

**SCOTTISH BORDERS COUNCIL**

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

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

**REF :** 16/00126/FUL

**APPLICANT :** Alan John Redpath

**AGENT :**

**DEVELOPMENT :** Replacement windows and door

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

**TYPE :** FUL Application

**REASON FOR DELAY:**

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**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: Object. Recommend that the windows and doors should be repaired instead of replaced and the use of secondary glazing should be investigated. The character of the house would be lost through the use of uPVC windows and removal of the existing door.

Community Council: No response at the time of writing.

**PLANNING CONSIDERATIONS AND POLICIES:**

Consolidated Local Plan 2011:

BE1 - Listed Buildings

BE4 - Conservation Areas

G1 - Quality Standards for New Development

Proposed Local Development Plan 2013:

EP7 - Listed Buildings

EP9 - Conservation Areas

PMD2 - Quality Standards

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

**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

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.

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.

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 frames on the timber windows along with the loss of the traditionally designed "Kelso" style door results in having a harmful effect upon the character and appearance listed buildings and therefore cannot be supported.

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 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.

#### **Recommendation: Refused**

- 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.

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

