



DECISION NOTICE

The Town and Country Planning (Scotland) Act 1997

Detailed Planning Permission

Michael Ritchie
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27A High Street
Banff
AB45 1AN

on behalf of **Mr Michael Armstrong**

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	250140/DPP
Address of Development	18C Golden Square Aberdeen AB10 1RH
Description of Development	Installation of replacement dormer windows to front (retrospective)
Date of Decision	9 April 2025

DETAILS OF ANY VARIATION MADE TO THE APPLICATION

In agreement with the applicant, the following variations were made to the application under section 32A of the 1997 act –

- Plans updated to include trickle vents and to clarify the opening mechanism (initially depicted as casement)

REASON FOR DECISION

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

The installation of modern uPVC framed windows that do not match the design, form and fenestration pattern of either the previous, traditional windows or the majority of other windows on Golden Square, has adversely impacted upon the special character and interest of the listed building and the character and appearance of the conservation area. The windows therefore fail to comply with the aims and requirements of Policies 7 (Historic Assets and Places) and 14 (Design, Quality and Place) of National Planning Framework 4, Historic Environment Policy for Scotland and Policies D1 (Quality Placemaking), D6 (Historic Environment) and D8 (Windows and Doors) of the Aberdeen Local Development Plan 2023, as well as the guidance set out in the Repair and Replacement of Windows and Doors Aberdeen Planning Guidance and Historic Environment Scotland's Managing Change in the Historic Environment guidance on Windows.



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

25008 LP
25008 01 A

25008 02 A

Location Plan
Proposed Plans, Elevations and
Sections
Window Elevation

Signed on behalf of the planning authority

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.