



By email to: JANEF@aberdeencity.gov.uk

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Enquiry Line: 0131-668-8716
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Our case ID: 300069178
Your ref: 231347/LBC
14 November 2023

Dear Aberdeen City Council

Planning (Listed Building Consent and Conservation Area Consent Procedure)
(Scotland) Regulations 2015
Kingswells House Skene Road Aberdeen AB15 8PJ - Erection of replacement single
storey extension and door; internal alterations to include upgrading existing doors, repair
and maintenance works

Thank you for your consultation which we received on 01 November 2023. The proposals
affect the following:

Ref	Name	Designation Type
LB15681	KINGSWELLS HOUSE	Listed Building

Our Advice

Category B-listed Kingswells House dates from 1666. The house was originally
rectangular, 2-storey with a 3-window centre flanked by narrow wings with shaped jerkin
head gables. It was restored in the 19th century when new additions were added.

The proposals are to remove a modern garage extension and, in its place, create a new
extension to house offices, it is also proposed to upgrade internal doors to meet fire
regulations in line with our [Managing Change Guidance on Fire and Historic Buildings](#).

Our advice

Our [Managing Change guidance on Extensions](#) sets out four key considerations when
extending a historic building.

It notes that extensions:

- must protect the character and appearance of the building;



- should be subordinate in scale and form;
- should be located on a secondary elevation;
- must be designed in a high-quality manner using appropriate material

The extension would be connected through to the main elevation of the building but because it would be located further back than the previous existing garage, it would allow for better visibility of the main elevation. We note the scale of the proposed building would be greater than the existing garage, but because of its form and set-back location, it would appear subordinate.

The materials proposed for the extension are contemporary, with zinc and timber cladding, aluminium windows and a green roof. This would maintain a clear distinction between the historic house and the new element.

Taking these factors into consideration, in our view, the proposed extension would not significantly detract from the character and appearance of the house.

We have not seen details of the proposed upgrading of internal doors to meet fire regulations, but we have no concerns about this in principle.

Planning authorities are expected to treat our comments as a material consideration, and this advice should be taken into account in your decision making. Our view is that the proposals do not raise historic environment issues of national significance and therefore we do not object. However, our decision not to object should not be taken as our support for the proposals. This application should be determined in accordance with national and local policy on listed building/conservation area consent, together with related policy guidance.

Further Information

This response applies to the application currently proposed. An amended scheme may require another consultation with us.

Guidance about national policy can be found in our 'Managing Change in the Historic Environment' series available online at www.historicenvironment.scot/advice-and-support/planning-and-guidance/legislation-and-guidance/managing-change-in-the-historic-environment-guidance-notes/. Technical advice is available through our Technical Conservation website at www.engineshed.org.

Please contact us if you have any questions about this response. The officer managing this case is Chloe Porter who can be contacted by phone on 0131 668 8653 or by email on chloe.porter@hes.scot.



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Yours faithfully

Historic Environment Scotland

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