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To: [localreviewprocess](#)
Cc: [Gillian Dunn](#)
Subject: 19/0006/LRB:63 John Street,Helensburgh
Date: 31 October 2019 17:00:49

From:Chris Doak Architect

To: Local Review Body,Committee Services (Argyll and Bute Council)

REVIEW NO.19/0006/LRB : 63 JOHN STREET,HELENSBURGH

I confirm receiving the Representation relating to our request for a Review of Refusal of Planning Permission,and having studied the Statement of Case from the Planning Authority,I would like to make comment as follows:

1. Our Application for Planning Permission related to the replacement of the windows of the house from timber sash and case to upvc sash and case,and also for the formation of patio doors to the rear,and formation of a new window opening in the side wall.The Decision Notice and the Statement of Case only make reference to the replacement of the windows.Why is there no mention of the patio doors and the gable window? Are these Permissible? Are these contentious?
2. I think it is unfair to associate my clients' Application with the unauthorised replacement windows in the house of their close neighbour at 67 John Street.My clients are proposing to install high-quality,upvc sash and case windows - not single pane,pivot windows.
3. The Decision Notice and the Statement of Case mentions (on more than one occasion) that the proposed upvc sash windows have "surface mounted astragals".This is incorrect.The proposed windows that the Applicant intends to install have individual double-glazed units between the astragals,in the same fashion as a timber window would.
4. In the Appendix to Decision Refusal Notice there is a paragraph which reads as follows:

"This **draft** Argyll and Bute Windows (Replacement Windows in Listed Buildings and Conservation Areas)Technical Working Note was approved by PPSL (?) on 18th April.The document requires to undertake a period of public consultation before being adopted as non-statutory planning guidance,but should in the meantime be afforded some weighting in determining proposals which include replacement windows in Listed Buildings and Conservation Areas."

The Application for Planning Permission was made on 27 September 2018,and declared Valid by the Planning Department on 3 November 2018.At the end of December 2018,we were informed by the Planning Department,that the Application was likely to be Refused.It was not till 9 July 2019 that the Decision Notice was issued,and we did not receive the Notice for another four weeks.It seems unfair that the Application process was dragged out for months,and was then assessed on an "unadopted planning guidance",only approved by PPSL (sic) on 18 April 2019.

I trust that you find the above to be of interest and relevance,and we look forward to hearing of the Review Board's Decision.Thank you.

Regards,

Chris Doak

Chartered Architect