

**SCOTTISH BORDERS COUNCIL**

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

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

**REF :** 21/01439/FUL

**APPLICANT :** Mr Bryce Crawford

**AGENT :** Aitken Turnbull Architects

**DEVELOPMENT :** Replacement windows

**LOCATION:** 18 - 19 Slitrig Crescent  
Hawick  
Scottish Borders  
TD9 0EN

**TYPE :** FUL Application

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**DRAWING NUMBERS:**

| <b>Plan Ref</b>       | <b>Plan Type</b>    | <b>Plan Status</b> |
|-----------------------|---------------------|--------------------|
| 02 rev a              | Proposed Elevations | Refused            |
| 01 rev a              | Existing Elevations | Refused            |
| casement profile      | Specifications      | Refused            |
| tilt and turn profile | Specifications      | Refused            |

**NUMBER OF REPRESENTATIONS:** 0

**SUMMARY OF REPRESENTATIONS:**

None

**PLANNING CONSIDERATIONS AND POLICIES:**

In determining the application, the following policies and guidance were taken into consideration:

Scottish Borders Local Development Plan (2016)

EP9 - Conservation Areas

Supplementary Planning Guidance

Replacement Windows and Doors (2015)

Historic Environment Scotland Guidance

Historic Environment Policy for Scotland 2019  
Managing Change guidance for Windows 2010

**Recommendation by** - Scott Shearer (Planning Officer) on 3rd March 2022

This report considers application 21/01439/FUL and 21/01440/LBC. The building is listed Cat C although this application only relates to No's 18 and 19 and not No 17 which is included in this listing. The building has special architectural and historic interest as an early 19th century former brewery. The property is now used

for residential purposes. The site is located within Hawick's conservation area although it is outside of the Prime/Frontage Core Area.

FUL and LBC is sought to replace existing single glazed timber framed windows with uPVC tilt and turn windows and GF level and uPVC casement windows at 1st floor level. Amended plans have been received to try and resolve discrepancies on elevation titles. These still do not appear correct but for ease the report uses reference to the elevations shown on plans received in Feb 2022.

All windows on the west (front) and east (rear) are timber sliding windows. There are a combination of timber sliding and casement windows on the north and south elevations. There is also a single sliding uPVC windows on the south elevation. It should be noted that the glazing pattern shown on the north and south elevations of the existing elevation drawing is incorrect. The Applicant has confirmed that street view imagery dated Jul 2021 is correct which shows these windows exposed to public view on these elevations to have a one over one pattern and not multiple paned as illustrated.

The windows to the east and west may be original windows and their small paned appearance makes a positive contribution to the special character of the listed building and in case of the east elevation a positive contribution to the conservation area owing to its visibility from Slitrig Road. Policy preference for original windows in Cat C Listed building is that these units are repaired and retained instead of replaced. The applicant has advised that internal reorganisation of the property has lead to some of these windows no longer being reachable from floor level with them being subsequently painted shut and cords removed. In their current state these units pose escape and air circulation issues. The internal changes which have been made to the property have impacted on the functionality of these windows. Nevertheless, the key questions for these LBC and FUL applications is whether the proposals would preserve or enhance the special interest of the listed building and their contribution to the conservation area. Reverting back to the question about potential repair, no compelling evidence has been provided which confirms that windows on the east and west elevations are beyond repair.

If there was scope to change windows on these elevations, our Replacement Window Policy for both cat C and conservation areas would permit the introduction of double glazing. Cat C policy provides some scope for use of uPVC in specific and justified circumstances while conservation area policy does look more favourably on uPVC but timber is preferred and any new materials should provide windows which closely match the appearance of the existing windows with no allowance for stuck on astragals. It is not considered the use of uPVC is justified in this case.

uPVC framed windows would be thicker than the existing slim timber frames on the east and west elevation. The loss of the small paned glazing pattern remove a key feature of this building. This would detract from the special character of the listed building and in the case of the east elevation reduce its contribution to the conservation area. Loss of sliding sash and case opening method directly conflicts with SPG requirements for Cat C listed buildings and would constitute a reason itself to oppose these proposals. The glazing pattern on these elevations may be ok but no specific details of the astragals have been provided therefore it is not clear if these are integral to the unit or would require to be stuck on. Insufficient details of this part of the specification has been provided.

It is accepted that windows on the north and south elevation are not original but for the most part they have retained timber frames which provide proportions which better integrate with the historic character of the building. Barring GF level on the south elevation, these windows are visible from the road so have public interest. While it is accepted that the building is located between modern development, No 17 which forms part of this listing has retained timber framed windows on its road frontage. A change to uPVC could upset its appreciation from Slitrig Road. The casement and tilt and turn do provide a glazing pattern which would unify patterns across this building but this benefit does not counter balance the loss of timber from these elevation which again would see thicker uPVC introduced to the detriment of the buildings character and conservation area contribution.

The units are to be colour green which would match the existing, if the application were to be approved, agreement of precise colour details could be controlled by condition.

The benefits that the replacement windows would provide have been considered in this application nevertheless the key test remains protection of heritage interests. The loss of small paned timber windows and timber framed windows across this listed building fails to maintain its special character, appearance and

its contribution to the conservation area. These impacts do not meet the standards set by Policy EP7 or EP9 no compelling evidence has been provided which would justify a departure from policy requirements in the instance.

Apart from its failure to comply with Policy EP9, I have considered the FUL application against all other relevant requirements of the development plan and find no other areas of conflict.

**REASON FOR DECISION :**

The proposed replacement windows would be contrary to Policy EP9 of the Local Development Plan 2016 and SPG Replacement Windows and Doors 2015 in that their material, opening method and specifications would detract from the special character and appearance of the Conservation Area.

**Recommendation:** Refused

- 1 The proposed replacement windows would be contrary to Policy EP9 of the Local Development Plan 2016 and SPG Replacement Windows and Doors 2015 in that their material, opening method and specifications would detract from the special character and appearance of the Conservation Area.

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