

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

**PLANNING PERMISSION**

**REFERENCE NUMBER: 18/01478/PP**

**Mrs Jean Murdoch  
Ken Duncan Ltd  
3-1  
6 Kaims Terrace  
Livingston  
EH54 7EX**

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

**Installation of 7no. replacement windows from timber single glazed to uPVC double glazed of the same style and finish.**

**AT:**

**59 John Street Helensburgh Argyll And Bute G84 9JY**

Argyll and Bute Council in exercise of their powers under the above mentioned Act and Regulations hereby grant planning permission for the above development in accordance with the particulars given in the application form and docketed plans subject however to the conditions and reasons detailed on the following page(s).

It should be understood that this permission does not carry with it any necessary consent or approval for the proposed development under other statutory enactments and is not a Building Warrant.

Dated: 24 September 2018



Angus J. Gilmour  
Head of Planning, Housing and Regulatory Services



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**Installation of 7no. replacement windows from timber single glazed to uPVC double glazed of the same style and finish.**

**AT:**

**59 John Street Helensburgh Argyll And Bute G84 9JY**

The planning application as detailed above is subject to the following conditions:

1. The development shall be implemented in accordance with the details specified on the application form dated 29/06/2018 and the approved drawing reference numbers 181214/01, 181214/02, 181214/03, 4/5 and 5/5 unless the prior written approval of the planning authority is obtained for other materials/finishes/for an amendment to the approved details under Section 64 of the Town and Country Planning (Scotland) Act 1997.

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

**INFORMATIVES**

1. 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.
2. 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.



## NOTES TO APPLICANT (1) RELATIVE TO APPLICATION NUMBER 18/01478/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](mailto: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 TO DECISION APPROVAL NOTICE

Appendix relative to application: 18/01478/PP

- A. Has the application required an obligation under Section 75 of the Town and Country Planning (Scotland) Act 1997 (as amended):

No

- B. 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:

No

- C. The reason why planning permission has been approved:

The building is assessed as being a de-valued townscape block where there is more flexibility with regards to window replacements so long as the replacements are good quality and replicate the appearance of traditional windows. The proposal is acceptable and in accordance with Policies LDP STRAT 1, LDP 3, LDP 9 and SG LDP ENV 17 of the Argyll & Bute Local Development Plan and the Technical Working Note - Argyll & Bute Windows (April 2018).



AGENTS AND BUREAU COUNCIL  
 Planning and Regulatory Services

Application ref no: 18/01533/JR  
 Date received: 8/7/19

Plan no: 2/5  
 PQ Index: 50

AGENTS AND BUREAU COUNCIL  
 Planning and Regulatory Services

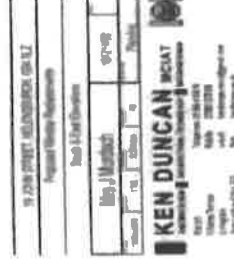
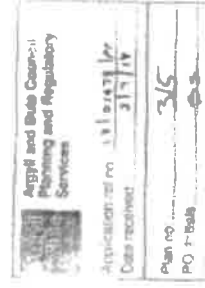
Ken J. Blatch  
 Head of Planning and Regulatory Services

**KEN DUNCAN** MRAT  
 Director of Planning and Regulatory Services



SOUTH ELEVATION

EAST ELEVATION



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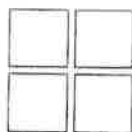
# Replacement Window/Door Costs

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for :-

**Mrs Murdoch  
Woodburn  
59 John Street  
Helensburgh  
G84 9JY**

Job No. 181214



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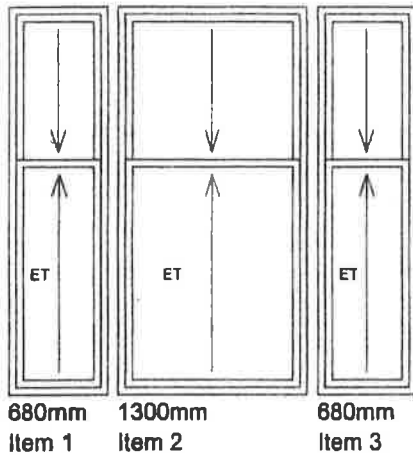


**Description of Works**

All drawings viewed internally - Scale 1:50 - All sizes are for pricing purposes only.

Install Address: Woodburn, 59 John Street, Helensburgh, G84 9JY (Tel: 01436 673 222, Alt: 07712 678 153)

**Lounge**



**Bay Item 1 Notes:**

Vertical Sliding Windows to be triple draught stripped with interlocking transoms with compression seals at top and bottom rails to achieve severe exposure resistance for air and water penetration to BS 6375.

Windows to be A+ rated as Certified by the British Fenestration Ratings Council with a rate of conductive and radiant heat loss of 1.2w/m<sup>2</sup>/k and a rate of heat loss for air infiltration of Zero.

Sashes to operate on spiral balances with tilt in cleaning facility, with key locking security snibs, child safe travel limiters, pole eyes to the top rails and Sash Bar Lifts to the bottom rail.

All glass to be toughened safety glass to BS 6206.

Frames to be fully rebated behind existing masonry to minimise exposed outerframe and best preserve original glass sizes.

External cover plate to be used to make good at old mastic line.

All voids at items throughout to be filled with non wicking Rockwool.

All sealant to be to BS11600 Cat (F) LM 25.

Transom drop at the above items to be confirmed with Contractor upon site survey.

Contractor to remove existing Secondary Glazing at the above items.

Contractor to retain existing T.V. and B.T. cables where required.

N.B. Contractor to replicate existing half round batten rod detail at the above items together with 135 degree Mullion detail (2 no. angled facings with moulded bead at join).

Floor Level: Ground  
Original Window Type: Sliding Sash & Case

Item 1 : Overall Height: 2600mm  
Item 1 : Distance to Transom: 1050mm  
Item 2 : Overall Height: 2600mm  
Item 2 : Distance to Transom: 1050mm  
Item 3 : Overall Height: 2600mm  
Item 3 : Distance to Transom: 1050mm

Proposed Frame Material: PVC White / White  
Sash Horns: None  
Vents to Item(s): No  
Handle Finish to Item(s) 1, 2, 3: White (Key Locking)

External Sill: Stub Sill  
Sash Box Removal: Yes

**Energy Features for Item(s) 1, 2, 3**

Low Emmissivity Glass (E): Soft Coat  
Argon Filled Sealed Units: 90%  
Spacer Bars: Warm Edge  
Spacer Bars Colour: Black/Charcoal  
Heat Loss (U-Value): 1.2 W/m<sup>2</sup>K  
Low Sill Glass (T): Toughened Both Sides

Internal Finish: Hardwood Trim with Sill