

THE HIGHLAND COUNCIL

**NORTH PLANNING APPLICATIONS COMMITTEE
18 June 2013**

Agenda Item	6.10
Report No	PLN/067/13

**13/01504/FUL & 13/01505LBC : The Highland Council
2 & 4 Allan Square, Cromarty, IV11 8YF**

Report by Area Planning Manager

SUMMARY

Description: Installation of replacement timber sash and case windows and timber doors (Planning Permission and Listed Building Consent)

Recommendation: GRANT

Ward: 10 – Black Isle

Development category: Local Development

Pre-determination hearing: Not required

Reason referred to Committee: Application by The Highland Council.

1. PROPOSAL

- 1.1 It is proposed to replace existing single glazed sash and case windows and three external doors within ground and first floor flats at 2 and 4 Allan Square, Cromarty. The building is within the conservation area and is category C(S) listed therefore planning permission and listed building consent are required.
- 1.2 Information has been provided in support of the application. The building was converted to flats in the 1980s and it is understood that the existing windows were installed in the late 1980s. The window frames are now decaying and are beyond repair. Problems with the existing windows identified through a condition survey carried out by the applicant include:
 - Broken sash cords
 - No draught strips or weather seals are fitted to the windows but aluminium framed internal secondary glazing has been installed
 - Projecting window cills to the rear and gable elevations appear to be modern concrete units with a 75mm projection and a 40mm upstand to the rear. Timber window cills lack any drip mould over the concrete units which has led to decay

- Decaying parting beads and outer batton rods with holes to the window cases at low level above some cills

- 1.3 The proposed replacement windows are timber vertical sliding sash and case windows with slim double glazed units. These units have very little space between the panes of glass and as such are slimmer than standard double glazing. They are appropriate for replacement of traditional single glazed windows in historic buildings where the existing windows are beyond repair. Windows will be white (Pure White RAL 9010). The replacement windows reflect the 12 pane pattern of the existing windows. Research has been undertaken by the applicant and case officer but no details of the original window style can be found. In the absence of evidence, it was agreed that the replacement windows should be 12 pane to match the existing windows which it is assumed were based on the design of the previous windows.
- 1.4 The existing external doors and frames are not original. No. 2 has uPVC doors and frames and No.4 has a boarded timber door. The proposed replacement doors are timber with 4 vertical panels designed to replicate the appearance of double doors. There are existing fanlights above the front doors. The replacement rear door will have two glazed panels. It is proposed to paint the doors green (BS381 226 Mid Brunswick Green).

2. SITE DESCRIPTION

- 2.1 The building is 2 storeys in height and originates from the early/mid 19 Century. It forms part of a terrace which front onto Allan Square. The rear of the building is visible from Bank Street.

3. PLANNING HISTORY

- 3.1 No recent/relevant planning history.

4. PUBLIC PARTICIPATION

- 4.1 Advertised: Development affecting conservation area, unknown neighbour, application for listed building consent
Representation deadline: 24 May 2013
Timeous representations: None
Late representations: None

5. CONSULTATIONS

- 5.1 No consultee comments

6. POLICY

- 6.1 The proposed development complies with Development Plan policy and Historic Scotland's Historic Environment Policy and Managing Change Guidance. There are no policy implications arising from this proposal.

7. PLANNING APPRAISAL

- 7.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.
- 7.2 Listed Buildings are protected under the Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997, this establishes that any work which affects the character of a listed building will require listed building consent. In assessing an application for listed building consent, the planning authority is required to have special regard to the desirability of preserving the building, its setting and any features of special architectural or historic interest which it possesses.
- 7.3 Windows and doors form important elements in defining the character of historic buildings. In accordance with Historic Scotland's guidance, it is usually the case with listed buildings that the replacement of doors and windows is resisted in favour of repair and refurbishment to preserve the historic fabric of the building. In this case the existing doors and sash and case windows are not original and therefore there will be no loss of historic fabric. The applicant has also demonstrated that the existing units are beyond effective and economic repair. In this regard it is acceptable for the windows and doors to be replaced with the proposed units which are of a high standard of design and quality. The proposed replacement windows are also detailed to closely match the proportions of the existing windows. The proposed replacement windows and doors will not significantly alter the character or appearance of the property. Furthermore the replacement windows and doors will improve thermal performance and the comfort and security of occupants of the flats. The proposed works should also assist in the longer term preservation of the listed building.
- 7.4 This is a straightforward application involving a minor development and is referred to Committee because it is a development in which the Council has an interest. There are no policy implications and no third party comments have been received. There are no technical or consultee objections. Referral to Historic Scotland is not required as this is a category C(S) listed building.

8. CONCLUSION

- 8.1 The proposal is recommended for grant of planning permission and listed building consent.

9.0 RECOMMENDATION

Action required before decision issued No

Subject to the above, it is recommended the application be **granted** subject to the following conditions and reasons:1

1. Prior to installation of the windows, a sample shall be provided for the written approval of the Planning Authority. Thereafter works shall be completed in accordance with the approved details.

Reason: To ensure the windows are appropriate in order to safeguard the character and qualities of the listed building and conservation area.

2. For the avoidance of doubt, the windows shall be timber finished in White RAL 9010 paint and the doors shall be timber finished in Mid Brunswick Green BS381 226 paint and thereafter shall be maintained as such.

Reason: In order to safeguard the character and qualities of the listed building and conservation area.

3. For the avoidance of doubt, the rear door shall have two glazed panels (top)

Reason: There is a discrepancy between the drawing and the text on approved plan A L 04

Note to Applicant 13/01504/FUL

Accordance with Approved Plans & Conditions

You are advised that development must progress in accordance with the plans approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the Planning Authority (irrespective of any changes that may separately be requested at the Building Warrant stage or by any other Statutory Authority). Any preconditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to adhere to this permission and meet the requirements of all conditions may invalidate your permission or result in formal enforcement action.

Listed Buildings

Both planning permission and listed building consent are required for these works. You are not authorised to commence development until you have both consents in place. Furthermore, both consents and their respective conditions must be read, and complied with, in tandem.

LIMIT FOR THE IMPLEMENTATION OF PLANNING PERMISSION

In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

Note to Applicant 13/01505/LBC

Accordance with Approved Plans & Conditions

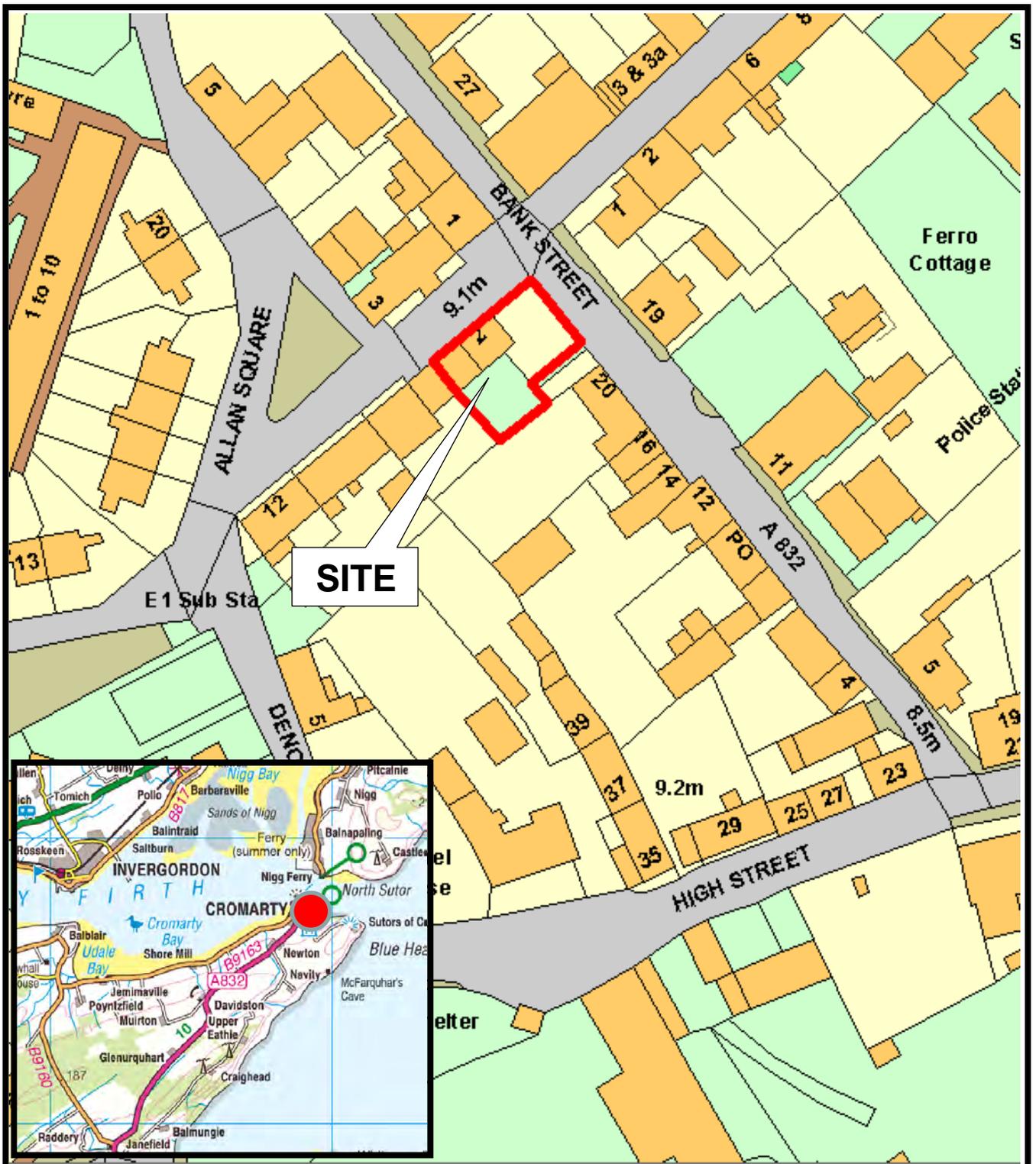
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Signature:	Dafydd Jones
Designation:	Area Planning Manager (North)
Author	Emma Forbes
Background Papers:	Highland Wide Local Development Plan
Relevant Plans:	Plan 1 – Location Plan
	Plan 2 – Existing Elevations – drawing no A L 03
	Plan 3 – Proposed Elevations – drawing no A L 04



SITE

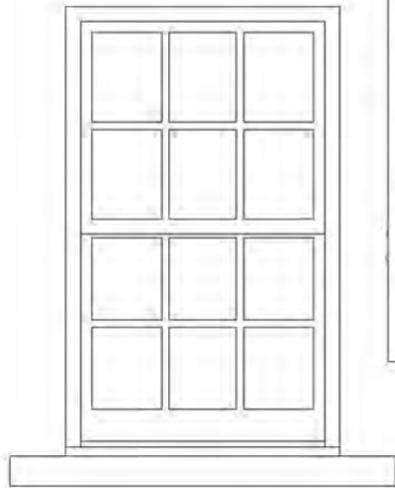


Planning & Development
Service

PLAN 1
13/01504/FUL & 13/01505/LBC
Installation of replacement windows and doors
at 2 & 4 Allan Square, Cromarty

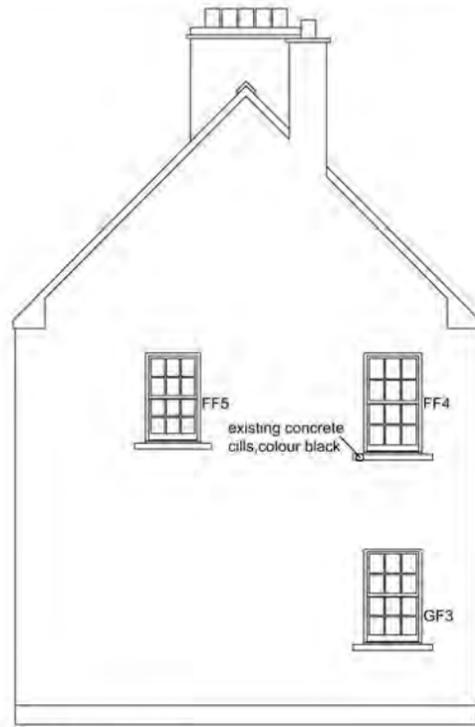
18 June 2013



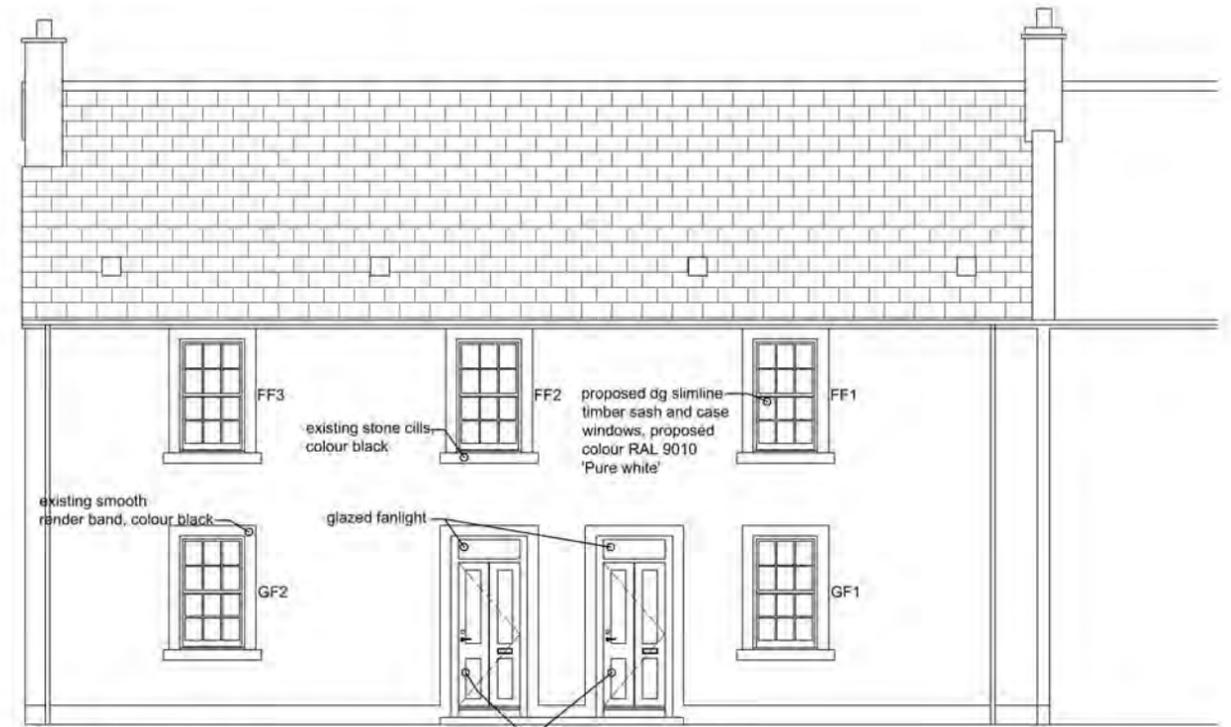


Windows:
 Timber vertical sliding sash pattern with low sightline units to be supplied with a single slim astragal profile vertical glazing bar to each sash. Upper sashes to be supplied without horns.

PROPOSED SASH AND CASE WINDOW PROFILE 1:20 (as per historic precedent)



SIDE ELEVATION

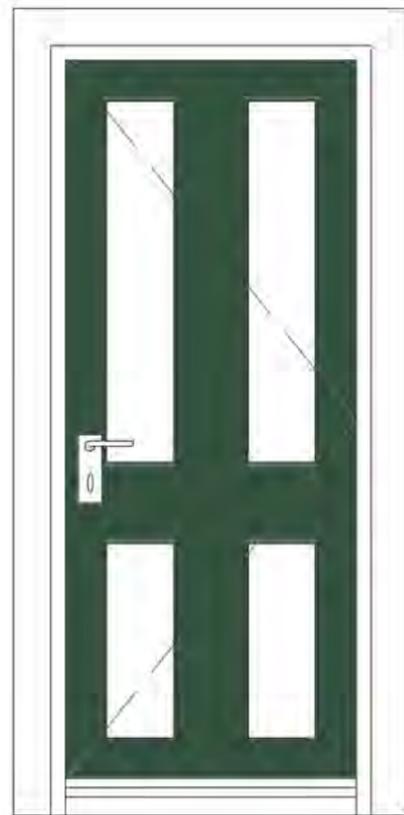


FRONT ELEVATION

proposed timber panelled door, proposed colour: BS381 226 'Mid Brunswick Green'



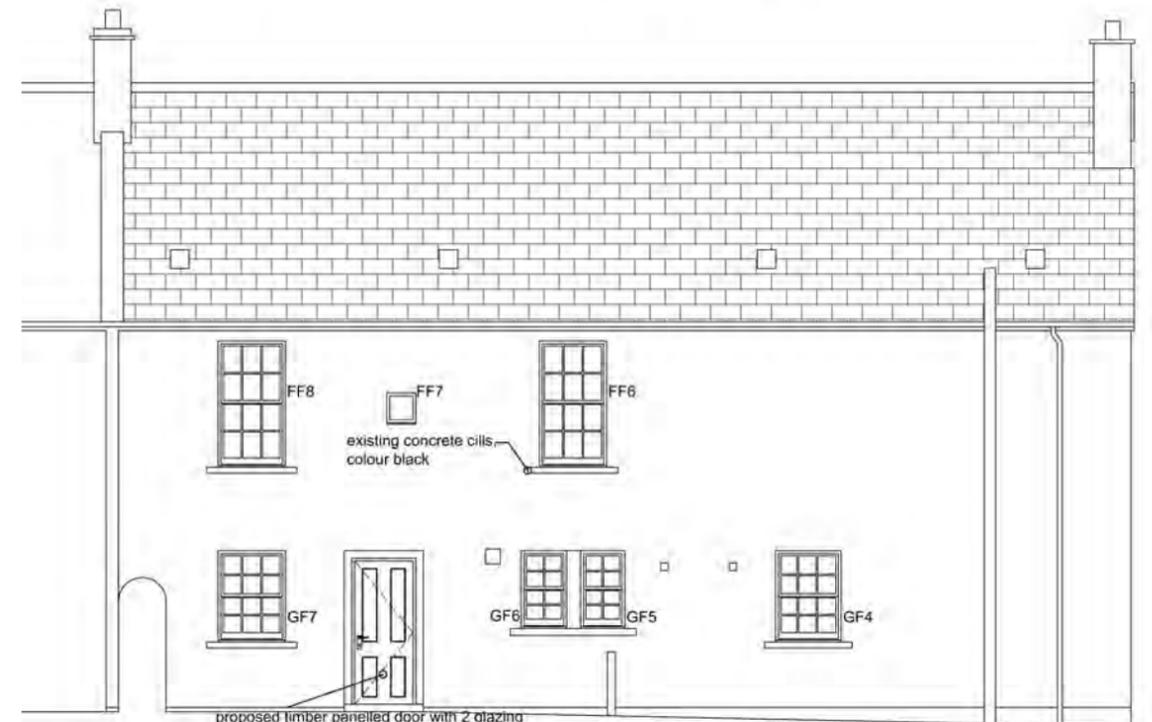
FRONT



BACK

Timber doors purpose-made to meet secure by design requirements PAS 23/ PAS 24
 Back door to have 2 top panels glazed.

PROPOSED DOOR PROFILES 1:20 (based on historic precedent)



BACK ELEVATION

HOUSING AND PROPERTY SERVICE

Steve Barron
 Director of Housing and Property

High Street
 Dingwall IV15 9QN
 Tel. (01349) 868565
 Fax (01349) 868592

Park Lane
 Portree IV51 9EP
 Tel. (01478) 613847
 Fax (01478) 613828



CLIENT
 Housing and Property Services

CONTACT
 Rob Chandler

PROJECT
 2 +4 Allan Square, Cromarty
 Window Replacements

DRAWING TITLE
 Proposed Elevations

PURPOSE OF ISSUE
 Planning/Listed building Consent



Scale 1=100

REV.	PURPOSE OF ISSUE	BY	CHECKED	DATE

DESCRIPTION	SCALE	DATE	DRAWN BY	CMCR	PAPER	PROJECT NUMBER	AGENT	SERIES	UNIQUE No.	REVISION
	1/100	14/2/2012			A3			A	L	04