

**ANGUS COUNCIL****DEVELOPMENT CONTROL COMMITTEE****2 MAY 1996****SUBJECT: CONSERVATION GRANT****REPORT BY DIRECTOR OF PLANNING, TRANSPORT & ECONOMIC DEVELOPMENT**

**Abstract: An application for listed building grant from the owners of Bellas Cottage, Logie-Pert towards the cost of installing traditional replacement windows in a Category B listed building.**

**1 RECOMMENDATION**

It is recommended that the Committee agree to give financial assistance from the Conservation Fund towards the cost of three replacement windows at Bellas Cottage, Logie-Pert.

**2 INTRODUCTION**

- 2.1 An application for listed building grant assistance has been submitted from the owners of the above property towards the cost of two replacement and one new window as part of ongoing improvement works.

**3 REPORT**

- 3.1 The building is a small, semi-derelict single storey early 19th century lodge to the adjacent former manse, now known as The Kirklands. The owners of the property (and the manse) have recently received listed building consent for the restoration of the cottage for which they have also been awarded an improvement grant from Angus District Council. The existing windows are timber replacements of 1960/70s era and it is proposed to replace these with windows of the original style incorporating a swept head detail, Gothic tracery and multi-paned sashes. The proposed windows will reflect the fenestration of the adjacent Parish Church which is of a contemporary period.

**4 FINANCIAL IMPLICATIONS**

- 4.1 The Chief Quantity Surveyor has inspected the two competitive estimates for the work and advised that any listed building grant should be based on the lowest estimate with an eligible cost of £2,287.73, inclusive of VAT.
- 4.2 In accordance with previous policy, it is therefore recommended that a listed building grant of EIGHT HUNDRED AND TWENTY ONE POUNDS AND NINETY THREE PENCE (£821.93) be awarded subject to the following conditions:-

1. That the replacement windows be as per the approved plans, i.e. timber vertically sliding single glazed sash and case style, traditionally glazed with linseed oil putty.
2. That there be no horns or permavents on the upper sashes.
3. That all external timber be double vacuum impregnated using an organic solvent water repellent timber preservative to BWPA specification.
4. That the sills and frames of the new windows shall be bedded in Arbomat Gungrade Sealing Compound and pointed up using trowel applied sand/oil mastic of a colour to match the surrounding masonry.
5. That the new windows have an external paint finish, the colour of which to be agreed with the Conservation Officer.
6. That the works be completed to the satisfaction of Angus Council.

## 5 CONCLUSION

- 5.1 It is recommended that the Committee approve the grant award subject to the above conditions.

## NOTE

No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above Report.

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