

## Speaking for Scotland's Buildings



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

**Council:** Highlands

**Application reference:** 21/01744/FUL

**Address:** 62 Society Street Nairn IV12 4NL

**Date AHSS comment submitted:** 18<sup>th</sup> May 2021

The AHSS Highlands and Islands Cases Panel has examined this application, and objects to several elements which individually and collectively will detract from the Fishertown Conservation Area.

1) This dwelling appears to be formed from two houses. The eastern portion forms the western half of a pair of mirrored Victorian semi-detached houses, with good quality detailing to their south front, including dressed rybats around an original wooden front door. As the neighbouring property has had its door replaced in the mid-20th century, this door plays an essential part in defining the character of this pair of semi-detached houses.

This door should, therefore, be retained in its current form. The proposed inserted uPVC door is not appropriate in materials or design and should be omitted.

2) The pair of houses is further defined by the chimneys to the gable wall. The western portion of the dwelling appears later, and has raised the height of the chimney, but retaining its existing form and chimney pots. It therefore retains its function as a visual bookend, defining with its opposing chimney the two ends of the original ridge. Its loss would again detract from the symmetry and character of this pair of semi-detached houses, and this chimney should be retained.

3) To the rear, the proposed lowering of the dormer window would also detract from the established character of these houses. The nature of development in this closely-packed community means that the rear opens onto another property's land and access, and the design is of non-traditional form and materials. We therefore object to this enlargement.