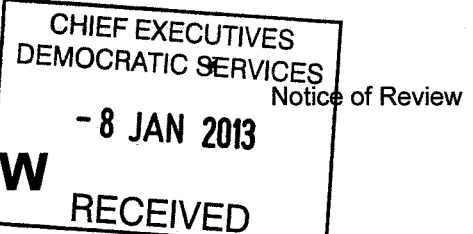


TCP/11/16(226)
Planning Application 12/01391/FLL – Installation of
replacement windows and doors at Grangelea, Cowgate,
Errol, PH2 7QS

**PAPERS SUBMITTED
BY THE
APPLICANT**



NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE) (SCOTLAND) REGULATIONS 2008

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.

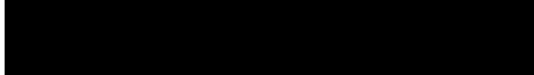
Use BLOCK CAPITALS if completing in manuscript

Applicant(s)

Name **ROBERT ABERCROMBIE**

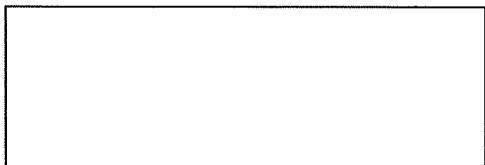

Address **GRANGELIA
SOUTH BANK
ERROL**
Postcode **PH2 7QS**

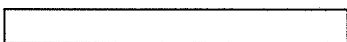
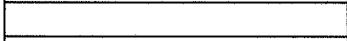

Contact Telephone 1 
Contact Telephone 2 
Fax No 

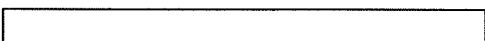
E-mail* 

Agent (if any)

Name 

Address 
Postcode 

Contact Telephone 1 
Contact Telephone 2 
Fax No 

E-mail* 

Mark this box to confirm all contact should be through this representative: ☐

* Do you agree to correspondence regarding your review being sent by e-mail?

Yes ☒ No ☐

Planning authority

PERTH + KINROSS COUNCIL

Planning authority's application reference number

12/01391/FLL

Site address

AS ABOVE

Description of proposed development

REPLACEMENT WINDOWS + DOORS

Date of application

11/8/2012

Date of decision (if any)

4/10/2012

Note. This notice must be served on the planning authority within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

Nature of application

1. Application for planning permission (including householder application) ☒
2. Application for planning permission in principle ☐
3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition) ☐
4. Application for approval of matters specified in conditions ☐

Reasons for seeking review

1. Refusal of application by appointed officer ☒
2. Failure by appointed officer to determine the application within the period allowed for determination of the application ☐
3. Conditions imposed on consent by appointed officer ☐

Review procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

1. Further written submissions ☒
2. One or more hearing sessions ☒
3. Site inspection ☒
4. Assessment of review documents only, with no further procedure ☒

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

TO ALLOW A FULL+ TRANSPARENT CONSIDERATION OF ALL MATTERS RELATIVE TO THE PROPOSAL THAT HAVE BEEN IGNORED UP TO THIS POINT IN TIME

Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

- | | Yes | No |
|--|--------------------------|-------------------------------------|
| 1. Can the site be viewed entirely from public land? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

DUE TO CONFLICT OF INTEREST ALREADY EXISTING IN RELATION TO CONSERVATION TEAM INVOLVEMENT

Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

AS PER THE ATTACHED

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made?

Yes ☒ No ☐

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

DUE TO CONFLICT OF INTEREST AND PRIOR CONFLICTING
INVOLVEMENT OF THE CONSERVATION TEAM PROVIDING
ERRONEOUS ADVICE AND THE FALSIFICATION OF
DOCUMENTS / DATES DURING THE PROCESS

List of documents and evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

AS PER THE ATTACHED

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

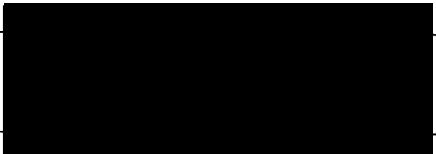
- ☒ Full completion of all parts of this form
- ☒ Statement of your reasons for requiring a review
- ☒ All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

Declaration

I the applicant/~~agent~~ [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed



Date

3 / JAN / 2013

3 January 2013

Local Review Body
Perth and Kinross Council
2 High Street
PERTH
PH1 5PH

Re: Notice of Review – 12/01391/FLL

We refer to the above and the attached documentation serving notice of our wish to have the decision to refuse planning permission reviewed in light of the following:

- 1. The decision has been made using information that does not fairly or accurately consider the real impact of the proposed replacement windows and doors.**

From our review of applications to date for replacement windows in conservation areas since the amendment to planning laws in Scotland, we note that no approvals have been granted. However, our application is the first such case based on the recommendation of REHAU Heritage Windows that offer new and unique advances in the field of uPVC doors and windows for use in conservation areas. This leads us to conclude that our application has not been fully and appropriately considered by the Planning Authority and we have been judged on the basis of other standard uPVC products.

The attached photograph provides clear evidence of the complete absence of aesthetic impact on or degradation of the property and the unrivalled credentials of REHAU Heritage Windows in replicating the dimensions, appearance and sensitivity of character properties in conservation areas.

The specific setting of Grangelea and the footprint of the property within the boundaries of its plot, mean that some of the windows are not viewed at all from public spaces and the remaining windows cannot be viewed from closer than 20 feet when on public land. From that distance, the REHAU uPVC windows **cannot** be distinguished from timber sash and case windows.

The Delegated Report states (para. 3) that the windows are to be replaced with 'modern uPVC equivalents'. This is untrue. They are to be replaced with period, heritage uPVC equivalents.

The AHSS comments claim that the units can be 'repaired or upgraded rather than replaced'. This is untrue and, without having visited the property or sought any professional and qualified advice, the AHSS have presented a misleading and disappointingly biased report.

The Delegated Report (para. 8) claims that the determining issues require the Planning Authority 'to pay special attention to the desirability of preserving or enhancing the character or appearance of the designated Conservation Area'. The windows, in their current condition, degrade the character and appearance of the property. The properties in the immediate area on Gas Brae and South Bank have, in the majority, uPVC modern windows that have not been challenged retrospectively by the designation of the Conservation Area and the amendment of the planning

laws. By refusing the application from Grangelea, we are being unfairly and unreasonably discriminated against based on what is already in existence in the immediately surrounding area, the advancements in uPVC REHAU Heritage products being proposed and the complete lack of negative impact on the character or appearance of the designated Conservation Area. The comments in the Delegated Report contained in paragraphs 9 and 10 are false, unfounded and based on a lack of familiarity and education relating to the REHAU products that form the basis of our application.

2. Erroneous information being presented in the drawings submitted on our behalf.

The drawings claim that the porch timber panels are to be entirely replaced with uPVC and this is untrue. The timber panels are to be retained and the character and appearance of the porch area is to be retained. Furthermore, the colour of the bifold doors are amendable based on particular colour preferences or requirements.

3. Failure by Perth and Kinross Council to properly and accurately adhere to the proper process, including the provision of misleading and inaccurate advice and guidance and the falsification of dates on documents and correspondence presented as part of the planning application and decision making process.

We met, in person, with Richard Welch on 28th March at Grangelea and conducted a full tour of the property with Mr. Welch to ask for advice and guidance on the projects we were considering for the recently acquired property. We sought clarification on the recent changes to planning laws specifically in relation to our desire to replace the windows. He advised us that the Planning Authority always favoured refurbishment wherever possible but agreed with us that the condition of the windows in Grangelea was such that replacement would be the only reasonable outcome. We discussed the REHAU Heritage range with Mr. Welch and he encouraged us in our endeavours to refurbish Grangelea.

We believe that this represents a conflict of interest on the part of Mr. Welch who has provided us with conflicting advice, in person, compared to the negative tone of his Conservation Team memorandum criticising our proposal and application and recommending that it is refused.

We note that Mr. Welch is the same officer now recommending refusal of our application. His report, dated 24 August 2012 was not made available to us until after the refusal decision was made available online and the date of posting of his report was retrospectively amended online by the Planning Authority. This is particularly evidenced by the submission of a letter from us on 31 August 2012, one week after Mr. Welch has claimed to have compiled his report, yet we make no mention of it in our letter because it had been withheld from us.

Furthermore, the Delegated Report is dated 10 August 2012 and yet makes reference in para. 5 to our letter of 31 August 2012, a full 21 days after the Delegated Report is claimed to have been prepared. The report was not made available online until 2 October 2012.

4. The lack of consideration of human rights or a common sense, contemporary approach to matters pertaining to energy consumption, use of materials, environmental impact and visual aesthetics based on the advancements in design and manufacture of the proposed uPVC replacement doors and windows.

In submitting our application, based on all consultations with the Planning Authority, we feel that we have been misled and that the Planning Authority has failed to fully, fairly and transparently consider applications made for replacement windows in

Conservation Areas since the amendment of the planning laws. It would seem that uPVC is not being, and will never be, considered by the Planning Authority based on cases to date and the tone of reports compiled internally that recommend that our application is refused. On the basis of this preconceived and predetermined stance by the Planning Authority, we should have been advised in advance that our time, money and efforts were in vain.

The REHAU Heritage Windows are the only uPVC window system to have been approved for use in English Heritage properties and have recently been approved for installation in the protected Conservation Zone of Kensington and Chelsea. This latter installation came after extensive consultation with the local Planning Authority – a process that we too attempted to embark upon – and followed a partial installation that, once reviewed by the local Planning Authority was subsequently recommended for all aspects of the property. We too would be prepared to commence such a staged installation project if we had confidence that the Planning Authority would fairly assess the resulting outcome.

As owners of the property Grangelea, it is our right to ensure we are able to access the most efficient and effective methods of running and operating our home. We should not feel that we are being forced to incur considerably higher costs for what is already a substantial financial investment in the property based on the failure of the Planning Authority to pursue a progressive and contemporary approach to energy and environmental efficiency befitting today's advances in uPVC technologies. There is no timber sash and case solution in existence that provides an identical level of energy efficiency to the REHAU Heritage system, therefore our future consumption and expenditure will be unjustly and irrationally compromised.

In closing, we reiterate our desire to embark upon a sensitive refurbishment programme for Grangelea in respect of the replacement of the windows; however, we request the assistance and understanding of the Planning Authority in acknowledging that such a programme can be achieved through the use of carefully selected contemporary materials that serve to preserve and enhance the character and appearance of, not only the property, but also the Conservation Area of the village of Errol.

Yours faithfully,



Mr & Mrs R Abercrombie

Reference Project – S719 Vertical Sliders No.3



Location: **Ross-on-Wye, Herefordshire**

Product Details: **REHAU's S719 Heritage style vertically sliding windows installed in an 11-bedroomed hotel in conservation area. Chosen because the style & detailing replicated the timber originals so closely.**

Specifier: **Castle Lodge Hotel, Ross-on-Wye, Herefordshire.**

Manufactured
and Installed By: **Roseview Windows
Yardley Road Industrial Estate
Olney
Buckinghamshire
Tel: 01234 712657**

REHAU LIMITED – SALES OFFICES

Slough Tel (01753) 588500m Manchester Tel: (0161) 7777400
Glasgow Tel: (01698) 503700, Dublin Tel: 00353 (0) 1 8165020



REHAU heritage vertical sliders installed in Kensington and Chelsea



REHAU HERITAGE VERTICALLY SLIDING SASH WINDOWS HAVE BEEN APPROVED IN WHAT IS BELIEVED TO BE THE FIRST TIME FOR AN INSTALLATION WITHIN THE HIGH PROFILE AND HIGHLY PROTECTED KENSINGTON AND CHELSEA CONSERVATION AREA

REHAU Heritage vertically sliding sash windows have been approved in what is believed to be the first time for an installation within the high profile and highly protected Kensington and Chelsea conservation area.

The owners of a property within the London borough approached the conservation officers when they wanted to replace their draughty, single glazed timber sash windows with energy efficient PVC-U alternatives.

The officers originally gave permission to install the REHAU Heritage frames at the rear of the property. But, once these had been installed and before/after photographs provided, objections to replacements at the front of the property were removed.

The REHAU Heritage windows were fabricated and installed by Roseview Windows, based in Olney, Buckinghamshire. They feature deep bottom rails and slim sashes, as well as decorative horns, true Georgian bars and a slim mullion section.

The homeowners chose the REHAU Heritage system after extensive research online and liaised with both REHAU and Roseview to finalise the exacting specification which included two arched head vertical sliders at the front.

Wolfgang Gerner, Business Unit Director for REHAU Window Division, said: "This installation supports all that REHAU has been saying about the benefits of its REHAU Heritage vertical slider system in the face of criticism from the likes of English Heritage. Our system replicates the sightlines of traditional box sashes very successfully and frames manufactured in REHAU Heritage can actually enhance rather than detract from the appearance of traditional properties."

The homeowners in Kensington and Chelsea are delighted with the low maintenance and energy efficiency features of the REHAU sliding sash windows and say neighbours have remarked that the PVC-U replacements are virtually indistinguishable from the timber originals.

Company Overview for: REHAU

Follow us on twitter [@REHAUwindows](https://twitter.com/REHAUwindows) 

REHAU Limited is a division of REHAU, one of the world's largest extruders of PVC-U window profile. In the UK and Ireland, REHAU supplies a nationwide network of fabricators through five regional sales offices in Birmingham, Dublin, Glasgow, Manchester and Slough. As well as technical and product information, REHAU also supports its fabricators with free advice on marketing and all aspects of running a business.

Submitted to <http://www.fenestration-news.com> : - 23/01/2010 09:32:29

It's an open and shut case

The sash window is a design classic that dates from the 17th century. In the 21st century, it comes in security glass and self-cleaning versions, too

By Hester Lacey

Wednesday, 4 June 2003

If cost is a sticking point, there is always the dreaded UPVC. However, there's UPVC and UPVC, at least from the aesthetic point of view. Hall recommends a brand called Rehau, which has been approved by English Heritage. "From 10 yards away it's difficult to see the difference between Rehau and wood," he says. "It's maintenance free, and permitted in some conservation areas." Pickier councils, he says, might allow timber windows at the front of the house and Rehau at the back. "It comes in at around two-thirds to three-quarters of the price of replacing in timber," says Hall. "If cost is an issue and conservation and planning allow it, Rehau is the best pound-for-pound option."

TCP/11/16(226)
Planning Application 12/01391/FLL – Installation of
replacement windows and doors at Grangelea, Cowgate,
Errol, PH2 7QS

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS

PERTH AND KINROSS COUNCIL

Mr Robert Abercrombie
c/o George Chrystal
127 Ballater Green
Glenrothes
KY7 6UJ

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 4th October 2012

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **12/01391/FLL**

I am directed by the Planning Authority under the Town and Country Planning (Scotland) Acts currently in force, to refuse your application registered on 1st August 2012 for permission for **Installation of replacement windows and doors Grangelea Cowgate Errol Perth PH2 7QS** for the reasons undernoted.



Development Quality Manager

Reasons for Refusal

1. The proposals are contrary to Policies 24, 71 and 74 of the Perth Area Local Plan 1995 as the use of UPVC as a material for the replacement windows is inappropriate, and will adversely affect the traditional character and appearance of the building in which to be installed and surrounding area. The proposals as a result will be to detrimental of the visual amenity and character of the Conservation Area.
2. The proposal is contrary to Policy HE3 of the Perth and Kinross Proposed Local Plan (2012) in that the use of UPVC for the replacement windows does not preserve or enhance the character and appearance of the Conservation Area.
3. Approval would be contrary to the Planning Authority's statutory duties in the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 to pay special attention to the desirability of preserving the character of a Conservation Area (Section 64(1)).

Justification

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

Notes

The plans relating to this decision are listed below and are displayed on Perth and Kinross Council's website at www.pkc.gov.uk "Online Planning Applications" page

Plan Reference

12/01391/1

12/01391/2

12/01391/3

12/01391/4

12/01391/5

REPORT OF HANDLING

DELEGATED REPORT

Ref No	12/01391/FLL
Ward No	N1- Carse Of Gowrie

PROPOSAL: Installation of replacement windows and doors

LOCATION: Grangelea Cowgate Errol Perth PH2 7QS

APPLICANT: Mr Robert Abercrombie

RECOMMENDATION: REFUSE THE APPLICATION

SITE INSPECTION: 10 August 2012

OFFICERS REPORT:



Planning application relates to a large imposing Victorian dwellinghouse located at the junctions of Gas Brae and South Bank Dykes in Errol. The property is built of contrasting Errol brick and set within a plot contained by a wall of the same local material.

Although unlisted it contains a good deal of architectural charm, and with the exception of a later addition to the north, remains largely unaltered and worthy of listing status. It is set within the confines of the Errol Conservation Area and forms a boundary to the built development, within agricultural land to the South and River Tay beyond.

Consent is sought to install replacement windows and doors within the property. Plans indicate that all of the existing timber sliding sash and case units, and staircase window within the house and porch will be removed and replaced with modern upvc equivalents. The existing timber door and timber framed glazed panels within the contemporary extension are also to be replaced with upvc multi-fold doors and panels.

One letter of representation has been received from the AHSS on the grounds of inappropriate materials and resultant impact on the building and Conservation Area. The Society indicates that the existing units could be repaired and upgraded rather than removed.

The applicants have responded to the AHSS comments by forwarding details of the units to be installed, citing their slim profile, limited impact and desire to enhance rather than detract from the property.

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 requires that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The adopted development plan that is applicable in this instance is the TayPlan 2012 and the Perth Area Local Plan 1995. The Perth and Kinross Proposed Local Plan (2012) is also a material consideration.

In accordance with Section 65 of the Town and Country Planning (Listed Buildings and Buildings in Conservation Areas) (Scotland) Act 1997, the application has been advertised as potentially affecting the character or appearance of a conservation area.

The determining issues in this case are:-

- The statutory obligations contained within Section 64(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, requiring the Planning Authority to pay special attention to the desirability of preserving or enhancing the character or appearance of the designated Conservation Area.
- Whether or not, the proposal complies with development plan policy.
- Whether or not, the proposal complies with supplementary planning guidance; or if there are any other material considerations which justify a departure from policy.

Conservation colleagues have expressed concern at the replacement of the timber sash and case window units and have objected to the proposals, considering that the alterations will severely affect the traditional character of the building and will have a significant and harmful impact on the character and appearance of the Conservation Area.

Although in the minority, there is evidence of other replacement window units elsewhere in the street, predominantly on more modern buildings. These include upvc replacements installed most probably prior to the designation of the Errol Conservation Area and consequently are outwith any retrospective control.

A key objective of the Errol Conservation Area Appraisal was to highlight examples of traditional details (such as windows and doors) and prevent the erosion of the established character through incremental, small-scale change. The purpose of a conservation area is to preserve and also to enhance the general townscape character, utilising both good and traditional materials to improve the visual appearance of the area.

In this instance the proposal to install UPVC windows, regardless of the similar opening mechanism or profile will adversely affect the traditional character of the building and will not preserve or enhance the Conservation Area. Whilst the units may be acceptable in some instances particularly if there is a justification to replace existing fenestration; the use of upvc within sensitive Conservation Areas is discouraged and the proposals are therefore not in accordance with the Development Plan and accordingly cannot be supported.

DEVELOPMENT PLAN

P_024 Perth Area Conservation Areas

Proposals Map A identifies existing Conservation Areas whose architectural or historic character will be retained. Infill and other development will only be permitted where it would not affect the character or amenity of the Conservation Areas.

P_071 Perth Area Villages

Inset Maps 1 - 40 indicate village areas and small settlements where residential amenity and village character will be retained and, if possible, improved. Some scope may exist for infill development but only where this will not adversely affect the density, character or amenity of the village. Generally encouragement will be given to:-

Improvements of existing village shopping facilities where it can be shown that they would serve the needs of the village.

Proposals which will improve the character and environment of the village.

Small scale business activities where they are compatible with the amenity and character of the village.

Proposals for the provision of small scale tourism and leisure facilities in villages.

P_074 Perth Area Conservation Areas

The inset Maps identify existing and proposed Conservation Areas where the architectural or historic character will be retained and enhanced. Infill and other development will only be permitted where it would not affect the character or amenity of the Conservation Areas.

OTHER POLICIES

Proposed Local Development Plan

Policy HE3A: New Development

There is a presumption in favour of development within a Conservation Area that preserves or enhances its character or appearance. The design, materials, scale and siting of new development within a conservation area, and development outwith an area that will impact upon its special qualities should be appropriate to its appearance, character and setting.

SITE HISTORY

07/00214/FUL Demolition of part of wall, formation of parking space and replacement of kitchen extension 22 March 2007 Application Permitted

07/00215/CON Demolition of extension 23 March 2007 Permission Not required

CONSULTATIONS/COMMENTS

Conservation Team

Objects to proposals

TARGET DATE: 1 October 2012

Representations Received	Two –Conservation Section & AHHS
Additional Statements Received	None
Environment Statement	Not required
Screening Opinion	Not required
Environmental Impact Assessment	Not required
Appropriate Assessment	Not required
Design Statement or Design & Access Statement	Not required
Report on Impact or Potential Impact i.e. FRA	Not required
Legal Agreement Required	None
Direction by Scottish Ministers	None

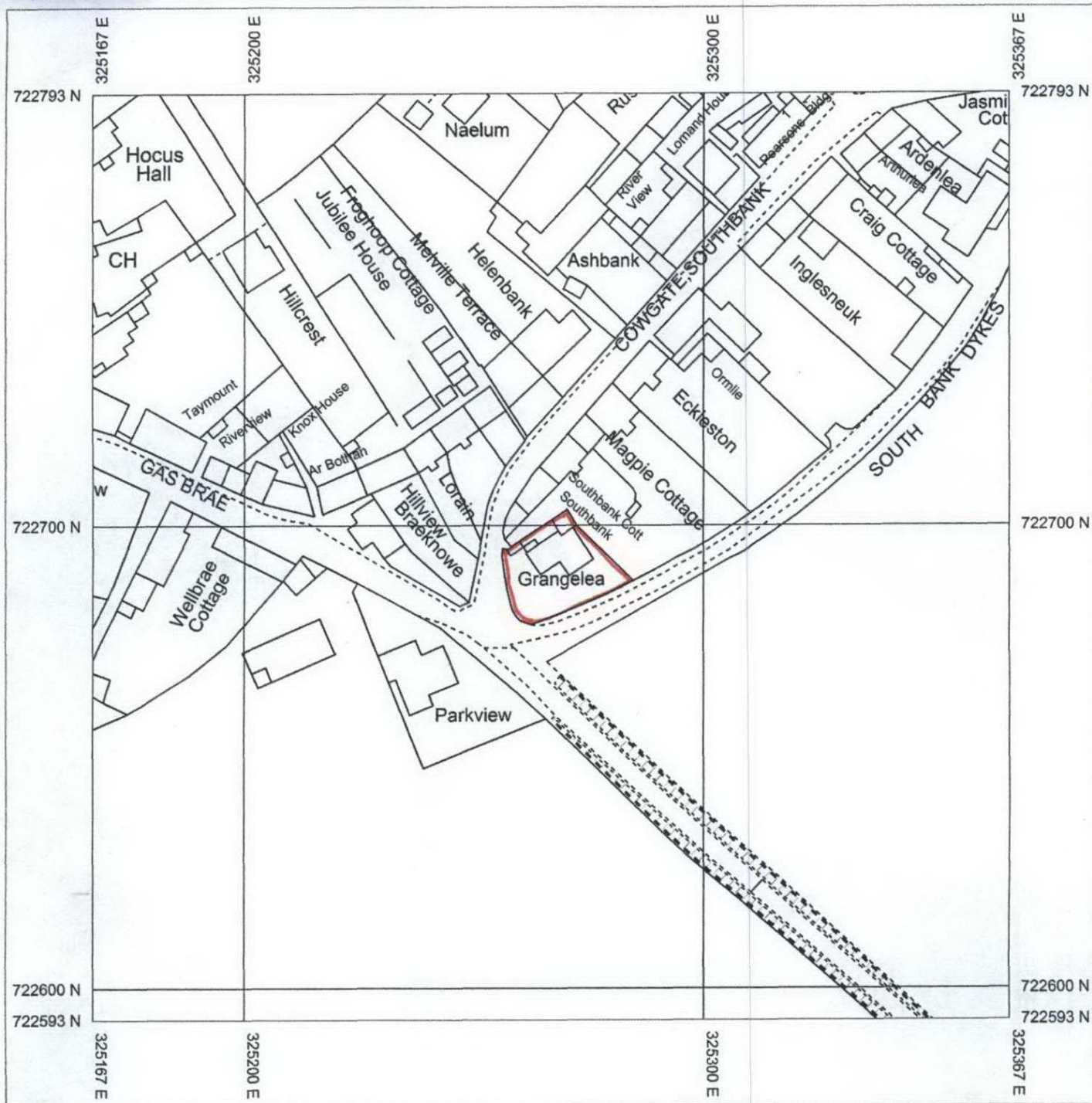
Reasons:-

- 1 The proposals are contrary to Policies 24, 71 and 74 of the Perth Area Local Plan 1995 as the use of UPVC as a material for the replacement windows is inappropriate, and will adversely affect the traditional character and appearance of the building in which to be installed and surrounding area. The proposals as a result will be to detrimental of the visual amenity and character of the Conservation Area.
- 2 The proposal is contrary to Policy HE3 of the Perth and Kinross Proposed Local Plan (2012) in that the use of UPVC for the replacement windows does not preserve or enhance the character and appearance of the Conservation Area.
- 3 Approval would be contrary to the Planning Authority's statutory duties in the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 to pay special attention to the desirability of preserving the character of a Conservation Area (Section 64(1)).

Justification

- 1 The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

Notes



PERTH AND KINROSS COUNCIL

DRAWING REF: 12/0139/1

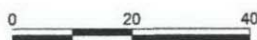
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The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

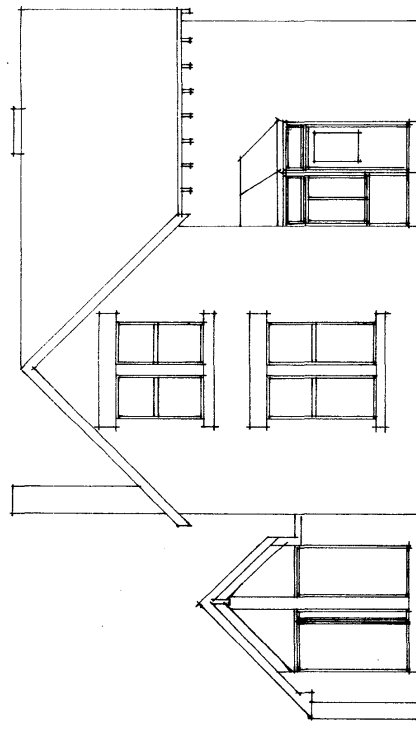


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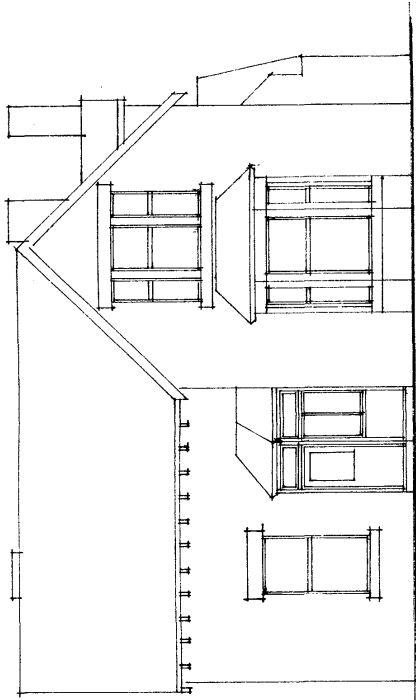
Supplied By: **George Chrystal**

Serial number: 001053621

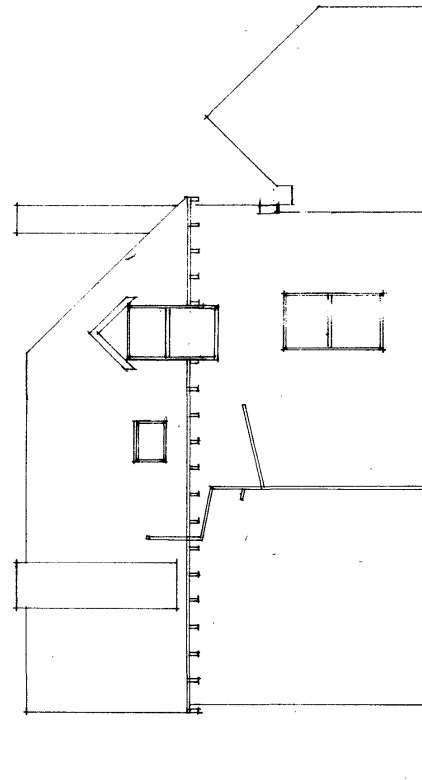
Plot Centre Coordinates: 325267, 722693



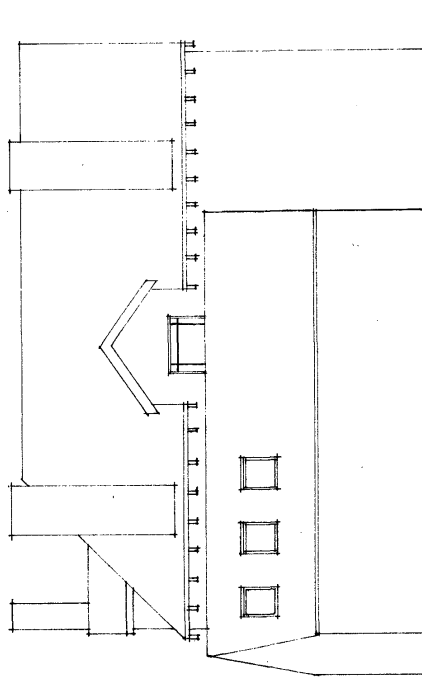
West Elevation



South Elevation



West Elevation



North Elevation

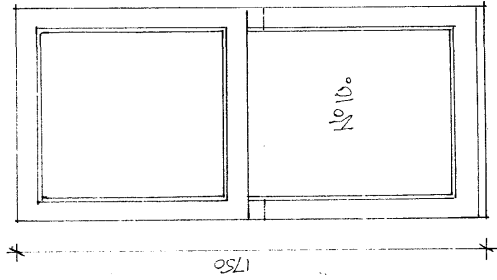
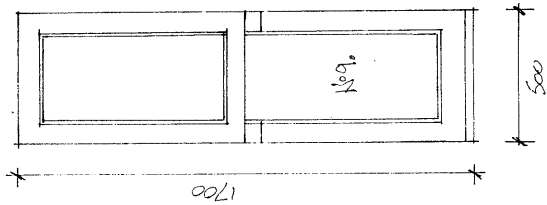
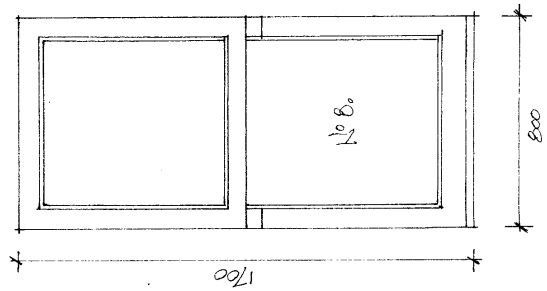
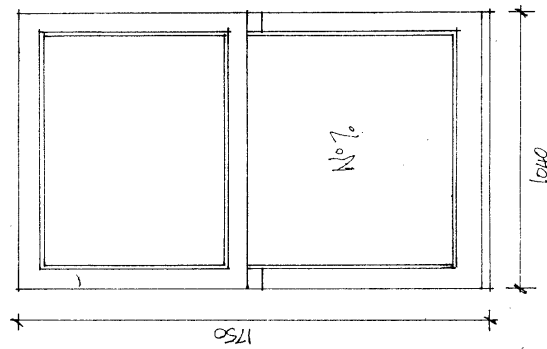
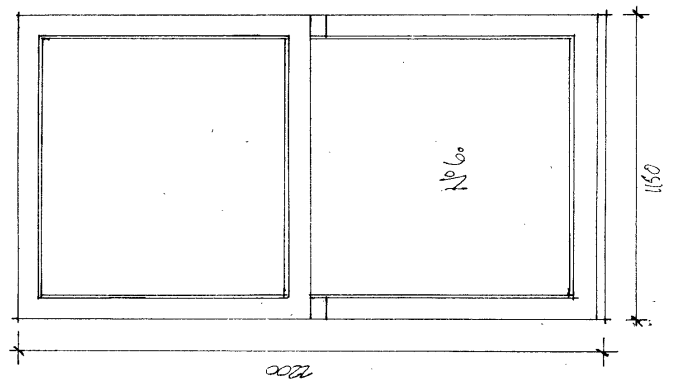
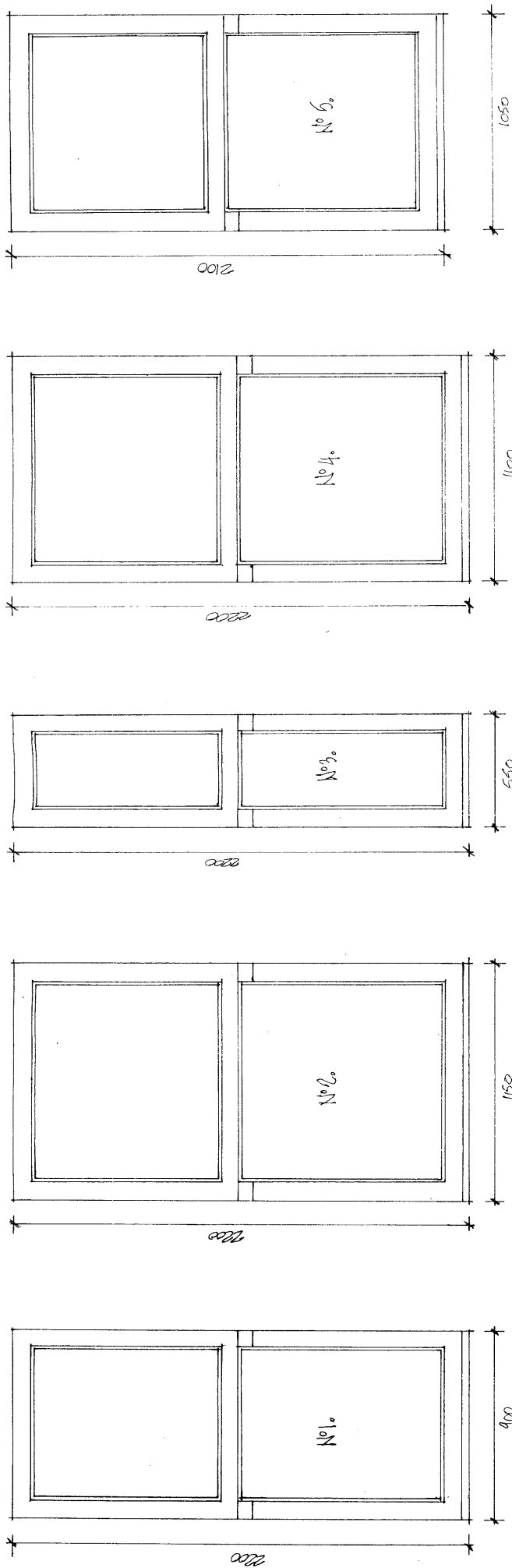
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PERTH AND KINROSS COUNCIL

DRAWING REF: 120139/12

MR & MRS R ABERCROMBIE
GRANGELEA
SOUTH BANK
ERROL
INSTALLATION OF REPLACEMENT
WINDOWS & DOORS
SCALE - 1/100
DRAWING NO. - GC/12/10-1



800

MR & MRS R ABERCROMBIE
GRANGELEA
SOUTH BANK
ERROL

WINDOW SCHEDULE

SCALE - 1/20

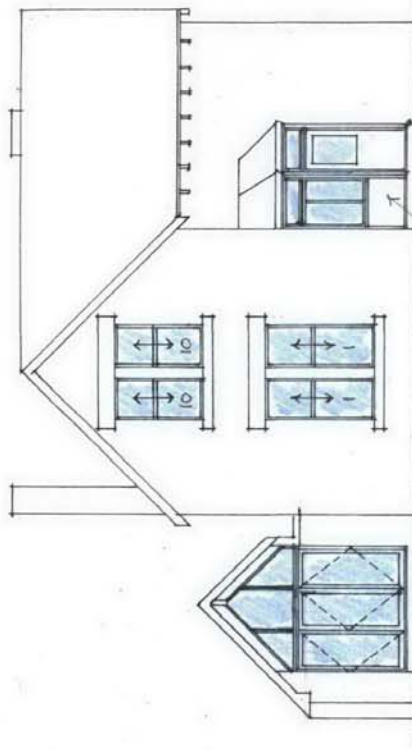
DRAWING NO. - GC/12/10-4

Scale 1/20

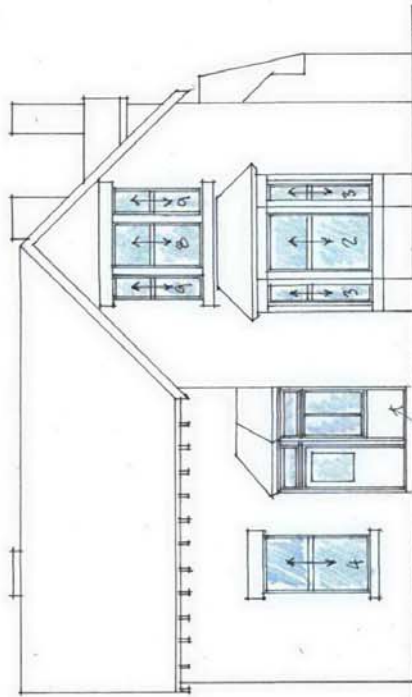
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PERTH AND KINROSS COUNCIL

DRAWING REF: 120139113



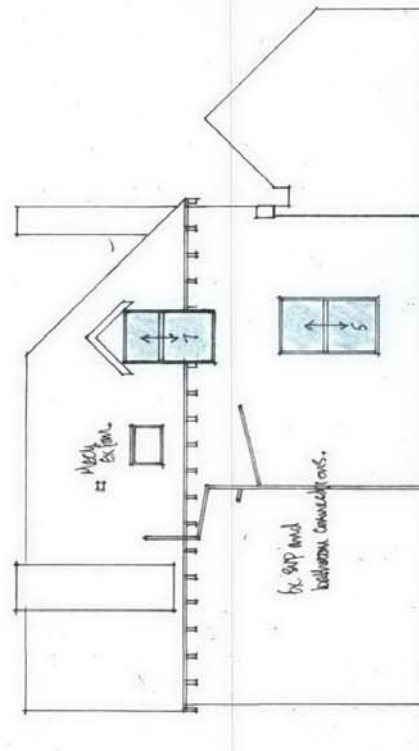
West Elevation.



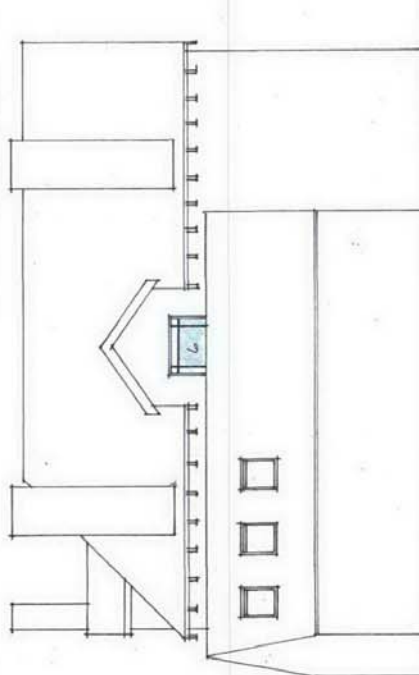
South Elevation.

PERTH AND KINROSS COUNCIL

DRAWING REF: 1210139114



West Elevation.



North Elevation.

Scale = 1/100.



SPECIFICATION

Existing windows and doors to be replaced with white pvc sash and case design windows by Rehau and double glazed units with a U-value of 1.4W/m²K. All windows and doors to be properly draught stripped and have provision for 12000mm² trickle ventilation to each room. All existing central mullions and frames to be retained intact. Existing timber lined panels to

porch to be replaced with timber effect pvc panels.

Existing door and glazed panels to kitchen area to be replaced with multi-fold doors and glazed panels by Rehau. Roof to be properly supported before work commences and central load bearing support removed. See engineer's details.

Double glazing to have a U-value of 1.4W/m²K. 10000mm² trickle ventilation to be incorporated into frame. Frames to be mastic sealed all round and windows and doors to be properly draught stripped. Doors and windows to be fitted with approved security locks. All glazing below 800mm from floor level to be toughened to BS6262.

MR & MRS R ABERCROMBIE
GRANGELEA
SOUTH BANK
ERROL

INSTALLATION OF REPLACEMENT
WINDOWS & DOORS

SCALE - 1/100
DRAWING NO. - GC/12/10-2

Heritage Vertically Sliding Windows - REHAU S719

Horizontal Cross Section through Vertically Sliding Window - REHAU S719 Heritage mullion detail

Insulation

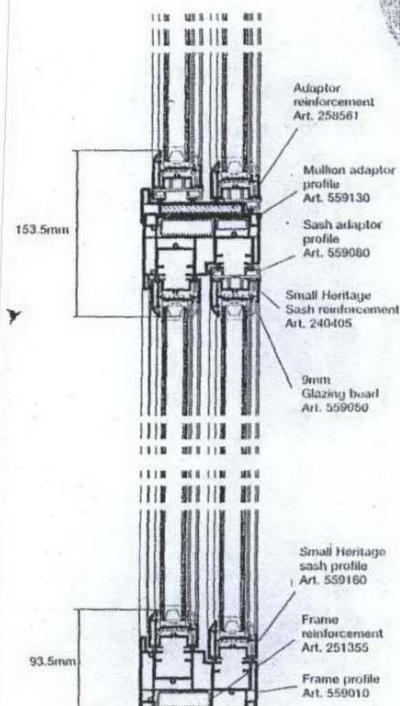
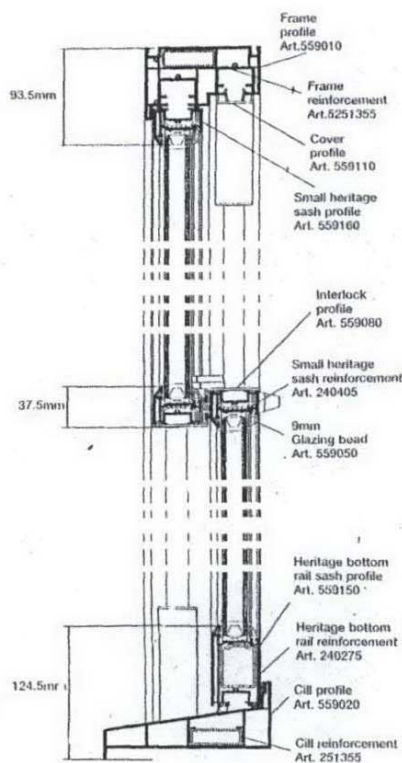
- Thermal insulation is dependent on glazing specification
- Sound insulation is dependent on glazing specification. For more information please consult our technical leaflet 719.600E

Fittings and Hardware

- The S719 vertically sliding system can accommodate a wide variety of standard fittings
- Concealed sliding latches enable the sashes to be tilted inwards for ease of cleaning, and restricted for safety

Glazing

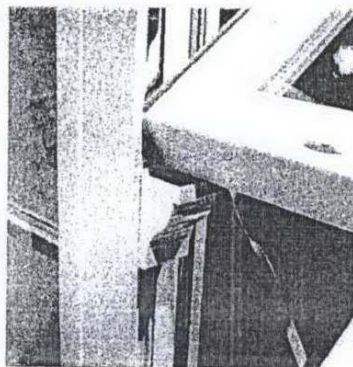
- 4mm single* to 24mm double glazing *not available on Heritage option
- Internally glazed sculptured bead for traditional internal joinery detail on Heritage option
- Dry glazed with a co-extruded glazing bead



PERTH AND KINROSS COUNCIL

DRAWING REF: 12013915

DETAILED DRAWINGS ARE AVAILABLE ON REQUEST



REHAU S719 Sash Horn

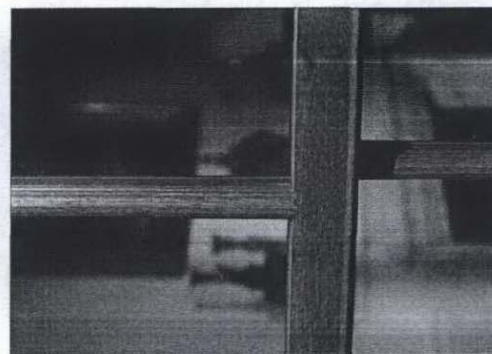
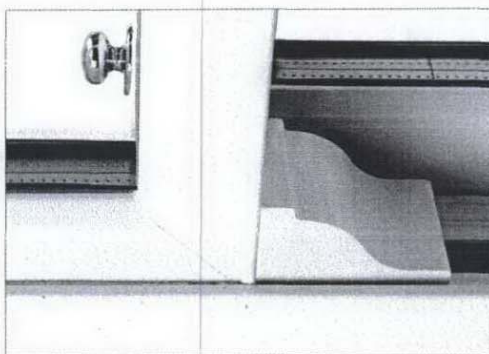
Approvals

BBA - assessment report no. 934
BSI - report No 261/000659
BSI - report No BG002069
AIRO - report no. L/1938/A

REHAU HERITAGE VERTICAL SLIDING WINDOW

PRESERVING OUR HERITAGE

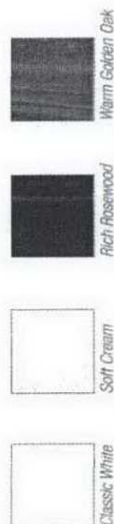
We know the appearance of your home is very important to you. When considering replacement windows, you need to be sure that they will look just right and complement the style of your home. This is particularly important if you live in either a period house or a conservation area.



REHAU Heritage Windows have already been approved and installed successfully in conservation areas across the UK and the Republic of Ireland.

They are designed with all the traditional detailing found in period windows, such as a deep bottom rail, slim sashes and an optional Georgian bar. Classic style brass catches and optional decorative horns replicate the traditional timber aesthetics to complete the effect.

REHAU Heritage Vertical Sliding Sash Windows are available in a variety of sizes and colours, which means that our windows are suitable for any style of home

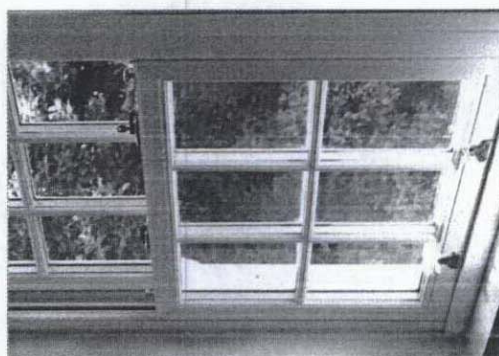


and shape of window. The slim sash is designed specifically to replicate the more elegant sightlines of traditional wooden windows. Available in a choice of Classic White, Soft Cream, Rich Rosewood or Warm Golden Oak.

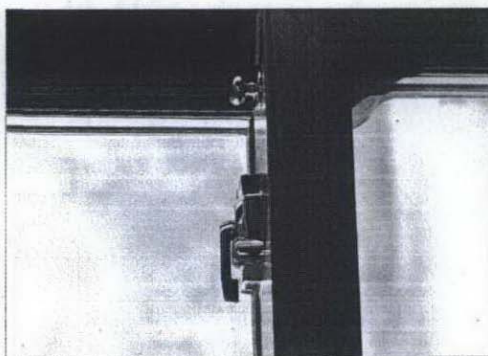
When you choose sash windows that are designed and fabricated from REHAU profiles, quality assurance is guaranteed. Our windows are well-balanced, so they won't stick, jar or slip and cleaning them couldn't be easier. The built-in tilt feature means that you can clean both sides of the window from inside the house.

REHAU HERITAGE VERTICAL SLIDING WINDOW

AUTHENTICITY WITHOUT COMPROMISE



A traditional look doesn't have to mean traditional security, far from it. REHAU Heritage Windows boast the very latest in security making your home even more secure.



Give your home the new lease of life that modern PVC-U technology brings to the replacement window industry, without sacrificing either style or efficiency. The low maintenance of our windows means that you won't have to spend time painting them and, combined with the improved noise reduction levels, you will be able to relax in peace and quiet.

The REHAU Heritage Window has also achieved a BFRC energy rating of B, resulting in draughts virtually eliminated and your heating bills being significantly reduced.

Skilled craftsmanship ensures the precise fitting of Vertical Sliding Windows with all the nostalgia of a bygone age.

Superbly engineered to demanding standards, REHAU Heritage Windows will give your home real style and will last for years and years.

To find out more about the real difference it could make to your home, just contact us. We'll be delighted to give you the benefit of our advice and help you make the right choice for your home.



TCP/11/16(226)
Planning Application 12/01391/FLL – Installation of
replacement windows and doors at Grangelea, Cowgate,
Errol, PH2 7QS

REPRESENTATIONS

- Representation from Conservation Officer, dated 24 August 2012
- Objection from The Architectural Heritage Society of Scotland

Memorandum

To Alma Bendall
Planning Case Officer

From Richard Welch, Conservation Officer,
Business and Community Projects (Conservation)
Section

Your ref 12/01391/FLL

Our ref

Date 24 August 2012

Tel No 76598

The Environment Service

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

Installation of replacement windows and doors: Grangelea, Cowgate, Errol (12/01391/FLL)

Conservation Officer comments

This traditional Errol brick dwelling-house is located within Errol Conservation Area. Grangelea has significant historic and architectural character and is indicated as a building of merit in the Errol Conservation Area Appraisal.

The proposals are to remove all of the traditional sash and case windows and the traditional staircase window and replace with uPVC units. The proposals also include replacement of the porch door and timber panels with uPVC. The existing timber door and timber framed glazed panels to the kitchen area of the recent extension are to be replaced with multi-fold doors and panels, again in uPVC.

UPVC as a non-traditional material is not encouraged in the conservation area and is generally unacceptable. The purpose of a conservation area is to preserve and also enhance the townscape character using traditional materials and good quality materials in visual terms. In visual terms uPVC windows are different in profile, moulding, texture and finish to traditional timber sash and case windows.

The Errol Conservation Area Appraisal illustrates examples of traditional details, including windows and doors, throughout the conservation area. One of the key objectives of the appraisal is to prevent erosion of character through small-scale change. The appraisal also indicates how key objectives should be implemented, including materials and detailing to be in accordance with design guidelines prepared by the local planning authority. The Council's Placemaking Guide illustrates the importance of indigenous materials and materials being sensitive to their environment.

The insertion of uPVC windows, doors and panels in this property will severely affect the traditional character of the building and will have a significant and harmful impact on the character and appearance of the conservation area. Consequently the Business and Community Projects (Conservation) Section lodges an objection to this planning application.

Richard Welch
Conservation Officer
Business and Community Projects



THE ARCHITECTURAL
HERITAGE SOCIETY
OF SCOTLAND

*For the study and
protection of Scottish
architecture*

RECEIVED

24 AUG 2012

Head of Planning & Regeneration,
Perth & Kinross Council,
Pullar House,
Kinnoull Street,
Perth,
PH1 5GD

Your ref:12/01391/FLL
Our ref:3

Dear Sirs,

INSTALLATION OF REPLACEMENT WINDOWS AND DOORS GRANGELEA, COWGATE,
ERROL

Grangelea is not listed but arguably it should be because it is a good example of a late Victorian polychrome brick building (similar to the Victoria Hall on the High Street) on a very prominent site in the conservation village of Errol. The modern extension to the rear is reticent and well-judged.

The present application seeks to install double glazed plastic windows throughout which would irreversibly alter and greatly demean the appearance.

The Society especially regrets the attitude to the timber porch whose fancy eaves bracket details are echoed in the exposed rafters. The drawings do not show what kind of door is proposed here but do note that the whole would be replaced and that 'timber effect upvc panels' will be used.

There is little doubt that the existing windows could be repaired and upgraded and even double glazed if deemed essential and that the house need not be spoiled in this way. The use of plastic in Conservation Areas is unacceptable. The Society considers that the proposals should be rejected.

Yours faithfully,

for The Architectural Heritage Society of Scotland.

