

8. **LRB 375** – Notice of Review Against Refusal of Full Planning Permission for Installation of Replacement Windows and Door at 22A Littlejohn Street, Huntly, Aberdeenshire, AB54 8HL – Reference: APP/2017/0048
  - (ii) Decision Notice, Report of Handling and Supporting Documents as submitted by the Planning Service





**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997**

**Application Reference: APP/2017/0048**

TO: CR Smith Glaziers (Dunfermline) Ltd  
Gardeners Street  
Dunfermline  
KY12 0RN

FOR: Mr G Burr  
22A Littlejohn Street  
Huntly  
Aberdeenshire  
AB54 8HL

In pursuance of the powers exercised by them as Planning Authority, this Council having considered your application for the following:

**Full Planning Permission for Installation of Replacement Windows and Door at 22A Littlejohn Street, Huntly, Aberdeenshire, AB54 8HL**

and in accordance with the plan(s) docquetted as relative hereto and the particulars given in the application, do hereby give notice of their decision to **REFUSE Full Planning Permission** for the following reason(s):

- (1) The proposed replacement PVC windows and door are not considered to be acceptable replacements as they would fail to respect and enhance the original character and appearance of the property, and would fail to respect or enhance the Huntly Conservation Area, therefore the proposal fails to comply with Policy 13: Protecting, improving and conserving the historic environment and SG Historic Environment2: Conservation areas of the Aberdeenshire Local Development Plan 2012. The proposal is also deemed unacceptable under the relevant policies within the emerging Aberdeenshire Local Development Plan 2017.

Dated: 7 March 2017

**Head of Planning and Building Standards**

**List of Plans and Drawings**

Reference Number: SP1 Location Plan

Reference Number: 001 Elevations and Sections

**IMPORTANT – THIS IS A LEGAL DOCUMENT PLEASE RETAIN WITH YOUR  
TITLE DEEDS**



## NOTES

- (i) In the case of any permission granted, this does NOT incorporate any building warrant for any operations or change of use which may be required under the Building (Scotland) Act 2003. This must be obtained separately from the Council prior to the start of building operations.
- (ii) Any permission granted does not incorporate any listed building consent which may be required. This must be obtained separately prior to the start of building operations.
- (iii) Any permission granted is without prejudice to any further consents required from Aberdeenshire Council in its role as landowner.
- (iv) If the applicant is aggrieved by the decision of the planning authority to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval 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 Notice of Review form should be obtained from and submitted to:

Head of Legal and Governance  
Business Services  
Aberdeenshire Council  
Woodhill House  
Westburn Road  
Aberdeen  
AB16 5GB

Tel: 01224 665147

Email: [committee.services@aberdeenshire.gov.uk](mailto:committee.services@aberdeenshire.gov.uk)

A form may also be obtained from a local Planning office or the Council's website at [www.aberdeenshire.gov.uk/committees/localreviewbody.asp](http://www.aberdeenshire.gov.uk/committees/localreviewbody.asp)

- (v) If permission to develop land is refused or granted subject to conditions 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 which has been or would be permitted, the owner 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.



## **REPORT OF HANDLING**

**Application Reference: APP/2017/0048**

**Proposal: Installation of Replacement Windows and Door**

**Address: 22A Littlejohn Street, Huntly, Aberdeenshire, AB54 8HL**

### **1. Description of proposal**

Full planning permission is sought for the replacement of existing windows and the front entrance door at 22a Littlejohn Street, Huntly. The property is a 1½ storey dwelling located within Huntly Conservation Area. It should be noted that the property was only incorporated into the Conservation Area in 2013, when the boundary of the Conservation Area was expanded. The existing PVC windows were installed prior to the building being within the Conservation Area.

The property is traditional in proportions with a slate roof and stone walls. The existing windows and doors are brown PVC.

The applicant seeks to replace 3 windows on north and 2 north east elevation with grey PVC windows. The front entrance door on the north elevation is to be replaced with a grey Georgian PVC door.

### **2. Relevant Planning History**

None.

### **3. Supporting Information**

None.

### **4. Variations & Amendments**

None.

### **5. Representations**

No valid representations have been received.

### **6. Consultations**

**Infrastructure Services (Environment Team)** were consulted on the application and stated that they would seek an enhancement in the form of timber sash and case windows.

## 7. Relevant Policies

### Scottish Planning Policy

The aim of the Scottish Planning Policies is to ensure that development and changes in land use occur in suitable locations and are sustainable. The planning system must also provide protection from inappropriate development. Its primary objectives are:

- to set the land use framework for promoting sustainable economic development;
- to encourage and support regeneration; and
- to maintain and enhance the quality of the natural heritage and built environment.

Development and conservation are not mutually exclusive objectives; the aim is to resolve conflicts between the objectives set out above and to manage change. Planning policies and decisions should not prevent or inhibit development unless there are sound reasons for doing so. The planning system guides the future development and use of land in cities, towns and rural areas in the long term public interest. The goal is a prosperous and socially just Scotland with a strong economy, homes, jobs and a good living environment for everyone.

### Aberdeen City and Shire Strategic Development Plan 2014

The purpose of this Plan is to set a clear direction for the future development of the North East. It promotes a spatial strategy. All parts of the Strategic Development Plan area will fall within either a strategic growth area or a local growth and diversification area. Some areas are also identified as regeneration priority areas. There are also general objectives identified. In summary, these cover promoting economic growth, promoting sustainable economic development which will reduce carbon dioxide production, adapt to the effects of climate change and limit the amount of non-renewable resources used, encouraging population growth, maintaining and improving the region's built, natural and cultural assets, promoting sustainable communities and improving accessibility in developments.

### Aberdeenshire Local Development Plan 2012

Policy 8: Layout, siting and design of new development

SG LSD2: Layout, siting and design of new development

Policy 13: Protecting, improving and conserving the historic environment

SG Historic Environment2: Conservation areas

### **Proposed Aberdeenshire Local Development Plan 2017**

### **The Town and Country Planning (Development Planning) (Scotland)**

### **Regulations 2008**

### **Proposed Aberdeenshire Local Development Plan – Report of the examination**

The Report of Examination of the Aberdeenshire Local Development Plan was issued on 19 December 2016, and subsequently published on 21 December 2016.

There are recommended changes to policies and sites within the Examination Report. Reports to Area Committees will be on the 24 and 31 January 2017 and 7 February 2017 with a final Report to Full Council on 9 March 2017.

In the interim period, until the adoption of the Local Development Plan, in respect of development management decisions, elements of the emerging plan, as adjusted to reflect the Reporter's recommendation, will carry significant material weight, which will need to be considered in the assessment of all planning applications.

- Policy P1 Layout siting and design
- Policy HE2 Protecting historic and cultural areas

## **8. Other Material Considerations**

An Equalities Impact Assessment is not required because the proposed development is not considered to give rise to any differential impacts on those with protected characteristics.

Historic Environment Scotland Policy Statement 2016, outlines that opportunities should be capitalised upon to improve and enhance Conservation Areas.

## **9. Directions by Scottish Ministers**

None.

## **10. Discussion**

The key planning issues to be considered when determining this application are how sympathetic the proposals are to the character and appearance of the dwellinghouse and wider Huntly Conservation Area.

Policy 13 and its associated supplementary guidance seek to conserve and enhance the original character and appearance of the Huntly Conservation Area in accordance with the relevant guidance published by Historic Environment Scotland.

The applicant seeks to replace the existing brown PVC windows and door with grey PVC windows and door. The Planning Service cannot support the use of PVC windows and doors within the Conservation Area, especially as the astragal pattern on the proposed windows do not make any effort to replicate traditional sash and case. The replacement windows and door would have to show a betterment in the design and materials, and it has not been demonstrated the replacement of the existing windows is justified.

The applicant has attempted to justify the use of PVC within the Conservation Area as a like for like replacement, with only material colour changing. They also highlighted that the surrounding houses on Littlejohn Street have similar PVC features installed. However, as this street has just become integrated into the Huntly Conservation Area in 2013, it is more than likely that the existing windows and doors would have been installed under Permitted Development Rights prior to 2013. If any developments within this area have taken place since 2013 without seeking planning

permission, they would be considered unlawful. Furthermore, there has been a number of similar applications submitted in the area (George Street and Gordon Street) recently, all of which have been refused or amended to timber.

The Planning Service have sympathy to those properties who now find themselves within the Conservation Area, and that a number of properties in these areas have existing PVC windows. However, now that these properties lie within the Conservation Area, there are tighter design/material requirements as a result. Therefore all proposals that fall within the Conservation Area will be treated the same, and the requirement is that replacement windows/doors are appropriate to the Conservation Area.

The Environment Team were consulted at surgery regarding this application and it was considered that the proposals were not acceptable. While it would be a like for like replacement in terms of material, the building is a traditional property that now lies within a Conservation Area, and PVC would be alien to the original construction. Policy 13 SG Historic Environment2: Conservation areas states that the design of any proposals should be of the highest quality and respect or enhance the architectural, historic and visual qualities. The PVC is not considered to respect or enhance the historic qualities of the building and its context, and therefore the proposal does not comply with Policy 13 SG Historic Environment2.

The Planning Service has sought changes to the proposal, suggesting the use of timber windows and doors but the applicant does not wish to amend the proposal. Should this application be refused, they would have the opportunity to reapply within 1 year of date of the decision, replacing the windows and door with timber units, and this would incur no planning fee.

The proposed PVC replacement windows and door are not considered to be acceptable replacements as they would fail to enhance the original character and appearance of the property or Huntly Conservation Area. The proposal fails to comply with Policy 13: Protecting, improving and conserving the historic environment and associated SG Historic Environment2: Conservation areas of the Aberdeenshire Local Development Plan 2012, and the aims of relevant guidance published by Historic Environment Scotland. The proposed policies of the Aberdeenshire Local Development Plan 2017 are broadly similar to those found within the Aberdeenshire Local Development Plan 2012. As a result, the proposal is considered to accord with all relevant policies of the emerging Aberdeenshire Local Development Plan 2017. Therefore, the application is recommended for refusal.



## **11. Recommendation**

REFUSE for the following reasons:

01. The proposed replacement PVC windows and door are not considered to be acceptable replacements as they would fail to respect and enhance the original character and appearance of the property, and would fail to respect or enhance the Huntly Conservation Area, therefore the proposal fails to comply with Policy 13: Protecting, improving and conserving the historic environment and SG Historic Environment<sup>2</sup>: Conservation areas of the Aberdeenshire Local Development Plan 2012. The proposal is also deemed unacceptable under the relevant policies within the emerging Aberdeenshire Local Development Plan 2017.

## **12. Process of Determination**

The application was the subject of consultation with Local Members under the Council's Scheme of Delegation.

## **13. Planning Obligations**

No



Viewmount Arduthie Road Stonehaven AB39 2DQ Tel: 01569 768300 Fax: 01569 766549 Email:  
planningonline@aberdeenshire.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100036107-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Description of Proposal

Please describe accurately the work proposed: \* (Max 500 characters)

Remove and replace existing windows and front entrance door.

Has the work already been started and/ or completed? \*

No  Yes - Started  Yes – Completed

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant  Agent

## Agent Details

Please enter Agent details

Company/Organisation:

Ref. Number:

You must enter a Building Name or Number, or both: \*

First Name: \*

Building Name:

Last Name: \*

Building Number:

Telephone Number: \*

Address 1  
(Street): \*

Extension Number:

Address 2:

Mobile Number:

Town/City: \*

Fax Number:

Country: \*

Postcode: \*

Email Address: \*

Is the applicant an individual or an organisation/corporate entity? \*

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:

You must enter a Building Name or Number, or both: \*

Other Title:

Building Name:

First Name: \*

Building Number:

Last Name: \*

Address 1  
(Street): \*

Company/Organisation

Address 2:

Telephone Number: \*

Town/City: \*

Extension Number:

Country: \*

Mobile Number:

Postcode: \*

Fax Number:

Email Address: \*

## Site Address Details

Planning Authority:

Aberdeenshire Council

Full postal address of the site (including postcode where available):

Address 1:

22A LITTLEJOHN STREET

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

HUNTLY

Post Code:

AB54 8HL

Please identify/describe the location of the site or sites

Northing

839769

Easting

352592

## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

Yes  No

## Trees

Are there any trees on or adjacent to the application site? \*

Yes  No

If yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

## Access and Parking

Are you proposing a new or altered vehicle access to or from a public road? \*

Yes  No

If yes, please describe and show on your drawings the position of any existing, altered or new access points, highlighting the changes you proposed to make. You should also show existing footpaths and note if there will be any impact on these.

## Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? \*

Yes  No

## Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? \*

Yes  No

Is any of the land part of an agricultural holding? \*

Yes  No

## Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

## Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Blair Hardie

On behalf of: Mr G Burr

Date: 10/01/2017

Please tick here to certify this Certificate. \*

## Checklist – Application for Householder Application

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

- a) Have you provided a written description of the development to which it relates? \*  Yes  No
- b) Have you provided the postal address of the land to which the development relates, or if the land in question has no postal address, a description of the location of the land? \*  Yes  No
- c) Have you provided the name and address of the applicant and, where an agent is acting on behalf of the applicant, the name and address of that agent? \*  Yes  No
- d) Have you provided a location plan sufficient to identify the land to which it relates showing the situation of the land in relation to the locality and in particular in relation to neighbouring land? \*. This should have a north point and be drawn to an identified scale.  Yes  No
- e) Have you provided a certificate of ownership? \*  Yes  No
- f) Have you provided the fee payable under the Fees Regulations? \*  Yes  No
- g) Have you provided any other plans as necessary? \*  Yes  No

Continued on the next page

A copy of the other plans and drawings or information necessary to describe the proposals (two must be selected). \*

You can attach these electronic documents later in the process.

- Existing and Proposed elevations.
- Existing and proposed floor plans.
- Cross sections.
- Site layout plan/Block plans (including access).
- Roof plan.
- Photographs and/or photomontages.

Additional Surveys – for example a tree survey or habitat survey may be needed. In some instances you may need to submit a survey about the structural condition of the existing house or outbuilding.  Yes  No

A Supporting Statement – you may wish to provide additional background information or justification for your Proposal. This can be helpful and you should provide this in a single statement. This can be combined with a Design Statement if required. \*  Yes  No

You must submit a fee with your application. Your application will not be able to be validated until the appropriate fee has been Received by the planning authority.

## Declare – For Householder Application

I, the applicant/agent certify that this is an application for planning permission as described in this form and the accompanying Plans/drawings and additional information.

Declaration Name: Mr Blair Hardie

Declaration Date: 11/01/2017

## Payment Details

Cheque: Client to Send, 000000

Created: 11/01/2017 11:10

Our Ref: APP/2017/0048  
Your Ref:

Ask for: Marr Team  
Tel: 01569-768300  
Email: ma.planapps@aberdeenshire.gov.uk

CR Smith Glaziers (Dunfermline) Ltd  
Gardeners Street  
Dunfermline  
KY12 0RN

24 January 2017

Dear Sir/Madam

**Proposal: Installation of Replacement Windows and Door**  
**Address: 22A Littlejohn Street, Huntly, Aberdeenshire, AB54 8HL**

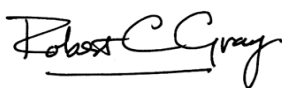
I refer to your application for the above. Under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 there is a legal requirement for the public display of the attached notice for a period of not less than 7 days. The notice must have been on public display for a minimum of 7 days prior to the expiry date for public comment, 23 February 2017.

The notice should be displayed in a prominent position at or near the site, e.g where it is an alteration to an existing building, on a gate or a storm water downpipe, or, if the development has yet to commence, a fence post, tree or similar. This will enable the process of public notification to be fulfilled as required by the legislation.

The Planning Officer dealing with your application will check the public display of the notice on a subsequent site visit to ensure compliance with the legislation requirement.

Should you have any queries concerning the content of this letter please do not hesitate to contact this office.

Yours faithfully



**Head of Planning and Building Standards**





**Planning (Listed Buildings and Conservation Areas)  
(Scotland) Act 1997  
Notice of Application under Regulation 60(2)(b) / 65(2)(b)**

NOTICE IS HEREBY GIVEN in terms of the above legislation that an application has been made to Aberdeenshire Council for a proposal which affects the character or setting of a Listed Building or Conservation Area.

Site Address	Proposal/Reference
22A Littlejohn Street, Huntly, Aberdeenshire, AB54 8HL	Installation of Replacement Windows and Door APP/2017/0048

The application together with the plans and other documents submitted with them may be examined at the local planning office as given above between the hours of 8.45 am and 5.00 pm on Monday to Friday (excluding public holidays).

You can also examine the application and make comment online using the Planning Register at <https://upa.aberdeenshire.gov.uk/online-applications/>. Internet access is available at all Aberdeenshire libraries.

Written comments may be made quoting the reference number and stating clearly the grounds for making comment. These should be addressed to the E-Planning Team, Aberdeenshire Council, Viewmount, Arduathie Road, Stonehaven, AB39 2DQ. Please note that any comment made will be available for public inspection and will be published on the Internet.

**Comments must be received by 23 February 2017**

Date of Notice: 3 February 2017

**Head of Planning and Building Standards**  
On behalf of Aberdeenshire Council

## Kim Thompson

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**From:** Cheryl Roberts  
**Sent:** 10 February 2017 16:02  
**To:** Oisín Boland  
**Cc:** Kim Thompson  
**Subject:** RE: For comment - FW: APP/2017/0048 - 22A Littlejohn Street, Huntly

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Oisín,

Apologies, I should have come back to you earlier.

**ALDP 2012 SG Historic Environment 2: Conservation Areas** – the design of any proposals should be of the highest quality and respect or enhance the architectural, historic and visual qualities which gave rise to the designation.

This is a traditional property within the conservation area for which Upvc would have been alien to the original construction and therefore the Environment Team could not support this application. We would seek an enhancement of the current situation in the form of timber windows, which match the pattern and form of the original construction, namely sash and case.

I hope this is of some assistance.

Kind Regards

**Cheryl Roberts**  
**Environment Planner (South)**  
**Viewmount**  
**Arduthie Road**  
**Stonehaven**  
**AB39 2DQ**

**Tel: (01569) 768291**  
**Mobile: (07768) 703247**

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**From:** Oisín Boland  
**Sent:** 06 February 2017 15:02  
**To:** Cheryl Roberts  
**Subject:** FW: For comment - FW: APP/2017/0048 - 22A Littlejohn Street, Huntly

Sorry forgot to attach site photos and proposed elevations.

Oisín Boland  
Planner (Development Management)

Infrastructure Services  
Aberdeenshire Council  
Viewmount,  
Arduathie Road,  
Stonehaven,  
AB39 2DQ

Tel: 01569 768277

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**From:** Oisin Boland  
**Sent:** 06 February 2017 15:01  
**To:** Cheryl Roberts <[cheryl.roberts@aberdeenshire.gov.uk](mailto:cheryl.roberts@aberdeenshire.gov.uk)>  
**Subject:** For comment - FW: APP/2017/0048 - 22A Littlejohn Street, Huntly

Hi Cheryl,

The applicant has applied for replacement windows and door at 22A Littlejohn Street, Huntly. The house is within the conservation area and they are suggesting uPVC replacement. They are PVC at the moment but we are not willing to support as Jamie has refused a couple in the area already similar to this. I was wondering could you provide some comment on the application? I've already emailed the agent to tell him we wouldn't be supporting.

Kind regards,

Oisin Boland  
Planner (Development Management)  
Infrastructure Services  
Aberdeenshire Council  
Viewmount,  
Arduathie Road,  
Stonehaven,  
AB39 2DQ

Tel: 01569 768277

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**From:** Blair Hardie [<mailto:blair.hardie@crsmith.co.uk>]  
**Sent:** 06 February 2017 14:31  
**To:** Oisin Boland <[oisin.boland@aberdeenshire.gov.uk](mailto:oisin.boland@aberdeenshire.gov.uk)>  
**Subject:** RE: APP/2017/0048 - 22A Littlejohn Street, Huntly

Oisin,

Please can you clarify your comments, judging by images of the whole street, the majority of the properties within this particular street are fitted with the UPVC windows with a mixture of colours. Even the existing windows are PVC, therefore the proposals are a like for like replacement, the only thing changing is the material colour.

The proposed property appears to have no signs of historical evidence, which therefore will not fall under the 'Huntly conservation area reviews' Repair and renewal section which you refer to.

Should you have any queries, please feel free to get in touch.

Kind Regards

Blair Hardie  
Architectural Technologist

Tel: 01383 732 181

The logo for CR Smith, featuring the letters 'CR SMITH' in a bold, white, sans-serif font against a black rectangular background.

home sweeter home

Any statements contained in this email are personal to the author and are not necessarily the statements of CR Smith and are not a variation to CR Smith's terms and conditions. CR Smith's terms and conditions can only be varied by CR Smith by means of a letter signed by a Director.

This email is intended to be read only by the addressee and may contain confidential information. If you have received this email in error we apologise and would be grateful if you would send it back to us, and immediately and permanently delete it. Do not use, copy or disclose the information contained in this email or in any attachment.

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**From:** Oisin Boland [<mailto:oisin.boland@aberdeenshire.gov.uk>]

**Sent:** 06 February 2017 11:49

**To:** Blair Hardie <[blair.hardie@crsmith.co.uk](mailto:blair.hardie@crsmith.co.uk)>

**Subject:** RE: APP/2017/0048 - 22A Littlejohn Street, Huntly

Hi Blair,

I write to you in reference to the application for the installation of replacement windows and door at 22A Littlejohn Street, Huntly.

I can confirm that I have visited the property and reviewed the plans, and conclude that the existing proposals would not be acceptable under current local policy and national guidance. The proposals seek the use of UPVC windows and doors. As the property is located within the conservation area the Planning Service would seek the use of brown timber doors and window frames with sash and case openings, to reintroduce the original materials. I would like to highlight that this is not just a one off case, there are a number of similar applications we have received within the Huntly Conservation Area which have been refused due to a similar issue.

There are a couple of options we can offer in this situation:

- Amended Plans - Submit amended plans incorporating timber sash and case windows and timber door instead of UPVC for both windows and door. The Built Heritage officer would have to assess these revised designs to make sure they were acceptable. The new amended plans would have to be submitted pretty quickly in order for the Planning Service to have a significant timeframe to assess the proposal.
- Withdraw - You could withdraw the application and submit a pre-application in order to discuss the application with both the Planning Service and the built heritage office and come to a conclusion on what design would be acceptable without being tied down to a timescale. Then the applicant would have a year to resubmit an application under a free go providing the proposal, title and plot doesn't change.
- Refusal – If you do not wish to take our suggestions on board, we will be forced to progress with refusing the application.

I look forward to hearing from you soon.

Kind regards,

Oisin Boland  
Planner (Development Management)  
Infrastructure Services  
Aberdeenshire Council  
Viewmount,

Arduthie Road,  
Stonehaven,  
AB39 2DQ

Tel: 01569 768277

This e-mail may contain privileged information intended solely for the use of the individual to whom it is addressed. If you have received this e-mail in error, please accept our apologies and notify the sender, deleting the e-mail afterwards. Any views or opinions presented are solely those of the e-mail's author and do not necessarily represent those of Aberdeenshire Council.  
[www.aberdeenshire.gov.uk](http://www.aberdeenshire.gov.uk)



## Aberdeenshire Council

Below is the table of report for Planning Consultation with the title - 22A  
Littlejohn Street Huntly Aberdeenshire AB54 8HL

Ref : app/2017/0048

Councillor	Response	Interest Declaration
Moira Ingleby/Councillors/Abdnshire	Accepted	No Interest Declared
John Latham/Councillors/Abdnshire	No Response	
Gwyneth Petrie/Councillors/Abdnshire	Accepted	No Interest Declared
Margo Stewart/Councillors/Abdnshire	Accepted	No Interest Declared

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