



By email:
Planning Department
The Highland Council

eplanning@highland.gov.uk

Our Case ID: H/05/13
Your ref: **17/00301/FUL**
Date 23rd Feb 2017

Re: 1 Waterloo Place, Inverness

Thank you for the opportunity to comment on the above planning application. We are concerned by a lack of detail. The property appears to have two unusual large sash windows at the ground level, which from the size and positioning would appear original. Members of the cases panel know of a number of similar Victorian shop fronts featuring unusually large sash windows, but survivals are very rare, and thus we would like to ensure that these survive.

The doors, in contrast, appear to be later poor-quality insertions, although the original fanlight detail survives on the left door. If these are to be replaced, the building's contribution to the conservation area would be greatly enhanced by period-appropriate doors that filled the entire space underneath the fanlight, and the reinstatement of a matching equivalent to the right-hand door (or an alternative if historic photographs showed a different approach).

The upper floors appear to have replacement sash windows of acceptable quality, and these should be retained and refurbished.

We have no objection to the principle of the application, but without plans or elevations it is impossible to comment other than in a speculative manner, and the original shop windows are an extremely important survival.

Yours faithfully,

Alastair Disley
on behalf of
Forth & Borders Cases Panel