

ANGUS COUNCIL

DEVELOPMENT STANDARDS COMMITTEE – 21 JUNE 2022

LISTED BUILDING CONSENT APPLICATION – 3 ST NINIANS SQUARE, BRECHIN, DD9
7AD

GRID REF: 360121:760246

REPORT BY MANAGER - DEVELOPMENT STANDARDS

Abstract:

This report deals with listed building consent application [22/00123/LBC](#) for the replacement of 6 single glazed windows with double glazed windows in the first floor dormers at 3 St Ninian's Square, Brechin by Miss Jill Paterson. This application is recommended for approval.

1. RECOMMENDATION

It is recommended that the application be approved for the reason given in Section 10 of this report.

2. ALIGNMENT TO THE ANGUS LOCAL OUTCOMES IMPROVEMENT PLAN/CORPORATE PLAN

This report contributes to the following local outcome(s) contained within the Angus Local Outcomes Improvement Plan and Locality Plans:

- Safe, secure, vibrant and sustainable communities
- A reduced carbon footprint
- An enhanced, protected and enjoyed natural and built environment

3. INTRODUCTION

- 3.1 Listed building consent is sought for the replacement of 6 single glazed windows with new double glazed windows in the first floor dormers at 3 St Ninian's Square, Brechin. A plan showing the location of the site is provided at Appendix 1.
- 3.2 The dwelling is a category C listed one and a half storey semi-detached stone cottage located on St Ninian's Square, Brechin. The dwelling is located on the east side of the square, facing onto it. St Ninian's Square is a conservation area.
- 3.3 The proposal seeks to replace the existing single glazed sash and case windows in the two first floor canted dormers on the front of the property with new double glazed vertical sliding sash and case windows. The existing windows have a one over one pane configuration. The proposal would introduce astragals to the windows and would change the existing window configuration in order to match the dormer windows in the adjoining property at 5 St Ninian's Square to the north. The proposal involves windows with a four over four pane configuration in the central part of the bay, with a two over two pane configuration in the flanking windows. The proposed windows would be painted white.
- 3.4 The application has been subject of statutory neighbour notification and was advertised in accordance with legislation.

3.5 This application requires to be determined by committee because the applicant is a senior member of staff in the planning service.

4. RELEVANT PLANNING HISTORY

4.1 Planning permission ([22/00124/FULL](#)) for replacement of 6 single glazed windows (first floor dormer windows) with double glazed windows is being assessed alongside this application.

5. APPLICANT'S CASE

5.1 Photographs have been submitted to show the existing windows in the property, details of the windows in the adjacent property (which the proposal seeks to replicate), and photographs of the proposed new windows. It is indicated that the windows which are proposed to be replaced have been altered from their original form through the removal of astragals, and the proposed windows would reinstate astragals so that the windows match the adjacent property to the north (5 St Ninian's Square).

6. CONSULTATIONS

6.1 **Angus Council – Roads** – has no objection.

6.2 **Archaeology Service** – has advised that no archaeological mitigation is required.

6.3 **Scottish Water** – no comments received.

6.4 **Community Council** – no comments received.

7. REPRESENTATIONS

7.1 No letters of representation have been received.

8. PLANNING CONSIDERATIONS

8.1 In considering whether to grant listed building consent for the present application, the council is required in terms of Section 14(2) of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997 to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

8.2 Policy PV8 of the Angus Local Development Plan (2016) is relevant to the determination of this application and is reproduced at Appendix 2. It indicates that development proposals affecting listed buildings will only be supported where the proposed development will not adversely affect the integrity of the site or the reasons for which it was designated; any significant adverse effects are significantly outweighed by social, environmental and/or economic benefits; and appropriate measures are provided to mitigate any identified adverse impacts.

8.3 Historic Environment Scotland's *Managing Change in The Historic Environment – Windows* provides guidance on replacement double glazed windows and indicates *where existing windows are beyond repair, or of little historic interest, it should be acceptable to replace them*. It states that *generally, replacement windows should seek to match the original windows in design, form, fixing, method of opening and materials*. Angus Council Advice Note 9 *Window Alterations* indicates that replacement windows in listed buildings must replicate the originals in terms of materials, configuration and method of opening. It indicates that double glazing in category B and C listed buildings will be permitted where it complies with the

council's specification.

- 8.4 3 St Ninian's Square and the adjoining property at 5 St Ninian's Square (to the north) are category C listed buildings which are noted as having special interest as a pair of mid-19th century single storey and attic cottages with canted dormers. The two cottages are largely the same, but the windows in the first floor dormers of 3 St Ninian's Square have a different pane configuration to those in no. 5. 5 St Ninian's Square contains double glazed sash and case windows in its dormers. The proposal would result in the existing one over one single glazed sash and case windows in the dormers in No. 3 being replaced with new timber double glazed sash and case windows which would match the pane configuration in No. 5. This would unify the appearance of the windows contained in the dormers serving the pair of cottages and would improve the thermal efficiency of 3 St Ninian's Square.
- 8.5 The proposed windows would match what is understood to be the original pane configuration in the property and the design, method of opening and materials of the proposed double glazing is broadly in accordance with council and HES guidance; and the proposal raises no issues against Policy PV8 of the local development plan. The proposal would alter the listed building in a manner which would not detrimentally impact upon its character, special features or its setting.

9. OTHER MATTERS

HUMAN RIGHTS IMPLICATIONS

The decision to grant permission/consent has potential implications for neighbours in terms of alleged interference with privacy, home or family life (Article 8) and peaceful enjoyment of their possessions (First Protocol, Article 1). For the reasons referred to elsewhere in this report justifying this decision in planning terms, it is considered that any actual or apprehended infringement of such Convention Rights, is justified.

10. CONCLUSION

It is recommended that the application be approved.

NOTE: No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) were relied on to a material extent in preparing the above report.

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APPENDIX 1: LOCATION PLAN
APPENDIX 2: DEVELOPMENT PLAN POLICIES
APPENDIX 3: PLANNING SERVICE PRESENTATION