



TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

Application Reference: APP/2017/0382

TO: Ian M Denney
2nd Floor
132 West Nile Street
Glasgow
G1 2RQ

FOR: Mr & Mrs Blair Taylor
The Cliffs
87 Main Street
Gardenstown
Aberdeenshire
AB45 3YP

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

Full Planning Permission for Replacement 18 No. Windows at The Cliffs, 87 Main Street, Gardenstown, Aberdeenshire, AB45 3YP

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 development fails to comply with Policy 13: Protecting, Improving and Conserving the Historic Environment, and Supplementary Guidance Historic Environment 2: Conservation Areas, of the Aberdeenshire Local Development Plan 2012, in that the proposed development would neither preserve nor enhance the character and appearance of the Gardenstown Conservation Area. If these uPVC replacement windows were to be allowed, the special architectural features of the building would be lost, which would be detrimental to the character of the Gardenstown Conservation Area and undermine the principles of the original designation. The proposal equally fails to comply with the relevant policies contained within the Proposed Aberdeenshire Local Development Plan 2017.

Dated: 27 April 2017

Head of Planning and Building Standards

List of Plans and Drawings

Reference Number: BT/02 Location Plan and Elevations

**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

A form may also be obtained from a local Planning office or the Council's website at 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/2017/0382

Proposal: Replacement 18 Windows

Address: The Cliffs, 87 Main Street, Gardenstown, Aberdeenshire, AB45 3YP

1. Description of proposal

Full Planning Permission is sought for replacement of Replacement 18 No. Windows at The Cliffs, 87 Main Street, Gardenstown.

The proposed development is situated at the heart of the Gardenstown Conservation Area on Main Street. The property is a non-listed traditional 3 storey 3-bay terraced dwelling on split levels on the cliff. Whilst the west (rear) elevation facing the north sea among other dwellings on the cliff, the east elevation of the property fronting Main Street appears to be 1¾-storey. The dwelling is finished in whinstone walls with white margins, slate roof, and single glazed sash and case (4:6) timber windows painted in yellow.

The proposal is to replace the existing windows with double glazed uPVC windows in white and oak finishes on the rear and front (facing Main Street) elevations respectively. The windows on the ground and lower ground floor would be sash and case style matching the existing size and profile of windows. The first floor windows would be tilt and turn style matching the existing ones.

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—Built Heritage) have commented that the installation of non-timber windows in a building located in a conservation area conflicts with the policy. It will not only erode the traditional appearance of the building but the wider character of the Gardenstown Conservation Area. The proposal would result in the loss of original architectural elements and undermine the principles of the original designation. The new replacement must match the original windows in terms of design, construction and material finish.

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 Strategic Development 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

Aberdeenshire Council on 9 March 2017 resolved to adopt the Aberdeenshire Local Development Plan 2017, as modified, to replace the Local Development Plan 2012. Unless as otherwise directed by Scottish Ministers, following notification to them, this should be on 17 April 2017.

As a consequence of the Council's agreed intention to adopt the Plan, the Plan now carries significantly more weight in the determination of planning applications, albeit the 2012 Plan remains the adopted Plan up until it is replaced.

The most relevant policies contained within the Proposed Aberdeenshire Local Development Plan 2017 are as follows:

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

8. Other Material Considerations

Scottish Planning Policy, and Historic Scotland's Managing Change in the Historic Environment guidance note series

An equality impact assessment is not required because the granting or refusing of the application will not have a detrimental impact on the protected characteristics of the applicant or any third parties.

9. Directions by Scottish Ministers

N/A

10. Discussion

The main issue to be considered in the application is whether the proposal would result in an adverse impact on the character and the appearance of the Gardenstown Conservation Area.

SG Historic Environment2: Conservation areas state that states we will only approve new development wholly or partly within a conservation area, subject to other policies, if the design is of the highest quality, and respects and enhances the architectural, historic and visual qualities that gave rise to the designation.

The existing dwelling is a non-listed building but was constructed in traditional materials including sash and case windows, stone walls and slate roof. The existing sash and case timber windows on the front elevation (Main Street)

are evident. Although the windows on the rear elevation are not visible from Main Street or from the bottom of the cliff to the north (Seatown), they are also timber sash and case in construction. The proposal is to replace the existing windows with uPVC either sash and case or 'tilt and turn' style.

Under the policies, any new proposal to replace the existing windows within a Conservation Area should seek to match the original units as closely as possible in terms of design, construction and material finish. The use of uPVC windows, and particularly some of the windows would be 'tilt and turn' style, would erode the traditional appearance of the building and result in the loss of original architectural elements. The Planning Service considers that that proposal would have an adverse impact on the character and appearance of the Gardenstown Conservation Area. Furthermore, as supported by Infrastructure Services (Environment—Built Heritage), the proposal would undermine the principles of the original designation.

The Planning Service notes that majority of properties in the surrounding area have traditional timber windows and doors installed, only a few dwellings had replaced with uPVC windows, which might be completed under 'permitted development' at the time when by legislation planning permission was not required for such work for a non-listed building within a Conservation Area. New developments on properties in the vicinity of this application site which required planning permission did not consist of uPVC replacement windows (e.g. APP/2011/2000 for No. 95 Main Street, APP/2006/1844 for No. 104 Main Street, APP/2014/0038 for No. 97 Main Street). The Planning Service's stance on replacement proposals to buildings within a Conservation Area therefore is consistent.

The applicant has not submitted a window condition survey to support the application that the existing windows are beyond economic repairs that replacement is the only option. The application site is situated at the heart of the Conservation Area. Retention of the existing design, construction and finishes of the windows is of paramount importance to this distinctive building on Main Street. If replacement were inevitable, the Planning Service considers that the most desirable option would be the use of single or double glazed timber sash and case windows so as to conserve the original character and appearance of the building.

In conclusion, the Planning Service considers that the development fails to comply with relevant policies, in that the proposed uPVC replacement windows would result in the loss of original architectural elements, which would be detrimental to the wider character and appearance of Gardenstown Conservation Area and undermine the principles of the original designation. In terms of policies contained within the Proposed Aberdeenshire Local Development Plan 2017, the proposal equally fails to comply with the relevant policies. No material considerations indicate that the proposed development would warrant granting planning permission.

Therefore, the application for replacement uPVC windows is recommended for refusal by the Planning Service.

11. Recommendation

REFUSE for the following reasons:

01. The development fails to comply with Policy 13: Protecting, Improving and Conserving the Historic Environment, and Supplementary Guidance Historic Environment 2: Conservation Areas, of the Aberdeenshire Local Development Plan 2012, in that the proposed development would neither preserve nor enhance the character and appearance of the Gardenstown Conservation Area. If these uPVC replacement windows were to be allowed, the special architectural features of the building would be lost, which would be detrimental to the character of the Gardenstown Conservation Area and undermine the principles of the original designation. The proposal equally fails to comply with the relevant policies contained within the Proposed 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

14. Delegated matters following Committee

N/A

HOUSEHOLDER APPLICATION FOR PLANNING PERMISSION

Town and Country Planning (SCOTLAND) ACT 1997
The Town and Country Planning (Development Management Procedure) (SCOTLAND) REGULATIONS 2008

Please refer to the accompanying Guidance Notes when completing this application
PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS ELECTRONICALLY VIA <https://eplanning.scotland.gov.uk>

1. Applicant's Details	2. Agent's Details (if any)
-------------------------------	------------------------------------

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Title</td><td>MR & MRS</td></tr> <tr><td>Forename</td><td>BLAIR</td></tr> <tr><td>Surname</td><td>TAYLOR</td></tr> <tr><td>Company Name</td><td></td></tr> <tr><td>Building No./Name</td><td>THE CLIFFS</td></tr> <tr><td>Address Line 1</td><td>87 MAIN STREET</td></tr> <tr><td>Address Line 2</td><td></td></tr> <tr><td>Town/City</td><td>GARDENSTOWN</td></tr> <tr><td>Postcode</td><td>AB45 3YR</td></tr> <tr><td>Telephone</td><td></td></tr> <tr><td>Mobile</td><td></td></tr> <tr><td>Fax</td><td></td></tr> <tr><td>Email</td><td></td></tr> </table>	Title	MR & MRS	Forename	BLAIR	Surname	TAYLOR	Company Name		Building No./Name	THE CLIFFS	Address Line 1	87 MAIN STREET	Address Line 2		Town/City	GARDENSTOWN	Postcode	AB45 3YR	Telephone		Mobile		Fax		Email		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Ref No.</td><td></td></tr> <tr><td>Forename</td><td>IAN</td></tr> <tr><td>Surname</td><td>DENNEY</td></tr> <tr><td>Company Name</td><td>IAN M. DENNEY</td></tr> <tr><td>Building No./Name</td><td>2ND FLOOR</td></tr> <tr><td>Address Line 1</td><td>132 WEST NILE STREET</td></tr> <tr><td>Address Line 2</td><td></td></tr> <tr><td>Town/City</td><td>GLASGOW</td></tr> <tr><td>Postcode</td><td>G1 2RQ</td></tr> <tr><td>Telephone</td><td>0141-332-4888</td></tr> <tr><td>Mobile</td><td>0784 337 8884</td></tr> <tr><td>Fax</td><td></td></tr> <tr><td>Email</td><td>ian_denney@hotmail.co.uk</td></tr> </table>	Ref No.		Forename	IAN	Surname	DENNEY	Company Name	IAN M. DENNEY	Building No./Name	2ND FLOOR	Address Line 1	132 WEST NILE STREET	Address Line 2		Town/City	GLASGOW	Postcode	G1 2RQ	Telephone	0141-332-4888	Mobile	0784 337 8884	Fax		Email	ian_denney@hotmail.co.uk
Title	MR & MRS																																																				
Forename	BLAIR																																																				
Surname	TAYLOR																																																				
Company Name																																																					
Building No./Name	THE CLIFFS																																																				
Address Line 1	87 MAIN STREET																																																				
Address Line 2																																																					
Town/City	GARDENSTOWN																																																				
Postcode	AB45 3YR																																																				
Telephone																																																					
Mobile																																																					
Fax																																																					
Email																																																					
Ref No.																																																					
Forename	IAN																																																				
Surname	DENNEY																																																				
Company Name	IAN M. DENNEY																																																				
Building No./Name	2ND FLOOR																																																				
Address Line 1	132 WEST NILE STREET																																																				
Address Line 2																																																					
Town/City	GLASGOW																																																				
Postcode	G1 2RQ																																																				
Telephone	0141-332-4888																																																				
Mobile	0784 337 8884																																																				
Fax																																																					
Email	ian_denney@hotmail.co.uk																																																				

3. Address or Location of Proposed Development (please include postcode)

THE CLIFFS
87 MAIN STREET
GARDENSTOWN
AB 45 3YR

NB. If you do not have a full site address please identify the location of the site(s) in your accompanying documentation.

4. Describe the Proposed Works

Please describe accurately the work proposed:

PROPOSED REPLACEMENT WINDOWS TO DWELLING HOUSE

Have the works already been started or completed Yes No

If yes, please state date of completion, or if not completed, the start date:

Date started: Date completed:

If yes, please explain why work has already taken place in advance of making this application.

5. Pre-Application Discussion

Have you received any advice from the planning authority in relation to this proposal? Yes No

If yes, please provide details about the advice below:

In what format was the advice given? Meeting Telephone call Letter Email

Have you agreed or are you discussing a Processing Agreement with the planning authority? Yes No

Please provide a description of the advice you were given and who you received the advice from:

Name: Date: Ref No.:

6. Trees

Are there any trees on or adjacent to the application site? Yes No

If yes, please show on drawings any trees (including known protected trees) and their canopy spread as they relate to the proposed site and indicate if any are to be cut back or felled.

7. Changes to Vehicle Access and Parking

Are you proposing a new altered vehicle access to or from a public road? Yes No

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

Are you proposing any changes to public paths, public rights of way or affecting any public rights of access? Yes No

If yes, please show on your drawings the position of any affected areas and explain the changes you propose to make, including arrangement for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application site?

NONE

How many vehicle parking spaces (garaging and open parking) do you propose on the site? (i.e. the total of existing and any new spaces or reduced number of spaces)

NONE

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, etc.)

8. Planning Service Employee/Elected Member Interest

Are you / the applicant / the applicant's spouse or partner, a member of staff within the planning service or an elected member of the planning authority? Yes No

Or, are you / the applicant / the applicant's spouse or partner a close relative of a member of staff in the planning service or elected member of the planning authority? Yes No

If you have answered yes please provide details:

DECLARATION

I, the ~~applicant~~ / agent certify that this is an application for planning permission and that accompanying plans/drawings and additional information are provided as part of this application.

I, the ~~applicant~~ / agent hereby certify that the attached Land Ownership Certificate has been completed

I, the ~~applicant~~ / agent hereby certify that requisite notice has been given to other land owners and /or agricultural tenants Yes No N/A

Signature: *Ian Denney* Name: IAN DENNEY Date: 13.2.17

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

LAND OWNERSHIP CERTIFICATES

Town and Country Planning (Scotland) Act 1997
 Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

CERTIFICATE A, B, C OR CERTIFICATE D MUST BE COMPLETED BY ALL APPLICANTS

CERTIFICATE A

Certificate A is for use where the applicant is the only owner of the land to which the application relates and none of the land is agricultural land.

I hereby certify that -

- (1) No person other than ~~myself~~ *the applicant* was owner 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 application.
- (2) None of the land to which the application relates constitutes or forms part of agricultural land.

Signed:

Len Denny

On behalf of:

MR & MRS BLAIR TAYLOR

Date:

13 FEBRUARY

CERTIFICATE B

Certificate B is for use where the applicant is not the owner or sole owner of the land to which the application relates and/or where the land is agricultural land and where all owners/agricultural tenants have been identified.

I hereby certify that -

- (1) I have _____ served notice on every person other than myself who, at the beginning of the period of 21 days ending with the date of the application was owner of any part of the land to which the application relates. These persons are:

Name	Address	Date of Service of Notice

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

or

- (3) The land or part of the land to which the application relates constitutes or forms part of agricultural land and I have _____ served notice on every person other than myself who, at the beginning of the period of 21 days ending with the date of the application was an agricultural tenant. These persons are:

Name	Address	Date of Service of Notice

CERTIFICATE C

Certificate C is for use where the applicant is not the owner or sole owner of the land to which the application relates and/or where the land is agricultural land and where it has not been possible to identify ALL or ANY owners/agricultural tenants.

(1) I have _____ been unable to serve notice on **every** person other than myself who, at the beginning of the period of 21 days ending with the date of the application was owner of any part of the land to which the application relates.

or

(2) I have _____ been unable to serve notice on **any** person other than myself who, at the beginning of the period of 21 days ending with the date of the accompanying application, was owner of any part of the land to which the application relates.

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

or

(4) The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have _____ been unable to serve notice on any person other than myself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant.

or

(5) The land or part of the land to which the application relates constitutes or forms part of an agricultural holding I have _____ served notice on each of the following persons other than myself who, at the beginning of the period of 21 days ending with the date of the application was an agricultural tenant. These persons are:

Name	Address	Date of Service of Notice

(6) I have _____ taken reasonable steps, as listed below, to ascertain the names and addresses of all other owners or agricultural tenants and have _____ unable to do so.

Steps taken:

CERTIFICATE D
Certificate D

Certificate D is for use where the application is for mineral development.

(1) No person other than myself _____ was an owner 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.

or

(2) I have _____ served notice on each of the following persons other than myself _____ who, at the beginning of the period of 21 days ending with the date of the accompanying application, was to the applicant's knowledge, the owner, of any part of the land to which the application relates. These persons are:

Name	Address	Date of Service of Notice

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

or

(4) The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have _____ served notice on each of the following persons other than myself _____ who, at the beginning of the period of 21 days ending with the date of the application, was an agricultural tenant.

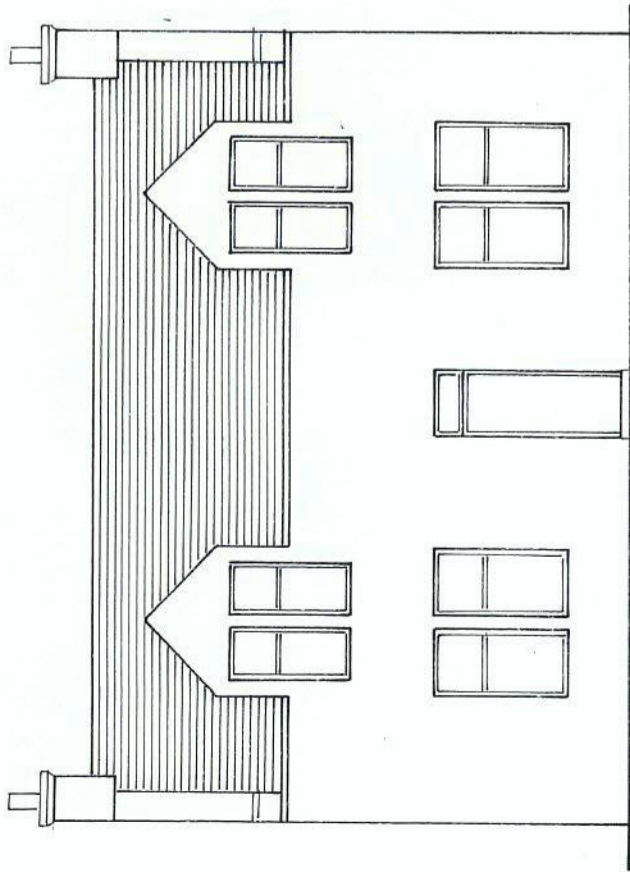
(5) Notice of the application as set out below has been published and displayed by public notice

Signed:

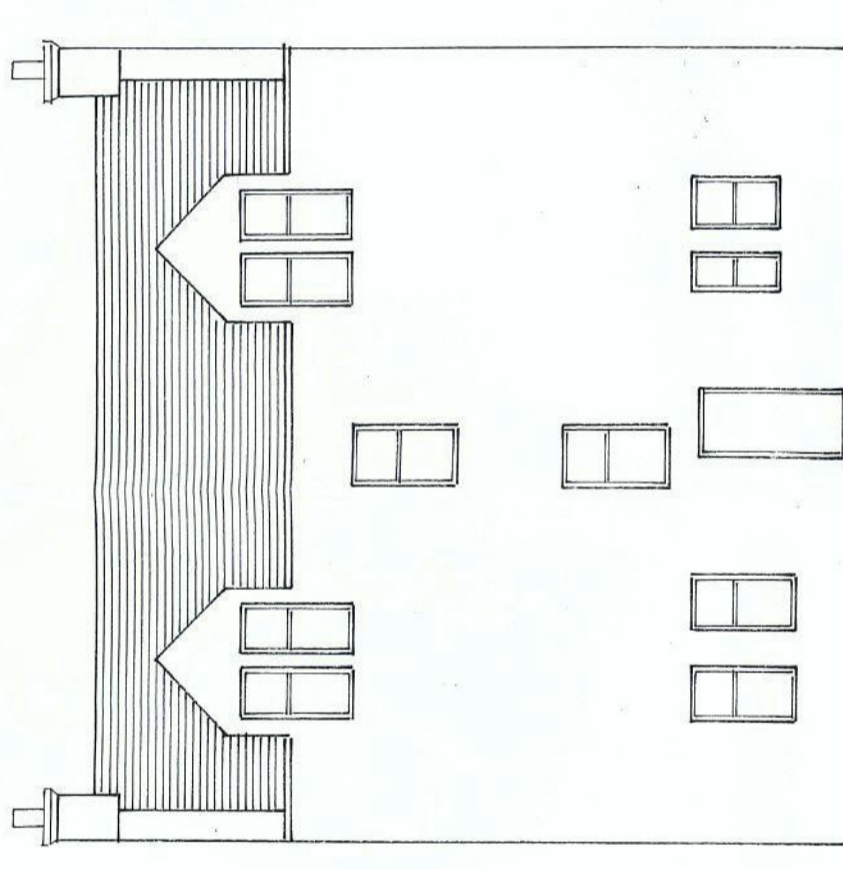
On behalf of:*

Date:

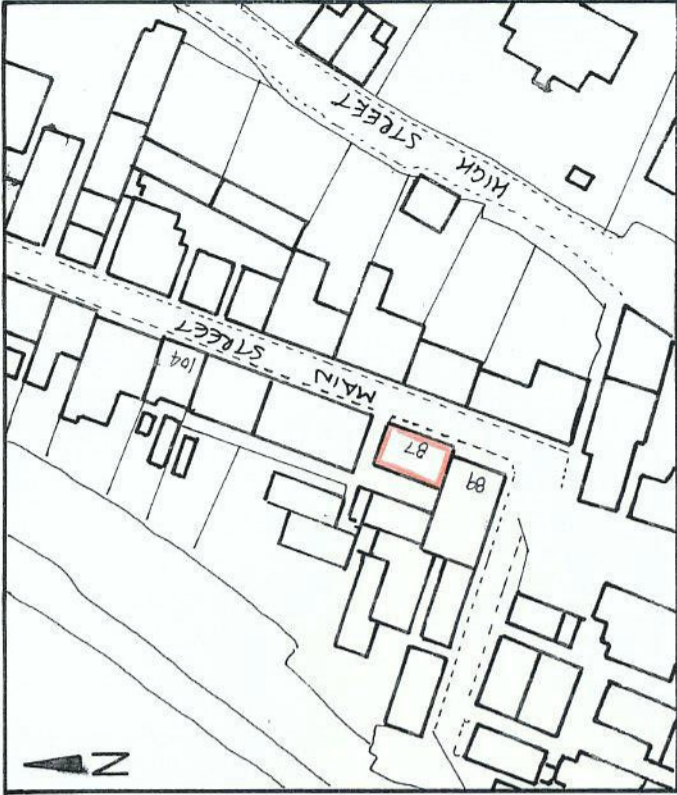
Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act



FRONT ELEVATION



REAR ELEVATION



Existing timber framed sash and case windows to be removed and replaced with upvc framed double glazed units. Oak finish to front elevation and white finish to rear elevation.

Ground floor and lower ground floor windows to be sash and case style matching the profile, size and features of the existing windows.

First floor windows to be 'tilt and turn' style matching the profile, size and features of the existing windows.

All new windows to have low-e glass achieve a u-value of 1.4W/m²°C.

All apartment windows to have a total of 12,000mm² trickle vents per room located in top rails.

Kitchen, bathroom and shower room windows to have a total of 10,000mm² trickle vents per room located in top rails.

Apartment windows to have an opening area >1/30th floor area of room.

PROPOSED REPLACEMENT WINDOWS TO DWELLING HOUSE FOR MR & MRS B TAYLOR

THE CLIFFS 87 MAIN STREET GARDENSTOWN

CONSULTATION RESPONSE

ENVIRONMENT RESPONSE TO DEVELOPMENT MANAGEMENT

Planning Reference No:	BB/APP/2017/0382	Grid Ref: 79895 64670		
Proposal:	The installation of 18 replacement windows			
Address:	87 Main Street, Gardenstown			
DM Officer	Timothy Xu			
Environment Officer:	Shaun Norman	Initial:	Arch	B&CH NH
Date of Response:	28 March 2017			

- Acceptable**
- Not Acceptable**
- Acceptable Subject To Following Action**
- No Comments**
- Further Information Required**

1.	Issue:		DC FEEDBACK
	Actions:		Applied?
	a)	The applicant should be instructed to supply a condition survey for the existing windows by a competent joiner.	Yes / No
	b)	The applicant should be advised that replacement must match the original windows in terms of design, construction and material finish.	Yes / No
	c)		Yes / No
	d)		Yes / No
	Justification:		Reason for NOT Applying:

2.	Issue:		DC FEEDBACK
	Actions:		Applied?
	a)		Yes / No
	b)		Yes / No
	c)		Yes / No
	d)		Yes / No
	Justification:		Reason for NOT Applying:

	Date of Feedback Return (to be completed by the DC officer)	
--	---	--

CONSULTATION RESPONSE

ENVIRONMENT RESPONSE TO DEVELOPMENT CONTROL

Planning Reference Number:

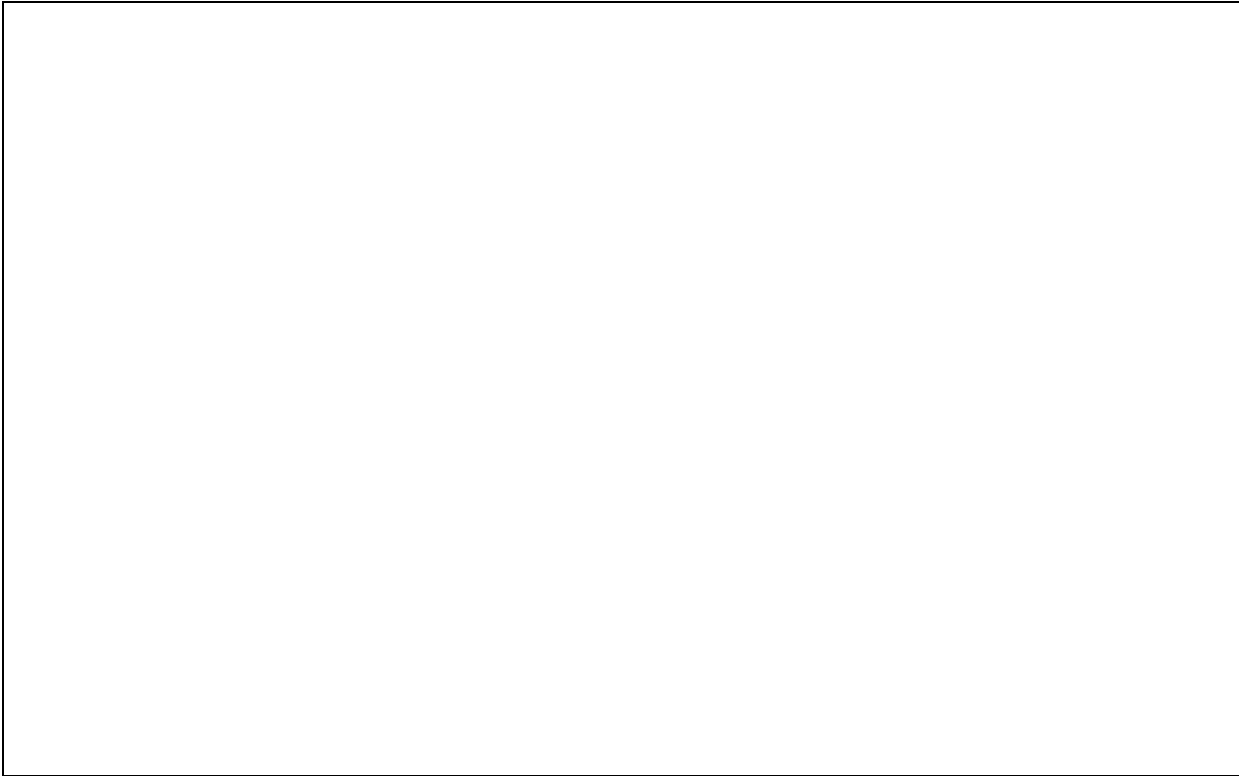
Continued from Page 1:

Supporting Information:

The installation of non-timber windows in a building located in a conservation area conflicts with the policy **SG Historic Environment 2: Conservation Areas** in the Aberdeenshire Local Development Plan which states that 'we will only approve new development wholly or partly within a conservation area, subject to other policies, if the design is of the highest quality, and respects and enhances the architectural, historic and visual qualities that gave rise to the designation.'

The above policy is reinforced by Historic Environment Scotland guidance which suggests that replacement windows should seek to match the original units as closely as possible in terms of design, construction and material finish. This advice is based on the valuable contribution windows make to not only the character and appearance of the individual building but the wider townscape.

In conclusion, the installation of upvc windows in the above property will not only erode the traditional appearance of the building but the wider character of the Gardenstown Conservation Area. A proposal that would result in the loss of original architectural elements and undermine the principles of the original designation. However, if the Planning Service is minded to concede upvc units, it should ensure that they are true sash & case units such as those manufactured by "Masterframe" or an equivalent model.



Below is the table of report for Planning Consultation with the title - The Cliffs 87 Main Street Gardenstown Aberdeenshire
 AB45 3YP

Ref : APP/2017/0382

Councillor	Response	Interest Declaration
Mark Findlater/Councillors/Abdnshire	Accepted	No Interest Declared
Hamish Partridge/Councillors/Abdnshire	No Response	
Ross Cassie/Councillors/Abdnshire	Rejected The reasons for refusal require to be further examined particularly in relation to the policy surrounding window replacement in a conservation area.	No Interest Declared