



Argyll and Bute Council
Comhairle Earra-Ghàidheal Agus Bhòid

Executive Director: Douglas Hendry

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14 January 2020

NOTICE OF MEETING

A meeting of the **ARGYLL AND BUTE LOCAL REVIEW BODY** will be held in the **COUNCIL CHAMBERS, KILMORY, LOCHGILPHEAD** on **TUESDAY, 21 JANUARY 2020** at **10:00 AM**, which you are requested to attend.

Douglas Hendry
Executive Director

BUSINESS

1. **APOLOGIES FOR ABSENCE**
2. **DECLARATIONS OF INTEREST (IF ANY)**
3. **CONSIDER NOTICE OF REVIEW REQUEST: 63 JOHN STREET, HELENSBURGH, G84 9JZ (REF: 19/0006/LRB)**
 - (a) Further information received from Planning (Pages 3 - 6)
 - (b) Comments from Applicant (Pages 7 - 10)

ARGYLL AND BUTE LOCAL REVIEW BODY

Councillor Rory Colville
Councillor Alastair Redman

Councillor Robin Currie

Contact: Lynsey Innis, Senior Committee Assistant; Tel: 01546 604338

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ADDITIONAL INFORMATION

FOR

19/0006/LRB

**ARGYLL AND BUTE COUNCIL
LOCAL REVIEW BODY**

**REFUSAL OF PLANNING APPLICATION 18/02163/PP
FOR INSTALLATION OF REPLACEMENT WINDOWS
FROM TIMBER SASH AND CASE TO WHITE UPVC
DOUBLE GLAZED SASH AND CASE WINDOWS TO
INCLUDE FORMATION OF REAR PATIO DOOR,
REPLACEMENT DOOR TO SIDE ELEVATION AND
NEW WINDOW OPENING IN GABLE WALL AT 63
JOHN STREET, HELENSBURGH**

13 DECEMBER 2019

In terms of the 7 pieces of additional information requested I would respond as follows.

1 Photographs of the property and the surrounding area will be attached separately as a PowerPoint.

2 The subject of the appeal is a traditional 2 storey sandstone villa set within a block of 4 similar buildings, with a frontage onto John Street between Millig Street and Queen Street. These buildings are all very visible from the street and three out of the 4 have retained their original windows. These windows are timber sash and case units with astragals to the upper panes. They are integral to the character and appearance of the dwellings and the wider conservation area. It is therefore considered that this is a prime townscape block. The dwellinghouse that has had the windows replaced has done so without consent. These windows have been replaced with single pane units with surface mounted astragals and no stepped appearance. These windows undermine the character of the dwellinghouse and detract from the character and appearance of the conservation area.

It is therefore considered that the replacement windows are not consistent with the terms of the Council's Technical Working Note. It is therefore considered that the installation of 30 replacement windows which do not exactly match the original timber windows in terms of materials and appearance will be visually intrusive, visually discordant and as such detract from and undermine the character and appearance of this traditional building. This will have a detrimental effect on the integrity and architectural quality of the building as a whole and in turn will undermine the character and appearance of the conservation area. The works are therefore considered contrary to policies LDP 3(C) of the Local Development Plan (adopted 26th March 2015), SG LDP ENV16 (a) and ENV17 of the Supplementary Guidance and the council's Technical Working Note on Replacement Windows in Argyll & Bute.

3 The patio doors and windows should have been included within the reasons for refusal as they are equally unacceptable and contrary to policy.

4 Happy to accept comments by the agent rather than specifying further detail by condition.

5 Number 65 is a traditional villa with timber sash and case windows. It has a single uPVC window in the upper middle dormer which may not have had consent. The other windows are traditional. The juxtaposition of one inappropriate window against the rest of the traditional windows illustrate the value of timber windows and shows why uPVC undermines traditional architecture and the wider Conservation Area.

6 Model conditions. See below.

MODEL CONDITIONS AND REASONS RELATIVE TO APPLICATION 18/02163/PP

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.

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Dear Sir,

In response to the above Additional Information I would like to raise the following points:

- Point 2: 'Three out of the four properties have original windows'. This is a factually incorrect 'cut and paste' from previous correspondence. Both numbers 65 and 67 have uPVC. To whom would replacement windows appear 'visually discordant and visually intrusive'? Our neighbours? Visitors to Helensburgh? As mentioned in my previous response, the current windows have the refinement of their original astragals obscured by a thick layer of exterior paint. In many windows the paint is helping retain the glass panes due to the poor condition of the existing wooden frames. I dispute that normal sighted individuals would be able to tell the difference between wooden and uPVC Heritage replacement windows from the roadside.
- Point 3: Why are the patio doors unacceptable and to what policy is their installation contrary? Why were they omitted from the initial reason for refusal?
- Point 5: The replacement uPVC front-facing dormer window at No. 65 in a non-traditional style does not support the argument specifically for wooden replacement windows; rather it supports the argument for any replacement window, whether in uPVC or wood, to be in keeping with the original architectural style. The proposed replacement with Heritage windows would fulfil this requirement.

I reiterate that replacing existing windows with Heritage sash windows would not detract from the appearance of the property or the wider area. The issue of whether the windows were made of wood or uPVC would not be obvious except on close inspection. That Heritage uPVC windows would be "visually intrusive and visually discordant" is highly subjective and indeed I feel that continued reference to this point is irrelevant. Would repainting the exterior of my original wooden windows bright red be more acceptable, as they were the original windows?

I have recently had a downstairs WC re-plastered. The rotten window is allowing water ingress as can be seen in the attached photo. This particular window is not only rotting but has not been installed level in the first place.

I request that if there is going to be a hearing to which I could attend and contribute to that I will be informed of the date.

Yours faithfully,

Gillian Dunn
Dr Gillian Dunn



From:Chris Doak Architect
To:Local Review Body

LOCAL REVIEW BODY APPLICATION No.19/0006:63 JOHN STREET,HELENSBURGH.

Dear Sir/Madam,

With regard to the Additional Information from the Planning Authorities,submitted to the Local Review Body on 13 December 2019,I would like to offer my comment:

POINT 2:

It is unfair of the Planning Authorities to attempt to link our Application to the unauthorised replacement windows at 67 John Street,Helensburgh.These windows have nothing to do with the Applicants or the Agent.Our Application is for the installation of sliding sash windows at 63 John Street - and not for the installation of single units with stick-on astragals.

POINT 3:

63 John Street is not a Listed Building.Why is it unacceptable to put in patio doors at the back of the house,and allow access to a private rear garden? We are sensitively proposing to extend an existing window opening down to floor level,and we are not forming a wider opening. Equally,why is it not acceptable to put a new window opening in the side wall? There are already two windows in this wall,and the new one matches them in proportion,opening method,and external finish.

POINT 4:

As for Point 2:it is again unfair to associate us with the single replacement window installed at no.65,and which is not the same type and specification as we propose.The Applicant wishes to replace all of their windows - and they will all match.

I trust that the Board finds my comments to be valid.

Regards,

Chris Doak

Chartered Architect

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