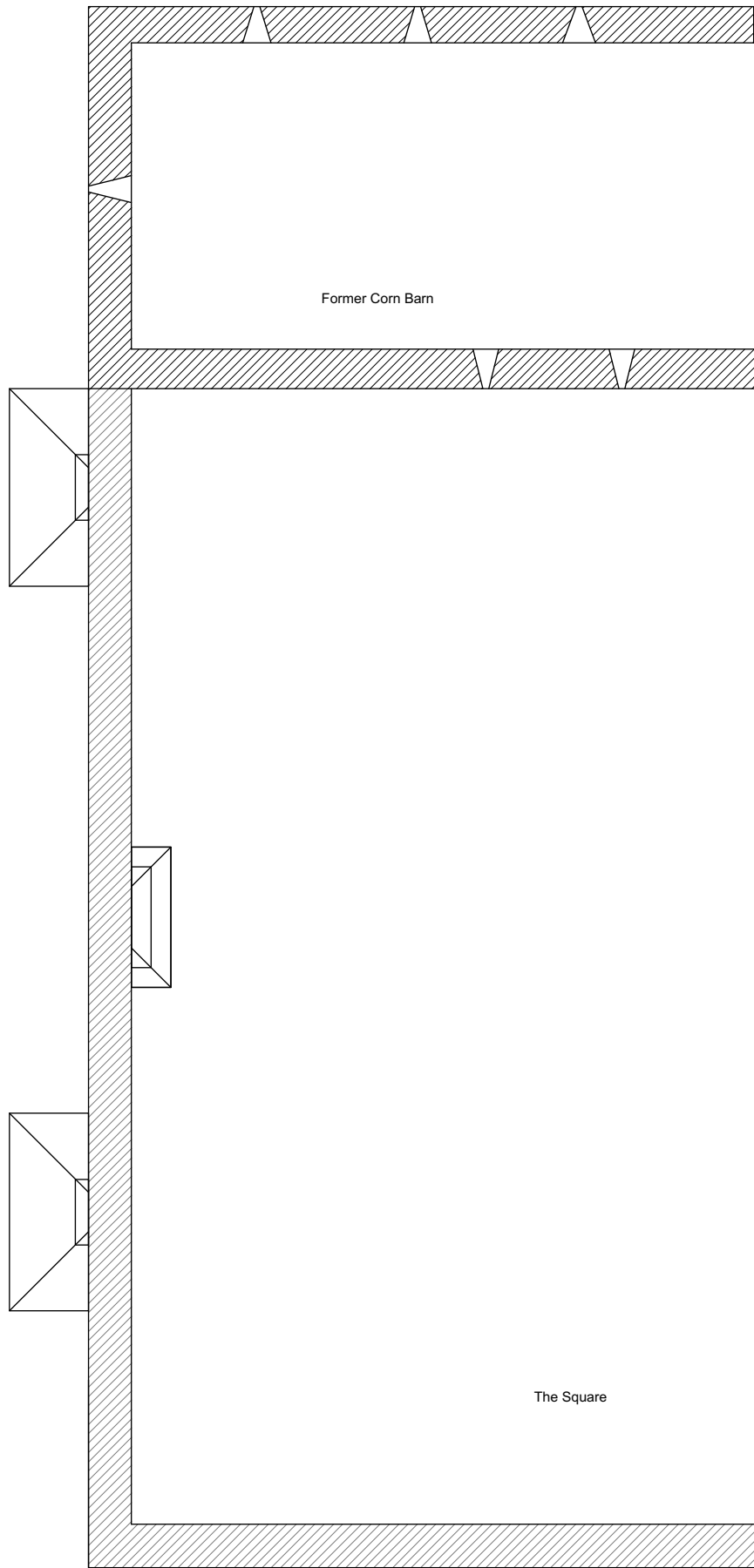
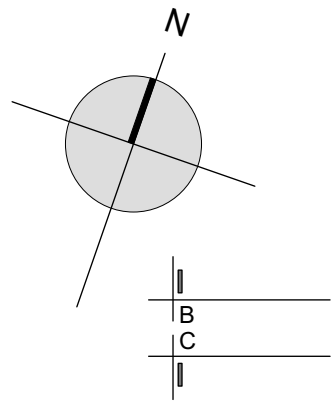
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Client	Project Ref.	
Mr Anderson Bakewell & Ms Francine Stone	23.15	
Project	Drawing No.	Revision
Seann Taigh Rodel Isle of Harris	(L-) 08	P2
Drawing	Scale	
West & North Elevations as Existing	1:100 @ A3	
Issue Status	Date	
Scheme Design	September 2023	

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P0 - Planning and listed building consent applications 19.02.2024

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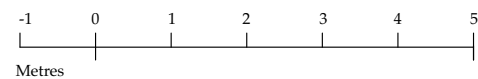
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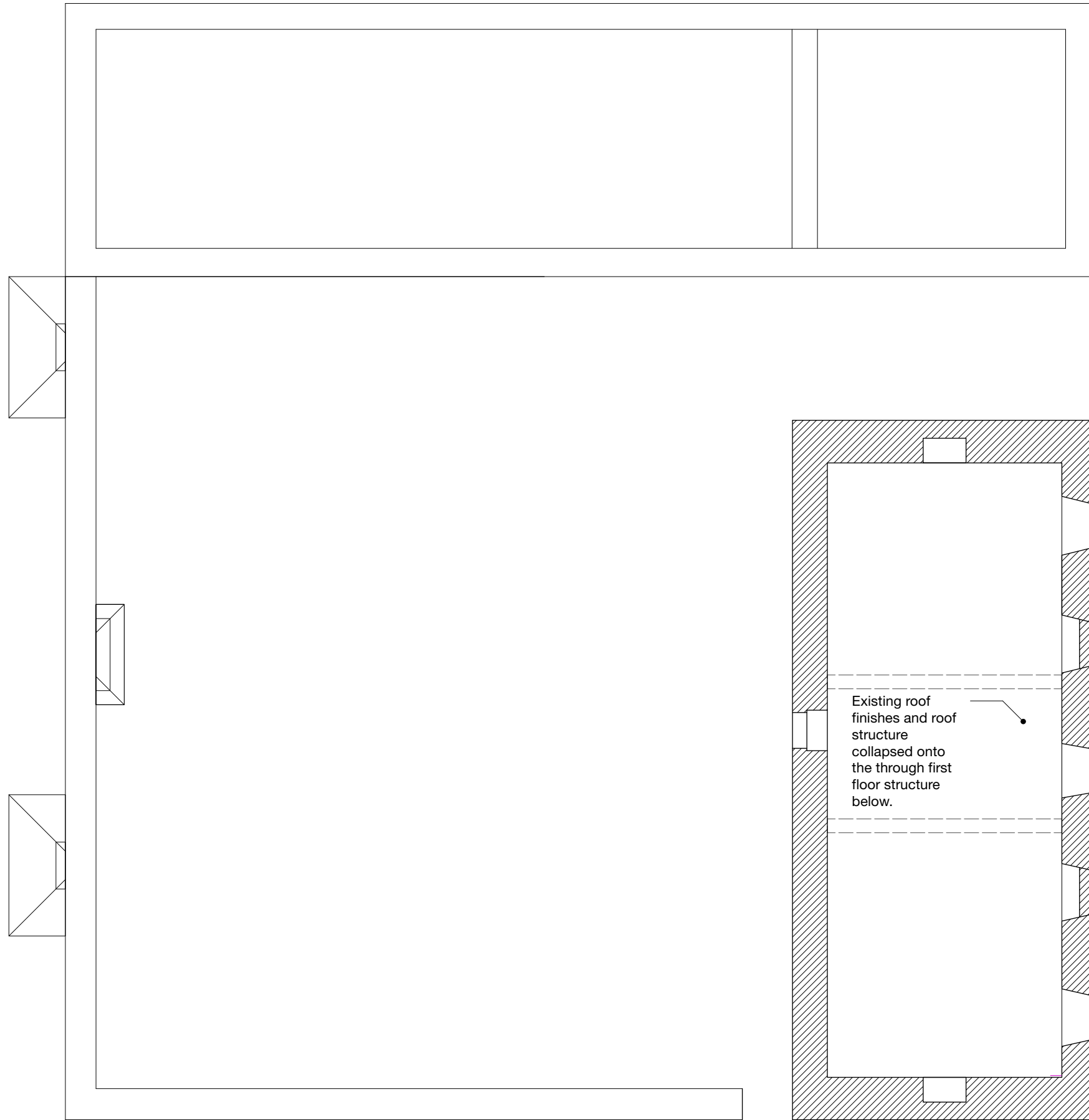
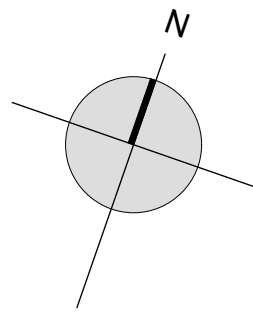
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Client	Project Ref.	
<b>Mr Anderson Bakewell &amp; Ms Francine Stone</b>	23.15	
Project	Drawing No.	Revision
<b>Seann Taigh Rodel Isle of Harris</b>	(L-) 03	P1
Drawing	Scale	
<b>Ground Floor Plan as Existing</b>	1:100 @ A3	
Issue Status	Date	
<b>Scheme Design</b>	September 2023	

**JOHN RENSHAW**  
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P0 - Planning and listed building consent applications 19.02.2024

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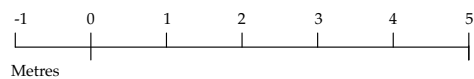
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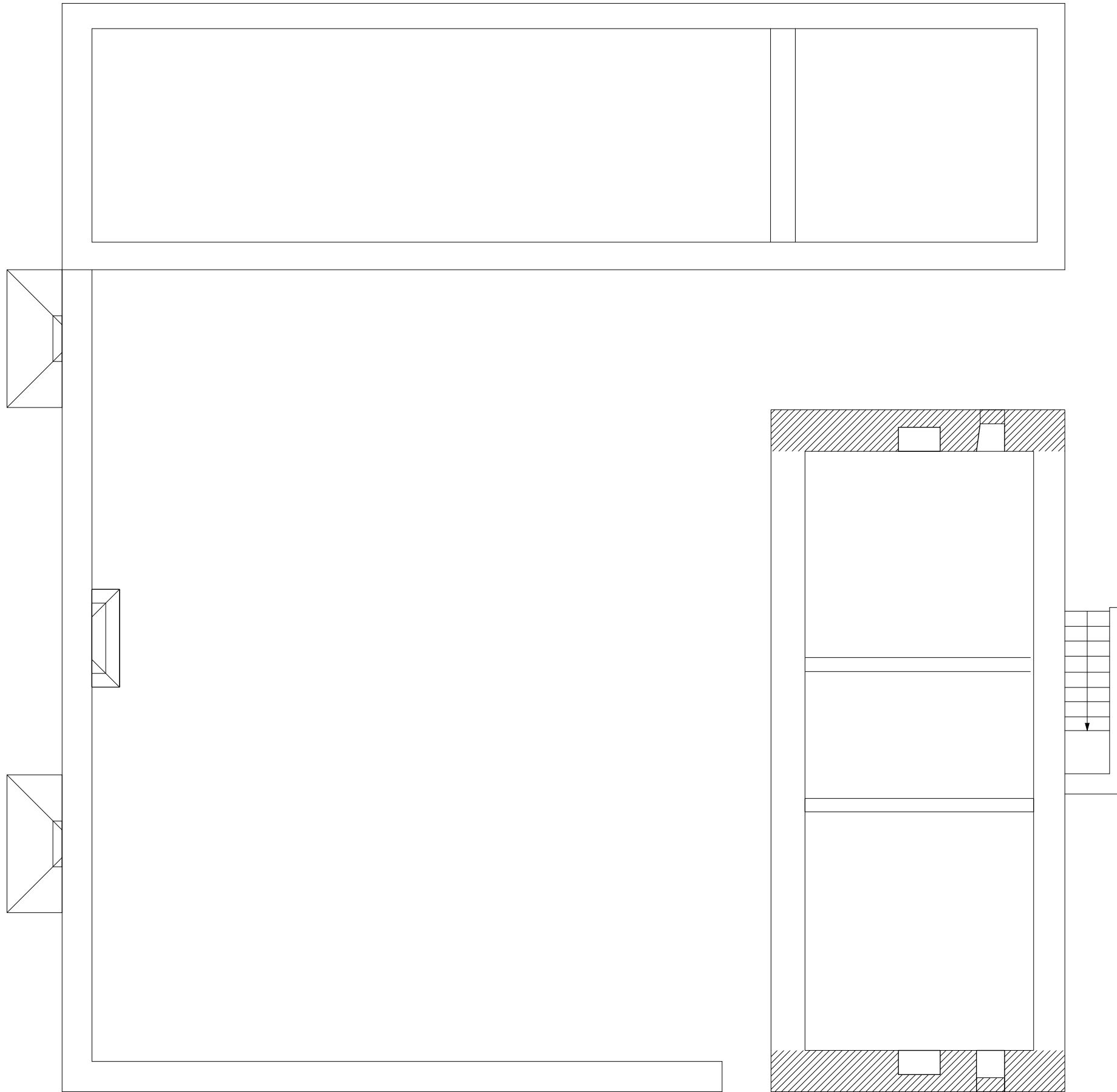
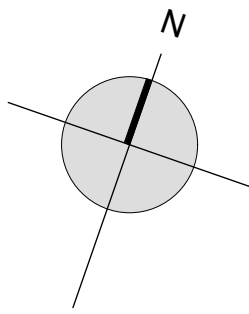
Client	Project Ref.	
Mr Anderson Bakewell & Ms Francine Stone	23.15	
Project	Drawing No.	Revision
Seann Taigh Rodel Isle of Harris	(L-) 04	P1
Drawing	Scale	
First Floor Plan as Existing	1:100 @ A3	
Issue Status	Date	
Scheme Design	September 2023	

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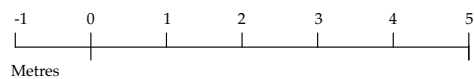
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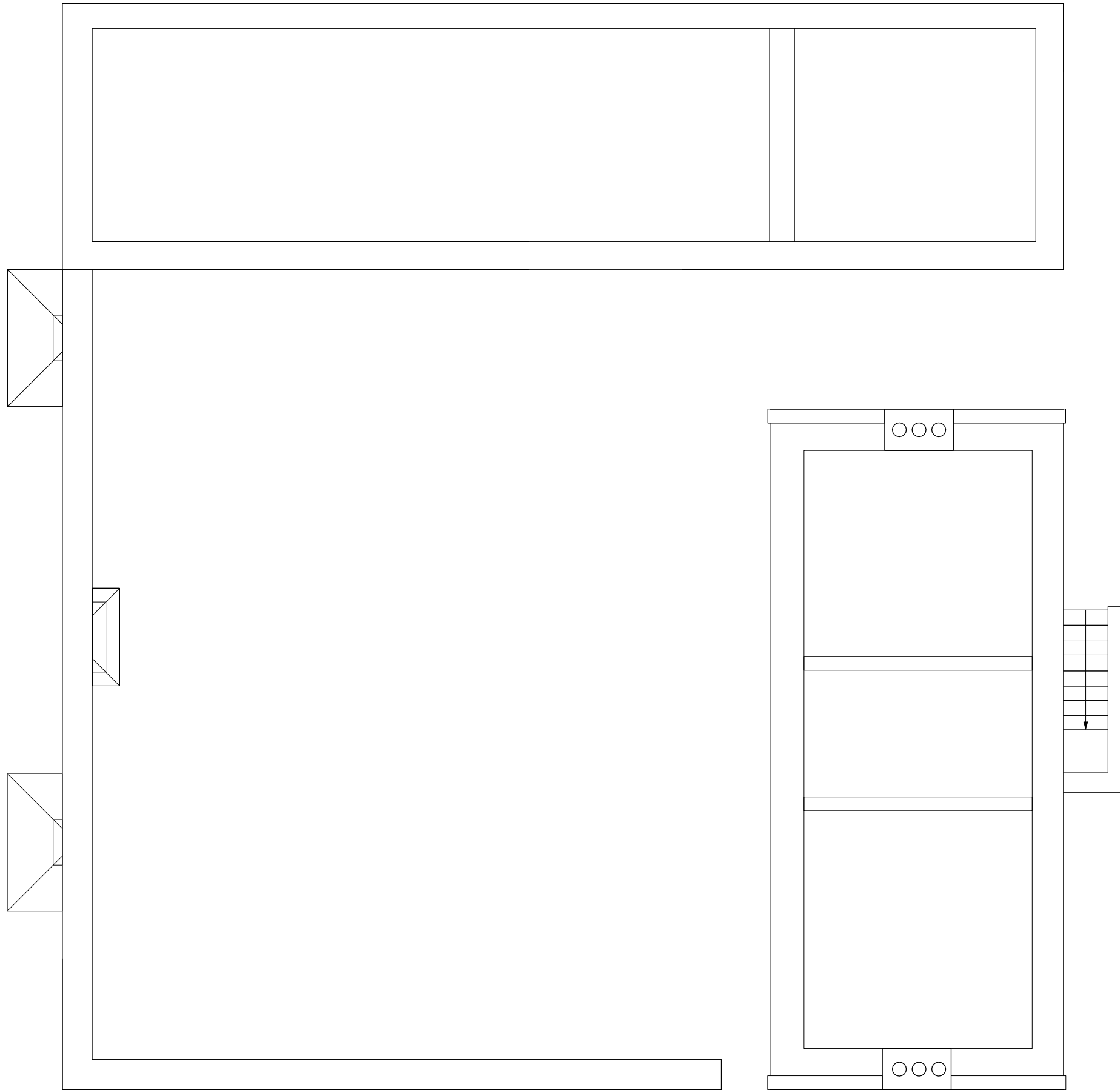
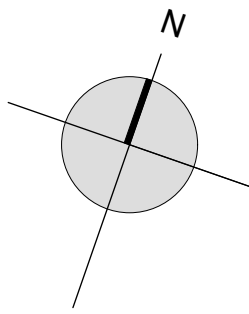
This drawing is to be read in conjunction with all related Architects, Engineers' and Specialist drawings and relevant information.

Client	Project Ref.	
Mr Anderson Bakewell & Ms Francine Stone	23.15	
Project	Drawing No.	Revision
Seann Taigh Rodel Isle of Harris	(L-) 05	P1
Drawing	Scale	
Attic Floor Plan as Existing	1:100 @ A3	
Issue Status	Date	
Scheme Design	September 2023	

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P0 - Planning and listed building consent applications 19.02.2024

Do not use scaled dimensions from this drawing. All dimensions are to be verified and checked on site by the Main Contractor before the commencement of any shop drawings or work whatsoever, either on his behalf or for sub contractors or suppliers.

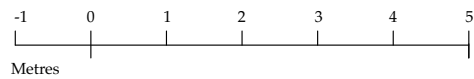
All discrepancies are to be reported to the architect immediately.

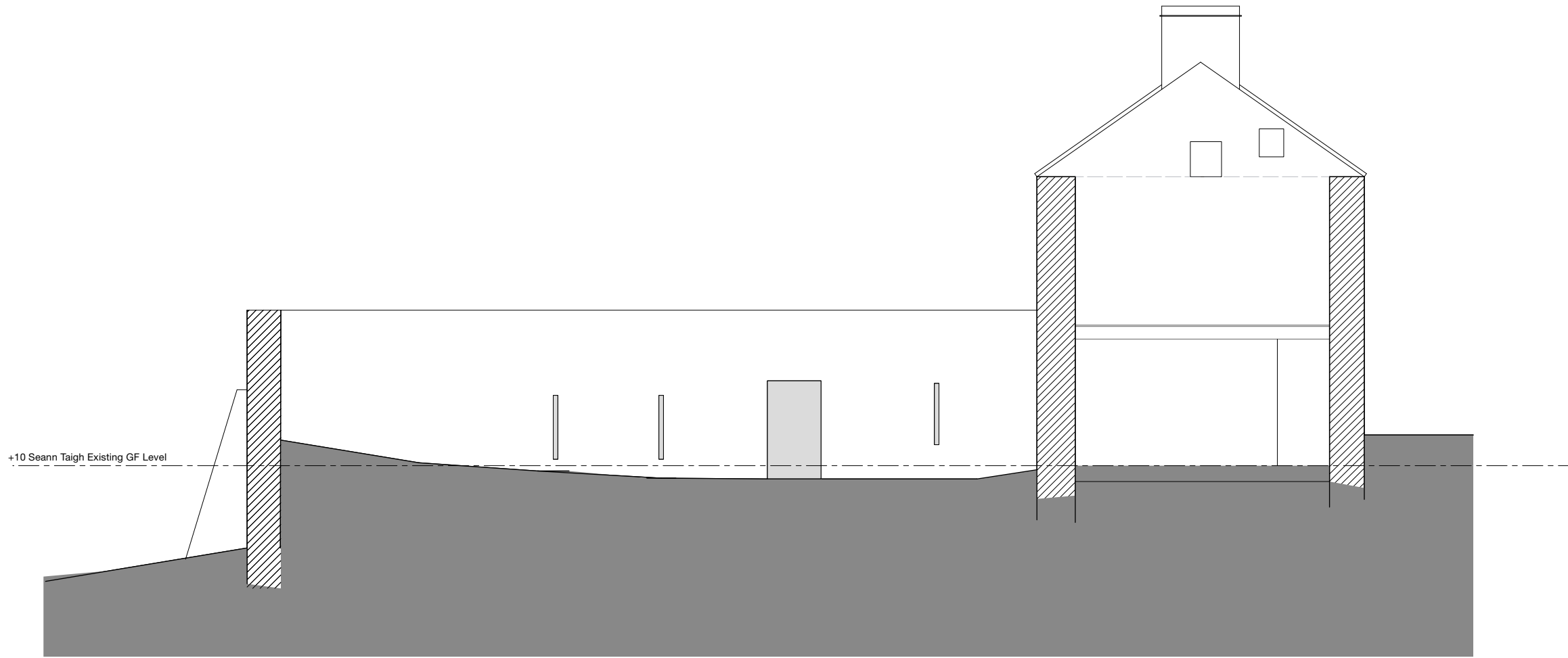
This drawing is to be read in conjunction with all related Architects, Engineers' and Specialist drawings and relevant information.

Client	Project Ref.	
Mr Anderson Bakewell & Ms Francine Stone	23.15	
Project	Drawing No.	Revision
Seann Taigh Rodel Isle of Harris	(L-) 06	P1
Drawing	Scale	
Roof Plan as Existing	1:100 @ A3	
Issue Status	Date	
Scheme Design	September 2023	

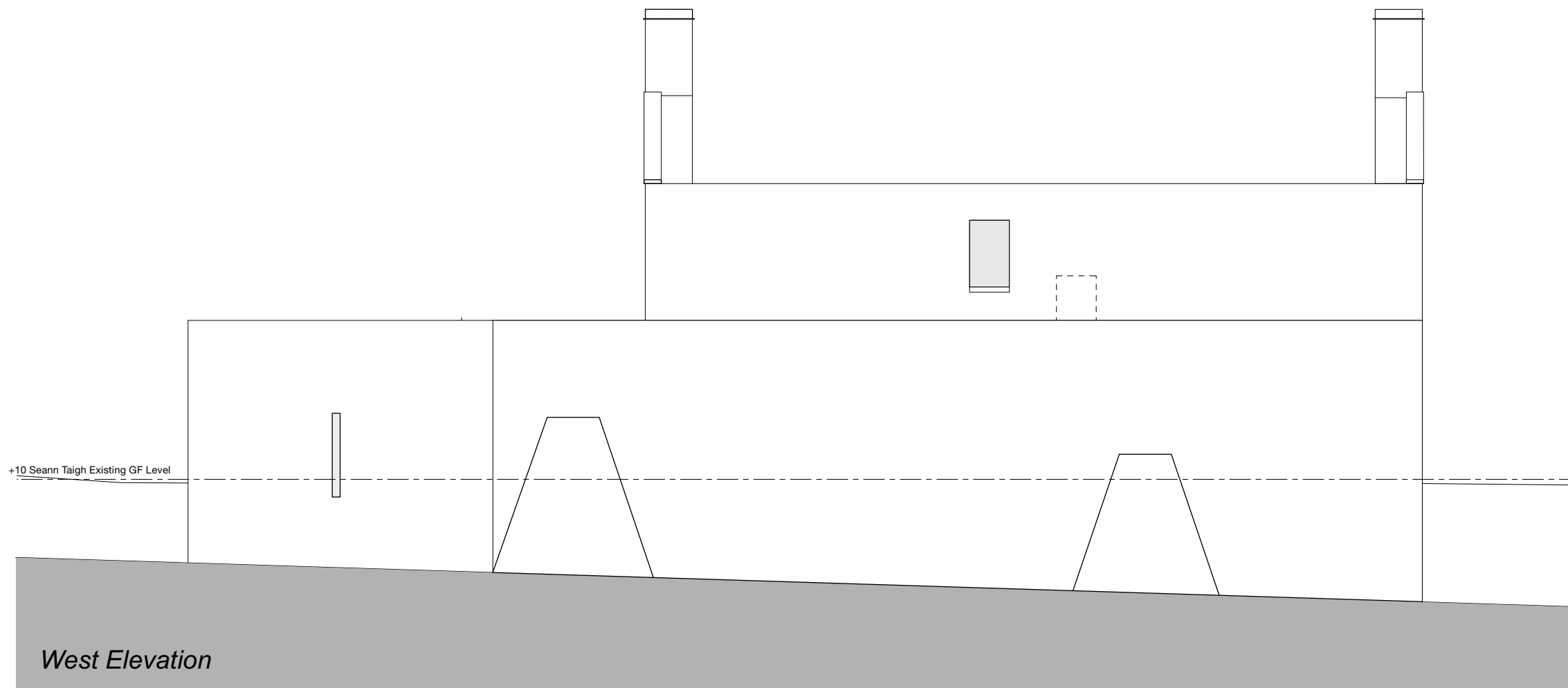
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Section A - A



West Elevation

P2 - +10 existing & proposed ground floor level added to elevations  
P1 - Planning and listed building consent applications 19.02.2024

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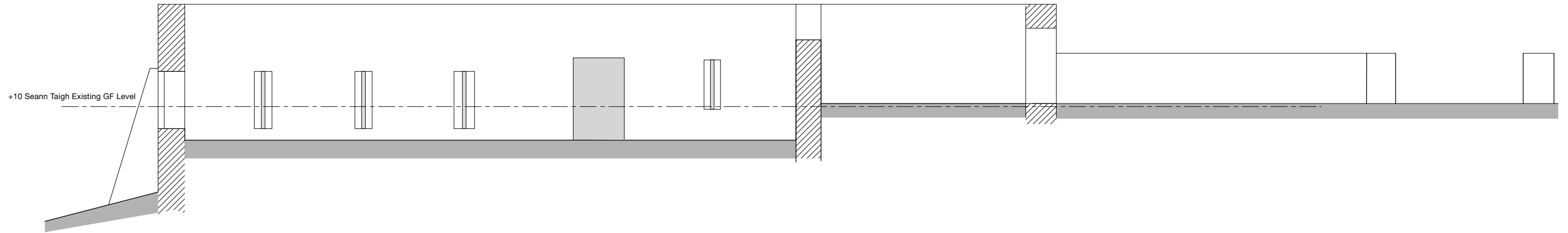
All discrepancies are to be reported to the architect immediately.

This drawing is to be read in conjunction with all related Architects, Engineers' and Specialist drawings and relevant information.

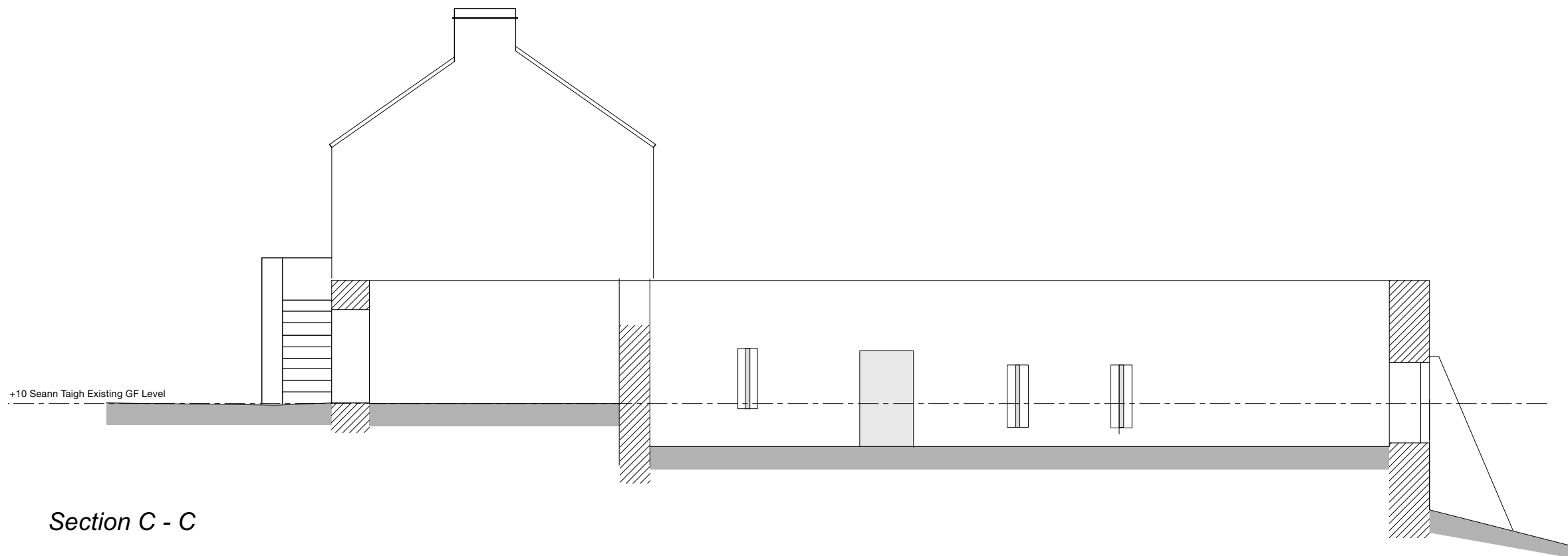
Client <b>Mr Anderson Bakewell &amp; Ms Francine Stone</b>	Project Ref. <b>23.15</b>	
Project <b>Seann Taigh Rodel Isle of Harris</b>	Drawing No. <b>(L-) 09</b>	Revision <b>P2</b>
Drawing <b>Section A - A &amp; West Elevation as Existing</b>	Scale <b>1:100 @ A3</b>	
Issue Status <b>Scheme Design</b>	Date <b>September 2023</b>	

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Section B - B



Section C - C

P2 - +10 existing & proposed ground floor level added to elevations  
P0 - Planning and listed building consent applications 19.02.2024

Do not use scaled dimensions from this drawing. All dimensions are to be verified and checked on site by the Main Contractor before the commencement of any shop drawings or work whatsoever, either on his behalf or for sub contractors or suppliers.

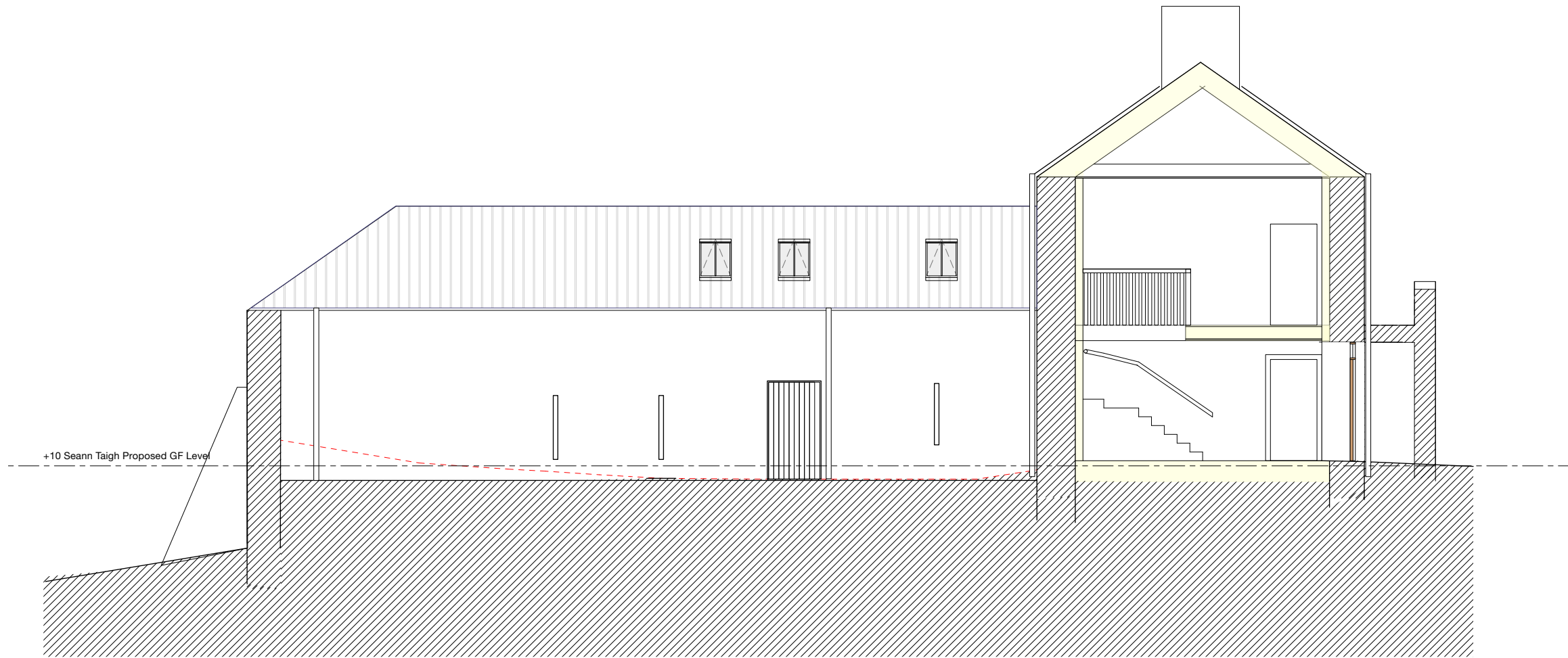
All discrepancies are to be reported to the architect immediately.

This drawing is to be read in conjunction with all related Architects, Engineers' and Specialist drawings and relevant information.

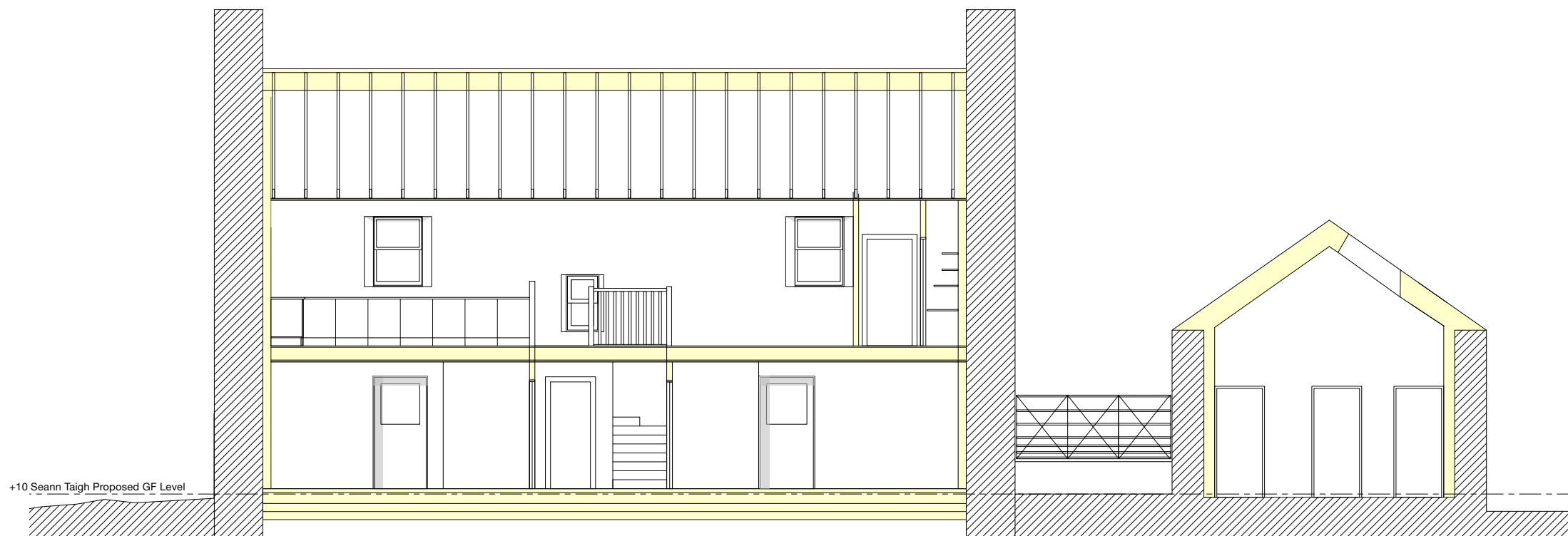
Client	Project Ref.	
Mr Anderson Bakewell & Ms Francine Stone	23.15	
Project	Drawing No.	Revision
Seann Taigh Rodel Isle of Harris	(L-) 10	P2
Drawing	Scale	
Section B - B & Section C - C as Existing	1:100 @ A3	
Issue Status	Date	
Scheme Design	September 2023	

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*Section A - A & West Elevation of Steading as proposed*



*Section G-G*

P2 - +10 existing & proposed ground floor level added to elevations 023.03.13

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All discrepancies are to be reported to the architect immediately.

This drawing is to be read in conjunction with all related Architects, Engineers' and Specialist drawings and relevant information.

Client <b>Mr Anderson Bakewell &amp; Ms Francine Stone</b>	Project Ref. <b>23.15</b>	
Project <b>Seann Taigh Rodel Isle of Harris</b>	Drawing No. <b>(L-) 27</b>	Revision <b>P1</b>
Drawing <b>Section A - A &amp; G-G as Proposed</b>	Scale <b>1:100 @ A3</b>	
Issue Status <b>PLANNING</b>	Date <b>29/02/2024</b>	

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