

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE – 11 AUGUST 2000

**00/0314/LB: INSTALLATION OF REPLACEMENT WHITE UPVC DORMER
WINDOWS**

**AT 26 GARDEN STREET, DALRYMPLE
APPLICATION BY MR VAN HEDDEGEM**

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Listed Building Consent is sought for the replacement of the existing timber casement windows on the front elevation of the dwellinghouse. It is proposed to replace the existing windows on the dormers of the front elevation with uPVC tilt and turn windows.

2. RECOMMENDATION

2.1 It is recommended that the application be refused on the grounds listed on the attached sheet.

3. SUMMARY OF ANALYSIS

3.1 In terms of the East Ayrshire Local Plan, Finalised Version, the proposed development conflicts with the provisions of Policies ENV4.

3.2 It is considered that the installation of uPVC windows in this building would be detrimental to both the character and appearance of the building itself.

3.3 The installation of uPVC windows on the building is contrary to the guidance given in the Memorandum of Guidance on Listed Buildings and Conservation Areas 1998. Furthermore, the Architectural Heritage Society of Scotland have objected to the use of uPVC windows in this listed building.

**Alan Neish
Head of Planning and Building Control**

Note: This document combines key sections of the associated report for quick reference and should not in itself be considered as having

been the basis for recommendation preparation and decision making by the Planning Authority.

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Report by Head of Planning and Building Control

1. PURPOSE OF REPORT

1.1 The purpose of this report is to present for determination a Listed Building Consent application which is to be considered by the Local Planning Committee under the scheme of delegation as the proposal is contrary to policy, is subject to objections and is recommended for refusal.

2. APPLICATION DETAILS

2.1 **Site Description:** The site is located on the north side of Garden Street and forms part of a row of one and half storey terraced houses. The dwellinghouse has two traditional dormers on the front elevation. All windows on the front elevation are timber casement.

2.2 The dwellinghouse is a Category C(S) Listed Building and lies within Dalrymple Conservation Area.

2.3 **Proposed Development:** Listed Building Consent is sought for the replacement of the existing timber casement windows on the front elevation of the dwellinghouse. It is proposed to replace the existing windows on the dormers of the front elevation with uPVC tilt and turn windows.

3. CONSULTATIONS AND ISSUES RAISED

3.1 Dalrymple Community Council have not responded to the consultation letter.

Noted.

3.2 The Architectural Heritage Society of Scotland objects to the application. UPVC windows, due to the nature of their construction, are heavier and bulkier than traditional sash and case windows. The loss of glazing bars means the windows just become blank and soul-less, eroding the

charm of this type of traditional building. The actual way a window opens can disrupt a façade, windows now sticking out at various angles. Also, given the relatively short life-span of uPVC windows, compared to well-maintained traditional timber windows, can have repercussions for the structure of the dormer as a whole.

It is accepted that uPVC is not an acceptable material in a Listed Building. The applicant's agent has submitted amended plans and proposes horizontal glazing bars on each window, to reflect the style of the existing windows and those of adjacent properties. It is noted that other listed buildings within the row of terraced cottages of which the application site forms part, have uPVC windows installed. This has had a detrimental impact on the individual buildings themselves, and the cumulative impact has also been detrimental to the wider conservation area. These appear however to have been installed without the appropriate consents, and does not justify use of uPVC in this instance.

4. REPRESENTATIONS

4.1 The Architectural Heritage Society of Scotland have objected to the proposed development as outlined in Section 3.2 of the report.

5. DEVELOPMENT PLAN STATUS

5.1 The relevant policy document is the East Ayrshire Local Plan, Finalised Version. The application site is affected by residential and environment policies.

5.2 The proposed development does not conflict with the provisions of residential policies appropriate to the application site.

5.3 Environment Policy ENV4 states that: The Council will seek to ensure that all development within or affecting the setting of a Conservation Area or affecting the appearance or setting of a Listed Building, is sympathetic to the area or building concerned in terms of its layout, size, scale, design, siting, materials and colour of finish. Wherever possible, all proposals should seek to preserve, enhance or incorporate features, which contribute positively to the character or appearance of the area and have due regard to the architectural and historic qualities of the area or building concerned.

The replacement of windows with uPVC windows is inappropriate in a Listed Building and in a Conservation Area, and approval of the application would be contrary to the provisions of Policy ENV4.

5.4 Design Guidance for the East Ayrshire Local Plan has yet to be agreed. The relevant design guidance is therefore contained within the Finalised Cumnock and Doon Valley District Plan.

5.5 The Development Control Document relating to Listed Buildings and Buildings within Conservation Areas, has specific policies regarding replacement windows which state that:-

- (i) all replacement windows must be of traditional design and have traditional methods of opening;
- (ii) all replacement windows must be of timber construction with window frames being painted in colours to be agreed with the Planning Authority;
- (iii) all replacement windows must reflect the style and proportion of original windows being replaced. In particular, the proportion of top-to-bottom sashes and the pattern of glazing bars and astragals must be retained and reproduced;
- (iv) all replacement windows on the front elevation of a building within a Conservation Area or on other elevations which are open to view must meet the criteria above. Only in exceptional cases where it can be reasonably justified will consideration be given to the use of uPVC or aluminium windows which are located on elevations of the building which are not readily visible. In all cases, windows that are proposed in non-traditional material must still be of traditional style and design.

The proposed windows would not comply with any of the above criteria, and are therefore contrary to the provisions of the Councils Design Guidance on Listed Buildings.

6. OTHER PLANNING CONSIDERATIONS

6.1 Historic Scotland's '*Memorandum of Guidance on Listed Buildings and Conservation Areas 1998*' gives detailed advice on consideration of applications within Conservation Areas.

6.2 Paragraph 1.2.4 states that modern substitutes for timber windows should be firmly discouraged. Paragraph 1.2.11 further states that the damage which may be caused by the replacement of any window, which is historically and architecturally correct, with a modern unit made from a different material, to a different design or with a different method of opening is potentially immense. Any proposal which will result in the diminution of architectural quality, no matter how small should be refused.

The use of uPVC is contrary to the advice given in the 'Memorandum of Guidance on Listed Buildings and Conservation Areas 1998'.

6.3 Should the Committee be minded to approve the Listed Building consent application, it will not require to be forwarded to the Scottish Ministers for a final decision as the property is a Category C(S) Listed Building.

6.4 Should the Committee be minded to approve the application, it would not represent a significant departure from policy and the application would not require to be referred to the Development Services Committee under the scheme of delegation.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 There are no financial or legal implications for the Council in the determination of this application.

8. CONCLUSIONS

8.1 In terms of the East Ayrshire Local Plan, Finalised Version, the proposed development conflicts with the provisions of Policies ENV4.

8.2 It is considered that the installation of uPVC windows in this building would be detrimental to both the character and appearance of the building itself.

8.3 The installation of uPVC windows on the building is contrary to the guidance given in the Memorandum of Guidance on Listed Buildings and Conservation Areas 1998. Furthermore, the Architectural Heritage Society of Scotland have objected to the use of uPVC windows in this listed building.

9. RECOMMENDATION

9.1 It is recommended that the application be refused on the grounds listed on the attached sheet.

Alan Neish
Head of Planning and Building Control
24 July 2000
VE/SMB
FV/AN

LIST OF BACKGROUND PAPERS

1. Application form and plans.
2. Statutory Notices and Certificates.
3. Consultation responses.

4. Representations.
5. East Ayrshire Council Local Plan, Finalised Version.
6. Cumnock & Doon Valley District Wide Local Plan.
7. Memorandum of Guidance on Listed Building and Conservation Areas 1998.

Any person wishing to inspect the background papers listed above should contact Miss Vivien Emery on 01563 555485.

Implementation Officer : Pamela Clifford

Location	26 Garden Street, DALRYMPLE
Nature of Proposal:	Proposed installation of replacement white UPVC dormer windows.
Name and Address of Applicant:	Mr C Van Heddegem, 26 Garden Street DALRYMPLE KA6 6DG
Name and Address of Agent	Zenith Windows, Unit 7 1 Hagmill Crescent, COATBRIDGE ML5 4NS

DPO's Ref: [VIVIEN EMERY]
PPO's Ref; []

The above LISTED BUILDING application should be refused on the following grounds.

- (1) The proposed installation of uPVC windows in this Listed Building within Dalrymple Conservation Area is contrary to the Council's policies for replacement of windows on a Listed Building or a building within a Conservation Area which state:-
 - (i) All replacement windows must be of traditional design and have traditional methods of opening;
 - (ii) All replacement windows must be of timber construction with window frames being painted in colours to be agreed with the Planning Authority;
 - (iii) All replacement windows must reflect the style and proportion of top-to-bottom sashes and the pattern of glazing bars and astragals must be retained and reproduced;
 - (iv) All replacement windows on the front elevation of a building within a Conservation Area, or on other elevations which are open to view must meet the criteria above. Only in exceptional cases where it can be reasonably justified will consideration be given to the use of UPVC or aluminium windows and only then if the windows are located on elevations of the building which are not readily visible. In all cases, windows that are proposed in non-traditional materials must still be of traditional style and design.
2. The proposed installation of uPVC windows would be unsympathetic to and also detrimental to the character of the building. The proposal is therefore contrary to Policy ENV4 of the East Ayrshire Local Plan,

Finalised Version which states that there shall be protection of heritage resources requiring conservation from unsympathetic developments.

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AGENDA