



DECISION NOTICE

The Town and Country Planning (Scotland) Act 1997

Detailed Planning Permission

Catherine Newton
Bell Ingram
Durn
Isla Road
Perth
Perthshire
PH2 7HF

on behalf of **Scottish Water**

Aberdeen City Council in exercise of its powers under the above mentioned Act hereby **refuses planning permission** for the development specified below and shown in the plans and drawings listed.

Application Reference Number	240294/DPP
Address of Development	24 Virginia Street Aberdeen AB11 5AU
Description of Development	Replacement of external doors with flood mitigation doors
Date of Decision	28 June 2024

DETAILS OF ANY VARIATION MADE TO THE APPLICATION

None.

REASON FOR DECISION

The reasons on which the Council has based this decision are as follows –

The use of PVC for the replacement of the existing timber doors would fail to preserve or enhance the character and appearance of the City Centre Conservation Area. The proposed doors are not of a high quality design that would be sympathetic to the historic character of the building, and they would be located on the prominently visible principal elevation, thus adversely impacting on the distinctive appearance and setting of the building within the wider street scene. The proposal would also not preserve the setting of the nearby listed building within this terrace of warehouse buildings. The proposal is therefore contrary to Historic Environment Policy for Scotland, Policy 7 (Historic Assets and Place) and Policy 14 (Design, Quality and Place) of National Planning Framework 4, Policy H2 (Mixed Use Areas), Policy D1 (Quality Placemaking), Policy D6 (Historic Environment) and Policy D8 (Windows and Doors) of the Aberdeen Local Development Plan 2023, as well as Historic Environment Scotland's 'Managing Change in the Historic Environment' guidance on Doorways and the Council's Aberdeen Planning Guidance on The Repair and Replacement of Windows and Doors.



A full evaluation and account of the processing of the application is contained in the report of handling, which is available by entering the application reference number at <https://publicaccess.aberdeencity.gov.uk/>.

PLANS AND DRAWINGS

L(PL)0001 P02
L(PL)0003 P02
1 - SHEET 4 OF 8
1 - SHEET 6 OF 8
1 - SHEET 8 OF 8

Location Plan
Site Layout (Proposed)
Other Elevation (Proposed)
Other Elevation (Proposed)
North Elevation (Proposed)
Design and Access Statement

Signed on behalf of the planning authority

A handwritten signature in blue ink that reads "Daniel Lewis".

Daniel Lewis
Development Management Manager

IMPORTANT INFORMATION RELATED TO THIS DECISION

RIGHT OF APPEAL

If the applicant is aggrieved by the decision of the planning authority –

- a) to refuse planning permission;
- b) to refuse approval, consent or agreement required by a condition imposed on a grant of planning permission;
- c) to grant planning permission or any approval, consent or agreement subject to conditions,

the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. A review request must be made using the 'Notice of Review' form available from <https://www.eplanning.scot/>.

SERVICE OF PURCHASE NOTICE

If permission to develop land is refused and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development that would be permitted, the owners of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.