

Agenda Item	6.13
Report No	PLN/018/24

## HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 30<sup>th</sup> January 2024

Report Title: 23/04117/LBC: Laura Fraser

1 Ankerville Street

Tain

IV19 1BH

Report By: Area Planning Manager – North

### **Purpose/Executive Summary**

**Description:** Installation of composite door

**Ward:** 07 – Tain and Easter Ross

**Development category:** Local Application

**Reason referred to Committee:** Called in by ward members

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.

### **Recommendation**

Members are asked to agree the recommendation to **REFUSE** the application as set out in section 11 of the report.

## 1. PROPOSED DEVELOPMENT

- 1.1 This application is for the replacement of a uPVC door with a composite door on the Category 'C' listed building, 1 Ankerville Street, Tain, within the Tain Conservation Area. The replacement door is to be either the Rock Door "Illinois" or "Portland" door with a Rosewood colour finish, as shown in the manufacturers specification appended to this report. Both options presented by the applicant have a UPVC outer skin finish. Both are of non-traditional appearance with mock timber panels and decorative glazing in the upper half of the door.

## 2. SITE DESCRIPTION

- 2.1 This application is for the replacement of a UPVC door which is failing, on the C listed dwelling known as 1 Ankerville Street, which forms part of a row of north-facing houses running along the street. The dwelling is located within the Tain Conservation Area and has several neighbouring properties.

The principal elevation of the building features 5 windows, 2 on the ground floor and 3 on the first floor, and a front door stepping out onto the Ankerville Street pavement.

- 2.2 1 Ankerville Street is a Category C listed building (ref. LB41839, listed 29/10/1982) *Listing Description:* Early 19th century, 2 storey, 3 bay house with centre door and return bay to Shandwick Street. Rubble with sneck harling, tooled margins; smaller 1<sup>st</sup> floor windows; 4-pane glazing (12-pane survives in 1st floor gable window); end stacks; slate roof; stone ridge.

## 3. PLANNING HISTORY

- |     |            |  |                      |
|-----|------------|--|----------------------|
| 3.1 | 19.09.2023 | Changing front door, from UPVC to Composite as it is broken  | Application Returned |
| 3.2 | 27.09.2023 | Changing the broken UPVC door to a rose wood composite door. | Application Returned |

## 4. PUBLIC PARTICIPATION

- 4.1 Advertised: Ross-shire Journal and Edinburgh Gazette – Listed Building Consent;  
Date Advertised: 06.10.2023

Representation deadline: 24.11.2023

Timeous representations: 0

Late representations: 0

- 4.2 Material considerations raised are summarised as follows:

a) None

## 5. CONSULTATIONS

- 5.1 03.10.2023 Historic Environment Team – Conservation:

This is a complicated site, with a C-listed building which is only of heritage value as it's the corner between 2 terraces (all of which are listed) but is significantly

compromised by uPVC windows and front-door. On the presumption that this building may not be de-listed because of its position, we should be seeking enhancements over the existing condition. We were advised however that the existing front-door had failed and that a replacement was urgently required? – on this basis only, and because it was an enhancement over the existing, a composite door could be accepted in this case. This would not set any precedent for other sites however, and if it wasn't an emergency, then an appropriate solid-timber door should be installed.

## 5.2 10.11.23 Historic Environment Team – Conservation:

In our previous consultation response, we noted that we had previously been contacted (several months ago) with regard to an emergency case; this referenced a front-door which had failed, and for security/access it had to be replaced quickly - and a composite-door was the only available option for such. Our previous consultation comments accepted this scenario, and we subsequently were informed that the case officer had suggested a temporary permission (3 or 5 years) after which it should be replaced with a more appropriate solid-timber door.

We have today been informed that the door has not been replaced, and must therefore presume that the emergency has abated. This being the case, we object to the proposal for a composite door, all examples of which (in the submitted brochure) were also inappropriate in design.

This listed building needs to have a solid timber door, of an appropriate panelled style. The fact that the house also has poor quality upvc windows (unauthorised, should be reported to Planning Enforcement) does not justify an equally inappropriate door.

The designs proposed, in the materials proposed, will adversely affect the character and material-integrity of the listed building.

## 6. **DEVELOPMENT PLAN POLICY**

The following policies are relevant to the assessment of the application

### 6.1 **National Planning Framework 4 (2023)**

Policy 1 - Tackling the Climate and Nature Crises

Policy 2 - Climate Mitigation and Adaptation

Policy 7 - Historic Assets and Places

Policy 14 – Design Quality and Place

### 6.2 **Highland Wide Local Development Plan 2012**

28 - Sustainable Design

29 - Design Quality & Place-making

34 – Settlement Development Areas

57 - Natural, Built & Cultural Heritage

### 6.3 **Inner Moray Firth Local Development Plan 2015**

The application building is located within Tain's Conservation Area and is regarded to be within a Town Centre and Settlement Development Area.

## 7. OTHER MATERIAL CONSIDERATIONS

### 7.1 Highland Council Supplementary Planning Policy Guidance

Highland Historic Environment Strategy (Jan 2013)

Sustainable Design Guide (Jan 2013)

Historic Windows and Doors (May 2017)

### 7.2 Scottish Government Planning Policy and Guidance

Historic Environment Scotland - Managing Change in the Historic Environment: Doorways (October 2010)

## 8. PLANNING APPRAISAL

8.1 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.

8.2 Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires the planning authority to have special regard to the desirability of preserving the buildings or its setting or any features of special architectural or historic interest which it possesses. Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires special attention to be paid to the preservation or enhancing of the character or appearance of the conservation area.

### 8.3 Determining Issues

This means that 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.

### 8.4 Planning Considerations

The key considerations in this case are:

- a) compliance with the development plan and other planning policy
- b) impact on listed building and the conservation area
- c) any other material considerations.

### **Development plan/other planning policy**

8.5 The National Planning Framework 4 (NPF4) sets out detailed criteria for protecting the historic environment. Policy 7(c) - within Historic Assets and Places – requires that development proposals for the reuse, alteration or extension of a listed building will only be supported where they will preserve its character, special architectural or historic interest or setting. This proposal fails to meet the criteria as the proposed door is not an appropriate replacement, consisting of composite material rather than timber and would adversely impact the building's special architectural and historic interest.

8.6 NPF4's policy 7(d) states that development proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced. Relevant considerations include the; architectural and historic character of the area; existing density, built form and layout; and context and siting, quality of design and suitable materials. The adverse impact

noted in 8.5 above has a resultant negative impact upon the character and appearance of the conservation area, and as such cannot be supported by this policy.

- 8.7 Policy 28 of the Highland wide Local Development Plan (HwLDP) 2012 regards Sustainable Design and assesses all development against a list of criteria. Of relevance to this application is that the proposals are assessed to the extent to which they demonstrate sensitive siting and high-quality design in keeping with local character and historic and natural environment and in making use of appropriate materials. The proposed design does not comply with this requirement and is not in-keeping with the local historic environment, and as such is not supported by this policy.
- 8.8 Policy 29 – Design Quality & Place-Making of the HwLDP requires that new development make a positive contribution to the architectural and visual quality of a place, with sensitivity and respect towards local distinctiveness of the architecture in any proposals. This proposal shows no consideration of the local historic distinctiveness.
- 8.9 Planning guidance for Listed Buildings and Unlisted buildings in Conservation Areas is provided within the Council’s Historic Windows and Doors (2017). This document outlines the key principles for the replacement of Windows and Doors for Listed Buildings. Principle 5 states that where buildings have in the past been fitted with an inappropriate door, The Highland Council will ensure that a replacement door is appropriate in material, design and detailing to the age and architectural style of the building. The proposed replacement door does not satisfy these requirements, and so the development cannot be supported

### **Impact to Listed Building and Conservation Area**

- 8.10 Policy 57 – Design Quality & Place-Making of the HwLDP will allow developments if it can be satisfactorily demonstrated that they will not have an unacceptable impact on the natural environment, amenity or heritage resource. Future developments should take account of the historic environment and that they are of a design and quality to enhance the historic environment bringing both economic and social benefits. The proposed development would have an adverse impact on built heritage, as there would be no historic environment enhancement, nor has any economic or social justification been given for the damage that would be done to Tain’s built heritage.
- 8.11 The very simple historic character of 1 Ankerville Street is relatively unchanged over the past 200 years. The character of this listed building must be considered on its own merits, as well as on the merits of the collective group of listed buildings; the character and appearance of the Tain Conservation Area must also be considered as a determining factor.
- 8.12 Historic Environment Scotland’s Managing Change in the Historic Environment: Doorways – states within 4.1 that repairs and alterations to a historic building must protect its character, and that the contribution of doors and doorways to the character must be considered. As the proposed replacement does not match the design or material of an appropriate original historic door, it cannot be said that the development supports the historical character of the original building.
- 8.13 Other Material Considerations

None

8.14 Non-material considerations

The issue of other existing unacceptable doors in neighbouring properties is not a material planning consideration and does not carry any weight during the determination process.

8.15 During consultation, the applicant stated that the replacement of the existing broken door with the proposed replacement door was in response to an emergency. On further clarification it was established there were issues with the current door in relation to heat loss, the locking mechanism, water ingress and its fitting. Whilst sympathetic to these concerns, these issues in themselves do not constitute an emergency but are in fact issues associated with long term wear and tear. These could in theory be addressed through repairs or the installation of a new door that is appropriately designed. There is no requirement for this door to be of inappropriate composite construction to meet these objectives. Accordingly the historic environment team considered this emergency to have abated since the applicant's initial application, and have subsequently objected to the development.

8.16 Developer Contributions

N/A

**9. CONCLUSION**

9.1 The proposal is for the replacement of a front-door of a Category C Listed Building which is also located within Tain Conservation Area.

9.2 The proposed development will have a significantly adverse impact on the historic fabric, character and appearance of the building. As such, the proposal will not preserve the special architectural or historic character of the Listed Building and is, therefore, considered contrary to both national and Council policy. The proposal neither preserves nor enhances the character of the conservation area. These concerns were evidenced across consultee comments from the Historic Environment Team.

9.3 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 policy contained within the Development Plan and is unacceptable in terms of applicable material considerations.

**10. IMPLICATIONS**

10.1 Resource: Not applicable

10.2 Legal: Not applicable

10.3 Community (Equality, Poverty and Rural): Not applicable

10.4 Climate Change/Carbon Clever: Not applicable

10.5 Risk: Not applicable

10.6 Gaelic: Not applicable

## 11. RECOMMENDATION

The application is recommended for refusal for the reasons set out below.

### Reasons for Refusal of 23/04117/LBC

1. The proposed installation of a composite door to the front elevation of a Category C listed building within the Tain Conservation Area will have a significantly adverse impact on the application building's historic fabric, character and appearance and will detract from the historic integrity of its listing. As such, the proposal will not preserve the special architectural or historic character of the Listed Building and is therefore considered contrary to Section 14 of the Planning (Listed building and Conservation Areas) (Scotland) Act 1997; Policy 7 of the National Planning Framework 4; as well as policy 57 of the Highland-wide Local Development Plan 2012.

Signature: Dafydd Jones

Designation: Area Planning Manager - North

Author: Ruairidh Strachan

Background Papers: Documents referred to in report and in case file.

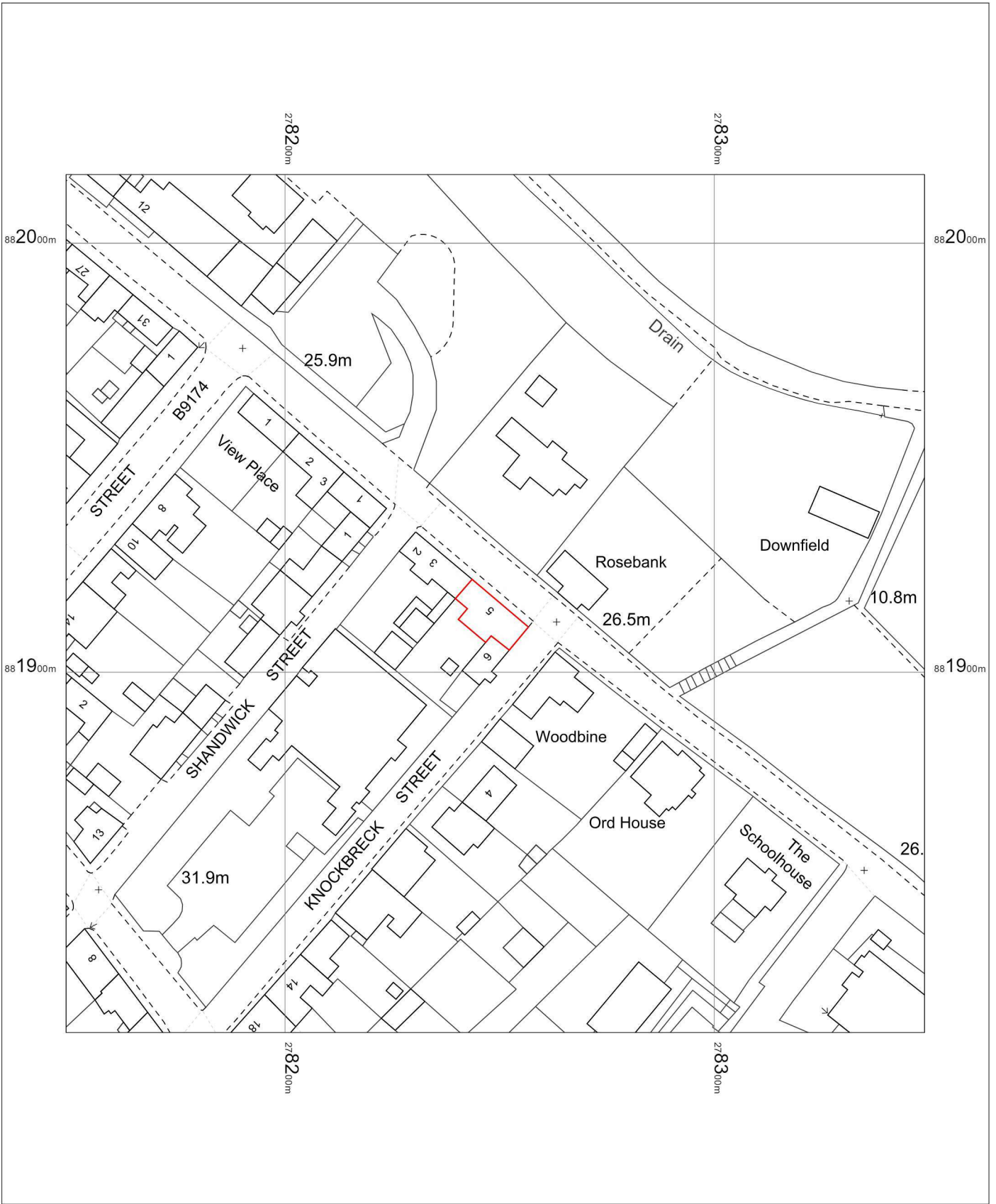
Relevant Plans: Plan 1 - 000001 Location Plan

Plan 2 – Manufacturers Literature – Rosewood – Illinois or  
Portland Doors

Appendix – Letters of Representation

None



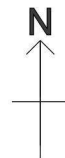


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OS MasterMap 1250/2500/10000 scale  
 Tuesday, September 19, 2023, ID: MPMM4-01126264  
 www.nicolsondigital.com

1:1250 scale print at A4, Centre: 278249 E, 881916 N

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## ILLINOIS

The Illinois is similar in style to one of our best-selling doors, the Jacobean, but features slightly longer glass apertures and a delicate swept head.

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*Illinois - Irish Oak - Empire Glass*



*Illinois - Light Oak - Pinnacle Glass*



Portland - White - Beacon Glass



## PORTLAND

If your priority is letting light in, look no further than the Portland. As well as the security of S-Glaze glass, you've the option of ornate glass bevels and stunning gluechip glass to provide an astounding combination of both traditional and contemporary.



Portland - White - Beacon Glass

# DECISIONS, DECISIONS...

## CHOOSE YOUR COLOUR

Rockdoors are available in 13 colours so you can choose what's right for you. Each colour features a delicate wood effect grain to give the appearance of a timber door.

As Rockdoors are 'made to order,' not 'cut to size,' all colours are available inside and out. Please check our colour swatch before ordering or use our door visualiser at [Rockdoor.com](https://www.rockdoor.com).



AGATE GREY (RAL7038)  
Available with matching outerframe.



WHITE  
Available with matching outerframe.



CREAM (RAL9001)  
Available with matching outerframe.



BLACK (RAL8022)  
Available with matching outerframe.



SAPPHIRE BLUE (RAL5011)



ANTHRACITE GREY (RAL7016)  
Available with matching outerframe.



SLATE GREY (RAL7015)  
Available with matching outerframe.



IRISH OAK  
Available with matching outerframe.



LIGHT OAK  
Available with matching outerframe.



ROSEWOOD  
Available with matching outerframe.



RUBY RED (RAL3011)



CHARTWELL GREEN  
Available with matching outerframe.



EMERALD GREEN (RAL6009)