

Speaking for Scotland's Buildings



This comment was submitted by the AHSS Highlands & Islands Cases Panel via an online planning portal

Council: Fife

Application reference: 20/03284/LBC

Address: 30 Queen Anne Street, Dunfermline

Date AHSS comment submitted: 2nd March 2021

The Forth and Borders Cases Panel have reviewed this application and object to the proposals.

The building in question is a B-listed, 19th century classical house, with traditional, 6x6 sash and case windows mentioned as a feature of interest in the HES listing. The proposals to convert the top floors of this structure into flats results in concerning alterations to a number of significant features in this structure.

The AHSS objects to the following elements of the proposal:

1. The replacement of windows. There is no condition report to justify the replacement of windows on the front or rear. The replacement windows do not match either the style or glazing pattern of the original windows, as they should. This does not follow HES guidance (Managing Change in the Historic Environment: Windows, p.18).
2. The alteration of the stair within the stair tower. The removal of a step as illustrated in the proposed plan and section of rear yard to accommodate for the new entranceway is unacceptable, and again fails to follow HES guidance (Managing Change in the Historic Environment: Interiors, p.6). The stairway, likely stone, is a key part of the character of the building and alternative door locations should be sought.
3. The removal of a fireplace from the first floor room being converted to a lounge. Fireplaces are a significant feature that demonstrate the historical plan, and it should be retained. (see HES interiors guidance, *ibid*, p10).
4. The alteration of the floor plan on the first floor bedroom with en-suite. The removal of an original wall impacts corncicing present in these rooms, pictured in photographs of the property available online, and damages the integrity of the original plan. The presence of corncicing demonstrates the original function of a room and should be retained to "best protect the interest of internal spaces" (HES Interiors, p9).

We are also concerned about the doors within the property. The plans suggest changes to the doors without adequate detail. Original doors should not be replaced without substantive justification, to preserve the building's historic importance.

More suitable plans are needed which demonstrate a better understanding of the building's significance and good heritage practice, with appropriate sensitivity to this historic structure.