

Local Review Body

5 October 2011

Planning Application for Review

Mr G Brown

**Installation of new front door and erection of garden shed (in retrospect):
Upper Flat, 39A Tower Drive, Gourrock (11/0018/IC)**

Contents

- Planning Application, plans and photographs
- Site photographs
- Report of Handling dated 25 March 2011
- Inverclyde Local Plan Policies HR14 – Alterations and Extensions to Listed Buildings and HR15 – The Setting of Listed Buildings together with Historic Scotland’s Managing Change in the Historic Environment Guidance Notes on Doorways
- Decision Notice dated 31 March 2011
- Notice of Review form and photographs
- Letter dated 8 August to Historic Scotland requesting further information by means of a written submission
- Letter dated 30 August 2011 from Historic Scotland

Head of Regeneration and Planning
 Cathcart House
 6 Cathcart Square
 Greenock PA15 1LS

FOR OFFICIAL USE ONLY	
Reference No.	11/0015/1C
Date of Receipt	07/02/11
Fee Paid
Date Fee Received
Date Valid
Receipt No.

3990

PLANNING APPLICATION

Town & Country Planning (Scotland) Acts

The undemoted applicant hereby makes application for Planning Permission for the development described on this form and the accompanying plans.

see note 1

1. Particulars of Applicant	Particulars of Agent (if any) acting on applicants behalf:
Name <u>MR G BROWN</u>	Name
Address <u>39A TOWER DRIVE</u>	Address
<u>GREENOCK</u> Postcode <u>PA14 1LQ</u> Postcode
Telephone Number <u>[REDACTED]</u>	Telephone Number
	Profession

see note 2

2. Description of Development	
<u>INSTALLATION OF NEW FRONT DOOR (IN RETROSPECT)</u>	
<u>ERECTION OF GARDEN SHED (IN RETROSPECT)</u>	
Site Location <u>AS ABOVE</u>
Site Area (hectares) <u>—</u>	Number of dwellinghouses proposed <u>—</u>
	New gross floorspace (sq. metres) <u>—</u>

see note 3

3. Application Type (Tick appropriate boxes)	
(a) Permission in Principle <input type="checkbox"/>	(c) Detailed Permission <input checked="" type="checkbox"/>
(b) Approval of Matters specified by conditions <input type="checkbox"/>	(d) Change of Use of land/buildings <input type="checkbox"/>
(e) Other (please specify)	

see note 4

4. Applicants interest in site (Tick appropriate box)	
(a) Owner <input checked="" type="checkbox"/>	(c) Tenant <input type="checkbox"/>
(b) Lessee <input type="checkbox"/>	(d) Prospective Purchaser <input type="checkbox"/>
(e) Other (please specify)	

see note 5

5. Existing Uses

(a) Please state the existing use(s) of the land/buildings: DWELLING

(b) Was the original building erected before 1st July 1948? Yes / No

Has the original building been altered or extended UNKNOWN Yes / No

If yes, please indicate nature of alteration / extension and if possible approximate dates..... UNKNOWN

If the land / buildings are vacant, please state last known use..... N/A

see note 6

6. Access Arrangements and Parking (Tick appropriate box/es)

(a) Not Applicable (e) Number of existing on site parking places

(b) New vehicular access proposed (f) Number of proposed on site parking places

(c) Existing vehicular access to be altered / improved (g) Detail of any available off site parking

(d) Separate pedestrian access proposed

see note 7

7. Drainage Arrangements (Tick appropriate box/es)

(a) Not Applicable (c) Connection to existing public sewer

(b) Public Sewer (d) Septic Tank

If (d), indicate method of disposal of effluent (e.g. soakaway, watercourse etc).....

see note 8

8. Water Supply (Tick appropriate box/es)

(a) Not Applicable (c) Existing private supply

(b) Public Main (d) Proposed private supply

If (c) or (d), please specify nature of supply source and proposed storage arrangements.....

see note 9

9. Building Materials (Complete as appropriate)

(a) Not Applicable

(b) Outside Walls Material.....
Colour.....

(c) Roof Covering Material.....
Colour.....

(d) Windows Material.....
Colour.....

(e) Boundary Treatment Material.....
Colour.....

see note 10

10. Landscaping

Is a landscaping/tree planting scheme proposed?

Yes No

Are any trees/shrubs to be cleared on site?

Yes No

If yes, please show details of scheme on a SITE PLAN

see note 11

11. Costings

What is the estimated costs of any works to be carried out?

£..... N/A.....

see note 12

12. Confirmation

Signature of applicant/agent..... [Redacted]

on behalf of..... Date 18/1/11.....

see note 13

CERTIFICATES UNDER ARTICLE 15 OF THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)(SCOTLAND) REGULATIONS 2008

Either certificate A, B or C must be completed together with certificate E

CERTIFICATE A (To be completed where the applicant is owner of the whole application site including any access visibility splays and land required for drainage systems or water connections)

I hereby certify that:

No person other than * myself/the applicant was an owner (refer to note (a)) 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

CERTIFICATE B (To be completed where the applicant does not own the whole application site including any access visibility splays and land required for drainage systems or water connections)

I further certify that:

* I have/the applicant has given the requisite notice (Notice No.1) to all persons other than * myself / the applicant who at the beginning of the period of 21 days ending with the date of the accompanying application were (refer to note (a)) owners of any part of the land to which the application relates.

Name(s) of Owner	Address(es)	Date of Service of Notice(s)
.....
.....
.....

* Delete whichever is inappropriate

NOTE (a) Any person who in respect of any part of the land is the proprietor of the dominium utile or is the lessee under a lease thereof of which not less than 7 years remains unexpired.

CERTIFICATE C (To be completed in EVERY CASE)

I further certify that:

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

* (2) I have/the applicant has given the requisite notice to every person other than myself/himself who at the beginning of the period of 21 days ending with the date of the application was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates

These persons are:

Name(s)	Address(es)	Date of Service of Notice(s)
.....
.....
.....

CERTIFICATED

I confirm that I have been unable to notify all parties under Certificates A, B and C

* Delete whichever is inappropriate

Signature of Applicant/Agent [Redacted]

On behalf of

Date 18/1/11

see note 15

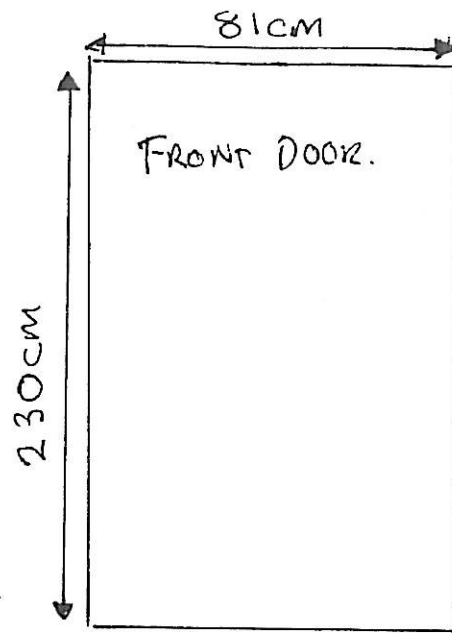
CHECKLIST - The following documentation should be submitted:

please tick all boxes

- TWO APPLICATION FORMS
- DESIGN & ACCESS STATEMENT (National and Major applications only)
- FOUR SETS OF PLANS
- PRE-APPLICATION CONSULTATION REPORT (National and Major applications only)
- FEE (Where appropriate)

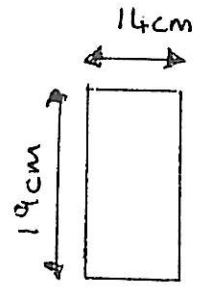
WARNING

If any person issues a certificate which purports to comply with the requirements of Section 35 of The Town and Country Planning (Scotland) Acts, and contains a statement which he knows to be false or misleading in a material particular or recklessly issues a certificate which purports to comply with those requirements and which contains a statement which is false or misleading in a material particular he shall be guilty of an offence and liable on summary conviction to a fine not exceeding level 3 on the standard scale.



D = 4.5cm

LIGHT



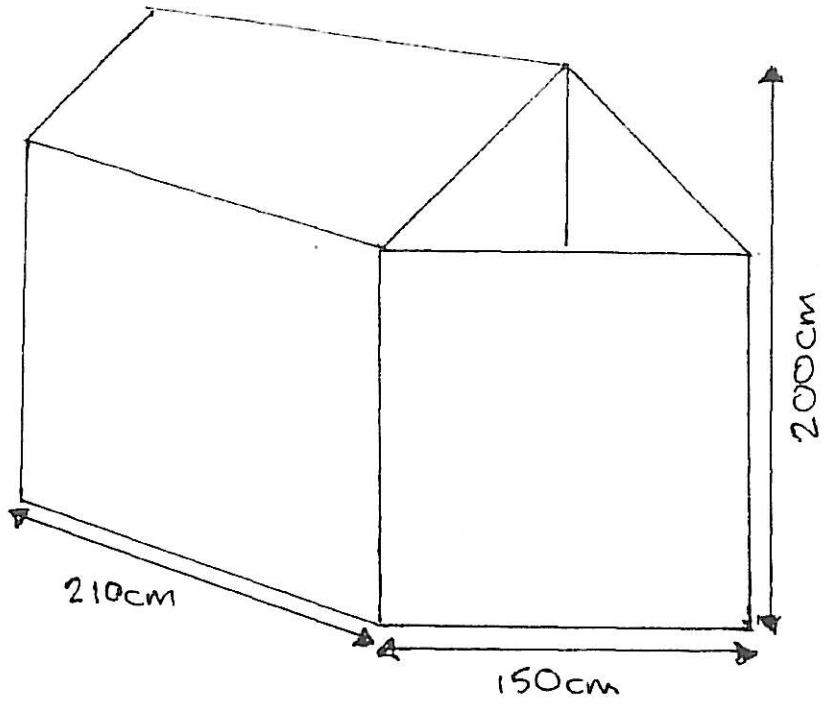
D = 11cm.

Inverclyde
council
Regeneration and Planning

REFUSED

(refer to decision notice for reasons)

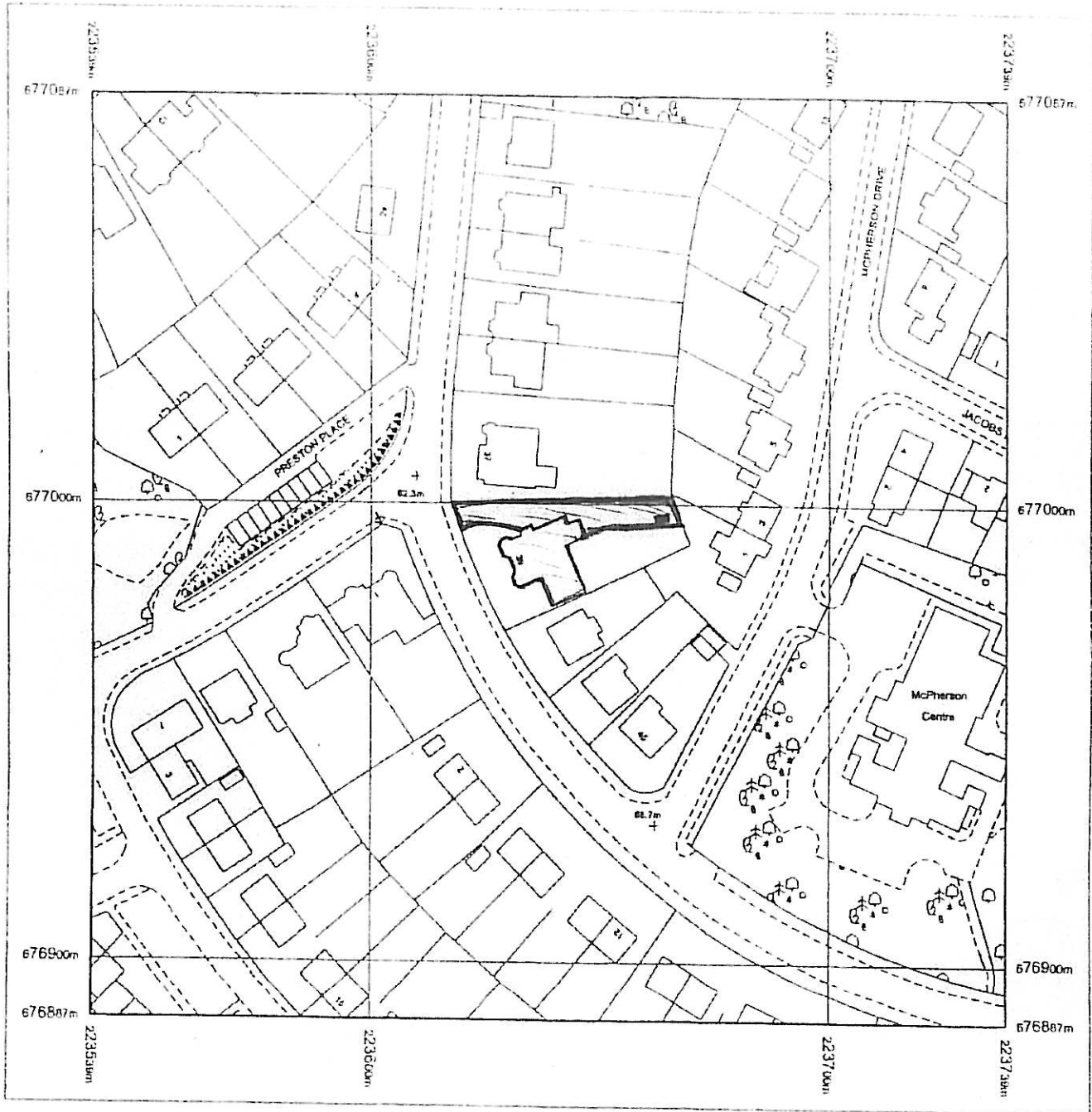
SHEED



Inverclyde
council
Regeneration and Planning

REFUSED

(refer to decision notice for reasons)



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REPORT OF HANDLING

Report By: James McColl

Report No: 11/0018/IC

Local Application
Development

Contact
Officer: 01475 712462

Date: 25th March 2011

Subject: Installation of new front door and erection of garden shed (all in retrospect) at
Upper Flat, 39 Tower Drive, Gourock

SITE DESCRIPTION

The application relates to an upper flat and associated garden ground within a sub-divided two storey villa located on the eastern side of Tower Drive, Gourock, opposite the junction with Divert Road. The villa is finished primarily in white render together with a grey slate roof and is a C(S) listed building. Residential properties of varying design lie adjacent.

PROPOSAL

A new dark stained timber front door with stainless steel detailing and a contemporary design has been installed within the property. A timber shed has also been erected to the back of the rear garden area. The shed has a floor area of approximately 3.15 square metres and extends to a height of 2 metres. It is finished in a green wood stain. As the works have already been undertaken, the application is considered in retrospect.

An application for listed building consent, ref 11/0005/LB, has also been submitted and considers the installation of the front door together with a satellite dish which is permitted development and two outside lights which are considered to be de minimus.

LOCAL PLAN POLICIES

Local Plan Policy HR14 - Alterations and Extensions to Listed Buildings

Proposals to alter or extend a listed building must respect the reasons for listing, be of a high standard and will only be approved where the proposed works are satisfactory in terms of the following matters (as and where appropriate):

- (a) overall design;
- (b) scale and form;
- (c) materials and finishes;
- (d) landscaping proposals;
- (e) form of boundary enclosure; and
- (f) compliance with Policy HR1.

Local Plan Policy HR15 - The Setting of Listed Buildings

Development will be required to have due regard to the effects on the setting of, and principal views from, Listed Buildings and shall be without detriment to their principal elevations and the main approaches to them.

CONSULTATIONS

None required.

PUBLICITY

The application was advertised in the Greenock Telegraph on 18th February 2011 as development affecting a Listed Building.

SITE NOTICES

A site notice was posted on 18th February 2011 for Development Affecting Listed Buildings.

PUBLIC PARTICIPATION

The application was subject of neighbour notification, a press advert and a site notice, No representations were received.

ASSESSMENT

The material considerations in the determination of this planning application are the Development Plan, the impact on the character and appearance of the listed building, and Historic Scotland's Managing Change in the Historic Environment Guidance Notes.

Assessing the front door installed, Policy HR14 of the Inverclyde Local Plan supports alterations to listed buildings where they respect the reasons for listing. Historic Scotland's Managing Change in the Historic Environment Guidance Notes also provide relevant guidance. Historic Scotland supports replacement doors only where absolutely necessary and the design and materials should be sympathetic to the character and appearance to the building. Replacement doors with a stained or varnished hardwood finished are rarely appropriate. Door furniture reflecting the period and character of the building is also supported.

The door installed is of a contemporary design, features contemporary door furniture and a dark stained finish. The design and appearance of the door does not relate to the listed building and does not accord with Historic Scotland's guidance. It is therefore considered that the door installed has an unacceptable impact on the character and appearance of the listed building and is therefore not supported by policy HR14 of the Inverclyde Local Plan.

Considering the garden shed erected within the garden, this is located to the back of the rear garden area. Whilst the timber shed is a modern structure, it is sited inconspicuously and this ensures that it does not unacceptably impact on the setting of the listed building. I am therefore satisfied that the shed, in its own right, would be acceptable when considered with reference to policy HR15 of the Inverclyde Local Plan.

In conclusion, whilst the garden shed alone does not unacceptably impact on the character and setting of the listed building, the front door installed, by virtue of its contemporary design, contemporary door furniture and dark stained finish has an unacceptable the impact on the character and appearance of the listed building and is therefore not in accordance with policy HR14

of the Inverclyde Local Plan or Historic Scotland's Guidance. The application cannot therefore be supported.

DECISION

That the application be refused

Reasons

1. The front door installed, by virtue of its contemporary design, contemporary door furniture and dark stained finish has an unacceptable impact on the character and appearance of the listed building and is thus contrary to the guidance and policy contained within policy HR14 of the Inverclyde Local Plan or Historic Scotland's Managing Change in the Historic Environment Guidance Notes.

Signed:

Case Officer: James McColl

Stuart Jamieson
Head of Regeneration and Planning

9.55 The most important direct effects of the listing of a building are that:

- (a) most forms of otherwise usually permitted alterations and extensions require the benefit of the planning authority's approval and that of the First Minister, as and when applicable;
- (b) demolition is not permitted without the prior permission of the planning authority and the First Minister; and
- (c) the local authority may take action over neglected buildings.

Alterations and Extensions to Listed Buildings

9.56 Listing does not automatically imply opposition to development as new proposals may often complement or enhance the existing structure. Development affecting a listed building will be expected to be of a particularly high standard, however, and in addition to Policy HR1, proposals to alter or extend a listed building will be assessed against the provisions of Policy HR14. The Council may also apply Policies HR1 and HR14 in cases where development is proposed adjacent to a listed building and where this could affect the setting of the structure.

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p 140

Policy HR14 Alterations and Extensions to Listed Buildings

Proposals to alter or extend a listed building must respect the reasons for listing, be of a high standard and will only be approved where the proposed works are satisfactory in terms of the following matters (as and where appropriate):

- (a) overall design;*
- (b) scale and form;*
- (c) materials and finishes;*
- (d) landscaping proposals;*
- (e) form of boundary enclosure; and*
- (f) compliance with Policy HR1.*

Setting of Listed Buildings

9.57 As well as the building itself, the setting of listed buildings may also contribute to the attractive image that it presents. Such settings can be prejudiced by development proposals that, if approved, could have the cumulative effect of reducing the attractiveness of the listed building. It is important to safeguard listed buildings from development that may be to their detriment as a consequence of scale, position and design, including use of inappropriate materials.

9.58 The Council, as Planning Authority, will ensure that the implications of any such applications are assessed fully and will refer to Policy HR15, in addition to Policy HR1, as and when necessary, in order to resolve such issues.

9.59 Historic Scotland's 'Memorandum of Guidance on Listed Buildings and Conservation Areas' offers advice on assessing proposals as they affect listed buildings. Development both within and outwith the curtilage of a listed building can have an impact on its setting and on the historic skyline.

Policy HR15 The Setting of Listed Buildings

Development will be required to have due regard to the effects on the setting of, and principal views from, Listed Buildings and shall be without detriment to their principal elevations and the main approaches to them.

Demolition of Listed Buildings

9.60 The Council will consider proposals for the demolition of listed buildings under the terms of Policy HR1, as such works constitute a form of development. While the Council will usually wish to preserve these buildings, it accepts that there may be occasions where demolition proves to be the only realistic and viable course of action, particularly given the limited finances currently available to public authorities and the competing demands for this resource.

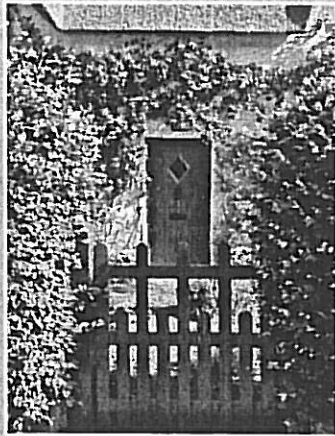
**Managing
Change
in the Historic
Environment**

HISTORIC
SCOTLAND



ALBA
AOSMHOR

Doorways



October 2010

Key Issues

1. The doorway and associated features of a historic building, or groups of historic buildings, form important elements in defining their character. Listed building consent is required for any works affecting the character of a listed building and planning permission may be required in a conservation area.
2. Age, design, materials, and associated features are amongst the numerous factors that contribute to the interest of historic doorways.
3. In planning works to doorways it is important to understand and protect their key characteristics.
4. Maintenance and repair is the best means of safeguarding the historic character of a doorway. This also reduces the requirement for new raw materials and energy.
5. Where elements of a doorway cannot be repaired, the replacements should match the original design as closely as possible.
6. Significant improvements in energy efficiency can be achieved by discreet draught-stripping.
7. Planning authorities give advice on the requirement for listed building consent, planning and other permissions.

1. INTRODUCTION

- 1.1 This is one of a series of guidance notes on managing change in the historic environment for use by planning authorities and other interested parties. The series explains how to apply the policies contained in the *Scottish Historic Environment Policy* (2009) (SHEP, PDF 312K) and *The Scottish Planning Policy* (2010) (SPP, PDF 299K).
- 1.2 This note sets out the principles that apply to altering the doorways of historic buildings. It should inform planning policies and the determination of applications relating to the historic environment, and replaces the equivalent guidance in *The Memorandum of Guidance on Listed Buildings & Conservation Areas* (1998).
- 1.3 Monuments scheduled under the Ancient Monuments & Archaeological Areas Act 1979 require scheduled monument consent for any works. Where a structure is both scheduled and listed, the scheduling controls have precedence. Separate advice is available from Historic Scotland's website: [Scheduled Monuments: Guidance for Owners, Occupiers & Land Managers](#) (PDF 718K).
- 1.4 Separate guidance in this series is provided on improving accessibility.

2. WHY ARE HISTORIC DOORS AND DOORWAYS IMPORTANT?

- 2.1 Doorways, and their associated features, such as entrance steps and platts, make a substantial contribution to the character and physical integrity of most historic buildings. They are usually an important element of a building's design, weatherproofing and security: their style, detailing and fixtures help us to understand when a building was constructed or altered, and how the building was used. The design and arrangement of doorways can be a notable component of groups of buildings or streets. Doorways can have symbolic or ritual importance. Many historic doors are extremely durable, remaining in use for a century or more.

3. IDENTIFYING THE INTEREST OF HISTORIC DOORS AND DOORWAYS

- 3.1 The significance of a historic doorway is derived from a number of factors. This includes its form or shape, the pattern of design, the materials and details of construction, the finish, the method of opening, the use of fanlights and glazing. Associated fixtures and features such as fanlights can also be significant.



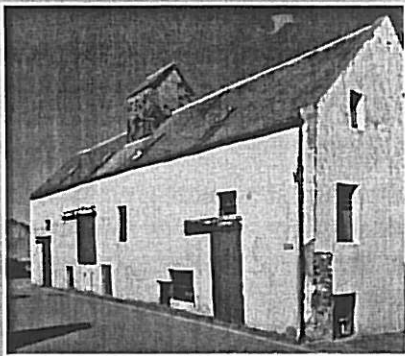
The exceptional 12th-century Romanesque doorway at Dalmeny Parish Kirk. Like many early church doorways, it is decorated with symbolic carvings. The door and inner stone frame are 20th-century replacements. © N. Haynes.



Albert Terrace, Aberdeen, designed by the architect Archibald Simpson in about 1840. The paired doorways form part of a consistent architectural pattern throughout the terrace of houses. Additional features include the steps and decorative iron railings.



The doorway, with its stair, stone surround, decorative fanlight and heraldic panel, is the principal feature of this symmetrically designed Ross-shire house of 1760. © Crown copyright: RCAHMS. Licensor www.rcahms.gov.uk.



Sliding boarded doors on a late 18th-century granary building in Banff, Aberdeenshire. © N. Haynes.



A late 19th-century two-leaf outer door and an inner vestibule door with decorative leaded glass panels in Falkirk. Associated fixtures include the brass letterbox and door handle on the outer door and the brass doorknob and decorative finger-plate on the inner door. © N. Haynes.

Forms of doorway

- 3.2 There are many shapes and sizes of historic doorway, from simple rectangular openings to elaborate types of arch and surround. Typically doorways are carefully sized and located as part of a broader design for a building or group of buildings. Doorway proportions and spacing frequently relate to other elements of the building, such as the overall proportions of an elevation or other features (e.g. windows). Doorways are often important components of an architectural design, perhaps expressing different parts of a building through variations in size, positioning and design.

Door materials and design

- 3.3 The materials and construction of doors can reveal much about local joinery traditions and stylistic fashions of the period and the historical status/use of the building. The predominant material of traditional historic doors and frames is timber, usually painted pine or oak.
- 3.4 The simplest historic doors are of vertical timber board construction. Early improvements in security resulted in some doors of more complex construction that incorporated metalwork to achieve their strength and decorative qualities. Variations on the boarded design were popular into the early 20th century.
- 3.5 Panelled timber doors were in common use on important buildings by the late 17th century. Throughout the 18th and 19th centuries the various forms of panelled door became standard for the main entrance of most types of domestic building.
- 3.6 Apart from iron 'yetts', or security gates, early metal doors are rare. The early 20th century saw an increasing use of metal or metal-framed doors, particularly alloys such as bronze.

Method of opening

- 3.7 As a moving component of a building, a door can impact on the appearance of a building in both its open and shut positions. The method and direction of opening are important characteristics of a historic door.
- 3.8 There are three principal methods of opening: side hung, sliding and revolving. The opening methods are usually appropriate to different types of building, e.g. revolving doors are usually found on civic buildings. Most domestic side-hung doors open inwards from the outside, but some specialised situations, for example in agricultural or industrial uses, require outward-opening doors. Some doors are divided vertically to form two-leaf doors (hinged on both jambs of the doorway, opening at the centre), and some are divided horizontally (e.g. a stable door).

Fanlights and glazing

- 3.9 Glazed features frequently form part of the design of historic doorways. The introduction of glass fanlights above doors in the 18th century and ornate glass panels within doors in the 19th century increased the decorative possibilities of doorways whilst also admitting more daylight.

Finish

- 3.10 From the 18th century most timber doors were treated with a durable paint finish. Doors on a single building or groups of buildings (e.g. country estates) were often painted a uniform colour. It is sometimes possible to sample underlying layers to establish previous colour schemes.

Associated fixtures

- 3.11 Door furniture often reflects the period and character of a building, from simple iron handles and latches on a cottage door to elaborate strap hinges on a church door. The range of door fixtures is enormous: whilst some are of unique artisan creation, the use of uniformly produced brass door furniture can be an important element of an area's architectural character. Historic door-bells, brass plaques and other fixtures into the surrounds of a doorway can equally contribute to the character of the entrance.

Associated features

- 3.12 The treatment of an entrance can make a powerful statement about the status of the building or elevate one entrance over others in the same building. The construction of entrance steps and platts to tenements and houses from the 18th century allowed the creation of basements and the regular spacing and positioning of doorways, even where ground levels varied. Heraldic panels, pediments, doorcases, porches, porticos, and porte-cochères (carriage porches) are among the many other features associated with entrance doorways.

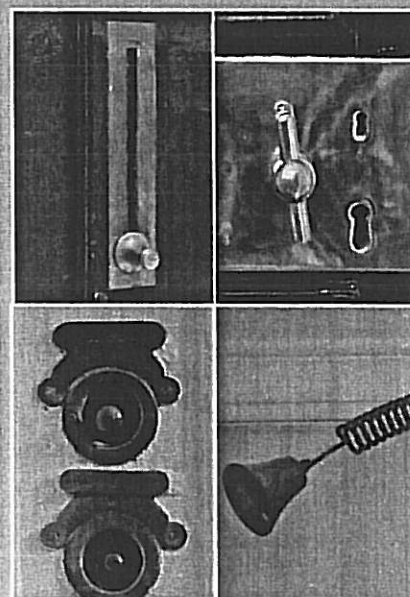
4. GENERAL PRINCIPLES FOR REPAIR AND ALTERATION

Character and interest of the building

- 4.1 Repairs and alterations to a historic building must protect its character. The contribution of the doors and doorways to that character must therefore be understood before considering how to alter the building. The form, pattern of design, materials and details of construction, finish, method of opening, use of fanlights and glazing, associated fixtures, and associated features are all important considerations. A brief description of the interest of the doors or doorways and an explanation of the impact of the alterations are always helpful in assessing such proposals.



Detail of a delicate cast-iron fanlight dating from the 1790s in Edinburgh. © N. Haynes.



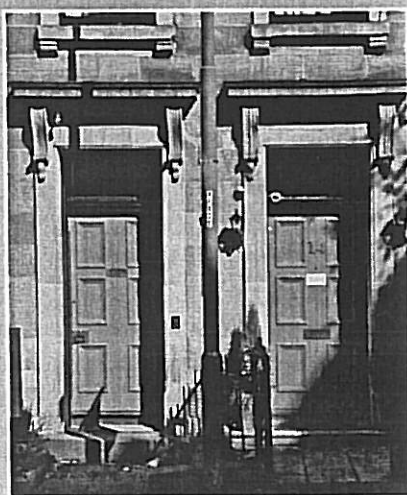
Associated fixtures (clockwise from top left): tenement door release (1890s); brass handle and lock (1880s); door-bell (1890s); door-bell pulls (1820s). © N Haynes.



Removal of the left-hand doorcase has unbalanced this pair of entrances. © N. Haynes.



Glazed upper panels form an original feature of this Glasgow tenement door. © N. Haynes.



The door on the left is redundant following the internal amalgamation of two villas, but retained in place to maintain the character of the building. © N. Haynes.

Repair

- 4.2 In almost all cases, repair of components on a like-for-like basis is preferable to replacement of whole units, as this will best maintain the character and historic fabric of the door or doorway. More detailed advice on the repair of traditional timber doors and glazing can be found in *Historic Scotland's Inform Guide: External Timber Doors* and *Inform Guide: Decorative Domestic Glass*.

Replacement

- 4.3 Where there is no alternative to the replacement of an original or historic door, the new elements should match the original in all respects. This should include exact replication of the opening method, maintenance and reuse of door furniture and historic glass where this contributes to a building's character. Proposals to recess a door either less or more deeply within the door opening should be refused.
- 4.4 Replacement doors may be appropriate where woodwork is beyond repair or in instances where historic doors have previously been replaced using inappropriate designs or materials. Any new replacement proposals must seek to improve the situation through designs and materials that are sympathetic to the character of the building.
- 4.5 Replacement doors which are made of hardwood with a stained or varnished finish, and those which introduce asymmetrical elements, integral fanlights, inappropriate glazing or panelled patterns are rarely appropriate.

Glazing

- 4.6 Glass can make an important contribution to the character of a doorway and should not be removed. Plain, opaque, stained and patterned glass are important details, whether part of the door, fanlight or sidelight. Where replacement is required, new work to match the original should be specified.

New doorways

- 4.7 New doorways in historic buildings should only be considered where they can be incorporated into the existing architecture and designed and detailed in a way that is compatible with the existing historic fabric. Great care should be taken to retain existing design patterns, symmetrical elevation or architectural details. Doors on new small-scale extensions are usually best designed to match those of the main building.

Blocking up doors

- 4.8 The character of a listed building is usually best maintained by retaining redundant doors in situ rather than blocking them up. If they are part of a terrace of uniform design they are a particularly important element of the architectural character and can normally be fixed closed in a manner that is reversible.

Converting doors to windows

- 4.9 Conversion of doors to windows is usually difficult to achieve without disruption to the architectural character of the building. Such alteration work should only be considered in subsidiary locations and where it will not involve the loss of historic fabric of quality. In these locations it is sometimes possible to glaze the upper part of the existing door to allow the necessary light.

Reinstatement

- 4.10 Generally, restoration of a door or doorway to a particular period should only be considered when the proposed style is appropriate to the building in question, it matches a documented earlier pattern, and it does not result in the loss of existing historic fabric that contributes to the character of the building.

Security

- 4.11 Additional security measures can normally be incorporated without affecting the character of a door. Extra mortice locks, rimlocks or bolts are usually easy to fit. Permanent external security shutters or roller shutters should not be used as they are likely to damage or obscure architectural detailing.

Colour

- 4.12 Many manufacturers produce ranges of traditional paint colours that are suitable for use on historic buildings. Where consistency of colour with other features (e.g. windows) is important to the character of the building, this should be maintained in any redecoration scheme. Wood stain and varnish are not usually appropriate finishes. The choice of paint colour may be subject to Local Authority conditions.

Alterations to fixtures

- 4.13 Metal door furniture is an important feature of a historic door. Historic ironwork and brasswork should be retained and reused if the timber door is being replaced. Replacements, where necessary, should match historic details, materials and positions.

Alterations to associated features

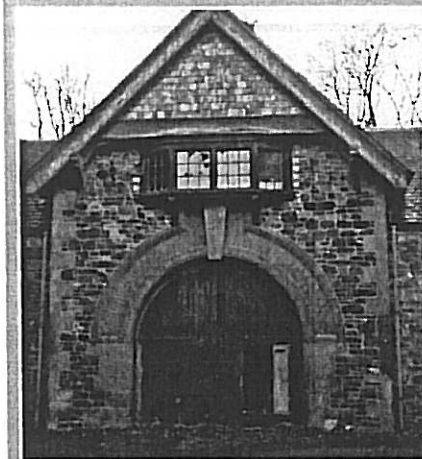
- 4.14 Alterations to associated features must seek to maintain their character. Enclosure of open features, such as a portico or the space beneath an entrance platt, to create additional internal space should not be undertaken. Steps, platts and flyovers should always be retained.

5. ENERGY EFFICIENCY

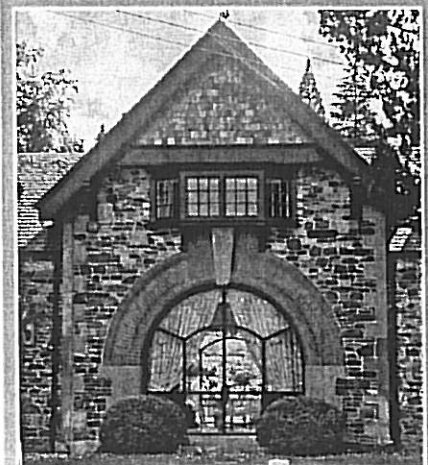
- 5.1 Energy conservation is necessary in addressing climate change. In many cases cost-effective and sustainable improvements to the energy efficiency of traditional buildings can be achieved without damage to their character. Heat loss typically occurs in



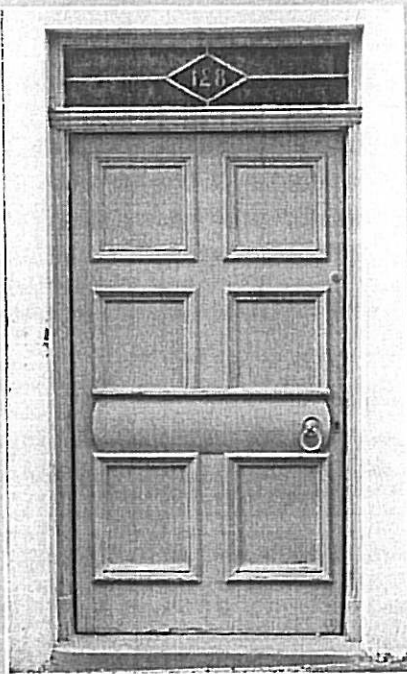
The old conversion of the right-hand doorway to a window and removal of the main entrance steps is disruptive to the character of the building and the broader pattern of entrances and windows in the street. © N. Haynes.



Dawyck Stables, Bellspool, Scottish Borders, before conversion.



Dawyck Stables, Bellspool, Scottish Borders, after conversion. The original door opening has been retained, but glazed to allow for residential use.



*A timber panelled door in the Seatown at Cullen, Moray. The detailing of this door is typical of the high-quality joinery of the area. Draught-proof strips have been applied around the door.
© N. Haynes.*

various parts of a building. It is important to take an overall view of energy efficiency measures.

- 5.2 It is normally possible to upgrade thermal performance of doors, for example by the introduction of discreet draught-proofing strips. In some cases, where the panels are particularly thin, thermal performance can be improved by adding a layer of insulation to the indoor side.
- 5.3 Further information is available in Historic Scotland's *Inform Guide: Energy Efficiency in Traditional Homes*, which gives further examples of measures that can be taken to improve energy efficiency.

6. CONSENTS

- 6.1 Listed building consent is required for any work to a listed building that affects its character. The local authority determines the need for consent.
- 6.2 Planning permission may be required for works to unlisted buildings in Conservation Areas. Where consent is required, an application is made to the local authority. This should include accurate scale drawings showing both the existing situation and the proposed works in context. It is normally helpful to provide detailed technical information and photographs. A brief description of the interest of the door and an explanation of the impact of the alterations are always useful in assessing change.

FURTHER INFORMATION AND ADVICE

Details of all individual scheduled monuments, listed buildings, designated gardens and designed landscapes, and designated wrecks can be obtained from Historic Scotland (see contact details below) or at: www.pastmap.org.uk. Details of listed buildings can also be obtained from the relevant local authority for the area.

Advice on the requirement for listed building consent, conservation area consent, building warrants, and other permissions/consents should be sought from local authorities.

Historic Scotland
Longmore House
Salisbury Place
EDINBURGH
EH9 1SH

Tel: 0131 668 8981 or 8717

Fax: 0131 668 8765

E-mail: hs.inspectorate@scotland.gsi.gov.uk

Web: www.historic-scotland.gov.uk

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www.historicscotlandimages.gov.uk

Cover images (all © N Haynes)

Cottage door, designed by James Maclaren, 1889, Fortingall, Perth & Kinross.

A 'Gibbs' architrave surrounding a late 18th-century doorway in South Street, St Andrews, Fife.

Decorative door handles at the former Barony Church, Castle Street, Glasgow, designed by J Burnet & J A Campbell, 1886–90.

Other selected Historic Scotland publications and links

[Maintaining your Home – A Short Guide for Homeowners \(2007\) \(PDF 1.4MB\)](#)

Inform Guide: Energy Efficiency in Traditional Homes (2008)

Inform Guide: External Timber Doors (2008)

Inform Guide: Decorative Domestic Glass (2007)

For the full range of Inform Guides, Practitioner Guides, Technical Advice Notes and Research Reports please see the [Publications](#) section of the Historic Scotland website.

DECISION NOTICE

Refusal of Planning Permission

Issued under Delegated Powers

Inverclyde
council

Regeneration and Planning
6 Cathcart Square
Greenock PA15 1LS

11/0018/IC

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(SCOTLAND) REGULATIONS 2008**

Mr G Brown
Upper Flat
39A Tower Drive
GOUROCK
PA19 1LG

With reference to your application dated 7th February 2011 for planning permission under the above mentioned Act and Regulation for the following development:-

Installation of new front door and erection of garden shed (all in retrospect) at

Upper Flat, 39A Tower Drive, Gourock, PA19 1LG,

Category of Application Local Application Development

The INVERCLYDE COUNCIL in exercise of their powers under the abovementioned Act and Regulation hereby refuse planning permission for the said development.

The reasons for the Council's decision are:-

1. The front door installed, by virtue of its contemporary design, contemporary door furniture and dark stained finish has an unacceptable impact on the character and appearance of the listed building and is thus contrary to the guidance and policy contained within policy HR14 of the Inverclyde Local Plan or Historic Scotland's Managing Change in the Historic Environment Guidance Notes.

The reason why the Council made this decision is explained in the attached Report of Handling.

Dated this 31st day of March 2011

Head of Regeneration and Planning

- 1 If the applicant is aggrieved by the decision of the Planning Authority to refuse permission for or approval required by condition in respect of the proposed development, or to grant permission or approval subject to conditions, he may seek a review of the decision within three months from the date of this notice. The request for review shall be addressed to The Head of Legal and Administration, Inverclyde Council, Municipal Buildings, Greenock, PA15 1LY.

- 2 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, he may serve on the planning authority a purchase notice requiring the purchase of his interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997

Refused Plans:

Drawing No:

Version:

Dated:

OSMAP

1

2

PHOTOS X5

NOTICE OF REVIEW

LEGAL SERVICES
Notice of Review
RECEIVED 30 JUN 2011
ACTION 1988
UP

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE) (SCOTLAND) REGULATIONS 2008

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.

Use BLOCK CAPITALS if completing in manuscript

Applicant(s)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Agent (if any)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Mark this box to confirm all contact should be through this representative:

Yes No

* Do you agree to correspondence regarding your review being sent by e-mail?

Planning authority

Planning authority's application reference number

Site address

Description of proposed development

Date of application Date of decision (if any)

Note. This notice must be served on the planning authority within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

Nature of application

- 1. Application for planning permission (including householder application)
- 2. Application for planning permission in principle
- 3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition)
- 4. Application for approval of matters specified in conditions

Reasons for seeking review

- 1. Refusal of application by appointed officer
- 2. Failure by appointed officer to determine the application within the period allowed for determination of the application
- 3. Conditions imposed on consent by appointed officer

Review procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

- 1. Further written submissions
- 2. One or more hearing sessions
- 3. Site inspection
- 4. Assessment of review documents only, with no further procedure

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

- | | Yes | No |
|--------------------------------------------------------------------------------------|-------------------------------------|--------------------------|
| 1. Can the site be viewed entirely from public land? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

K *** NOTE: THE REASON FOR REFUSAL IS RELATED TO LISTED BUILDING CONSENT ITEMS AND I WILL BE APPEALING THIS TO THE SCOTTISH GOVERNMENT. IF THAT APPEAL TAKES PRECEDENCE OVER THIS REVIEW (REQUEST FOR PLANNING PERMISSION) THEN PLEASE DISREGARD ***.

REASONS FOR NOTICE OF REVIEW ARE :-

① REFUSAL STATES THE DOOR IS OF "CONTEMPORARY DESIGN" AND UNACCEPTABLE. THE FACADE OF THE ENTIRE 'C' LISTED BUILDING IS A MIX OF OLD + CONTEMPORARY ITEMS. FOR EXAMPLE, THERE ARE UPVC WINDOWS AND THE ORIGINAL ENTRANCE TO THE HOUSE (LOWER FLAT) IS OBSCURED BY A UPVC DOOR AND MODERN GARAGE EXTENSION. THEREFORE, I FEEL OUR DOOR IS IN KEEPING WITH THE CURRENT CHARACTER AND APPEARANCE OF THE BUILDING. THAT IS, A MIX OF TRADITIONAL + MODERN, AND THE DOOR DOES REFLECT THE ORIGINAL STYLE OF THE PERIOD (SEE POINT 2) WITH SOME CONTEMPORARY DETAILING). CONT ON SEPARATE SHEET

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made?

Yes No

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

List of documents and evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

① PICTURES OF ORIGINAL ENTRANCE TO THE HOUSE (LOWER FLAT) DEMONSTRATING DARK WOOD FINISH.

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- Full completion of all parts of this form
- Statement of your reasons for requiring a review
- All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

Declaration

I the applicant/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed

Date

CONTINUATION OF STATEMENT SECTION FROM NOTICE OF REVIEW
FORM. GERRY BROWN: 39A TOWER DRIVE GOURCOCK: 11/0018/1C

② REFUSAL STATES THAT THE DARK STAIN FINISH HAS AN UNACCEPTABLE IMPACT ON THE CHARACTER AND APPEARANCE OF THE LISTED BUILDING.

I WOULD ARGUE THE DARK STAIN IS ENTIRELY IN KEEPING WITH THE CHARACTER OF THE BUILDING. THE ORIGINAL ENTRANCE TO THE HOUSE (LOWER FLAT) IS MADE UP OF DARK WOODEN STORM DOORS AND AN INTERIOR DOOR OF THE SAME DARK WOODEN COLOUR — PLEASE FIND ENCLOSED PICTURES OF THESE DOORS, AS THEY ARE NOT VISIBLE TO THE PUBLIC, NOW OBSCURED BY THE WHITE UPVC DOOR. FURTHERMORE, THE SYMMETRICAL ASPECT OF THE DOOR IS SIMILAR TO THE CORE OF MANY MACINTOSH DESIGNS FROM THE ART NOUVEAU PERIOD.

③ OUR FRONT DOOR IS NOT ORIGINAL TO THE BUILDING. IT SITS AT THE TOP OF AN UNORIGINAL STAIRCASE AND IS NOT DIRECTLY VISIBLE FROM THE FRONT ELEVATION OF THE BUILDING, AND HARDLY VISIBLE FROM OTHER VIEWS.

④ THERE WAS NO DIALOGUE BETWEEN US AND THE PLANNING DEPARTMENT, JUST A FLAT REFUSAL. WHILE THIS MAY HAVE BEEN BECAUSE THE APPLICATION WAS IN RETROSPECT, I FEEL IT WOULD HAVE BEEN REASONABLE TO ENGAGE WITH US TO DISCUSS WHAT MODIFICATIONS, IF ANY, WOULD HAVE BEEN NECESSARY AND ACCEPTABLE TO PREVENT THE REFUSAL.

INTERIOR DOOR OF
39 TOWER DRIVE
SHOWING DARK
WOOD FINISH



EXTERIOR DOORS AND INTERIOR DOOR OF
39 TOWER DRIVE SHOWING OAK WOOD
FINISH

EXTERNAL
DOOR

EXTERNAL
DOOR

INTERIOR
DOOR
@
ENTRANCE



Our Ref: RMcG/AJ/ECO1230

Your Ref:

Date: 8 August 2011

Regeneration & Environment
Corporate Director: Aubrey Fawcett

Municipal Buildings
Clyde Square
Greenock
PA15 1LY

Tel: 01475 712764

Fax: 01475 712731

aubrey.fawcett@inverclyde.gov.uk

Dara Parsons
Historic Scotland Inspectorate
Longmore House
Salisbury Place
EDINBURGH
EH9 1SH

Dear Mr Parsons

The Town & Country Planning (Scotland) Act 1997
The Town & Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2008
Request for Review: Installation of New Front Door and Erection of New Garden Shed (all in retrospect) at Upper Flat, 39A Tower Drive, Gourock Ref: 11/0018/IC

At the meeting of the Inverclyde Council Local Review body (ILRB) on 3 August 2011, following consideration of the case papers, the ILRB agreed that it did not have sufficient information in order to proceed to determine the request for review. The case papers are attached and are also available online with colour photos at www.inverclyde.gov.uk (click on Committee Meetings, then Local Review Body).

The ILRB agreed to seek the views of Historic Scotland through the "Written Submissions" procedure set out in Regulation 15 of the Town & Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2008 on the contemporary design, contemporary door furniture and dark stained finish of the front door.

Accordingly, in terms of Regulation 15(2)(a), the ILRB seeks your views on the contemporary design, the contemporary door furniture and dark stained finish of the front door.

I would also advise you that, in terms of Regulation 15(b), you are required to send your response to the ILRB within one month of the date of this Notice (i.e. 8 September 2011). In terms of Regulation 15(3) you are also required to forward a copy of your response to the applicant, the details of which are set out in the schedule appended to this Notice.

Should you require any clarification in regard to the terms of this Notice, please contact Rona McGhee whose details are noted below.

Yours sincerely

Head of Legal & Democratic Services

Enquiries To:

Rona McGhee, Senior Administration Officer, Legal & Democratic Services

Tel: 01475 712123

Fax: 01475 712137

E-mail: rona.mcghee@inverclyde.gov.uk

SCHEDULE OF DETAILS OF APPLICANT AND INTERESTED PARTIES

Agent/Applicant: Mr Gerard Brown
39A Tower Drive
Gourock
PA19 1LG

Interested Parties: N/A

HISTORIC
SCOTLAND



ALBA
AOSMHOR

Planning and the Environment
Inverclyde Council
Cathcart House
6 Cathcart Square
GREENOCK
PA15 1LS

Longmore House
Salisbury Place
Edinburgh
EH9 1SH

Direct Line:
Direct Fax:
Switchboard: 0131 668 8600

Our ref: HGG/A/SN/178
Our Case ID: 201102855
Your ref: RMcG/AJ/ECO1230

30 August 2011

Dear Sirs

39 TOWER DRIVE WITH BOUNDARY WALLS

Thank you for your letter dated 12 August which we received on 12 August.

We have considered your request for a view and confirm that we have no locus in this particular case as it relates to a planning application for a category C(s) listed building.

Yours faithfully

Judith Roebuck
Senior Heritage Management Officer

1869

10/0626/13



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