

Planning Application [23/01096/FUL](#) - 15 Palmerston Road EH9 1TL

OBJECTION from Grange Association

7 April 2023

We object to the proposed zinc cheeks to the dormer windows in this Planning Application. We note previous decisions and commentary from the Planning Department concerning this site and ask that it maintains consistency by refusing this element of the latest application.

Application [21/06727/FUL](#) was submitted in December 2021. Before it was granted in March 2022, the proposals were amended to include slate cheeks (instead of zinc) to the proposed dormers. The Case Officer noted in the Handling Report:

[Page 1]: *"The proposal was amended prior to this delegated decision. Scheme 1 proposed more contemporary dormers in alternative locations and the loss of the existing cupola."*

.....

[Page 3]: *"The revised dormers utilise slate and timber windows and the principal elevation introduction has been relocated to better align with the openings below. They are now considered to be compatible with the character and appearance of the dwellinghouse and conservation area."*

We welcomed the diligence of the Case Officer in maintaining the character of the conservation area through these required elements of the design, especially the use of slate for roof coverings and dormer cheeks.

In January 2023, however, an application for a non-material variation [21/06727/VARY](#) sought to reverse those amendments, again applying for zinc cladding of the dormer cheeks. We were pleased to note the Case Officer's continued diligence in refusing this application and the permission was determined as "not varied" in March 2023. The Handling Report on the variation request noted:

[Page 2]: *"This variation request includes the removal of the slate sides to the box dormers or the return to the [original] design as submitted under 21/06727/FUL. There has been no change in the character of the application site, its surroundings or the desired outcomes of the Development Plan when it comes to the preservation and enhancement of historic assets and places between the granting of planning permission and the receipt of this variation request. **All zinc box dormers are still considered to constitute an unsympathetic alteration of a traditional property and a change which would not be in keeping with the aims of the conservation area.***

"The proposals are material in nature due to the detrimental impact they would have on the character and appearance of the existing building and conservation area."

We endorse and applaud this position of the Case Officer and request that the position be maintained by refusing the use of zinc in this latest proposal [23/01096/FUL](#).

Grange Association
7 April 2023