

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: 21/03240/FUL

Address: Tigh Na Furan, Castle Street, Dornoch

Date AHSS comment submitted: 29th July 2021

The AHSS Highlands and Islands Cases Panel objects to the loss of the high quality stone shopfront, which is an integral part of the original building design and contributes significantly to the character of the building and the conservation area.

The application notes a precedent next door. This was a far simpler conversion, removing a plain glass window, with simple stall riser beneath wooden door, and slim pillar in between, then infilling beneath the existing lintel. The shop front did not relate to the other fenestration on that elevation, but we do not consider that infilled frontage a particularly successful precedent, as the resulting street façade lacks any entrance.

In contrast, this is a higher quality shopfront, with unpainted stone pillars, three separate lintels with carved mouldings continuing those of the pillars, and stall risers with inset recesses. The plans incorrectly show the sills of the shop windows as being lower than they are, and in reality the lintels and sills of the shop windows are the same as of the house window to the west. The shop door also already has a transom light and design identical to that of the house door, but with inset glazed panels. The shop front, therefore, is an integral part of the whole building design, and to change it would disturb the present coherence.

The proposals would significantly detract from the present character of the building, and are completely unnecessary as the existing window recesses can readily accommodate sash windows to match existing, with appropriate privacy glass or internal curtains etc. to make the new granny flat more private from the street. If less glazing is required, the existing door can have its glazed panels filled in.

We therefore object to this unnecessary and damaging destruction of the present high quality shopfront.