



Argyll and Bute Council
Comhairle Earra-Ghàidheal Agus Bhòid

Customer Services
Executive Director: Douglas Hendry

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30 April 2018

RECONVENED MEETING OF ARGYLL AND BUTE LOCAL REVIEW BODY

The **ARGYLL AND BUTE LOCAL REVIEW BODY** will reconvene in the **COMMITTEE ROOM 1, KILMORY, LOCHGILPHEAD** on **WEDNESDAY, 16 MAY 2018** at **3:20 PM**, or at the conclusion of the Civic Hearing at 14:40, whichever the latter, which you are requested to attend.

Douglas Hendry
Executive Director of Customer Services

BUSINESS

- 1. APOLOGIES FOR ABSENCE**
- 2. DECLARATIONS OF INTEREST**
- 3. CONSIDER NOTICE OF REVIEW REQUEST: DUNJEAIN, 37 ELLENABEICH, ISLE OF SEIL, OBAN, PA34 4RQ (REF: 18/0001/LRB)**
 - (a) Further Information from the Planning Department (Pages 3 - 18)
 - (b) Further Comments from Interested Parties (Pages 19 - 20)

ARGYLL AND BUTE LOCAL REVIEW BODY

Councillor Gordon Blair
Councillor Jean Moffat

Councillor David Kinniburgh (Chair)

Contact: Adele Price-Williams 01546 604480

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FURTHER WRITTEN INFORMATION

FOR

**ARGYLL AND BUTE COUNCIL
LOCAL REVIEW BODY**

18/0001/LRB

**REFUSAL OF PLANNING PERMISSION FOR
INSTALLATION OF REPLACEMENT WINDOWS AND
DOORS AND REPLACEMENT OF TIMBER FACINGS
ON EXISTING PORCH WITH PVCU**

DUNJEAIN, 37 ELLENABEICH, ISLE OF SEIL

26/03/18

WINDOW SURVEY OF SURROUNDING PROPERTIES REQUIRED BY LRB

The LRB has requested that a window survey of the surrounding area be undertaken providing details of materials and method of openings of windows together with a photographic log.

In determining the area to be covered by the window survey, the characteristics of the surrounding area were considered by the Planning Service.

It was considered that the row of development within which the appeal site is situated is unique with its own characteristics within the wider Conservation Area and it was considered that the survey should concentrate on this particular row of development.

All dwellinghouses surveyed are Category B Listed Buildings.

Number 37 Ellenabeich, the appeal site, is shown marked with a red dot on the location plan below.

For the purposes of this survey, the row of properties surveyed were numbers 33, 34, 36 and 38 shown marked with a blue dot on the location plan below.



33 ELLENABEICH

33 Ellenabeich comprises a single storey detached dwellinghouse directly to the rear of the appeal site. Windows currently installed in the property comprise brown painted timber top hung casement windows with a brown painted timber half glazed entrance door details of which are documented in the photographs below.



Front elevation showing 3 no. brown painted timber top hung windows and brown painted timber half glazed entrance door



Close up of front elevation showing brown painted timber entrance door and brown painted timber top hung window



Close up of brown painted timber top hung window to front elevation



Side elevation showing 2 no. brown painted timber top hung windows



Rear elevation showing 3 no brown timber painted top hung windows



Close up of windows to rear elevation showing brown timber painted top hung windows

34 ELLENABEICH

34 Ellenabeich comprises a single storey semi-detached dwellinghouse representing the most northerly dwellinghouse of those surveyed. Windows currently installed in the property are all white painted timber units the majority of which are sliding sash and case units, the only exceptions being the windows in the entrance porch and the window to the rear elevation. Full details of the windows are documented in the photographs below.



Front elevation showing 4 no. white painted timber sliding sash and case units and timber entrance door with 4 glazed panels together with entrance porch with 1 no. white timber painted bottom opening window, 1 no. white painted timber window with fixed pane and bottom opening unit and 1 no. white painted timber half glazed entrance door



Close up of white timber sliding sash and case unit to front elevation



Rear elevation showing 1 no. white painted timber side opening unit



Close up showing white painted timber side opening unit to rear elevation



Side elevation showing white painted timber sliding sash and case window

36 ELLENABEICH

36 Ellenabeich comprises a single storey semi-detached dwellinghouse situated directly to the north of the appeal site. Windows currently installed in the property are all white painted timber sash and case units with a black painted timber entrance door. Full details of the windows and door are documented in the photographs below.



Front elevation showing 2 no. white painted timber sliding sash and case windows and 1 no. black painted timber door with small glazed panels.



Close up of white painted timber sliding sash and case window to front elevation



Close up of black painted timber entrance door to front elevation



Rear elevation showing 2 no. white painted timber sliding sash and case windows, one double unit and one single unit



Close up of double white painted timber sliding sash and case window to rear elevation



Close up of single white painted timber sliding sash and case window to rear elevation

38 ELLENABEICH

38 Ellenabeich is a two storey semi-detached dwellinghouse with single storey projection to its rear elevation sharing a boundary wall with 37 Ellenabeich the appeal site. To the front elevation on the ground floor are 2 no. white painted timber sliding sash and case units either side of a hipped roof entrance porch. The porch incorporates white painted timber windows units with the central two panes top opening together with a white painted timber half glazed entrance door. At first floor level are 2 no. white timber painted sliding sash and case units.



Front elevation showing white timber sliding sash and case windows to ground and first floors and entrance porch with timber windows and timber entrance porch



Close up of ground floor white timber sliding sash and case window to left of entrance porch



Close up of first floor white timber sliding sash and case window to left of entrance porch



Rear elevation showing obscure glazed white timber window, method of opening unclear.



Close up of window to obscure glazed white timber window to rear elevation of single storey projection



Side elevation showing 1 no. white painted timber unit at first floor the method of opening of which is not clear with 1 no. white painted timber door with glazing panel and 1 no. four pane white timber window to the side elevation of the single storey rear projection the method of opening of which is not clear.



Close up of white painted timber window and white painted timber door to side elevation of rear projection.

SUMMARY

From the information set out above, it is evident that none of the properties surveyed have been devalued by the introduction of inappropriate upvc windows or doors.

Retrospective planning permission has not been granted for any of the properties.

Accordingly, it remains the view of the Planning Service, as set out in the previous Statement of Case, that the replacement doors, windows, fascias and cladding proposed in the application are not considered to be appropriate replacements for a Listed Building within a Conservation Area and would materially harm the integrity, character and appearance of the Listed Building within the Ellenabeich Conservation Area.

Taking account of the above, it is respectfully requested that the application for review be dismissed.

Hi Fiona, thanks for your update on Duncan's window review.

From a younger residents perspective I find the results rather disappointing.

Firstly, we all know that we live in a conservation area and that the appearance of the houses are important. But It is very hard to tell the difference between modern wood effect UPVC windows and traditional wooden ones. Indeed the conservation people who came to do the review a little while ago took pictures of the windows at No 34 thinking that they were plastic. This was pointed out to them in the review meeting. The gentleman chairing the meeting also agreed that you would probably have to tap and scratch modern wooden effect UPVC window frames to tell if they were wooden or plastic.

One of the issues facing the area is the lack of modern housing in the village. People these days have just come to expect modern double glazing as standard. UPVC windows are more energy efficient, require less upkeep, last for a lot longer and are more cost effective. An ex local couple who I know very well and want to come back to the village looked at No 37 when it came up for rent but were put off by the single glazed windows as they have young children. It has a knock on effect as this could have resulted in two extra children for the local school. Myself and my wife actually lived in No 37 for 5 years prior to buying a house in the village and it's a cold drafty house!

There are many examples in the village of wood effect and non wood effect UPVC windows. Granted not in the immediate surroundings of No 37 but further down the village you will see them. I can think of two within 30m of No 37.

As younger people come into the village they will no doubt look to sympathetically adapt and modernise the current housing stock. This has been done by generations before us to varying degrees of style and tradition which is what gives the village it's unique look. A local contractor in the area asked the conservation review lady during the review meeting what era of the areas tradition are we trying to conserve in relation to windows and doors? He came up with at least three different eras/styles. She had no answer and just referred to her statement that traditional single glazed wooden windows were to be used in the future and that only 10 - 15% of heat is lost through them. 10 - 15% is 10 - 15%, especially in the current economic climate.

I just feel that unless we are allowed to sympathetically modernise the current housing stock we are putting the brakes on the areas future. As the older generations pass on and the housing stock ages, people will undoubtedly look to modern traditional looking materials and building techniques repair and improve the quality of the local housing stock. We want to conserve the area in which we live, as it's the area, the village and the setting that draws people to live here and come to visit, but we also don't want to feel that we're being forced to live in a museum for everyones viewing pleasure, especially as most folk wandering around the place won't tell the difference.

I'm not sure if this will have any bearing on the decision of Duncan's windows but hopefully food for thought for the future.

BR

Iain

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