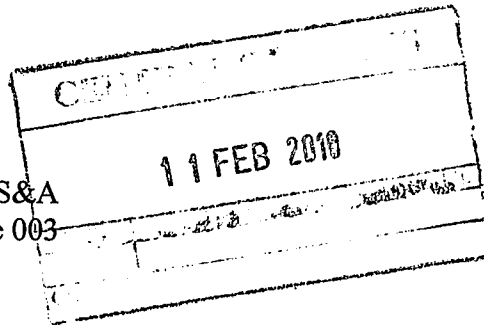


Our ref: WL/SS/4025/S&A
Your ref: RR/LRB/case 003



4 February 2010

Mr Ron Ritchie
Senior Committee Services Officer
Moray Council
Council Office
High Street
Elgin
IV3 01DX

Dear Sirs

**TOWN AND COUNTRY PLANNING (SCOTLAND) REGULATIONS 2008 –
REQUEST FOR REVIEW PLANNING APPLICATION 09/01714/PPP
PLANNING PERMISSION IN PRINCIPLE FOR FIVE PLOTS IN PADDOCK AT
NEWTON HOUSE, ELGIN**

We thank you for your correspondence 3 February 2010, advising us of two representations and can respond as follows:-

The letter from Mrs E Petrie is incorrect in as much as the three houses already existed and are Dairy Cottage, Newton Cottage and the Steading Building. Newton Cottage and Steading Building have now been restored and refurbished, Dairy Cottage is in the process of being completed, bringing the three original buildings back into use.

Two houses in the walled garden have already been approved.

Our clients have only owned the house and estate for three years. We understand that the house was burned down during the time of the Petrie's occupancy and ownership, and it should have been restored at that time. It is only due to the fact that they did not restore it and they merely passed it on to a developer who allowed it to become ruinous, that the cost of restoration is so excessive. There is no interior to protect.

A full financial appraisal and costings has been provided for the Councillors to demonstrate that the five houses are required as enabling development to restore this listed building. Our clients have offered to enter into a Section 75 agreement to ensure that the funds from the five house sites are utilised to restore Newton House, giving the Council control and assurances over any consent.

Our clients have not destroyed woodland. They have carried out tree management in accordance with the Ross Partnership proposals, all as agreed and approved by Moray

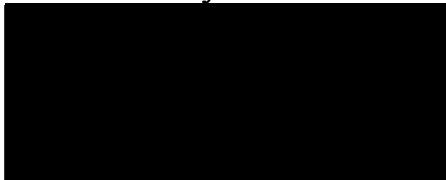


Council Landscape Officers, in an attempt to ensure that the woodland is retained in a good and healthy condition. The new entrance with pillars and stone wall have all been approved by Planning and received Listed Building Consent, and have provided a much improved and safer access to the estate.

In respect of the comment about developing Newton House, the estate sat derelict for almost 30 years, since the previous developer could not establish a financially viable way of saving the estate or buildings. We are not aware of any couple having ever agreed to acquire the site. Our clients were approached by a couple approximately two years ago when the housing market was buoyant, but who could not raise sufficient funds to restore the building. The simple issue is that it will cost significantly more to restore than the building will eventually be worth, hence it requires enabling development to subsidise its restoration.

We trust that this clarifies the situation.

Yours sincerely



WILLIAM LIPPE
Architect

Cc: Newton HouseMoray Limited
John Wills