



**The Granary
West Mill Street
Perth PH1 5QP
Tel: 01738 493 942**

By email to eplanning@highland.gov.uk

Planning and Building Standards
Highland Council
Glenurquhart Road
Inverness
IV3 5NX

28 September 2017

Dear Sir

Objection: 17/03703/FUL Alterations & Extension to existing Kings House Hotel, Glencoe

Mountaineering Scotland objects to the planning application 17/03703/FUL.

The application calls for a major change in design from the 2016 planning application for the Kings House, previously granted in 16/00501/FUL.

Background

Scottish mountaineering and many of our members have a long association with the Kings House, and we recognise the value of the amenity provided by the facilities on site.

We did not object to the application 16/00501/FUL made in 2016, and granted by Highland Council, which would have provided an extension which we considered to be more in keeping with the original and historic Kings House, and importantly with the surrounding landscape.

Landscape and visual impact

Scotland's mountains are under increasing pressure from industrial scale developments, and the area from Glen Coe to Rannoch Moor is home to many iconic mountains and views. The hotel site is located in an extensive part of the National Scenic Area which is recognised for its unique and, as often-quoted, unrivalled natural heritage.

In contrast, the proposed development appears as an industrial style building, arguably no different to hotel buildings found in large cities. It is not sympathetic to its surroundings, or to the existing historic hotel building, and does not "respect, enhance or make responsible use of our natural assets" as required by National Planning Framework 3.

We consider that the application 16/00501/FUL was more sympathetic to the NSA designation but that the new application would inevitably have a serious impact on the surrounding area and wider views, including those from the road and mountains.

Rationale for the application

We question why, having been granted planning permission in 16/00501/FUL, the owners immediately submit a new application which is radically different.

The application might be considered opportunistic, seeking permission for a new hotel on the basis of the precedent of the 2016 application.

Conclusion

Mountaineering Scotland is not against the appropriate development of the Kings House and would support a well-designed extension as proposed in 16/00501/FUL.

This 2017 proposal is most certainly not well-designed or in keeping with its surroundings and we object to the application.

Yours sincerely,

David Gibson
CEO
Mountaineering Scotland