

Middle House  
Kingsmuir Hall  
Bonnington Road  
Peebles  
EH45 9HE  
28 October 2023

Scottish Government's Division of Planning and Environmental Appeals Division

Planning and Environmental Appeals Division  
Ground Floor  
Hadrian House  
Callendar Business Park  
Callendar Road  
Falkirk  
FK1 1XR

Dear Sir / Madam

Ref 23/00225/FUL and 23/00140/LBC for address above

This letter is to support our planning appeal related to correspondence ongoing with Scottish Borders Council (SBC) since our applications were submitted back in January 2023. This only relates to the replacement windows part of our proposals – SBC have intimated that other aspects of our proposals are acceptable.

Throughout the process we have requested clarity on whether uPVC would be allowed and although we received nothing concrete to confirm whether this was allowed, we've now had confirmation that only Timber sash and case replacements are acceptable to SBC. This was provided on 17/10/23, although we've been asking for clear guidance from the start. We have no issue with matching the replacement windows to the style and also the size of the double glazing unit, our only point of contention is the material being timber rather than uPVC. SBC have now formally rejected our proposals which allows us to progress an appeal. Given the following we wish to appeal:

- uPVC provides better thermal efficiency, requires less maintenance, is less prone to impacts of weather and is also cheaper (both to replace and maintain)
- Our property is located in a private lane and is only partially visible to our neighbours who have raised no objections to our plans. The frontage is only visible to neighbours in Kingsmuir Hall (3 flats, 1 on each floor of the original Hall). The rear is only accessible to us and is only visible to Lower Kingsmuir Hall occupants if they are in their garden or from the top floor of Kingsmuir House if guests in the property should be looking out of their windows.
- Peebles Civic Society have not objected to replacement with uPVC
- We have continued to maintain our commitment to replacements that are sympathetic to the existing historic style of the building and in keeping with the existing size, style and appearance

- Replacement will improve the current look by removing external aluminium secondary glazing that exists on some windows
- We are endeavouring to reduce the impact of our home on the environment aligned to the climate emergency and we feel this aligns to what Scottish Government is also trying to achieve
- Neighbouring building has already had uPVC windows installed that are **not** aligned to historic style which were retrospectively approved
- Other properties that are located in the conservation area and on main roads, and therefore more visible, have been allowed uPVC replacements that do retain the historic style. An example is the recently approved plans for 9A Bonnington Road. The replacements look great, retain the historic look and do not detract from the appearance of the overall building where the lower flat retains historic timber sash and case.
- We are unclear who would have special interest in us replacing with timber and how that would manifest in the future – would we expect our property to be examined in some way by these interested parties to study the timber sash and case windows given they wouldn't be original? Who are these interested parties?
- It does feel like there is more interest in the past, rather than the future of our home and the impact it continues to have on the environment
- Internet searches of our property have returned no historical references to understand why our home would be of special interest to anyone. The only returned results relate to the listing, rather than the property history
- Given the recent Scottish Govt 'Proposals for a Heat in Buildings Bill' Consultation paper anything that helps us achieve optimal efficiency in our home allows us to bring our home up to spec and achieve an EPC rating in the future that meets climate crisis objectives

We have worked towards compromising by applying with timber sash and case replacements in the front of the property, but to no avail. We have also requested a site visit to work with SBC and make it clear how little visibility our property has to others except our neighbours, but have been told that wouldn't be possible. We would welcome a site visit to make it clear the current state of our windows, especially in the upstairs rear bedrooms, and the location / visibility of the property to others.

Please do let us know if you require any further information to support our appeal.

Yours faithfully

Julie Harrison