



Planning & Regulatory Services

Seirbheisean Planaidh is Riaghlaidh
Development Management • Policy
Building Standards • Animal Health
Trading Standards • Environmental Health

REC. 7.8.19

38 East Clyde Street Helensburgh G84 7PG

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013

REFUSAL OF PLANNING PERMISSION

REFERENCE NUMBER: 18/02163/PP

**Nicholas And Gillian Dunn
Chris Doak Architect
5 Shaftesbury Street
Anderston
Glasgow
G3 8UN**

I refer to your application dated 2nd October 2018 for planning permission in respect of the following development:

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 (kitchen area)

AT:

63 John Street Helensburgh Argyll And Bute G84 9JZ

Argyll and Bute Council in exercise of their powers under the above mentioned Act and Regulations hereby refuse planning permission for the above development for the **reasons(s) contained in the attached appendix.**

Dated: 9 July 2019

Fergus Murray
Head of Development and Economic Growth

www.argyll-bute.gov.uk



REASONS FOR REFUSAL RELATIVE TO APPLICATION NUMBER: 18/02163/PP

1. The windows proposed replacement windows will have non-traditional frames and surface mounted astragals, which by virtue of their inappropriate uPVC material will have an unacceptable impact upon the appearance and the architectural and historic interest of the conservation area. They would fail to preserve the character of the conservation area and are contrary to the policy position expressed in Scottish Planning Policy and Managing Change in the Historic Environment.

The council's Technical Working Note Argyll & Bute Windows specifically sets out which buildings can be classed as Prime Townscape Blocks. This building, by virtue of its high visibility within the conservation area, its largely unaltered windows and set between two traditional villas who have also retained their original windows is considered to be one. Within prime townscape blocks, only refurbishment/repair or like for like timber replacement will be permitted. The introduction of uPVC windows, although the same style and method of opening, lack the elegance and refinement of traditional timber windows and as such would appear visually intrusive, visually discordant and would detract from the character and appearance of the existing building and the wider conservation area.

The development is therefore contrary to LDP STRAT 1, LDP 3, LDP 9 of the Local Development Plan and SG LDP ENV 17 of the Supplementary Guidance which presumes against development which does not preserve or enhance the character or appearance of a the built environment, including Conservation Areas. The proposal is not consistent with the expectations of HES through their Managing Change in the Historic Environment guidance of the Councils Technical Working Note Argyll & Bute Windows April 2018.

2. For the purpose of clarity it is advised that this decision notice relates to the details specified on the application form dated 18/04/2018 and the refused 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

NOTES TO APPLICANT (1) RELATIVE TO APPLICATION NUMBER 18/02163/PP

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under Section 43A of the Town and Country Planning (Scotland) Act 1997 (as amended) within three months from the date of this notice. A Notice of Review request must be submitted on an official form which can be obtained by contacting The Local Review Body, Committee Services, Argyll and Bute Council, Kilmory, Lochgilphead, PA31 8RT or by email to localreviewprocess@argyll-bute.gov.uk
2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state, and it cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the landowner's interest in the land, in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997 (as amended).

Appendix relative to application 18/02163/PP

- (A) Has the application been the subject of any "non-material" amendment in terms of Section 32A of the Town and Country Planning (Scotland) Act 1997 (as amended) to the initial submitted plans during its processing?

N

- (B) The reason why planning permission has been refused.

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