

**From:**Stuart Patterson Design  
**Sent:**Mon, 24 Jan 2022 14:50:56 +0000  
**To:**Taylor, Brett  
**Subject:**Re: [OFFICIAL] RE: Replacement Windows, Craigard, Canongate, Denholm - Ref. 21/01068/FUL

**CAUTION:** External Email

Hi Brett,

Thanks for the update, I understand the pressures you are under.

I did see the objection from the Architectural Heritage Society of Scotland, and actually wondered why they were commenting as they are not a consultee as far as I am aware. I can only assume that a member of the society lives locally and decided to comment. While they are more than entitled to raise objection to this application, while commenting on preceding applications from other properties, they are not able to dictate how a property can or should be updated. While comparison with Rose Cottage may be valid, we feel that since permission was granted for the replacement windows to that particular property, it sets a precedence for our own application.

Considering the application is for replacement windows only, I have no idea why the AHSS went off at a tangent on recommendations to increase the thermal efficiency of the house.

Craigard is located right on the edge of the conservation area, on a road with no thoroughfare, with minimal passing of cars or pedestrians. The impact on the conservation area is minimal at best.

Obviously your planning policy for replacement windows (Oct. 2015) is quite clear, but I thought there was a degree of flexibility when previous applications (Rose Cottage) have been previously approved. The policy does state that a window similar in style to a sash and case window would be acceptable, providing a `step' in the window sash, to mimic the style of a VS window, the only other style that could match this would be a top hung casement window, which struggles to comply with the building standards for cleaning and emergency egress to first floor windows. Although not requiring a building warrant, replacement windows are only considered exempt work as long as they still comply with the standards.

The previous planning application was also made by me, and I have made reference to it in my planning statement. Consideration was made for sliding sash windows, but at over four times the cost for installation, the expense does not add up when there are similar windows to the surrounding properties. Although there is unlikely to be any record of it, at the time of the previous planning refusal I still clearly remember a telephone conversation with Andrew Evans who was the planning officer at the time, stating he could not approve our application due to planning policy, but he himself recommended submitting an appeal as he was pretty sure it would be successful. Unfortunately the previous applicant/owner decided against this and soon after sold up and moved, such is the influence of planning decisions.

I also note there are two letters of support for the application.

I will discuss the window styles further with the applicant, but I am mindful to recommend asking you to refuse permission so we can continue with an appeal, which I still feel has a good chance of success.

I would gladly hear any other comments you might have, and I will let you know what the applicant would like to do.

Kind regards,  
Stuart

----- Original Message -----

From: "Taylor, Brett" <[Brett.Taylor@scotborders.gov.uk](mailto:Brett.Taylor@scotborders.gov.uk)>

To: "Stuart Patterson Design" <[stuartpattersondesign@gmail.com](mailto:stuartpattersondesign@gmail.com)>

Sent: 24/01/2022 12:02:38

Subject: [OFFICIAL] RE: Replacement Windows, Craigard, Canongate, Denholm - Ref. 21/01068/FUL

Dear Stuart,

Thank you for your email and please accept my sincere apologies for the delay in the processing of this application.

With regards to the application, did you provide any comments in relation to the consultation response from the Architectural Heritage Society of Scotland? In addition, looking at the

planning history of the property, I've noticed that a similar application for replacement windows (15/00009/FUL) was refused in February 2015. I do have concerns that the current application appears to have the same design of windows as this refused permission and I will have to take this into consideration in determination of this application.

I would be grateful for clarification on this matter and for the window design to be amended to sash and case opening method.

Happy to discuss.

Kind regards,

Brett

Brett Taylor

Planning Officer

Planning, Housing & Related Services

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**From:** Stuart Patterson Design <[stuartpattersondesign@gmail.com](mailto:stuartpattersondesign@gmail.com)>

**Sent:** 24 January 2022 09:51

**To:** Taylor, Brett <[Brett.Taylor@scotborders.gov.uk](mailto:Brett.Taylor@scotborders.gov.uk)>

**Subject:** Fw: Replacement Windows, Craigard, Canongate, Denholm - Ref. 21/01068/FUL

CAUTION: External Email

Morning Brett,

I have had my client chasing me on this application again, and I don't appear to have a response from my email from 19th November requesting an update. Could you please let me know when this is likely to be processed, as we are now at seven months for what I would consider a relatively simple application.

I realise you are busy, but there is only so often I can tell a client this without sounding like a broken record.

Kind regards,

Stuart

----- Forwarded Message -----

From: "Stuart Patterson Design" <[stuartpattersondesign@gmail.com](mailto:stuartpattersondesign@gmail.com)>

To: "Taylor, Brett" <[Brett.Taylor@scotborders.gov.uk](mailto:Brett.Taylor@scotborders.gov.uk)>

Sent: 19/11/2021 13:57:34

Subject: Replacement Windows, Craigard, Canongate, Denholm - Ref. 21/01068/FUL

Afternoon Brett,

I have my client chasing me for answers with this application which has been with you since June. I know you are a busy man just now but could you give an indication as to when you are likely able to look at it?

Kind regards,

Stuart

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