



By email:  
Planning Department  
The Highland Council

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Our Case ID: H/07/04  
Your ref: **17/00182/FUL**  
Date 24<sup>th</sup> February 2017

**Re: Murroona, Strathpeffer, IV14 9DQ.**

Thank you for the opportunity to comment on the above planning application relating to the replacement of existing timber windows with new uPVC windows. The property lies within the Strathpeffer Conservation Area, and is a characterful villa with original sash and case glazing in apparently good condition.

The Forth & Borders Cases Panel of the Architectural Heritage Society of Scotland (AHSS) is concerned about the use of uPVC windows in a conservation area. The proposed tilt-and-turn windows detract significantly from both the building's historic character and the character of the conservation area as a whole. Whereas sash windows hide their frames behind rebates in the stonework, uPVC windows are unable to conceal their clumsy frames in this manner and thus a significant amount of clear glass is lost, to be replaced by white plastic in moulded forms that do not match the historic fabric of the building. Analysis of the proposed drawings for this property compared with the current sash windows (whose frames are incorrectly exaggerated in size in the "existing" drawings) shows that between 20% and 37% of the existing glass area would be replaced by the new plastic frame, with a commensurate reduction in light reaching the inside of the property.

As the Highland Council's Historic Environment Strategy (Appendix 1, 2014) states, *"The retention of high quality traditional timber should be a priority...Where replacement is deemed acceptable either because the existing historic windows are completely beyond repair ...it is essential that any new windows and doors are appropriate in their materials and detailing for the age and style of the building to which they will be fitted."*

The panel would object to the application as it would be to the detriment of the Strathpeffer Conservation Area. It would also be in contravention of both the Council Historic Environment Strategy, and the Highlands Local Development Plan policy 57.

Yours faithfully,

Alastair Disley  
on behalf of the Forth & Borders Cases Panel

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President: Simon Green MA FSA FSA Scot