

SCOTTISH BORDERS COUNCIL

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

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF : 15/01484/FUL
APPLICANT : Mrs M Dick
AGENT : Arkiplan Ltd
DEVELOPMENT : Replacement windows
LOCATION: 5 East High Street
Lauder
Scottish Borders
TD2 6SS
TYPE : FUL Application

REASON FOR DELAY:

DRAWING NUMBERS:

Plan Ref	Plan Type	Plan Status
SPECTUS	Specifications	Refused
	Location Plan	Refused
P37845	Elevations	Refused

NUMBER OF REPRESENTATIONS: 0

SUMMARY OF REPRESENTATIONS:

No representations.

Community Council and Berwickshire Civic Society were consulted but have not responded.

PLANNING CONSIDERATIONS AND POLICIES:

Adopted Scottish Borders Local Plan Policies -
BE4: Conservation Areas
G1: Quality Standards for New Development
H2: Protection of Residential Amenity

Replacement Windows and Doors SPG (2015)

Recommendation by - Stuart Herkes (Planning Officer) on 16th February 2016

This application proposes the replacement of windows at a property within the Conservation Area at Lauder, which fronts the High Street and the Area of Prime Frontage. The existing windows are traditional single glazed sliding sashes in white-painted timber frames. The proposed windows are described as replicating exactly the external appearance (glazing pattern) and opening mechanism (sash and case) of the existing windows, but it is advised, these would be double-glazed white-coloured uPVC units. An accompanying 'Spectus VS' brochure offers generic descriptions of windows but the final page describes the use of 'stick-on' Georgian glazing bars.

The Council's Adopted SPG on Replacement Windows and Doors 2015 allows that in Core Areas or Areas of Prime Frontage, the principle of the replacement of timber units in uPVC is acceptable where the design pattern, dimensions and method of opening are retained within the new windows and where the proposals address the 'General Principles' set out in Section 3.7 of the same SPG. The latter require that consideration be given to: (i) the position of the window(s) proposed for replacement, specifically whether or not these are publically visible and/or relate to more modern extensions; (ii) whether or not these windows are originals; (iii) the predominant character of surrounding properties; and (iv) whether or not the proposals maintain or improve the current position. Notwithstanding the description of the Proposal Drawings that the replacement units would replicate the exact appearance of the proposed windows, it is material that the proposal on the front elevation does relate to original, or at least traditional, timber windows, which themselves relate to an established and long-standing elevation. Surrounding, including adjoining, properties also predominantly retain windows of traditional designs and materials. Taking account of these circumstances, there are not considered to be any considerations that would reasonably allow for uPVC windows to be supported in principle under the Prime Frontage/Core Areas of Conservation Areas General Policy.

The same Policy set out within the SPG also allows that the introduction of double glazing may be acceptable within the Area of Prime Frontage/Core Area, although it is added that any replacement unit should "generally be of the same material, ... have the same glazing pattern and method of opening. Where glazing bars or astragals are required these must be of the same proportion, material and design to match the original window. The use of stick-on astragals will not be permitted". Given that what is proposed would feature stick-on astragals, the proposal would not accord with this part of the Policy. There are no concerns in principle that double glazing could not be featured in replacement windows on the front elevation. However, this aspect does in combination with the stick-on astragals and uPVC contribute to a cumulative appearance that would be unacceptable in the extent to which the replacement units would differ from the traditional units they would be replacing.

A more relaxed position is appropriately taken with respect to replacement units in other areas of the Conservation Area, and certainly with respect to those windows that would be located on the rear elevation these would only be visible at a distance, and visually in close association with an obviously modern extension. It is considered that the principle of the replacement of these rear elevation units in uPVC and with double-glazing, raises no concerns. However, and in common with the concerns noted above, there would still be a concern even out with the Core Area/Area of Prime Frontage, with the specific proposal that the replacement windows should have stick-on astragals.

Notwithstanding that the Proposal Drawings describe replacement windows that would superficially reinstate the external appearance of the existing timber traditional windows, the use of double-glazed uPVC units with stick-on glazing bars would not achieve the appropriate quality and standard required, and would have a detrimental impact upon the quality of the build environment within this part of the Area of Prime Frontage/Core Area within the Conservation Area.

REASON FOR DECISION :

The design of the replacement windows fails to comply with Policies G1 and BE4 of the Consolidated Scottish Borders Local Plan (2011), and with the advice contained within the Council's approved Supplementary Planning Guidance note on Replacement Windows and Doors (2015), in that:

- (i) the proposed use of stick-on glazing bars would result in an adverse impact upon the appearance and character of the building and would be detrimental to the wider character and appearance of this part of Lauder's Conservation Area; and
- (ii) with respect to the front and side elevations only, the proposed replacement window material (uPVC) and use of double glazing, would cumulatively result in an adverse impact upon the appearance and character of the building and would be detrimental to the wider character and appearance of this section of the Area of Prime Frontage/Core Area within Lauder's Conservation Area.

Recommendation: Refused

- 1 The design of the replacement windows fails to comply with Policies G1 and BE4 of the Consolidated Scottish Borders Local Plan (2011), and with the advice contained within the Council's approved Supplementary Planning Guidance note on Replacement Windows and Doors (2015), in that:
 - (i) the proposed use of stick-on glazing bars would result in an adverse impact upon the appearance and character of the building and would be detrimental to the wider character and appearance of this part of Lauder's Conservation Area; and
 - (ii) with respect to the front and side elevations only, the proposed replacement window material (uPVC) and use of double glazing, would cumulatively result in an adverse impact upon the appearance and character of the building and would be detrimental to the wider character and appearance of this section of the Area of Prime Frontage/Core Area within Lauder's Conservation Area.

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

