



Chief Executive

Notice of Review

20 JUN 2016

Democratic Services

NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE) (SCOTLAND) REGULATIONS 2008

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

**IMPORTANT: Failure to supply all the relevant information could invalidate your notice of review.**

Use BLOCK CAPITALS if completing in manuscript

Applicant(s)

Agent (if any)

Name ALAN JOHN REDPATH

Name

Address 62 CASTLE STREET, DUNS

Address

Postcode TD11 3BE

Postcode

Contact Telephone 1

Contact Telephone 1

Contact Telephone 2

Contact Telephone 2

Fax No

Fax No

E-mail\*

E-mail\*

Mark this box to confirm all contact should be through this representative:

\* Do you agree to correspondence regarding your review being sent by e-mail?

Yes No

Planning authority SBC

Planning authority's application reference number 16/00125/LBC

Site address 62 CASTLE STREET, DUNS, TD11 3BE

Description of proposed development REPLACEMENT WINDOWS X8 AND FRONT DOOR X1.

Date of application 01/02/2016 Date of decision (if any) 21/4/2016

Note. This notice must be served on the planning authority within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

**Nature of application**

- 1. Application for planning permission (including householder application)
- 2. Application for planning permission in principle
- 3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition)
- 4. Application for approval of matters specified in conditions

**Reasons for seeking review**

- 1. Refusal of application by appointed officer
- 2. Failure by appointed officer to determine the application within the period allowed for determination of the application
- 3. Conditions imposed on consent by appointed officer

**Review procedure**

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

- 1. Further written submissions
- 2. One or more hearing sessions
- 3. Site inspection
- 4. Assessment of review documents only, with no further procedure

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

**Site inspection**

In the event that the Local Review Body decides to inspect the review site, in your opinion:

- |  | Yes                                 | No                       |
|--|-------------------------------------|--------------------------|
| 1. Can the site be viewed entirely from public land?                                 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

No

**Statement**

**Notice of Review**

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

PLEASE SEE NOTES ATTACHED

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made?

Yes  No

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

PLEASE SEE NOTES ATTACHED

**List of documents and evidence**

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

PLEASE SEE ATTACHED

**Note.** The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

**Checklist**


Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- Full completion of all parts of this form
- Statement of your reasons for requiring a review
- All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

**Note.** Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

**Declaration**

I the applicant/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed 

Date 14/6/2016

**The Completed form should be returned to the Head of Corporate Administration, Scottish Borders Council, Council Headquarters, Newtown St. Boswells TD6 0SA.**

Mr. Alan John Redpath

62 Castle Street

Duns

TD11 3BE

Thursday 16<sup>th</sup> June 2016

Dear Sir/Madam,

Please find below a list of supporting documents, materials and evidence which I wish to use to support my notice of review.

- SBC H&DO Officer has not supported our application after verbal guidance on the replacement front door. He suggested a window in the centre of the door would be acceptable due to bad light from the fan light above the existing door. Please see attached photos of timber replacement door. Please note the existing door is not the original door as stated in the refusal; it is hollow and not solid. How can we replace like for like when it is not the original door and already having a harmful effect on the character of the grade B listed building?
- A sample window was shown to the H&DO officer on his visit and it detailed the same window pane sizes etc as existing windows. Please note all 5 existing sash & case windows are not the same. Some have horns inside and out and two don't.
- We are looking to replace our 1991 gas combi boiler as it is not efficient and costing money. However; we are reluctant to do this when all the heat will escape through the unrepairable existing windows.
- Historic Environment Scotland have no objections.
- Castle Street is a conservation area but yet various houses on the street would appear to have had a relaxed view on style/make of replacement windows.
- PVC wood grain effect double glazed windows supplied and fitted by Wm Mallen Joinery at a cost of £4,014 + vat against timber sash & case double glazed and fitted by Wm Mallen Joinery at a cost of £8,712 + vat. Same size of sash & case, same size of panes and same size of astrigals.

I would be very grateful if you can reconsider your objection of PVC wood grain effect double glazed windows and a solid wood front door and allow me to continue to maintain and improve this grade B listed building.

I look forward to hearing from you soon.

Regards



Alan John Redpath

**Ian Aikman  
Chief Planning Officer**

Alan John Redpath  
62 Castle Street  
Duns  
Scottish Borders  
TD11 3BE

**Please ask for:** Scott Shearer  
**☎** 01835 826732  
**Our Ref:** 16/00126/FUL  
**Your Ref:**  
**E-Mail:** sshearer@scotborders.gov.uk  
**Date:** 29th February 2016

Dear Sir/Madam

**PLANNING APPLICATION AT 62 Castle Street Duns Scottish Borders TD11 3BE**

**PROPOSED DEVELOPMENT:** Replacement windows and door  
**APPLICANT:** Alan John Redpath

I am writing to acknowledge receipt of your recent application at the above site. The application has been given the application number 16/00126/FUL which should be quoted in all correspondence. Scott Shearer is dealing with the application, and should you have any queries about the application, you can contact the case officer on the telephone number given above.

The application is considered valid as at the date of this letter, and the Council will endeavour to make a decision by 22nd April 2016 unless otherwise agreed in writing. If you do not receive a decision within that time, you are entitled to seek a review of the application by the Council's Local Review body in the case of applications that would normally fall to be considered under the Council's Scheme of Delegation, or to appeal to Scottish Ministers in all other cases. Details on how to do so can be found on the Council's website, or by telephoning the case officer.

You can check the progress and status of your application, and keep up to date with any comments received in respect of your proposal, by using the Council's online planning system at <http://eplanning.scotborders.gov.uk/online-applications/>

I confirm that the following fees have been received:

Application Fee:	£202.00 This is your receipt for payment (VAT Rate is Non Business) VAT REG NO – 663 7265 15
Advert Fee:	£ .00 This is your receipt for payment (VAT Rate is Non Business) VAT REG NO – 663 7265 15
Refund (if applicable):	£

The Council operates a system of public speaking in the event that the application is determined by its Planning and Building Standards Committee. This opportunity is available to the applicant and/or their agent and to anyone who has made written representations in respect of an application. You should be aware, however, that not all applications will come before the Committee for determination.

You can find our protocol for public speaking on the Council's website, and this provides guidance on the approach that will be used. You should note that a total of six minutes will be allocated to those supporting and to those objecting to proposals, and therefore, if there are likely to be others taking up this opportunity, representations will need to be co-ordinated between those intending to speak. You can find out who else has made comments on the proposal on the Council's Public Access website.

You should be aware that Members of the Committee will already have access to your application, together with any supporting information that may have been submitted with it, and will therefore be aware of your position when they come to consider this application, even if you decide not to speak at the meeting.

If the application comes before Committee for determination, I will write to you again to advise you of the date of the Committee meeting and to confirm whether it is your intention to speak.

Yours faithfully

Ian Aikman

Chief Planning Officer

**SCOTTISH BORDERS COUNCIL**

**APPLICATION TO BE DETERMINED UNDER POWERS DELEGATED TO  
CHIEF PLANNING OFFICER**

**PART III REPORT (INCORPORATING REPORT OF HANDLING)**

**REF :** 16/00125/LBC  
**APPLICANT :** Alan John Redpath  
**AGENT :**  
**DEVELOPMENT :** Replacement windows and door  
**LOCATION:** 62 Castle Street  
Duns  
Scottish Borders  
TD11 3BE  
**TYPE :** LBC Application

**REASON FOR DELAY:**

---

**DRAWING NUMBERS:**

<b>Plan Ref</b>	<b>Plan Type</b>	<b>Plan Status</b>
RENAISSANCE	Location Plan	Refused
	Brochures	Refused
	Photos	Refused
	Photos	Refused
	Photos	Refused
	Photos	Refused

**NUMBER OF REPRESENTATIONS: 0**

**SUMMARY OF REPRESENTATIONS:**

Architectural Heritage Society of Scotland: No response at the time of writing.

Berwickshire Civic Society: No response at the time of writing.

Community Council: No response at the time of writing.

Historic Environment Scotland (HES): The proposals do not raise any issues of national significance therefore no objections are raised. It is however advised that the existing historic windows contribute to the character of the buildings. An assessment of the condition of the window should be carried out to determine if the existing windows can be repaired. Should the windows be beyond repair, replacements should match the existing windows including their materials and glazing pattern. The panelled timber door is viewed to be a significant element of the listed building which should only be replaced if the door is beyond repair.

Heritage and Design Officer (H&DO): The building dates from the 19th century and was listed category B in 1971. The building appears to retain its original front windows; painted timber sash and case windows with single glazing. The 9 panel front door, designed in the "Kelso" style with small fan light also appears to be original. The dormers are probably a later addition.

NOT ORIGINAL



On assessing the proposals against the SPG on Replacement Windows and Doors it is recommended that;

- o Replacing the current windows with woodgrain effect PVC-U windows is not acceptable
- o Replacing the door with an oak boarded door with no fanlight is not acceptable

An objection is raised on grounds that the proposals will have an adverse impact on the special historic and architectural character of the category B listed building.

#### PLANNING CONSIDERATIONS AND POLICIES:

Consolidated Local Plan 2011:  
BE1 - Listed Buildings

Proposed Local Development Plan 2013:  
EP7 - Listed Buildings

Other Considerations;

- o Supplementary Planning Guidance on: Replacement Windows and Doors 2015
- o Managing Change in the Historic Environment: Windows 2010
- o Managing Change in the Historic Environment : Doors 2010
- o Historic Environment Scotland - Information for Historic Building Owners: External Timber Doors 2008

COLOUR SAMPLES ON THE STREET CHANGED 4 HOUSES IN LAST 3 YEARS

PVC ALL UP CASTLE STREET PERMISSION ??

#### Recommendation by - Scott Shearer (Planning Officer) on 20th April 2016

This is a joint report which relates to Listed Building Consent and Planning Applications 16/00125/LBC and 16/00126/FUL. The final recommendations are, however, particular to each separate application.

The application site, No 62 Castle Street forms part of a terraced row of two and three storey buildings in Duns. The building dates from the early 19th century and is finished with dressed whinstone front wall and a slated roof. The building is listed grade B and is located within the towns conservation area. Listed Building and Planning permission is sought to replace seven sash and case windows on the front elevation (including the two dormer windows) with wood effect uPVC windows and install a new oak boarded front door.

This application has been submitted following a Provisional Enquiry early in 2016.

#### Assessment

MARIE DOUGLAS SEEN SAMPLE

All existing windows which are proposed to be replaced are single glazed and timber framed with a six over six glazing pattern. The H&DO advises that the existing windows and door has retained their original design. Although not abundantly clear from the brochure extract which has been submitted, from looking at the Listed Building Consent application form and accessing the remainder of the "Renaissance Window Systems" brochure online, it is understood that the uPVC framed windows will be double glazed with a sliding sash opening mechanism.

The Councils development plan polices provision for developments which affect listed buildings seek to ensure that proposals do not spoil their historic and architectural character. The Council has adopted policy provision for replacement windows and doors within listed buildings and in conservation areas which is contained within our Replacement Windows and Doors SPG. The policies which have been formed have taken cognisance of national policy provision and recommendations. The adopted policy for grade B listed buildings recommends that windows and doors should only be replaced when it is proven through a condition survey that the existing windows and door are beyond repair. No such survey has been submitted to accompany these applications therefore this policy requirement is not satisfied by these proposals.

COUNCIL CARRY OUT SURVEY ?

In the event that the existing windows and doors are not repairable it is recommended that existing windows and doors should generally be replaced on a like for like basis. There may be potential to introduce double glazed windows however this is only agreeable when it has been proven that the existing windows are not repairable and the replacement units match the originals in all other manner which includes frame material and proportion.

*BOTTOM WINDOWS HAVE NO HORIZ*

While it is debatable if the existing windows and door found on the front elevation of No 62 Castle Street are in fact original, what is important is the informed view of the H&DO and HES that the existing windows and doors are believed to retain the appearance of the likely original openings and they positively contribute to the character of the listed building. The introduction of uPVC framed windows and a new door design explicitly fails to satisfy policy provision for replacement windows and doors on grade B listed buildings. In this case, the introduction of uPVC window frames which appear to be much thicker than the size of the *SAME SIZE* frames on the timber windows along with the loss of the traditionally designed "Kelso" style door results in having an harmful effect upon the character and appearance listed buildings and therefore cannot be supported.

*HOW CAN YOU TELL IF YOU COULDN'T TELL FROM SECTIONS?*

The building is located outwith the prime frontage zone of the conservation area so policy does allow for uPVC framed windows to be introduced however questions would probably still remain regarding the size of the window frames and design of the door. It is acknowledged that some neighbouring buildings on Castle Street have eroded some traditional fenestration patterns and door designs by changing to more modern openings. This row itself contains varying architecture with this building seen as a pair alongside the adjoining B listed No 1 Teindhillgreen which has retained timber windows and a "Kelso" style door. Fundamentally because this is a grade B listed building in its own right, local plan policy provision does not make an allowance for this property to be altered in a way in which some other unlisted building's on this street have been.

Through the course of the application, the applicant has refused an approach to amend their proposals to allow the development to comply with policy. The recommendation that uPVC windows would not comply with policy was provided to the applicant in a response to their Provisional Enquiry 16/00004/PREAPP. The application has also been considered against the emerging Local Development Plan where the proposal would continue to fail to satisfy policy provision for developments which affect Listed Buildings.

#### **REASON FOR DECISION :**

The application contravenes Policy BE1 of the Consolidated Local Plan 2011 and the terms of the Replacement Windows and Doors SPG in that the proposals lack sufficient information regarding the condition of the existing windows and door and the design of the proposed replacement windows including their frame material and the design of the replacement door would result in having an harmful effect upon the special historic and architectural character of the grade B listed building. Policy provisions contained within the emerging Local Development Plan would not alter this recommendation.

#### **Recommendation: Refused**

- 1 The application contravenes Policy BE1 of the Consolidated Local Plan 2011 and the terms of the Replacement Windows and Doors SPG in that the proposals lack sufficient information regarding the condition of the existing windows and door and the design of the proposed replacement windows including their frame material and the design of the replacement door would result in having an harmful effect upon the special historic and architectural character of the grade B listed building. Policy provisions contained within the emerging Local Development Plan would not alter this recommendation.

**"Photographs taken in connection with the determination of the application and any other associated documentation form part of the Report of Handling".**

## REGULATORY SERVICES

To: Head of Regulatory Services  
Fao: Scott Shearer  
From: Planning Implementation

Date: 29/03/2016

Contact: Mark Douglas, Principal Officer  
(Built Heritage & Design)

☎ x6563

Ref: 16/00125/LBC

---

**Subject: 62 CASTLE STREET, DUNS  
REPLACEMENT WINDOWS**

---

*It is recognised that a formal recommendation for a decision can only be made after consideration of all relevant information and material considerations. This consultation advice is provided to the Development Management service in respect of built heritage and design issues.*

I refer to the above application and comment as follows:

### BACKGROUND

The building dates from the earlier part of the 19<sup>th</sup> century and appears to retain its original front door and windows (the roof dormers are probably later). The building was added to the statutory list at category B in 1971.

I have visited the property for a pre-application discussion with the owners when I took record photos of the current windows and door.

### ASSESSMENT OF PROPOSALS

The current windows in the front of the property appear to be the original pattern; painted timber sash and case windows with single glazing. The front door also appears original being a 9 panel flush panelled door (in the "Kelso" style) with a tiny fanlight above.

*Not original  
Hollow door*

The proposed replacement windows shown are PVC-U (wood grain effect) windows both for the 5 main façade windows and also for the dormers.

The proposed door is an oak boarded door with a small window opening.

*Approved by  
MARK DOUGLAS*

The council has clearly set out its policy within the SPG on Replacement Windows and Doors:

- At 3.15-3.17 it is clear that replacing the current windows with PVC-U is NOT acceptable
- At 3.20 it is clear that the replacing the front door with an oak boarded door and removing the fanlight is NOT acceptable

In this particular case I consider that the changes proposed will have an adverse impact on the special historic and architectural interest of this category B listed building.

### RECOMMENDATION / RECOMMENDED CONDITIONS.

I OBJECT to the proposals as submitted.

# Historic Environment Scotland Àrainneachd Eachdraidheil Alba

## By E-mail

Planning and Economic Development  
Scottish Borders Council  
Council Headquarters  
Newtown St. Boswells  
Melrose  
TD6 0SA  
dcconsultees@scotborders.gov.uk

Longmore House  
Salisbury Place  
Edinburgh  
EH9 1SH

Direct Line: 0131 668 8716  
Switchboard: 0131 668 8600  
HMConsultations@hes.scot

Our ref: HGG/A/B/1200  
Our Case ID: 201508198  
Your ref: 16/00125/LBC

14 April 2016

Dear Sirs

**Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997**  
**62 Castle Street Duns Scottish Borders**  
**Statutory Designation: 62 CASTLE STREET**  
**Designation Reference: B26483**

Thank you for your consultation which we received on 01 April.

Historic Environment Scotland have reviewed your consultation, and we consider the proposals do not raise issues of national significance, so we can confirm that we do **not object**.

While we do not object, we do, however, have the following comments which your Council should take into account in your decision:

The existing historic windows contribute to the character of the building and should be retained and repaired where possible, and we would recommend that an assessment is carried out of their condition. If the windows are beyond repair, new windows should match the existing, including materials and glazing arrangement.

The panelled timber main door is a significant element to the historic character of Category B-listed 62 Castle Street Duns. replacement should only be considered if the door is beyond repair.

It may be useful to direct the applicant to information we have online which is specifically tailored for homeowners of historic properties –

<http://www.historic-scotland.gov.uk/informguide-timber-doors.pdf>

Furthermore we would be happy to discuss possible repair strategies and methods with yourselves and the applicant, I can be contacted on 0131 668 8912.

# Historic Environment Scotland Àrainneachd Eachdraidheil Alba

## **Note**

Historic Environment Scotland, HES, has a national remit for the Historic Environment, and as such does not provide detailed comments on every application. We consider consultations in national terms, and will decide whether to provide detailed advice depending on the scale, nature or complexity of the proposals.

A decision not to provide detailed comments or not to object should not be taken as support for the proposals by HES, and the application should be assessed as normal by your Council against local and national policy and guidance on the Historic Environment.

Detailed guidance on the application of National policy is set out in our 'Managing Change in the Historic Environment' series available online at <http://www.historic-scotland.gov.uk/managingchange>. Technical advice is available through our Technical Conservation website at <http://conservation.historic-scotland.gov.uk/>.

If you require any further information, please contact me directly.

Yours faithfully

**James Turner**  
Senior Heritage Management Officer

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997**

**Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013**

**Application for Planning Permission**

**Reference : 16/00126/FUL**

**To : Alan John Redpath 62 Castle Street Duns Scottish Borders TD11 3BE**

With reference to your application validated on **24th February 2016** for planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

**Proposal : Replacement windows and door**

**at : 62 Castle Street Duns Scottish Borders TD11 3BE**

The Scottish Borders Council hereby **refuse** planning permission for the **reason(s) stated on the attached schedule.**

**Dated 21st April 2016  
Regulatory Services  
Council Headquarters  
Newtown St Boswells  
MELROSE  
TD6 0SA**



**Signed**

.....  
**Chief Planning Officer**

~~19/11 23~~ ~~7 39 55~~ 4  
~~14/15 27~~ ~~7 39 57~~ 2  
~~13/14 30~~ ~~8 45 53~~ 5  
 14/15

~~19/11 23~~ ~~7 39 55~~ 4  
~~14/15 27~~ ~~7 39 57~~ 2  
~~13/14 30~~ ~~8 45 53~~ 5  
 26



**APPLICATION REFERENCE : 16/00126/FUL**

**Schedule of Plans and Drawings Refused:**

<b>Plan Ref</b>	<b>Plan Type</b>	<b>Plan Status</b>
RENAISSANCE	Location Plan	Refused
	Brochures	Refused
	Photos	Refused
	Photos	Refused
	Photos	Refused

**REASON FOR REFUSAL**

- 1 The application contravenes Policy BE1 and G1 of the Consolidated Local Plan 2011 and the terms of the Replacement Windows and Doors SPG in that the proposals lack sufficient information regarding the condition of the existing windows and door and the design of the proposed replacement windows including their frame material and the design of the replacement door would result in having a harmful effect upon the special historic and architectural character of the grade B listed building. Policy provisions contained within the emerging Local Development Plan would not alter this recommendation.

**FOR THE INFORMATION OF THE APPLICANT**

If the applicant is aggrieved by the decision of the Planning Authority to refuse planning 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 within three months from the date of this notice. The notice of review should be addressed to Corporate Administration, Council Headquarters, Newtown St Boswells, Melrose TD6 0SA.

If permission to develop land is refused or granted subject to conditions, whether by the Planning Authority or by the Scottish Ministers, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner may serve on the Planning Authority a purchase notice requiring the purchase of his interest in the land in accordance with the provisions of Part 5 of the Town and Country Planning (Scotland) Act 1997.



**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997**

**Town and Country (Listed Buildings and Buildings in Conservation Areas) (Scotland) Regulations 1987**

**Application for Listed Building Consent**

**Reference : 16/00125/LBC**

**To : Alan John Redpath 62 Castle Street Duns Scottish Borders TD11 3BE**

With reference to your application received on **1st February 2016** for listed building consent under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 for the following development :-

**Proposal : Replacement windows and door**

**at : 62 Castle Street Duns Scottish Borders TD11 3BE**

The Scottish Borders Council hereby **refuse** Listed Building Consent for the **reason(s) stated on the attached schedule.**

**Dated 21st April 2016  
Regulatory Services  
Council Headquarters  
Newtown St Boswells  
MELROSE  
TD6 0SA**

**Signed**



.....  
**Chief Planning Officer**

**APPLICATION REFERENCE : 16/00125/LBC****Schedule of Plans and Drawings Refused:**

<b>Plan Ref</b>	<b>Plan Type</b>	<b>Plan Status</b>
RENAISSANCE	Location Plan	Refused
	Brochures	Refused
	Photos	Refused
	Photos	Refused
	Photos	Refused
	Photos	Refused

**REASON FOR REFUSAL**

- 1 The application contravenes Policy BE1 of the Consolidated Local Plan 2011 and the terms of the Replacement Windows and Doors SPG in that the proposals lack sufficient information regarding the condition of the existing windows and door and the design of the proposed replacement windows including their frame material and the design of the replacement door would result in having a harmful effect upon the special historic and architectural character of the grade B listed building. Policy provisions contained within the emerging Local Development Plan would not alter this recommendation.

**FOR THE INFORMATION OF THE APPLICANT**

If the applicant is aggrieved by the decision of the Planning Authority to refuse planning 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 appeal to the Scottish Ministers under Section 47 of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. The notice of the appeal should be addressed to The Directorate for Planning and Environmental Appeals, 4 The Courtyard, Callendar Business Park, Falkirk FK1 1XR. A copy of the notice of the appeal must, at the same time, be sent to the Legal Services Section, Scottish Borders Council, Council Headquarters, Newtown St. Boswells, Melrose TD6 0SA.

If permission to develop land is refused or granted subject to conditions, whether by the Planning Authority or by the Scottish Ministers, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner may serve on the Planning Authority a purchase notice requiring the purchase of his interest in the land in accordance with the provisions of Part 5 of the Town and Country Planning (Scotland) Act 1997.

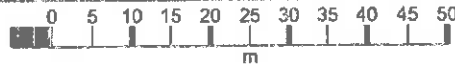
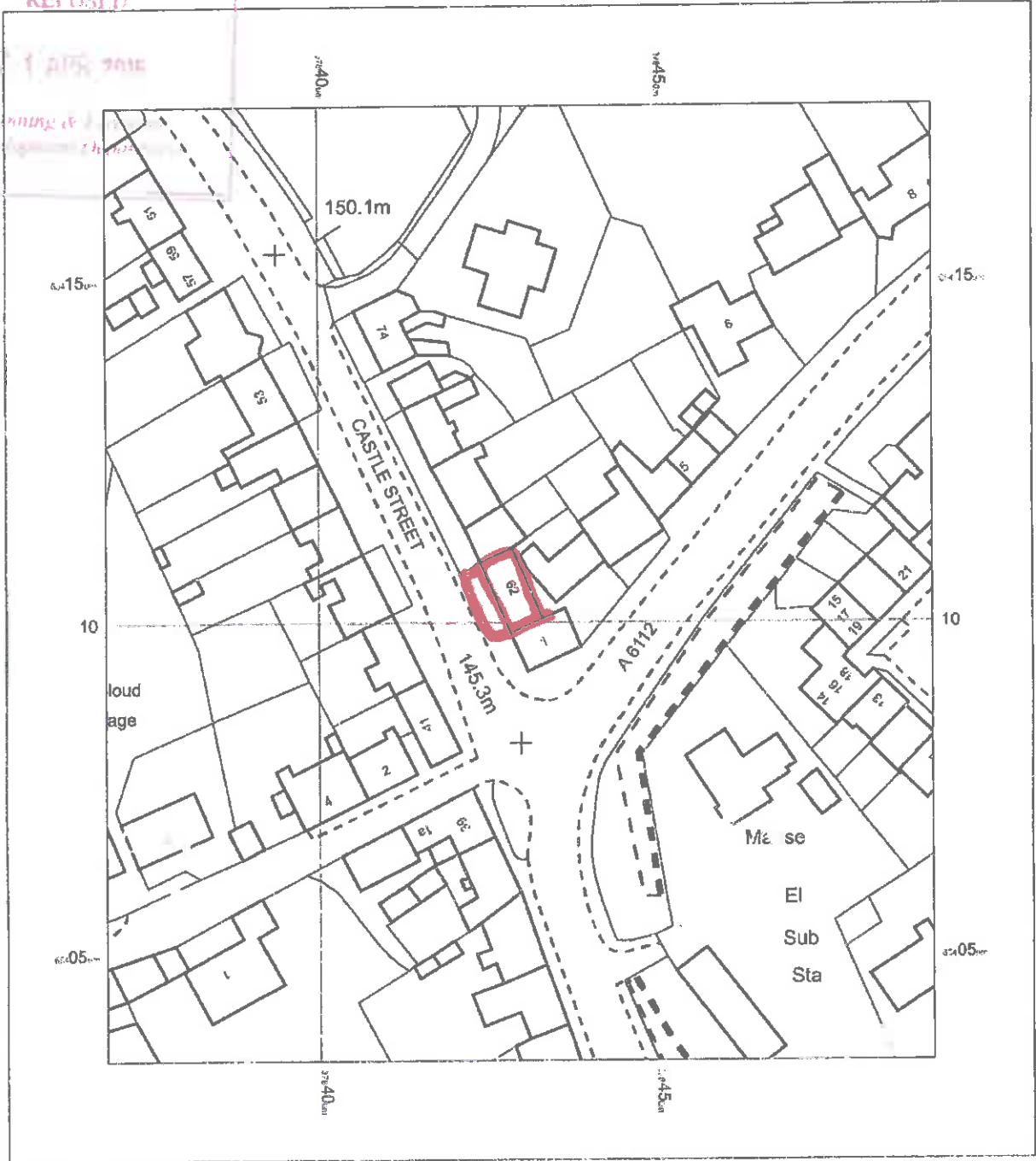
16/00125/IBC

16/00126/FUL

RECEIVED 24 FEB 2016

# 62 castle street

Borders Council  
 Planning  
**REFUSED**  
 1 APR 2016  
 Planning & Development  
 100 High Street  
 Dundee



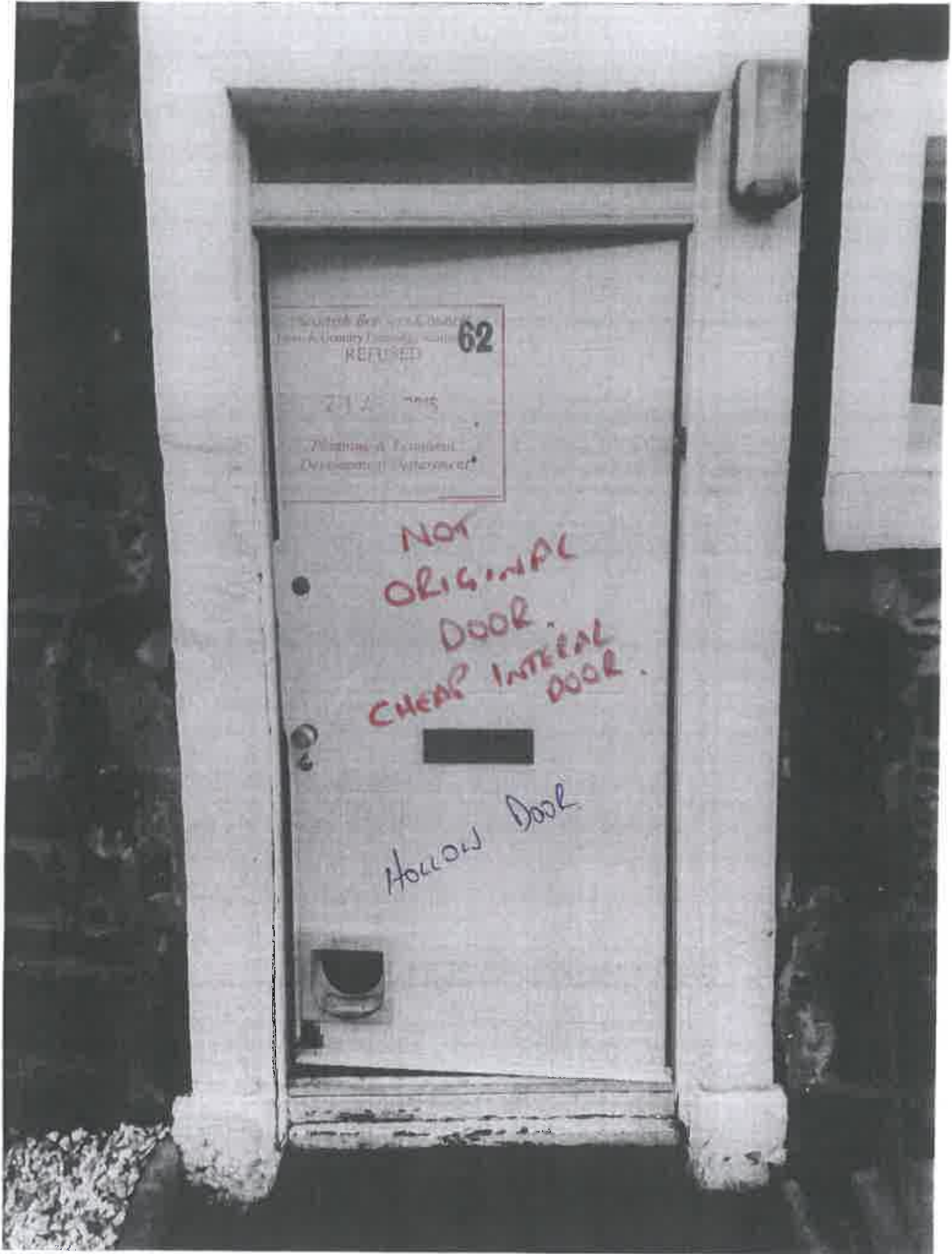
**DUNS**  
**TD113BE**

OS MasterMap 1250/2500/10000  
 scale  
 12 February 2016, ID:  
 M4P-00501858  
 Brown Newsagents, Kelso



1:1250 scale print at A5, Centre:  
 378430 E, 654106 N

©Crown Copyright Ordnance Survey.  
 Licence no. 100025026



62  
RETURNED  
2015  
Zimbabwean Post Office  
Development of Zimbabwe

NOT ORIGINAL DOOR CHEAP INTERNAL DOOR

Hollow Door

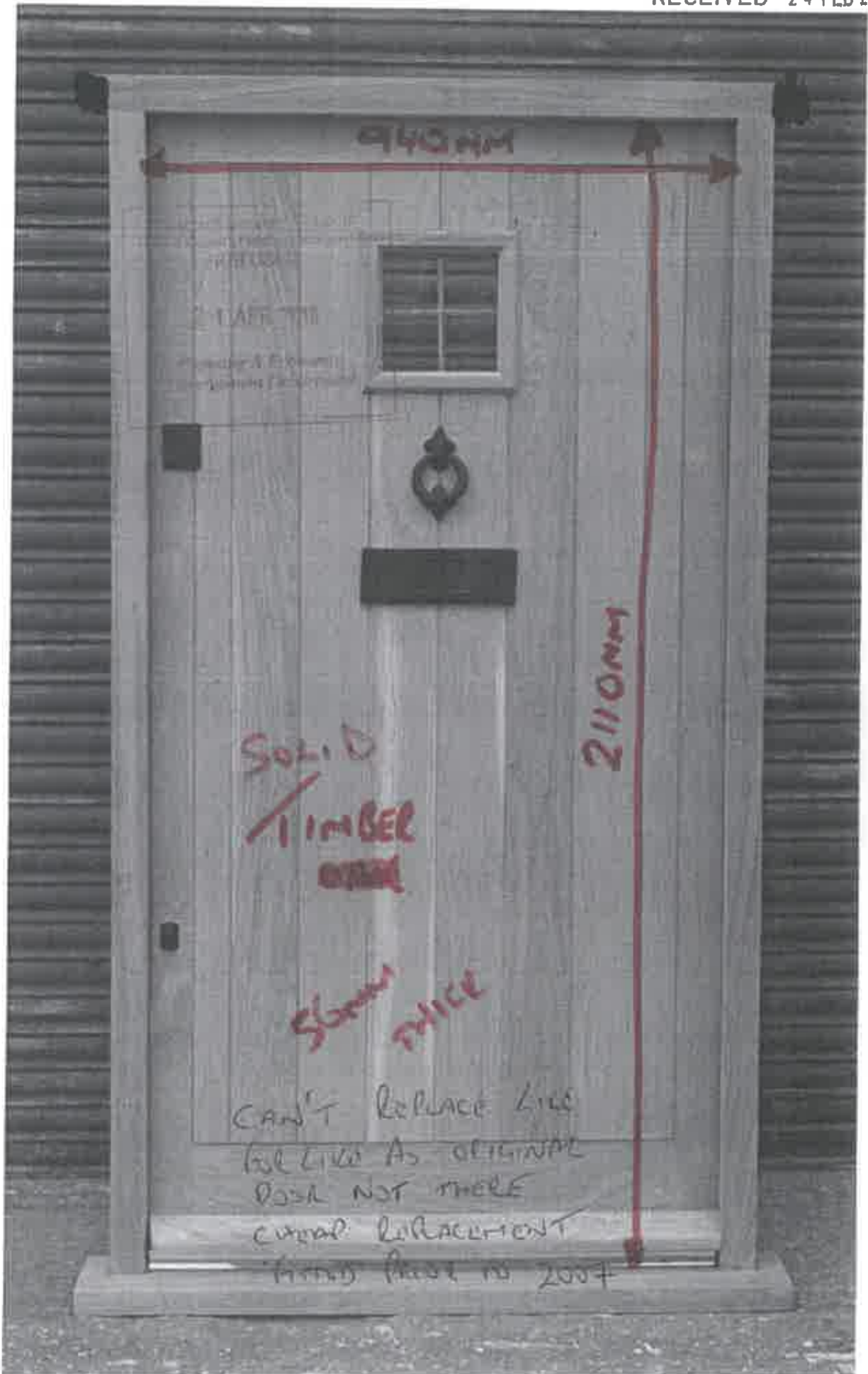


LARGER FAN LIGHT  
TO ALLOW MORE LIGHT



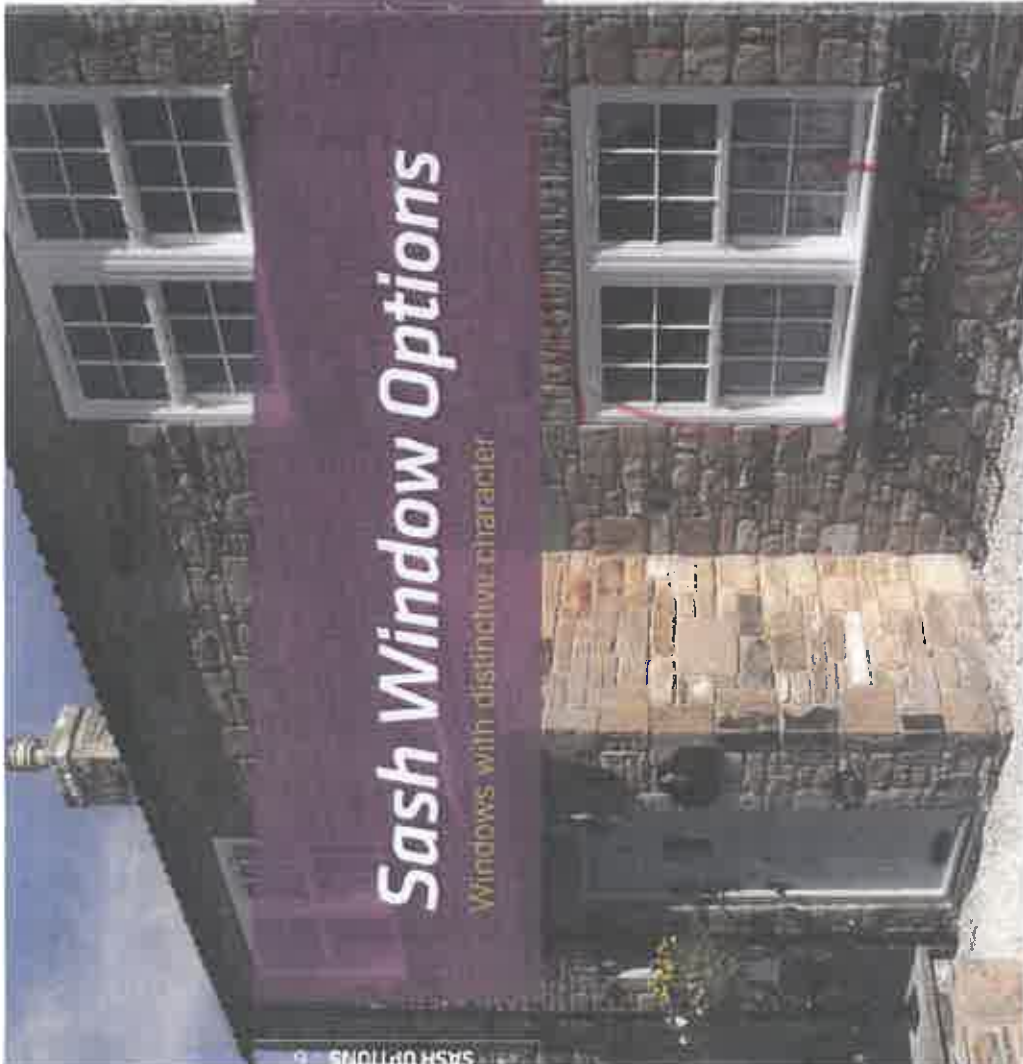
LARGER TRANSLIGHT  
TO AVOID MORE LIGHT

RECEIVED 24 FEB 2016



was



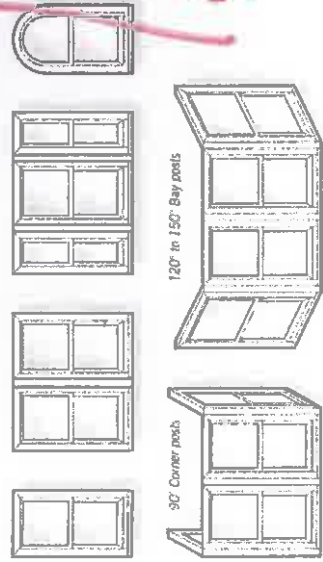


# Sash Window Options

Windows with distinctive character.

### Window Configurations

With the introduction of 90 corner posts, 120 to 150 Bay posts, a variety of new designs become available. Windows may be coupled together, arched heads and fixed sashes, bays constructed - the configurations to best suit your property are endless.



*Arch*

Scottish Borders Council  
 Planning & Economy Department  
 REFUSED  
 21 APR 2016

16/00125/18C  
 16/00126/FUL  
 RECEIVED 24 FEB 2016



SASH OPTIONS - 7

### Fire Escape

Renaissance do offer a fire escape window for circumstances where ordinary windows don't comply with the required regulation. Please revert to your retailer for further information.

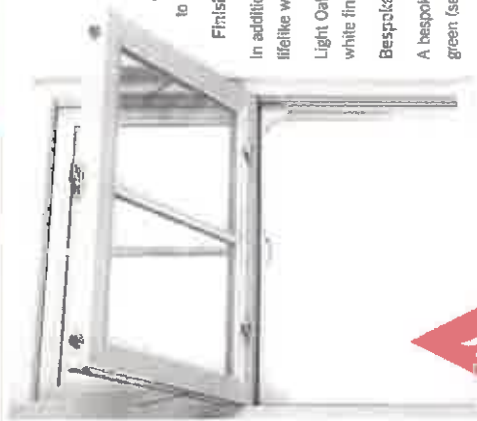
### Finishes - Woodgrain/colours

In addition to standard white or cream base. The Renaissance range encompasses lifelike woodgrain finishes including:

Light Oak, Rosewood and White Woodgrain. It is also possible to order standard white finish on the interior and woodgrain to the exterior.

### Bespoke Colour Coating

A bespoke colour coating service is available allowing your window to be coated in green (see pic) or black or any colour you require.



For glazing options see pages 12-13





RECEIVED 24 FEB 2016

16/00125/LBC

16/00126/FUL

Seaman Barber's Company  
Truck & Company Planting (Seaman) Ltd  
REFUSED

23 Hoeds



16/00125/IBC

16/00126/FUL

RECEIVED 24 FEB 2016

South Border Council  
Planning & Community Planning  
**REFUSED**  
21 APR 2016  
Planning & Economic  
Development Department



Has Holes

WINDOWS ARE  
BEYOND REPAIR.