



## Speaking for Scotland's Buildings

6<sup>th</sup> March 2023

Ranald Dodds  
Planning and Economic Development  
Scottish Borders Council  
Council Headquarters  
Newtown St. Boswells  
Melrose  
TD6 0SA

Dear Ranald Dodds,

**RE: 23/00140/LBC & 23/00225/FUL | Middle House, Kingsmuir Hall, Bonnington Road, Peebles**

Thank you for your consultation on this application.

The AHSS Forth & Borders Cases Panel has examined the application for replacement windows to a C-listed property, and we object to the proposed uPVC windows.

This forms part of a converted house, and therefore the windows should continue to match the other portions of the listed house. uPVC windows are not identical, thanks to their thicker frames, and therefore any replacement windows should be like-for-like in all respects. Slimline double glazing, refurbishment to enhance ease of opening, and more modern secondary double-glazing solutions would not be problematic.

Yours sincerely,

**James Seabridge-Cooper, Convener**  
on behalf of the Forth & Borders Cases Panel

# Comments for Planning Application 23/00225/FUL

## Application Summary

Application Number: 23/00225/FUL

Address: Middle House Kingsmuir Hall Bonnington Road Peebles Scottish Borders EH45 9HE

Proposal: Replacement windows

Case Officer: Ranald Dods

## Customer Details

Name: Dr The Architectural Heritage Society of Scotland

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

## Comment Details

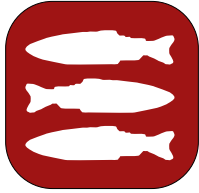
Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Designated Conservation Area
- Listed Building
- Poor design

Comment: Thank you for your re-consultation. The proposal still appears to largely favour uPVC windows, and our objections before still stand. As part of a larger listed property, all aspects of the glazing across all subdivided properties needs to continue to present a coherent style and use of material. The replacement of the existing wooden sash windows with short-lived uPVC is a false economy and detracts from the special interest and coherence of the listed property, and we continue to object to that element of the proposals. Ample alternatives are well-described in the Scottish Borders SPG on glazing, HES publications, and the Heritage Officer's submissions here.



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3<sup>rd</sup> March 2023

**23/00140/LBC and 23/00225/FUL. Replacement roof lights, installation of PV array to roof and internal alterations. Middle House Kingsmuir Hall Bonnington Road Peebles**

We welcome the removal of the external aluminium secondary glazing, but if the windows are replaced by uPVC ones it is essential that they are recessed into the existing openings in accordance with paragraphs 4.28, 4.29 and 4.33 of the SPG Replacement Windows and Doors, to ensure that the externally exposed widths at jambs and head will be within the traditional range of 15-20mm. We have no objection to the PV array, especially as it is not visible to the public.

Yours

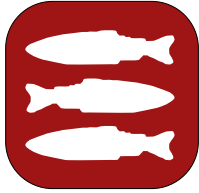
Anthony Newton

(Secretary, Peebles Civic Society)

[www.peeblescivicsociety.co.uk](http://www.peeblescivicsociety.co.uk)

[secretary@peeblescivicsociety.co.uk](mailto:secretary@peeblescivicsociety.co.uk)

c/o The Bridge, Volunteer Resource Centre, School Brae, Peebles EH45 8AL



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19/10/2023

**23/00225/FUL and 23/00140/LBC | Replacement windows | Middle House Kingsmuir Hall  
Bonnington Road Peebles Scottish Borders EH45 9HE**

We have not objection to this application.

Yours

Anthony Newton

(Secretary, Peebles Civic Society)