



By email:  
Planning Department  
The Highland Council

[eplanning@highland.gov.uk](mailto:eplanning@highland.gov.uk)

Our Case ID: H/05/11  
Your ref: **17/00331/LBC**  
Date 29<sup>th</sup> Jan 2017

**Re: 36 Wells Street, Inverness**

Thank you for the opportunity to comment on the above planning application relating to the replacement of existing uPVC windows with new uPVC windows. The property is a Category C building located within the Inverness Riverside Conservation Area.

The Forth & Borders Cases Panel of the Architectural Heritage Society of Scotland (AHSS) is concerned about the use of uPVC windows in both a listed building and within a conservation area. While the panel recognizes that uPVC windows already exist in the building, it is felt that these detract from the building's historic character and the character of the conservation area as a whole. As the Highland Council's 2012 Development Advice Note on Replacement Windows states "[where] windows have already been replaced with inappropriate windows...replacements which better reflect the original style should be used". Therefore, using uPVC windows on a building which is both listed and in a conservation area would contravene council rules on windows for listed building and conservation areas. We therefore wish to object to the use of uPVC windows.

Yours faithfully,

Alastair Disley  
on behalf of  
Forth & Borders Cases Panel