

SCOTTISH BORDERS COUNCIL

PLANNING AND BUILDING STANDARDS COMMITTEE

28 MARCH 2016

APPLICATIONS FOR PLANNING PERMISSION & LISTED BUILDING CONSENT

ITEM:	REFERENCE NUMBER: 16/00013/LBC and 16/00015/FUL
OFFICER:	Carlos Clarke
WARD:	Galashiels and District
PROPOSAL:	Replacement Windows
SITE:	149 High Street Galashiels
APPLICANT:	John and Doreen Mitchell
AGENT:	None

SITE DESCRIPTION

The application site comprises an upper floor flat located within a 3 ½ storey category C Listed Building. The building occupies a prominent position on the corner of Roxburgh Street and High Street, with its rear elevations facing into a courtyard. The building is located within the town's Conservation Area.

PROPOSED DEVELOPMENT

This is a joint report covering applications 16/00013/LBC and 16/00015/FUL which seek Listed Building Consent and Planning Permission respectively for the installation of two replacement windows on the rear elevation of the property. The windows relate to the kitchen and bedroom window of the flat. They are currently timber sash and tilt-and-turn windows respectively. The application form and related quote refer to replacing them with Upvc double-glazed windows of the same window type.

This application requires to be determined by the Planning and Building Standards Committee because the applicant (John Mitchell) is an elected member of the Council.

PLANNING HISTORY

No relevant history.

REPRESENTATION SUMMARY

No representations received.

APPLICANT'S SUPPORTING INFORMATION

The application is supported by brochures which provide basic reference to the two window types.

DEVELOPMENT PLAN POLICIES:

Consolidated Scottish Borders Local Plan 2011

G1 Quality Standards for New Development
BE1 Listed Buildings
BE4 Conservation Areas
H2 Protection of Residential Amenity

OTHER PLANNING CONSIDERATIONS:

SBC Supplementary Planning Guidance: Replacement Windows and Doors 2015
Historic Scotland Guidance: Windows 2010

CONSULTATION RESPONSES:

Scottish Borders Council Consultees

Heritage and Design Officer: This property forms part of a massive corner block built in 1888 as the Galashiels Cooperative Store. It makes a positive contribution to the streetscape, lying in a prominent position with a strong corner feature. The current windows to the rear courtyard are modern and must have been installed during the conversion works from the co-op. The architectural significance of the building primarily relates to the street elevation and frankly the rear elevation is of low significance. It appears the majority are the original timber replacements, with the stair windows replaced in white Upvc. The current proposals are to replace the kitchen and bedroom windows in sash and tilt and turn, which is stated as the same opening arrangement as the current windows. He is content that they can be double-glazed Upvc and provided the glazing pattern of a horizontal bar is maintained for the tilt-and-turn, then it will have a neutral impact on the Listed Building. Has no objection, subject to a condition requiring the horizontal glazing bar to be provided for the tilt-and-turn replacement in order to maintain the overall glazing pattern to the rear elevation as a whole.

Statutory Consultees

Galashiels Community Council: No comments received

Other Consultees

Architectural Heritage Society of Scotland: No comments received

KEY PLANNING ISSUES:

Whether or not the proposed replacement windows would safeguard the special architectural and historic interest of the Listed Building, the character and appearance of the Conservation Area and amenity of neighbouring properties

ASSESSMENT OF APPLICATION:

Principle

Policy G1 of the Consolidated Local Plan 2011 requires that alterations be appropriate to existing buildings and the character of the surrounding area. Policies BE1 and BE4 require that the special architectural and historic interest of Listed Buildings and the character and appearance of Conservation Areas be safeguarded.

The Council's SPG on Replacement Windows and Doors 2015 requires that the principle of replacing the windows be guided by their position, immediate and

surrounding context and the overall objective to preserve or enhance the Conservation Area and safeguard the special interest of the Listed Building. Historic Scotland's guidance requires that, fundamentally, the contribution of the windows be understood before considering alteration.

Impacts on the Listed Building and Conservation Area

In this case, the windows are to the rear, on modern elevations of the building. The elevations have very little public exposure and contribute relatively little to the overall character of the Listed Building and its own contribution to the Conservation Area. It is clear that the building's special interest relates to its relatively grand and prominent street frontages. The rear elevations comprise a mix of timber tilt-and-turns/casements, with timber sashes clustered in a corner above/alongside a pend, with the elevations also incorporating some single-pane windows which appear to be Upvc.

Our SPG states that double glazing may be acceptable, but otherwise the window should match except in specific and justified cases. Here, due to the limited historic and architectural contribution of these elevations, this is a case where replacement of timber with Upvc would be justified. Maintaining some order, however, with respect to the opening method and glazing pattern, would preserve the current appearance of the elevation, even if the Upvc replacements are evidently more modern and a little thicker than the timber versions.

The application form and quote refer to the windows being replaced to match the existing window styles. Though two brochures have been submitted which are referenced to the two window types, neither provide information which illustrate the specific window styles. Provided, however, the windows match the glazing pattern and opening method of the existing, with the exception only of the use of double glazing and Upvc, the proposals will not harm the special interest of the Listed Building and nor will they have any material effect on the character or appearance of the Conservation Area. A condition imposed on the consents can apply this requirement. It is not necessary that details of the thickness of frames be provided at this stage or by condition, since any reasonable difference in the thickness of frames would not have any material bearing on the visual impact of the windows in this particular case.

Neighbouring amenity

There would be no harm to neighbouring amenity as a result of the replacement windows and, therefore, no conflict with Policy H2.

Conclusion

16/00013/LBC

Subject to compliance with the schedule of conditions, the replacement windows will not detract from the special architectural or historic interest of the Listed Building and will, therefore, comply with the Consolidated Local Plan 2011

16/00015/FUL

Subject to compliance with the schedule of conditions, the replacement windows will not have an adverse impact on the character or appearance of the Conservation Area and will, therefore, comply with the Consolidated Local Plan 2011

RECOMMENDATION BY CHIEF PLANNING OFFICER:

16/00013/LBC

I recommend the application be approved subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To comply with the provisions of Section 16 of the Town and Country Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006.
2. The kitchen window shall be replaced with a vertically sliding sash window which matches the glazing pattern and external colour of the existing window, and the bedroom window shall be replaced with a tilt-and-turn window which matches the glazing pattern and external colour of the existing window. The existing windows, including boxes, shall be removed in their entirety prior to installation of the replacement windows, which shall be fitted into the opening to the same extent as the existing windows
Reason: To safeguard the special architectural and historic interest of the Listed Building

16/00015/FUL

I recommend the application be approved subject to the following condition:

1. The kitchen window shall be replaced with a vertically sliding sash window which matches the glazing pattern and external colour of the existing window, and the bedroom window shall be replaced with a tilt-and-turn window which matches the glazing pattern and external colour of the existing window. The existing windows, including boxes, shall be removed in their entirety prior to installation of the replacement windows, which shall be fitted into the opening to the same extent as the existing windows
Reason: To safeguard the character and appearance of the Conservation Area

DRAWING NUMBERS

Location Plan
Specifications
Photo – Bedroom
Photo – Kitchen

Approved by

Name	Designation	Signature
Ian Aikman	Chief Planning Officer	

The original version of this report has been signed by the Chief Planning Officer and the signed copy has been retained by the Council.

Author(s)

Name	Designation
Carlos Clarke	Lead Planning Officer



16/00013/LBC & 16/00015/FUL
149 High Street
Galashiels

