



18C Golden Square, Aberdeen, AB10 1RH

Proposed Installation of Replacement Dormer Windows to Front (Retrospective)

Planning Ref No: 250140/DPP

STATEMENT OF APPEAL

The planning application is for the replacement of the previous timber framed sash and case windows (installed c. 2013), with UPVC framed sash and case ones. The windows have already been replaced so the application is retrospective. The previous timber framed windows were in a poor condition and required replacement. These windows were not original as they were installed about 12 years ago.

These earlier windows were approved at the time as being an appropriate type of development, as the original windows were in a poor condition (PP Ref. No. 131175).

The reason for the new windows being of UPVC construction is that, due to their height, the dormer windows are difficult and expensive to maintain, hence the reason the windows they are a replacement for being in such a poor condition within a relatively short period.

In addition to the maintenance difficulties, another justification for the UPVC is that at the height the dormer windows are at, it is almost impossible to differentiate between UPVC and timber so there is no negative impact on the Listed Building nor the Conservation Area from the UPVC ones.

We can confirm that historically, there has been a precedent set for approval of UPVC windows units in the Conservation Area in that 12 Golden Square, Aberdeen received unconditional approval for replacement UPVC windows (Planning Ref. No. 041526).

With regards the design and layout of the replacement dormer windows, we accept that they do not reflect the earlier ones (being a 50/50 split) but there is no uniformity of style and proportion of windows in Golden Square, so the proportions do reflect other ones in Golden Square (being a 30/70 split). We attach various photographs to Golden Square showing there are various styles and proportions to the windows. Some properties have Velux rooflights which would not be classed as traditional, nor of traditional proportions.

We would therefore state the following:-

- It is virtually impossible to tell the windows are UPVC.
- UPVC windows are virtually maintenance free and will retain their look throughout their installation unlike timber windows which, if not properly maintained, can become unsightly and distract from the Conservation Area, as can be seen in some of the attached photographs.
- The 30/70 split of the sash and case windows is similar to other ones in the Conservation Area.
- The installed windows do not detract or have a negative impact on the Conservation Area.
- Historic Environment Scotland (HES) have not objected to the window installations, and it is their guidance that is used for Policy 7 (Historic Assets and Places) of NPF4 and Policy D6

(Historic Environment) of the Aberdeen Local Development Plan 2023 (ALDP) so HES do not construe the windows as having a negative impact on the Listed Building or Conservation Area.