

Comments for Planning Application 22/00396/FUL

Application Summary

Application Number: 22/00396/FUL

Address: Caddie Cottage Teapot Street Morebattle Kelso Scottish Borders TD5 8QH

Proposal: Replacment windows and door (retrospective)

Case Officer: Euan Calvert

Customer Details

Name: Dr The Architectural Heritage Society of Scotland

Address: AHSS National Office, 15 Rutland Square, Edinburgh EH1 2BE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Designated Conservation Area
- Detrimental to environment
- Poor design

Comment: The AHSS Forth & Borders Cases Panel have examined this application and wish to object to the window and door replacement in man-made materials.

'Caddie Cottage' is an attractive one-and-a-half storey house, which remains relatively unaltered externally, and therefore contributes significantly to the variety of historic houses making up its local conservation area.

The proposed uPVC windows and composite door are incompatible with a traditional building and out of character with the house's characteristic style, and represent an erosion of historic interest of the property and wider streetscape.

uPVC also requires ongoing complete replacement, typically every twenty years, and frames are not recyclable as new windows so the environmental footprint increases indefinitely, which conflicts with Local Development Plan policy PMD1 on sustainability.

Our main objection is that they do not enhance or retain the present character of the conservation area, and are therefore contrary to policy EP9 in the Local Development Plan. The windows should be reinstated in timber.