

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.