

MINUTES of MEETING of ARGYLL AND BUTE LOCAL REVIEW BODY held in the COUNCIL CHAMBERS, KILMORY, LOCHGILPHEAD on TUESDAY, 21 JANUARY 2020

Present: Councillor Rory Colville (Chair)
Councillor Robin Currie Councillor Alastair Redman

Attending: Iain Jackson, Governance and Risk Manager (Advisor)
Lynsey Innis, Senior Committee Assistant (Minutes)

1. APOLOGIES FOR ABSENCE

There were no apologies for absence intimated.

2. DECLARATIONS OF INTEREST (IF ANY)

There were no declarations of interest intimated.

3. CONSIDER NOTICE OF REVIEW REQUEST: 63 JOHN STREET, HELENSBURGH, G84 9JZ (REF: 19/0006/LRB)

The Chair welcomed everyone to the meeting and explained that no person present would be entitled to speak other than the Members of the Local Review Body (LRB) and Mr Jackson who would provide procedural advice if required.

The Chair explained that the previous meeting had been adjourned to allow for further information to be provided from Planning. This information was to include the provision of photographs of the property and the surrounding area on a power point presentation.

Upon viewing the power point presentation, Councillor Colville enquired as to whether the other Members felt they had sufficient information before them to come to a decision on the Review. Both Councillors Currie and Redmond agreed that they did. Councillor Colville advised that he too felt he had sufficient information before him to come to a decision.

Councillor Colville moved the following motion:-

Having viewed the power point presentation supplied by the Planning Officers and taken cognisance of the Council's Technical Working Note on Windows in Conservation Areas paying particular attention to the part that identifies Prime Townscape Blocks, it is considered that the block of four buildings which front onto John Street between Millig Street and Queen Street can be considered as a secondary location as opposed to a prime townscape block.

Reason: Viewing both sides of the street as seen in the power point presentation, and treating the whole as a townscape block, not just the left hand side, it is considered whilst the left hand side is largely intact, the right hand side has two significantly more recent buildings which are of little architectural merit. The area is

further compromised by a degree of unsympathetic window replacements in the immediate area, is not located in a prominent public area such as Main Square, and public views are restricted.

It is therefore appropriate for the Local Review Body, for the reasons outlined, to take the street as a whole and judge it as a secondary location in the conservation area. As such it is considered flexibility can be given as long as the replacement windows and patio doors are high quality and the windows are white uPVC sash and case and replicate the appearance of the traditional windows being replaced. It is noted the applicant has stated "the existing windows are proposed to be replaced by Heritage sash and case windows whose features are stated to be of traditional design details and sight lines of a timber box sash window and have individual double glazed units between astragals"

Therefore the difference between the existing timber windows and the new uPVC is marginal and at least preserves the character and appearance of the Conservation Area.

I therefore move that the application for planning permission is approved and the proposal is acceptable and in line with the policy background for secondary locations within conservation areas and in accordance with the policies of the Local Development Plan subject to the attached planning conditions.

This was seconded by Councillor Alastair Redman.

Decision

The Argyll and Bute Local Review Body, having considered the merits of the case de novo, unanimously agreed to uphold the appeal and approve planning permission subject to the following conditions and reasons:-

The development shall be implemented in accordance with the details specified on the application form dated 18/04/2018 AND the approved drawing reference numbers:

- 1/16 – Location Plan and Site Plan. Drawing Number 01
- 2/16 – Front Elevation as Existing. Drawing Number 05, Rev B
- 3/16 – Rear Elevation as Existing. Drawing Number 07, Rev B
- 4/16 – Side Elevation as Existing. Drawing Number 06, Rev B
- 5/16 – Side Elevation as Existing. Drawing Number 08, Rev B
- 6/16 – Ground Floor Plan as Existing. Drawing Number 02, Rev B
- 7/16 – First Floor Plan as Existing. Drawing Number 03, Rev B
- 8/16 – Elevations and Dimensions of Windows Existing. Drawing Number 16
- 9/16 – Ground Floor Plan as Proposed. Drawing Number 09, Rev B
- 10/16 – First Floor Plan as Proposed. Drawing Number 10, Rev B
- 11/16 – Front Elevation as Proposed. Drawing Number 12, Rev B
- 12/16 – Side Elevation as Proposed. Drawing Number 13, Rev C
- 13/16 – Rear Elevation as Proposed. Drawing Number 14, Rev B
- 14/16 – Side Elevation as Proposed. Drawing Number 15, Rev B
- 15/16 – Elevations and Dimensions of Windows (Proposed) Drawing Number 17
- 16/16 – Details of Proposed Replacement Windows. Drawing Number 18

Reason: *For the purpose of clarity, to ensure that the development is implemented in accordance with the approved details.*

**ADVISORY NOTES TO APPLICANT RELATIVE TO APPLICATION REF.
18/02163/PP**

1. This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period. [See section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).]
2. In order to comply with Section 27A(1) of the Town and Country Planning (Scotland) Act 1997, prior to works commencing on site it is the responsibility of the developer to complete and submit the attached 'Notice of Initiation of Development' to the Planning Authority specifying the date on which the development will start.
3. In order to comply with Section 27B(1) of the Town and Country Planning (Scotland) Act 1997 it is the responsibility of the developer to submit the attached 'Notice of Completion' to the Planning Authority specifying the date upon which the development was completed.