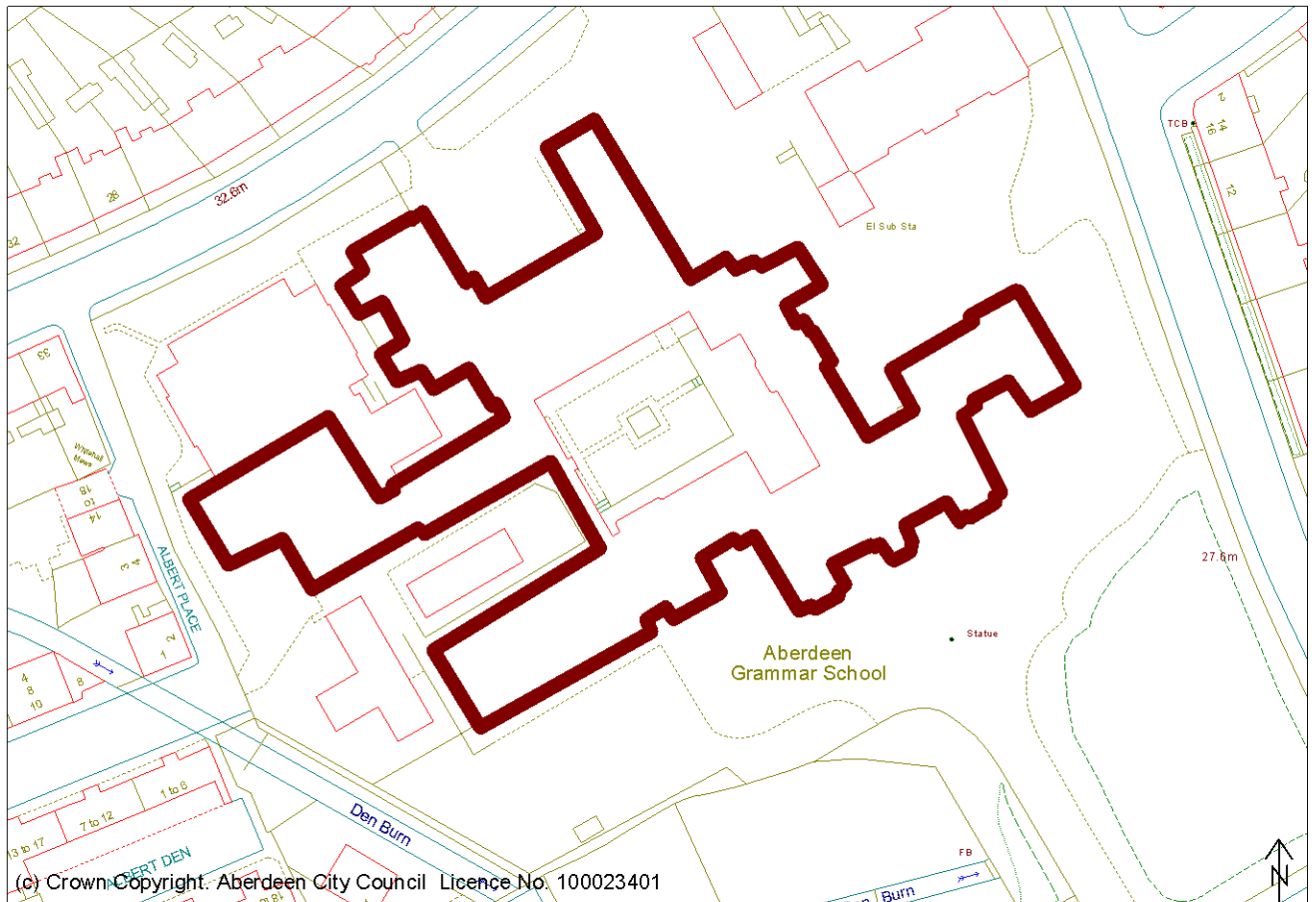


ABERDEEN GRAMMAR SCHOOL, SKENE STREET, ABERDEEN

REPLACEMENT OF EXISTING SINGLE GLAZED STEEL WINDOWS WITH NEW POWDER COATED ALUMINIUM DOUBLE GLAZED WINDOWS TO MATCH PREVIOUS PHASE COMPLETED JULY 2010. APPLICATION REF: P100925.

For: Aberdeen City Council

Application Ref.	: P120810	Advert	:
Application Date	: 14/06/2012	Advertised on	:
Officer	: Frances Swanston	Committee Date	: 27 September 2012
Ward: Midsocket/Rosemount (B Laing/F Forsyth)	Cormie/J	Community Council	: No response received



RECOMMENDATION: Approve Unconditionally

DESCRIPTION

The application site comprises a modern extension to the main Category B listed school building, currently in use as the science block. The science block is situated to the west of the main entrance at the front (southern) elevation of the school next to an area of car parking. The block is three storeys in height with a flat roof. The windows on the southern elevation are single glazed steel windows. The windows on the north elevation are white powder coated, double glazed aluminium windows as well as some of the windows on the west and east elevations, which were replaced last year.

HISTORY

Planning permission (100925) and listed building (100940) consent were granted in 2010 for the replacement of the existing single glazed steel windows on all of the north and part of the west and east elevations of the science block with double glazed aluminium windows.

A separate application for listed building consent has been submitted for the replacement windows. Aberdeen City Council does not have delegated powers to determine applications for listed building consent where the applicant is the Council. This application (120811) must be determined by Historic Scotland on behalf of the Scottish Government.

PROPOSAL

Detailed planning permission is sought for the replacement of the existing single glazed steel windows with new powder coated aluminium double glazed windows on the southern elevation and to replace the remaining steel framed windows on the east and west elevations of the science block, to match the previous phase.

REASON FOR REFERRAL TO SUB-COMMITTEE

The Council is owner of the building and applicant for the proposed works and as such, the agreed Scheme of Delegation requires determination by the Development Management Sub-Committee.

CONSULTATIONS

ROADS SECTION – No comments.

ENVIRONMENTAL HEALTH – No comments received.

COMMUNITY COUNCIL – No comments received.

MASTERPLANNING, CONSERVATION & DESIGN – No comments.

REPRESENTATIONS

None.

PLANNING POLICY

Aberdeen Local Development Plan

Policy D1 - Architecture and Placemaking

To ensure high standards of design, new development must be designed with due consideration for its context and make a positive contribution to its setting. Factors such as siting, scale, massing, colour, materials, orientation, details, the proportions of building elements, together with the spaces around buildings, including streets, squares, open space, landscaping and boundary treatments, will be considered in assessing that contribution.

Historic Scotland

Scottish Historic Environment Policy (SHEP) – Listed building consent will be granted where a proposal involves alteration or adaptation which will sustain or enhance the beneficial use of the building and does not adversely affect the special interest of the building. Both Scottish Ministers and the planning authority are required to have regard to the desirability of preserving or enhancing the appearance of the conservation area in exercising their responsibilities under the planning legislation.

EVALUATION

As the proposal is to replace existing, relatively modern style steel windows in a modern extension block to the school with new powder coated, double glazed aluminium windows having the same configuration as those they are to replace, the alteration would be scarcely noticeable, and the effect on the character and appearance on the listed building, the immediate area, and on the wider conservation area, would be negligible. The new windows would improve the appearance of the building and would make a positive contribution to their setting. Therefore the proposals accord with SHEP and Policy D1 of the Aberdeen Local Development Plan.

RECOMMENDATION

Approve Unconditionally

REASONS FOR RECOMMENDATION

that the proposed replacement windows are acceptable and would improve the appearance of the building and would make a positive contribution to their setting. The effect on the character and appearance on the listed building, the immediate area, and on the wider conservation area, would be negligible.

Dr Margaret Bochel

Head of Planning and Sustainable Development.