

# LOCAL REVIEW BODY



211766/DPP– Review against refusal of planning permission for:

Installation of bi-fold doors  
and formation of side door opening (retrospective)

35 Carden Place

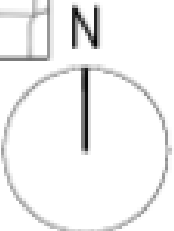
# Location Plan



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## LOCATION PLAN

1:1250





B9119

Prince Arthur St

Rubisla

Prince Arthur



41

39

37

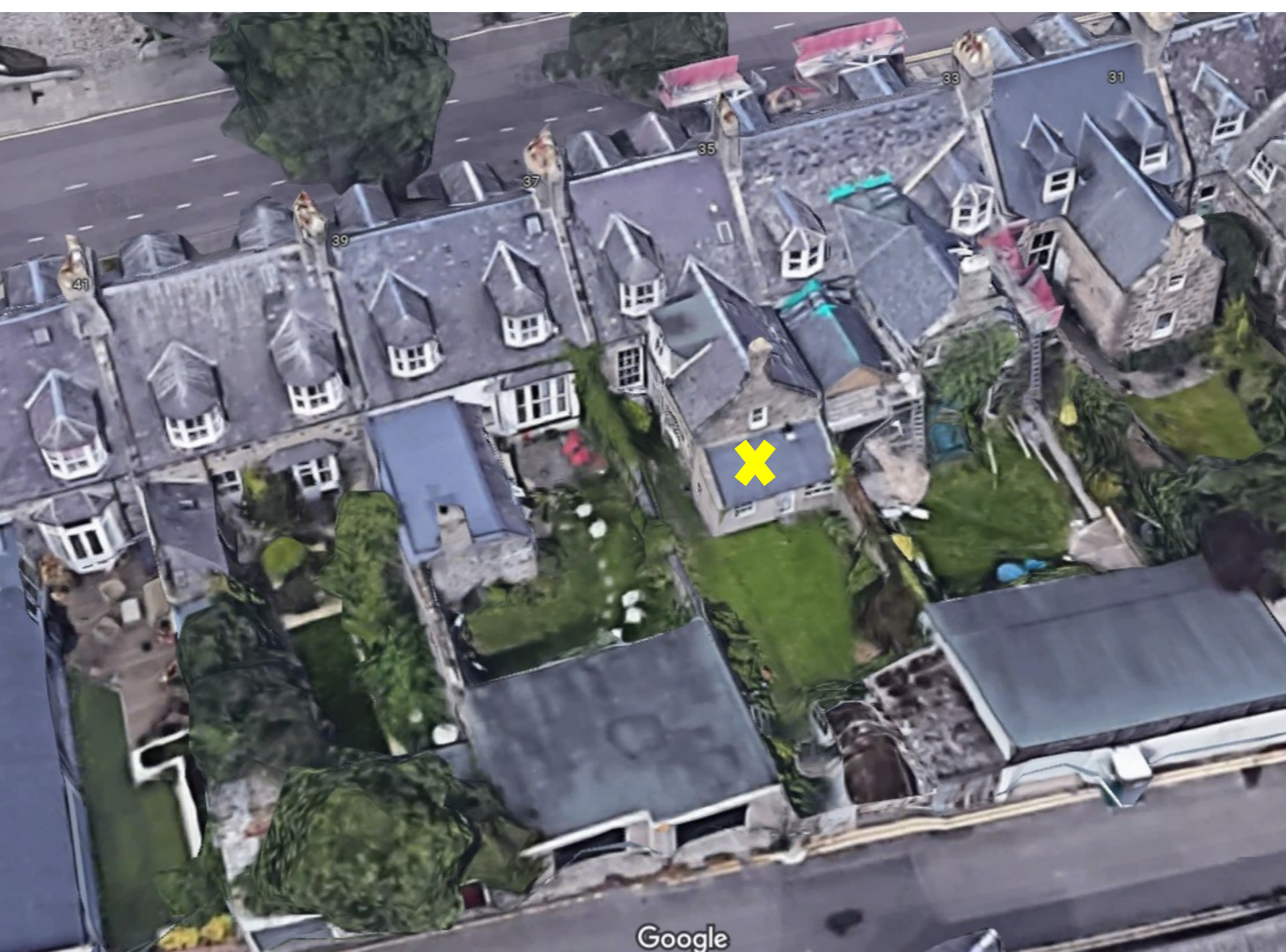
35

33

31

2

4



Google

Photograph as existing



# Streetview from rear lane, Nov 2020



# Existing and Proposed

## MATERIALS as existing (house)

Walls:  
granite

Roof:  
natural slate pitched roof;  
single-ply membrane over extension

Rainwater goods:  
black upvc gutters + downspouts

Openings:  
White double glazed units

## DOORS as installed

5-panel white uPVC bifold door as drawings

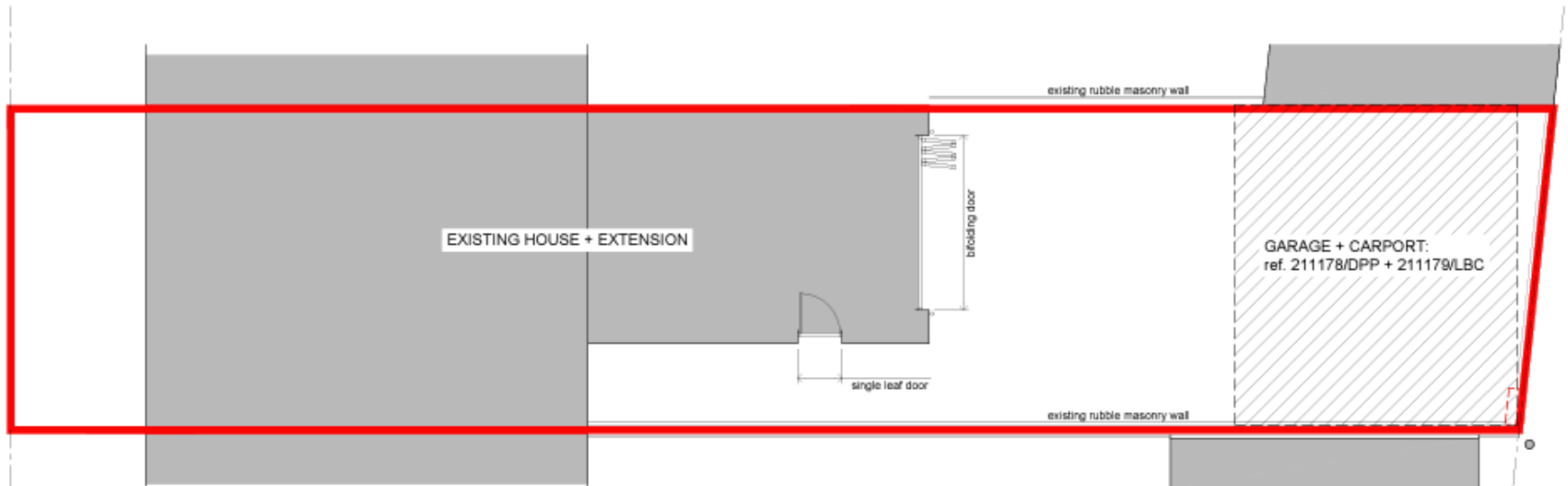
white uPVC single leaf door as drawings



WEST ELEVATION - EXISTING+PROPOSED  
1:100



SOUTH ELEVATION - EXISTING+PROPOSED  
1:100



EXISTING HOUSE + EXTENSION

GARAGE + CARPORT:  
ref. 211178/DPP + 211179/LBC

# Reasons for Decision

Stated in full in decision notice. Key points:

- Impact on Category B listed building
- Impact on character and appearance of Conservation Area
- Contrary to Scottish Planning Policy; Historic Environment Policy for Scotland; the Managing Change Guidance; Policies D4(Historic Environment), H1 (Residential Areas) and D1 (Quality Placemaking by Design) of the adopted Aberdeen Local Development Plan 2017; associated Supplementary Guidance; and Policies D6, H1 and D1 of the Proposed Aberdeen Local Development Plan 2020



# Applicant's Case

- New extension is granite block, whilst the old extension was harled brick.
- Original extension was an eye sore, which detracted from the listed building and conservation area
- New uPVC doors blend in with the existing uPVC window in mezzanine bedroom
- uPVC doors will not be seen once full width garage is completed.
- Precedent exists for use of uPVC at rear of listed buildings, including both immediate neighbours.
- Proposal is not contrary to the national and local policies quoted
- Impact of enforcement action would be to require disposal of uPVC doors and windows, which has an environmental impact.

## Supplementary Guidance: Windows and Doors:

- On listed buildings and public elevations of conservation areas, the introduction of new PVCu windows as a replacement material is not acceptable.

## Managing Change in the Historic Environment (Historic Environment Scotland):

Extensions must protect the character and appearance of the building; should be subordinate in scale and form; should be located on a secondary elevation; and must be designed in a high-quality manner using appropriate materials.



# D1: Quality Placemaking by Design

All dev't must *“ensure high standards of design and have a strong and distinctive sense of place which is a result of context appraisal, detailed planning, quality architecture, craftsmanship and materials”*.

Proposals will be assessed against the following six essential qualities:

- Distinctive
- Welcoming
- Safe and pleasant
- Easy to move around
- Adaptable
- Resource-efficient



## D4: Historic Environment

- ACC will *'protect, preserve and enhance'* the historic environment, in line with national and local policy and guidance
- High quality design that respects the character, appearance and setting of the historic environment, and protects the special architectural and historic interest of its LBs and CAs will be supported

# Scottish Planning Policy (SPP)

- Change to a listed building should be managed to protect its special interest while enabling it to remain in active use. Special regard must be given to the importance of preserving and enhancing the building, its setting and any features of special architectural or historic interest. The layout, design, materials, scale, siting and use of any development which will affect a listed building or its setting should be appropriate to the character and appearance of the building and setting.
- Listed buildings should be protected from demolition or other work that would adversely affect it or its setting.
- Proposals in CAs should preserve or enhance the character and appearance of the CA. Proposals that do not harm the character or appearance should be treated as preserving it.



Aberdeen City Conservation Area Character Appraisals and Management Plan

## Albyn Place and Rubislaw

To be read in conjunction with Section 1: Strategic Overview and Section 2: Management Plan

July 2013

Planning and Sustainable Development  
Enterprise, Planning and Infrastructure  
Aberdeen City Council  
Business Hub 4 - Marischal College  
Broad Street  
Aberdeen  
AB10 1AB

### 3.2.5 Negative factors/Issues

General built environment negative features include the removal of timber sash and case windows and the replacement of these with inappropriately designed thick framed uPVC windows. The inappropriate placement of satellite dishes and burglar alarms is also a concern.

# Points for Consideration:

Historic Environment: Do members consider that the proposed works preserve or enhance the character and amenity of the Conservation Area and the Listed Building, as required by SPP, HESPS, policies of the ALDP and SG?

Design: Is the proposal of sufficient design quality (D1), appropriate to its context?

**1. Does the proposal comply with the Development Plan when considered as a whole?**

**2. Do other material considerations weigh for or against the proposal? Are they of sufficient weight to overcome any conflict with the Development Plan?**

Decision – state clear reasons for decision

Conditions? (if approved – Planning Adviser can assist)