

## **DECISION NOTICE**

### **The Town and Country Planning (Scotland) Act 1997** **Detailed Planning Permission**

Mr Andrew Robertson  
27 View Terrace  
Aberdeen  
Scotland  
AB25 2RS

With reference to your application validly received on 10 August 2018 for the following development:-

**Installation of replacement window (on rear elevation) at 27 View Terrace, Aberdeen**

Aberdeen City Council in exercise of their powers under the above mentioned Act hereby **REFUSE PLANNING PERMISSION** for the said development in accordance with the particulars given in the application form and the following plans and documents:

<b>Drawing Number</b>	<b>Drawing Type</b>
LOC	Location Plan
001	Composite Drawing

#### **REASON FOR DECISION**

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

The proposed modern replacement window would not match the profile, historic proportions, astragal pattern and dimensions of the existing frame which it would replace, nor the original window frame. It would therefore result in the almost complete loss of the historic design, which would be incongruous to the architectural integrity of the original dwelling and the character and appearance of the Rosemount Conservation Area. The proposed development has therefore not been designed with due consideration for its context and would have an adverse impact on the

surrounding conservation area and therefore fails to comply with Scottish Planning Policy, Historic Environment Scotland's Policy Statement and Policies D1 (Quality Placemaking by Design) and D4 (Historic Environment) of the Aberdeen Local Development Plan, as well as with Supplementary Guidance: The Repair and Replacement of Windows and Doors and Managing Change in the Historic Environment: Windows. There are no material planning considerations that would warrant approval of consent in this instance.

**Date of Signing** 5 October 2018

A handwritten signature in black ink that reads "Daniel Lewis". The signature is written in a cursive style with a clear, legible script.

**Daniel Lewis**  
Development Management Manager

## **IMPORTANT INFORMATION RELATED TO THIS DECISION**

### **DETAILS OF ANY VARIATION MADE TO ORIGINAL PROPOSAL, AS AGREED WITH APPLICANT (S32A of 1997 Act)**

None.

### **RIGHT OF APPEAL THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997**

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(8) of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. Any requests for a review must be made on a 'Notice of Review' form available from the planning authority or at [www.eplanning.scot](http://www.eplanning.scot).

Notices of review submitted by post should be sent to Strategic Place Planning (address at the top of this decision notice).

### **SERVICE OF PURCHASE NOTICE WHERE INTERESTS ARE AFFECTED BY A PLANNING DECISION**

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.