

THE HIGHLAND COUNCIL

**SOUTH PLANNING APPLICATIONS COMMITTEE
12 April 2016**

Agenda Item	6.6
Report No	PLS 026/16

**16/00365/LBC: WKW Partnership Ltd
Cairngorm Hotel, Grampian Road, Aviemore**

Report by Area Planning Manager - South

SUMMARY

Description: Replace windows with double glazed timber sash & case units

Recommendation - REFUSE

Ward: 21 - Badenoch and Strathspey

Development category: Local

Pre-determination hearing: Not required

Reason referred to Committee: Requested by majority of Ward Members

1. PROPOSED DEVELOPMENT

- 1.1 The proposal is to remove all existing single glazed windows (mostly original sash and case but including 2 modern replacement windows) in the older stone and slate parts of the Cairngorm Hotel and replace them with new built double glazed sash and case windows painted to match the colours of the existing windows.
- 1.2 Pre-application consultation is not mandatory but pre-application advice was given during the processing of application 15/02954/LBC, which as submitted included similar proposals but which were withdrawn from that application to enable essential non-contentious roof replacement to be undertaken on a post-war wing of the hotel which is of non-traditional design. The advice was to the effect that to be successful any application for replacement of windows in the historic parts of the building would need to be supported by a survey showing why replacement was justified in terms of Historic Environment Policies.
- 1.3 The application is accompanied by a supporting statement.
- 1.4 **Variations:** Since the application was lodged the sectional construction of the windows has been modified from applied astragals to integral (structural) astragals on the advice of the Conservation Officer and additional supporting information on the timber to be used in the construction of the proposed replacement windows submitted.

2. SITE DESCRIPTION

- 2.1 The hotel is a category C Listed building situated on the west side of Grampian Road in the centre of Aviemore opposite the railway station which itself is Category A Listed. It is a composition of building masses of various ages, the historic core ones consisting of a 2 storey and attic Highland estate style villa with a tall 3 storey extension with angle tower. It is these masses which contain the sash and case windows which are proposed to be replaced. At ground floor level the principal elevation is partly masked by modern single storey porches and conservatory in timber finish, the north end has a 2 storey shallow pitched roof modern extension and to the rear there are a number of flat roofed single storey annexes.

3. PLANNING HISTORY

- 3.1 98/00090/FULBS Erection of conservatory PP granted 27/5/98
98/00257/FULBS Conservatory extension, access ramp and alterations to roof and front elevation PP granted 6/1/99
Hotel Listed 11/7/01
01/00260/FULBS & 01/00261/LBCBS Internal and external alterations to bedroom wing PP & LBC granted 12/12/01
05/00197/FULBS & 05/00198/LBCBS Extension to hotel PP & LBC granted 21/9/05
06/00099/LBCBS Attachment of 2 retractable canopies LBC granted 23/10/06
08/00037/LBCBS Erection of conservatory LBC granted 6/3/08
09/00245/FULBS & 09/00246/LBCBS Replace existing single glazed metal framed windows with double glazed timber to match existing stained windows and cladding on ground floor PP & LBC granted 6/4/10
15/02954/LBC Failing extension roof fabric to be replaced with insulated profile metal sheet LBC granted 17/9/15

4. PUBLIC PARTICIPATION

- 4.1 Advertised : Listed Building. Advert expiry date 3/3/16
Representation deadline : 3/3/16
Timeous representations : 0
Late representations : 0

5. CONSULTATIONS

- 5.1 **Conservation Officer:** Case for replacement not adequately detailed; applied astragals not acceptable.
5.2 **CNPA :** No comment.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Cairngorms National Park Local Development Plan 2015

2 Supporting Economic Growth

3 Sustainable Design

9 Cultural Heritage

7. OTHER MATERIAL CONSIDERATIONS

7.1 Local Development Plan Supplementary Planning Policy Guidance (SG)

Supporting Economic Growth

Sustainable Design

Cultural Heritage

7.2 Highland Council Supplementary Planning Policy Guidance

Not applicable

7.3 Scottish Government Planning Policy and Guidance

Scottish Historic Environment Policy

Historic Environment Scotland “Managing Change in the Historic Environment”
Practice Guidance

7.4 Other

Highland Council Development Advice Note “Replacement Windows”

8. PLANNING APPRAISAL

8.1 Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires that in considering whether to grant listed building consent for any works the Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

8.2 In considering whether an application for listed building consent meets this test the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance, and all other material considerations relevant to the application.

8.3 Development Plan Policy Assessment

The supporting statement submitted with the application refers extensively to energy efficiency and comfort issues which affect both operating costs and customer experience. In that regard, any proposal which will reduce heat loss and draughts, improve energy efficiency, reduce running costs and enhance customer comfort and hence the possibility of repeat business and favourable publicity finds Policy support in CNPLDP 2 and 3. However measures which involve wholesale replacement with new features rather than effective repair and enhancement of existing features (such as windows) has negative connotations for sustainability Policy in terms of the loss of embedded energy (in the windows to be removed) and the resources and energy which go into producing and installing the new ones. In terms of CNPLDP 9, the related SG is quite explicit in its discouragement of replacement as a first choice -

“Intervention will normally fall somewhere between preservation, adaptation, retention and redevelopment, it is often a balance to achieve the right outcome, but in the first instance you should consider preservation and reuse..... repair rather than replace”.

8.4 Material Considerations

Scottish Historic Environment Policy recognises that energy issues have to be taken into consideration in dealing with Listed Building cases but this includes the issue of “embedded” energy and avoiding unnecessary use of resources. Put simply, throwing away sound existing materials and replacing them with new ones should remain a last resort. Related good practice notes list a series of refurbishment and enhancement measures which can deal with energy efficiency issues such as draughts and heat loss without the need to remove otherwise sound windows.

To support an application for consent to replace windows wholesale, as is proposed here, an applicant would be expected to have had a joiner specialising in the repair and refurbishment of windows carry out a detailed examination of the windows and produce a report listing the extent of work needed to repair the windows or showing why repairs were not feasible. The report submitted with the application does not do that. Instead it leans heavily on generic arguments about energy efficiency, and amenity/operational/customer and staff experience issues of noise, condensation and cleaning, together with references to the alleged precedents set by previous consents and permissions.

In the absence of such a report, inspection of the windows suggests that only a minority (around 10%) show signs of actual damage or anomalies such as misaligned mid rails which could charitably be interpreted as possibly justifying replacement rather than repair of the sashes. Just over 50% had damage to the cills, which given the benefit of the doubt could justify their replacement, but replacing just the cills is more in the nature of a repair than the replacement of the entire window. Only limited and isolated instances of damage to cases were observed.

A sizeable minority (getting on for 40%) of windows were noted as having unusually large air gaps, which would certainly cause noise through rattling as well as allow increased transmission of noise from the outside. A similar percentage was affected by condensation. Air gaps whether of normal size (they are inherent to the functioning of sash and case windows) or excessive size are a source of draughts, which in combination with the poor insulation qualities of the existing single thickness window panes will be responsible for significant heat loss and the build up of condensation. However there are a number of technical options to address those problems which are acceptable in terms of National Policy, related good practice publications and precedent. Replacing single glazing with slim profile (“Slimlite”) double glazing panes within existing sashes can reduce heat loss and condensation. The “Ventrolla” draught stripping system is purpose designed for sash and case windows; it is capable of both reducing heat loss and dealing with rattling, even where air gaps are larger than normal. Secondary glazing can further reduce heat loss and noise from outside if the first two do not adequately deal with these problems.

The only evidence of any attempt at solutions other than wholesale replacement of windows is that a no doubt well intentioned attempt has been made some time ago to reduce draughts by pinning draught strip to the edges of the windows but the strip used is not purpose designed for sash and case windows and hence contributes little or nothing to reducing draughts and rattling.

Although in situations where a large number of windows in a Listed Building are heavily damaged there will be room for debate about whether the point has been reached where wholesale replacement is preferable to the retention of a limited number of original windows, that is clearly not the case here. On the contrary, and in the absence of alternative specialist evidence, it has to be concluded that the case for replacement of the windows has not been proven in terms of historic environment Policies. The degree to which energy efficiency considerations should override historic environment considerations is a separate and more nuanced debate, but a necessary precursor to such a debate would be evidence that acceptable energy conservation measures of the kinds described above (double glazing, draughtstripping, etc) have already been employed; the argument would then be about whether further energy efficiency improvements justified setting aside historic environment Policy considerations. Since none of these acceptable measures have even been tried on the hotel’s windows, any such debate would be premature.

In relation to the “precedents” suggested by the applicant in the supporting statement, it is correct that replacement windows have been installed in the function room wing but as this is a later extension and not part of the historic core of the building it cannot be judged on the same basis as the current proposals. Similarly, a completely new build modern extension gives no pointers as to what is or is not acceptable in modifying the original building.

8.5 **Other Considerations – not material**

Not applicable

8.6 **Matters to be secured by Section 75 Agreement**

Not applicable

9. CONCLUSION

9.1 All relevant matters have been taken into account when appraising this application. It is considered that the proposal does not accord with the principles and policies contained within the Development Plan and is unacceptable in terms of applicable material considerations.

It is recommended that consent be refused.

10. RECOMMENDATION

Action required before decision issued	No
Notification to Scottish Ministers	No
Notification to Historic Scotland	No
Conclusion of Section 75 Agreement	No
Revocation of previous permission	No

Subject to the above, it is recommended the application be **Refused** for the following reasons:

1. The applicant has not demonstrated to the satisfaction of the Planning Authority that damage which cannot be repaired is so extensive in so many of the existing windows that replacement as proposed is justified in terms of Scottish Historic Environment Policy and its related good practice advice on the management of change in the historic environment.
2. The applicant has not demonstrated to the satisfaction of the Planning Authority that the operational (energy efficiency, customer amenity, etc) benefits sought by means of the works proposed cannot be achieved either wholly or sufficiently by other means which are consistent with Scottish Historic Environment Policy and its related good practice advice on the management of change in the historic environment.

REASON FOR DECISION

The proposals do not accord with the provisions of the Development Plan and other material considerations including national historic environment policies and there are no material considerations which would warrant granting the application.

Signature: Allan J Todd
Designation: Area Planning Manager – South
Author: Andrew McCracken
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 – Location Plan 15009 - (PL)001
Plan 2 – Elevation Plan 15009 - (PL)115
Plan 3 – Windows General Plan 15009 - (PL)117

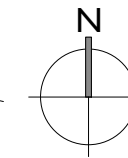
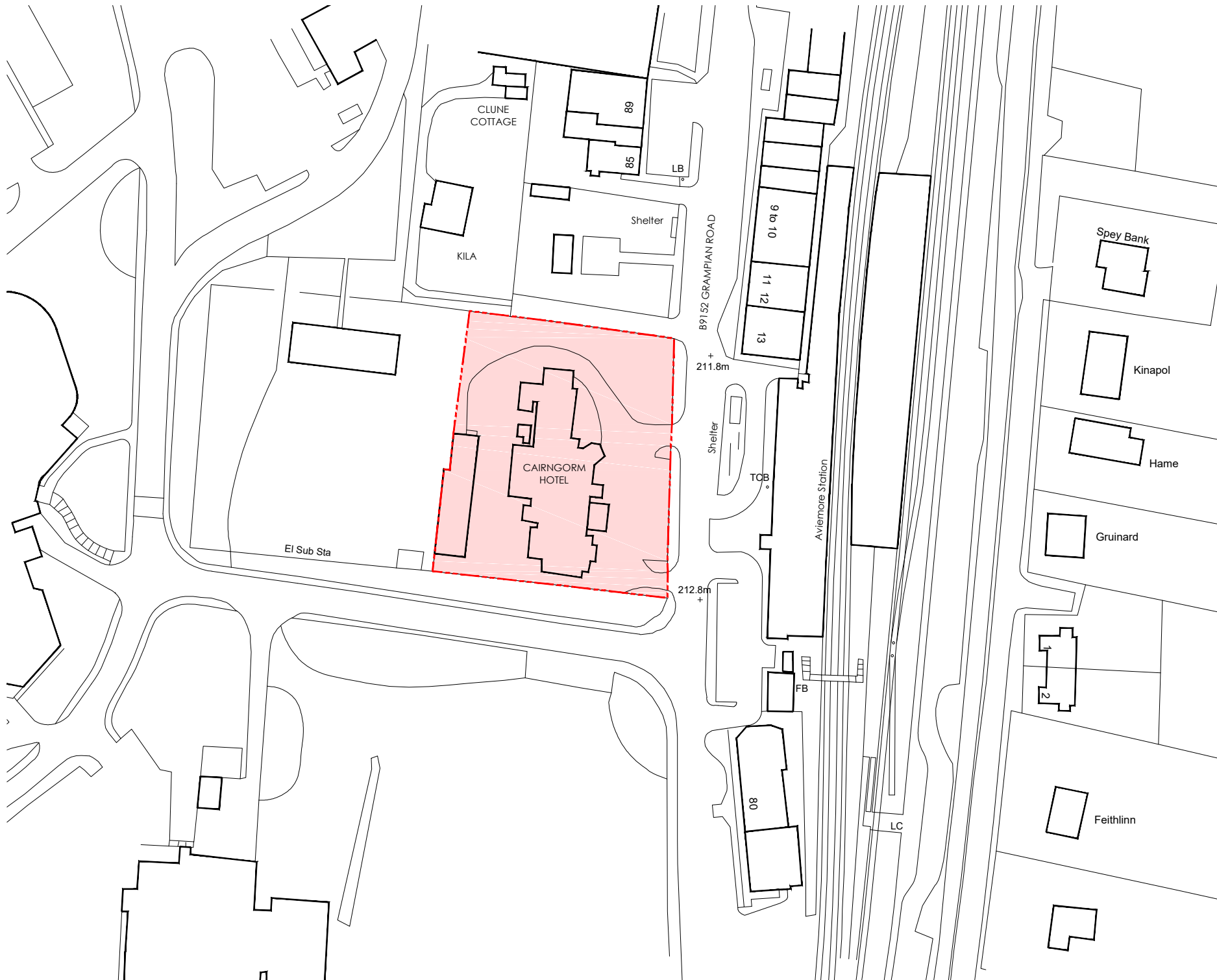


15009 - [PL]001 [] - LOCATION PLAN - 27/01/2016

THE CAIRNGORM HOTEL

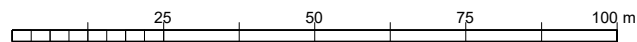
AT GRAMPIAN ROAD, AVIEMORE. PH22 1PE

SCALE 1:1250 & 1:10,000 @ A3



OS MAP []
SCALE - 1:10,000

LOCATION PLAN []
SCALE - 1:1250





WINDOW NUMBERS
 204C [B] - ROOM# [TYPE]

****WINDOWS SHOWN WITH REFERENCE NUMBERS ARE PROPOSED TO BE REPLACED NEW DOUBLE GLAZED UNITS. FOR FURTHER DETAILS PLEASE REFER TO EXISTING WINDOW TYPES AND PROPOSED NEW WINDOWS.****

EAST (PRINCIPLE) ELEVATION - SCALE 1:100

PLANNING REF: 08/00037/LBCBS.

PLANNING REF: 09/00245/FULBS, 09/00246/LBCBS.



SOUTH (SIDE) ELEVATION - SCALE 1:100

PLANNING REF: 08/00037/LBCBS.

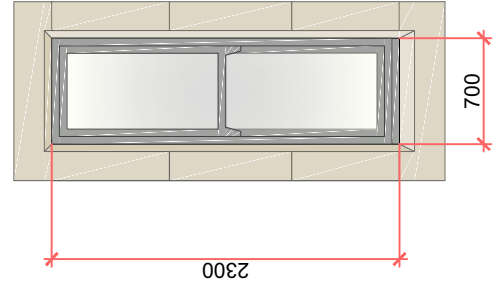
WINDOWS TO BE REPLACED - PAGE 1			
WINDOW #	TYPE	LOCATION	DESCRIPTION
W1	A	BAR / LOUNGE	TIMBER S&C, SINGLE GLAZED, SINGLE PANE SASH, SQUARE HEAD.
W2	A	BAR / LOUNGE	TIMBER S&C, SINGLE GLAZED, SINGLE PANE SASH, SQUARE HEAD.
W3	A	BAR / LOUNGE	TIMBER S&C, SINGLE GLAZED, SINGLE PANE SASH, SQUARE HEAD.
W4	A	BAR / LOUNGE	TIMBER S&C, SINGLE GLAZED, SINGLE PANE SASH, SQUARE HEAD.
W5	A	BAR / LOUNGE	TIMBER S&C, SINGLE GLAZED, SINGLE PANE SASH, SQUARE HEAD.
W6	A	BAR / LOUNGE	TIMBER S&C, SINGLE GLAZED, SINGLE PANE SASH, SQUARE HEAD.
W7	A	BAR / LOUNGE	TIMBER S&C, SINGLE GLAZED, SINGLE PANE SASH, SQUARE HEAD.
W8	A	BAR / LOUNGE	TIMBER S&C, SINGLE GLAZED, SINGLE PANE SASH, SQUARE HEAD.
W9	A	BAR / LOUNGE	TIMBER S&C, SINGLE GLAZED, SINGLE PANE SASH, SQUARE HEAD.
W10	B	RESTAURANT	TIMBER S&C, SINGLE GLAZED, 4 PANE TOP SASH, FORMED ASTRAGALS, SQUARE HEAD.
W11	B	RESTAURANT	TIMBER S&C, SINGLE GLAZED, 4 PANE TOP SASH, FORMED ASTRAGALS, SQUARE HEAD.
W12	B	RESTAURANT	TIMBER S&C, SINGLE GLAZED, 4 PANE TOP SASH, FORMED ASTRAGALS, SQUARE HEAD.
W13	B	RESTAURANT TOWER	TIMBER S&C, SINGLE GLAZED, 4 PANE TOP SASH, FORMED ASTRAGALS, SQUARE HEAD.
W14	B	RESTAURANT TOWER	TIMBER S&C, SINGLE GLAZED, 4 PANE TOP SASH, FORMED ASTRAGALS, SQUARE HEAD.
W15	B	RESTAURANT TOWER	TIMBER S&C, SINGLE GLAZED, 4 PANE TOP SASH, FORMED ASTRAGALS, SQUARE HEAD.
W16	B	RESTAURANT TOWER	TIMBER S&C, SINGLE GLAZED, 4 PANE TOP SASH, FORMED ASTRAGALS, SQUARE HEAD.
W17	D	BAR / LOUNGE	TIMBER S&C, SINGLE GLAZED, 2 PANE TOP & BOTTOM SASH, FORMED ASTRAGAL, SQUARE HEAD.
101A	B	ROOM 101, FIRST FLOOR	TIMBER S&C, SINGLE GLAZED, 4 PANE TOP SASH, FORMED ASTRAGALS, SQUARE HEAD.
101B	B	ROOM 101, FIRST FLOOR	TIMBER S&C, SINGLE GLAZED, 4 PANE TOP SASH, FORMED ASTRAGALS, SQUARE HEAD.
102A	C	ROOM 102, FIRST FLOOR	TIMBER S&C, SINGLE GLAZED, SINGLE PANE SASH, ARCHED HEAD.
102B	C	ROOM 102, FIRST FLOOR	TIMBER S&C, SINGLE GLAZED, SINGLE PANE SASH, ARCHED HEAD.
103A	C	ROOM 103, FIRST FLOOR	TIMBER S&C, SINGLE GLAZED, SINGLE PANE SASH, ARCHED HEAD.
103B	C	ROOM 103, FIRST FLOOR	TIMBER S&C, SINGLE GLAZED, SINGLE PANE SASH, ARCHED HEAD.
105A	C	ROOM 105, FIRST FLOOR	TIMBER S&C, SINGLE GLAZED, SINGLE PANE SASH, ARCHED HEAD.
105B	C	ROOM 105, FIRST FLOOR	TIMBER S&C, SINGLE GLAZED, SINGLE PANE SASH, ARCHED HEAD.
105C	C	ROOM 105, FIRST FLOOR	TIMBER S&C, SINGLE GLAZED, SINGLE PANE SASH, ARCHED HEAD.
106	D	ROOM 106, FIRST FLOOR	TIMBER S&C, SINGLE GLAZED, 2 PANE TOP & BOTTOM SASH, FORMED ASTRAGAL, SQUARE HEAD.
107A	G	ROOM 107, 2ND FLOOR	TIMBER S&C, SINGLE GLAZED, SINGLE PANE SASH, SQUARE HEAD DORMER WINDOW.
107B	G	ROOM 107, 2ND FLOOR	TIMBER S&C, SINGLE GLAZED, SINGLE PANE SASH, SQUARE HEAD DORMER WINDOW.
107C	G	ROOM 107, 2ND FLOOR	TIMBER S&C, SINGLE GLAZED, SINGLE PANE SASH, SQUARE HEAD DORMER WINDOW.
107D	G	OFFICE, 2ND FLOOR	TIMBER S&C, SINGLE GLAZED, SINGLE PANE SASH, SQUARE HEAD DORMER WINDOW.
107E	G	OFFICE, 2ND FLOOR	TIMBER S&C, SINGLE GLAZED, SINGLE PANE SASH, SQUARE HEAD DORMER WINDOW.
107F	G	OFFICE, 2ND FLOOR	TIMBER S&C, SINGLE GLAZED, SINGLE PANE SASH, SQUARE HEAD DORMER WINDOW.

WINDOW - TYPE A
[W3] - BAR / LOUNGE

SINGLE GLAZED TIMBER SASH & CASE. SINGLE PANE TOP AND BOTTOM SASH. CLEAR GLAZED. PAINTED EXTERIOR. STAINED OR PAINTED INTERIOR. BRASS IRONMONGERY.

PAINTED TIMBER CILL WITH DRESSED STONE OPENING; STONE HOODMOULD. RAKED CILLS. CHAMFERED ARRISSES AND MULLIONS.

****APPROXIMATE SIZES. ALL EXISTING WINDOWS. OPENINGS TO BE SITE MEASURED BEFORE MANUFACTURING ANY REPLACEMENT UNITS****

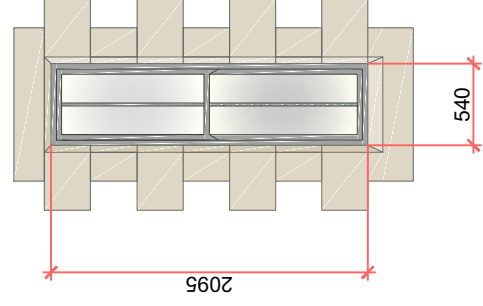


WINDOW - TYPE E
[114C] - ROOM 114 ENSUITE

SINGLE GLAZED TIMBER SASH & CASE. 2 PANE TOP AND BOTTOM SASH. FORMED ASTRAGALS. CLEAR GLAZED TOP SASH. OBSCURE LOWER SASH. PAINTED EXTERIOR. STAINED OR PAINTED INTERIOR. BRASS IRONMONGERY.

PAINTED TIMBER CILL WITH DRESSED STONE OPENING; STONE HOODMOULD. RAKED CILLS. CHAMFERED ARRISSES AND MULLIONS.

****APPROXIMATE SIZES. ALL EXISTING WINDOWS. OPENINGS TO BE SITE MEASURED BEFORE MANUFACTURING ANY REPLACEMENT UNITS****

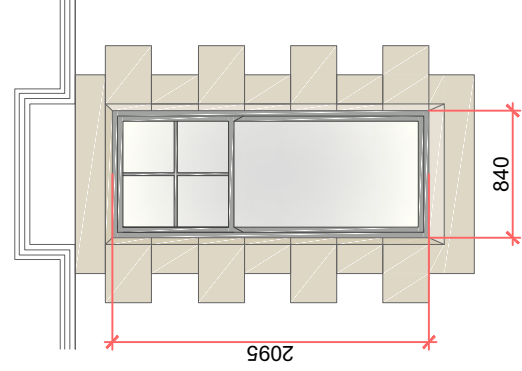


WINDOW - TYPE B
[125] - ROOM 125. FIRST FLOOR

SINGLE GLAZED TIMBER SASH & CASE. 4 LIGHT. TOP SASH AND SINGLE PANE BOTTOM SASH. CLEAR GLAZED FORMED ASTRAGALS. PAINTED EXTERIOR. STAINED OR PAINTED INTERIOR. BRASS IRONMONGERY.

PAINTED TIMBER CILL WITH DRESSED STONE OPENING; STONE HOODMOULD. RAKED CILLS. CHAMFERED ARRISSES AND MULLIONS.

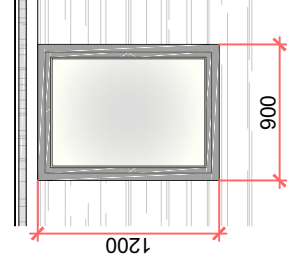
****APPROXIMATE SIZES. ALL EXISTING WINDOWS. OPENINGS TO BE SITE MEASURED BEFORE MANUFACTURING ANY REPLACEMENT UNITS****



WINDOW - TYPE F
[201B] - ROOM 201, SECOND FLOOR

POOR QUALITY. MODERN. CENTRE PIVOT. DOUBLE GLAZED UNIT.

****APPROXIMATE SIZES. ALL EXISTING WINDOWS. OPENINGS TO BE SITE MEASURED BEFORE MANUFACTURING ANY REPLACEMENT UNITS****

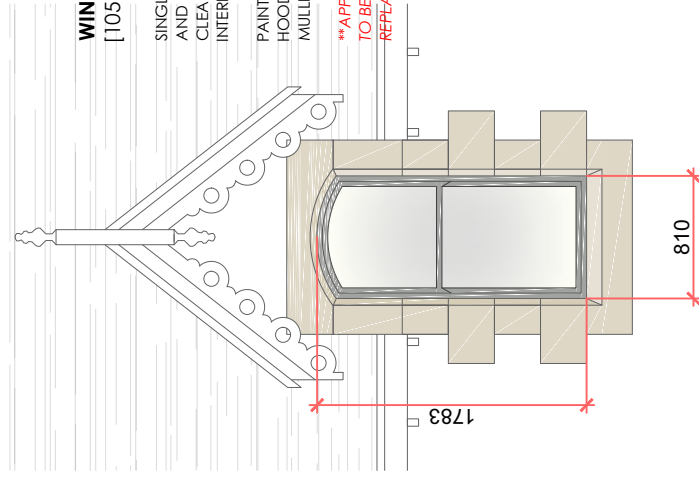


WINDOW - TYPE C
[105C] - ROOM 105, FIRST FLOOR DORMER

SINGLE GLAZED TIMBER SASH & CASE. SINGLE PANE TOP AND BOTTOM SASH. ARCHED SASH & CASE WINDOW HEAD CLEAR GLAZED. PAINTED EXTERIOR. STAINED OR PAINTED INTERIOR. BRASS IRONMONGERY.

PAINTED TIMBER CILL WITH DRESSED STONE OPENING; STONE HOODMOULD. RAKED CILLS. CHAMFERED ARRISSES AND MULLIONS.

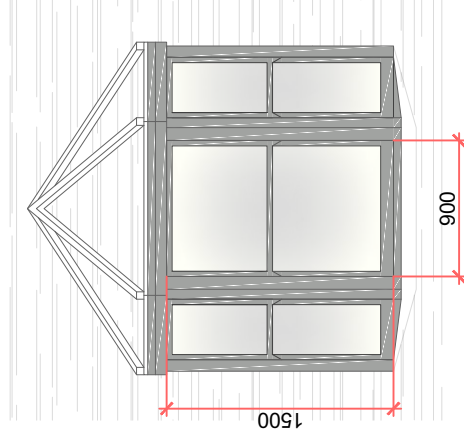
****APPROXIMATE SIZES. ALL EXISTING WINDOWS. OPENINGS TO BE SITE MEASURED BEFORE MANUFACTURING ANY REPLACEMENT UNITS****



WINDOW - TYPE G
[107B] - ROOM 107 DORMER

SINGLE GLAZED TIMBER SASH & CASE. SINGLE PANE TOP AND BOTTOM SASH. CLEAR GLAZED. PAINTED EXTERIOR. STAINED OR PAINTED INTERIOR. BRASS IRONMONGERY.

****APPROXIMATE SIZES. ALL EXISTING WINDOWS. OPENINGS TO BE SITE MEASURED BEFORE MANUFACTURING ANY REPLACEMENT UNITS****

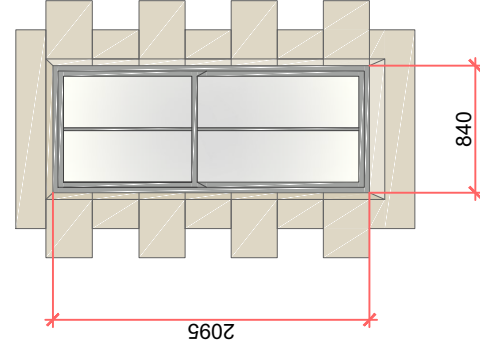


WINDOW - TYPE D
[205] - ROOM 205, SECOND FLOOR

SINGLE GLAZED TIMBER SASH & CASE. 2 PANE TOP AND BOTTOM SASH. FORMED ASTRAGALS. CLEAR GLAZED. PAINTED EXTERIOR. STAINED OR PAINTED INTERIOR. BRASS IRONMONGERY.

PAINTED TIMBER CILL WITH DRESSED STONE OPENING; STONE HOODMOULD. RAKED CILLS. CHAMFERED ARRISSES AND MULLIONS.

****APPROXIMATE SIZES. ALL EXISTING WINDOWS. OPENINGS TO BE SITE MEASURED BEFORE MANUFACTURING ANY REPLACEMENT UNITS****



EXISTING WINDOW FRAME FINISHES:

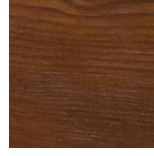
EXTERNAL PAINT FINISH

GREY, COLOUR TO MATCH EXISTING. EXACT COLOUR TO BE CONFIRMED.



INTERNAL PINE FINISH

REPLACEMENT GROUND FLOOR WINDOWS, INTERNALLY STAINED TO MATCH EXISTING STAINED TIMBER PANELLING. COLOUR TO BE CONFIRMED.



INTERNAL PAINT FINISH

REPLACEMENT UPPER FLOOR WINDOWS, INTERNALLY PAINTED TO MATCH EXISTING. COLOUR TO BE CONFIRMED.

