

TCP/11/16(268)
Planning Application 13/00813/FLL - Installation of replacement windows, Little Deans, 28 Drummond Terrace, Crieff, PH7 4AF

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TCP/11/16(268)
Planning Application 13/00813/FLL - Installation of
replacement windows, Little Deans, 28 Drummond Terrace,
Crieff, PH7 4AF

**PAPERS SUBMITTED
BY THE
APPLICANT**



Pullar House 35 Kinnoull Street Perth PH1 5GD

Tel: 01738 475300

Fax: 01738 475310

Email: onlineapps@pkc.gov.uk

Applications cannot be validated until all necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 000062102-002

The online ref number is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the Planning Authority about this application.

Applicant or Agent Details

Are you an applicant, or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:

John Gordon Associates Ltd.

You must enter a Building Name or Number, or both:*

Ref. Number:

Building Name:

First Name: *

John

Building Number:

3

Last Name: *

Gordon

Address 1 (Street): *

Dean Acres

Telephone Number: *

01383850134

Address 2:

Comrie

Extension Number:

Town/City: *

Dunfermline

Mobile Number:

Country: *

UK

Fax Number:

01383850134

Postcode: *

KY12 9XS

Email Address: *

gordon.associates@btinternet.com

Is the applicant an individual or an organisation/corporate entity? *

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title: *	<input type="text" value="Ms"/>
Other Title:	<input type="text"/>
First Name: *	<input type="text" value="S"/>
Last Name: *	<input type="text" value="Hutton"/>
Company/Organisation:	<input type="text"/>
Telephone Number:	<input type="text"/>
Extension Number:	<input type="text"/>
Mobile Number:	<input type="text"/>
Fax Number:	<input type="text"/>
Email Address:	<input type="text"/>

You must enter a Building Name or Number, or both:*

Building Name:	<input type="text" value="Littledean"/>
Building Number:	<input type="text" value="28"/>
Address 1 (Street): *	<input type="text" value="Drummond Terrace"/>
Address 2:	<input type="text"/>
Town/City: *	<input type="text" value="Crieff"/>
Country: *	<input type="text" value="UK"/>
Postcode: *	<input type="text" value="PH7 4AF"/>

Site Address Details

Planning Authority:	<input type="text" value="Perth and Kinross Council"/>
---------------------	--

Full postal address of the site (including postcode where available):

Address 1:	<input type="text" value="Little Deans"/>	Address 5:	<input type="text"/>
Address 2:	<input type="text" value="28 Drummond Terrace"/>	Town/City/Settlement:	<input type="text" value="Crieff"/>
Address 3:	<input type="text"/>	Post Code:	<input type="text" value="PH7 4AF"/>
Address 4:	<input type="text"/>		

Please identify/describe the location of the site or sites.

Northing	<input type="text" value="722188"/>	Easting	<input type="text" value="286299"/>
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Description of the Proposal

Please provide a description of the proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *

(Max 500 characters)

INSTALLATION OF REPLACEMENT WINDOWS & DOOR

Type of Application

What type of application did you submit to the planning authority? *

- ☒ Application for planning permission (including householder application but excluding application to work minerals).
- ☐ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? *

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time of expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

PVCU WINDOWS ALREADY EXIST ON THE APPLICATION BUILDING, ON THE GROUND FLOOR FLAT. THE BUILDING ITSELF IS NOT LISTED & THE PROPOSED WINDOW PROFILES WILL NOT BE OVERLY DIFFERENT TO THE EXISTING WINDOWS. THE OWNER IS ALSO ELDERLY & TIMBER WINDOWS CAN REQUIRE A LOT OF ATTENTION WHEREAS PVCU IS FAIRLY MAINTENANCE FREE.

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

☐ Yes ☒ No

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. You can attach these documents electronically later in the process: * (Max 500 characters)

001
002
003
EXISTING WINDOW SECTIONS
PROPOSED WINDOW SECTIONS
PP APPLICATION
PP REFUSAL

Application Details

Please provide details of the application and decision.

What is the application reference number? *

13/00813/FLL

What date was the application submitted to the planning authority? *

22/04/13

What date was the decision issued by the planning authority? *

08/07/13

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.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☒ Yes ☐ No

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

Can the site be clearly seen from a road or public land? *

☐ Yes ☒ No

Is it possible for the site to be accessed safely and without barriers to entry? *

☒ Yes ☐ No

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here. (Max 500 characters)

Checklist - Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant? *

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? *

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

☒ Yes ☐ No

Note: 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. 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.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and drawings) which are now the subject of this review *

☒ Yes ☐ No

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 (if any) from the earlier consent.

Declare - Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: John Gordon

Declaration Date: 23/07/2013

Submission Date: 23/07/2013



Southwest Elevation



Southwest Elevation



Southwest Elevation



Northwest Elevation



Northwest Elevation



Northwest Elevation



Northwest Elevation



Northeast Elevation



Southeast Elevation




Southeast Elevation

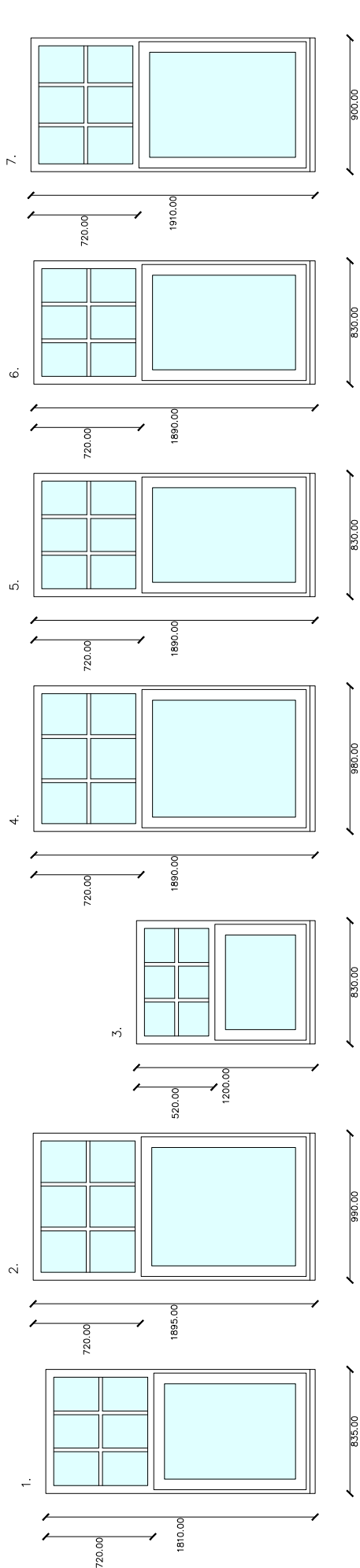


Southeast Elevation



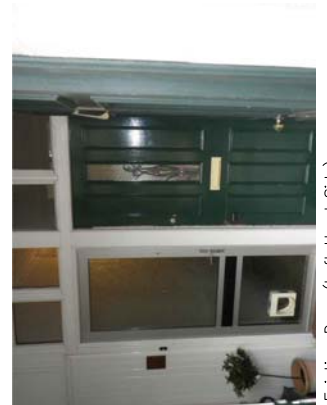
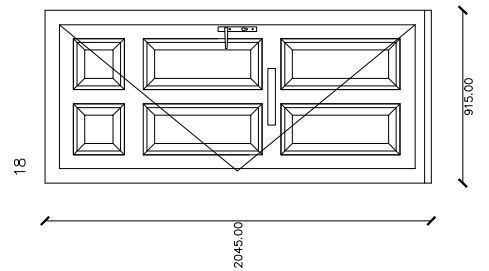
Northwest Elevation

Ms. S. Hutton, Littledene, 28 Drummond Terrace, Crieff, PH7 4AF.	
Existing Photographs	
Scale: NTS	7/3/13
Ref: Everest ST2742AQ/1	
 3 DEAN ACRES FIFE KY12 9XS Tel/Fax: 01383 850 134 Email: info@jgordon.co.uk jgordonassociates john.gordon@btinternet.com JOHN GORDON ASSOCIATES LTD This is a true copy of the plan referred to in our application. Dated: Signed: <i>John Gordon</i> Copyright of this drawing and all other intellectual property is owned by John Gordon Associates Ltd at the above address.	



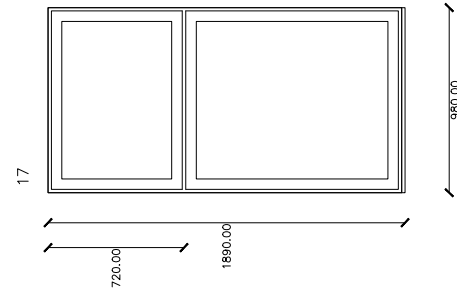
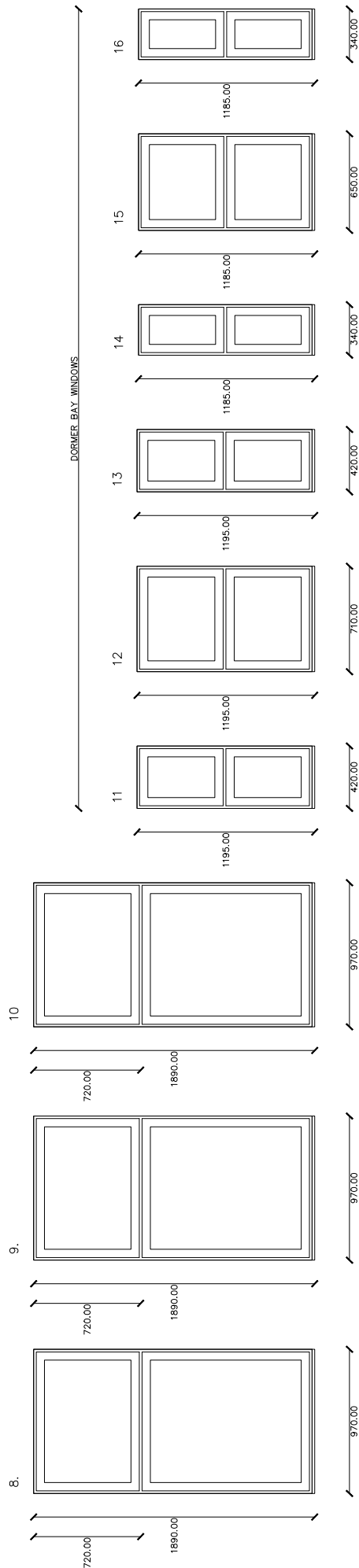
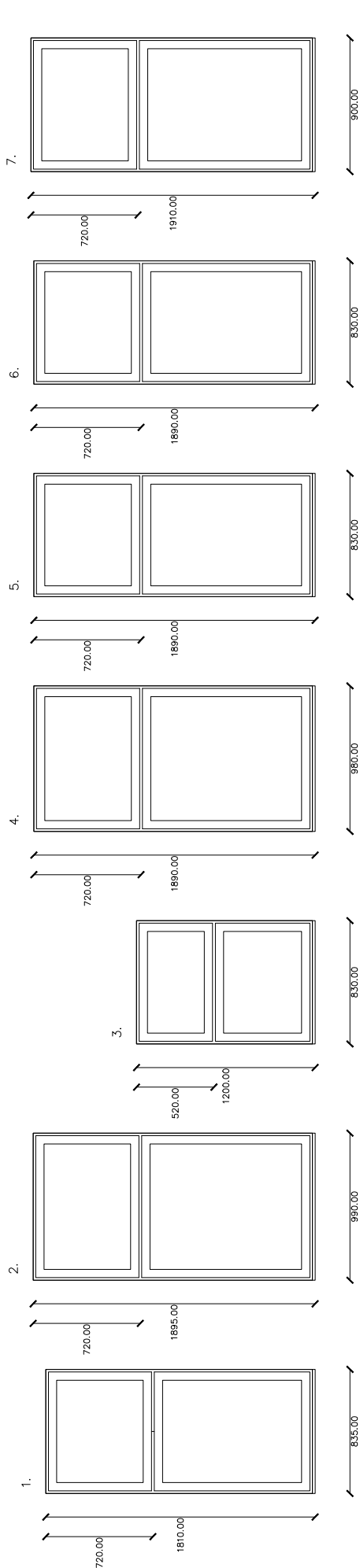
DORMER BAY WINDOWS

Property is top floor flat.
All 17 windows & 1 door to be replaced in total.
Existing windows are white Aluminium, double glazed, casement style.
Proposed windows are white PVCU, double glazed, casement style, sealed units.
Proposed fire door to have timber frames with PVCU leaf, full Georgian shaped door, 6 panes no glass.
25mm Georgian bars provided to windows as shown.
Transom heights to match existing.


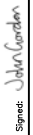


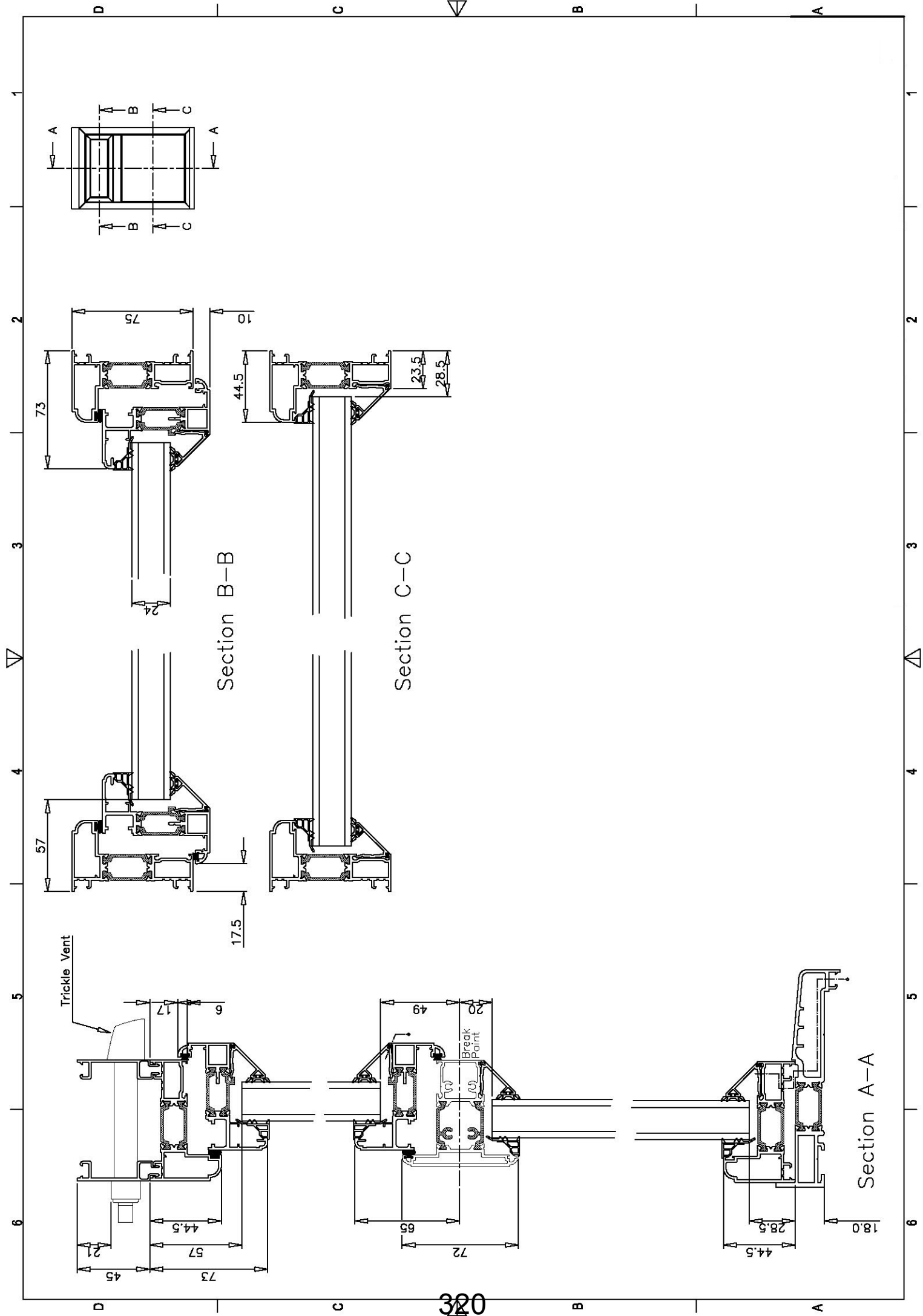
0. 200 400 600
Scale Bar (mm) 1:20

Ms. S. Hutton, Littledeane, 28 Drummond Terrace, Crieff, PH7 4AF.	
Proposed Replacement Products	
Scale: 1:20	7/3/13
Ref: Everest ST2742AQ/2	
3 DEAN ACRES 1000m ² FIVE KY12 9XS 1000m ² FIVE KY12 9XS Tel: 01393 850 134 Fax: 01393 850 134 gordonassociates gordonassociates gordonassociates	
JOHN GORDON ASSOCIATES LTD	
This is a true copy of the plan referred to in our application.	
Dated:	Signed: <i>John Gordon</i>
Copyright of this drawing and all other associated documents is owned by John Gordon Associates Ltd at the above address.	



0 200 400 600
Scale Bar (mm) 1:20

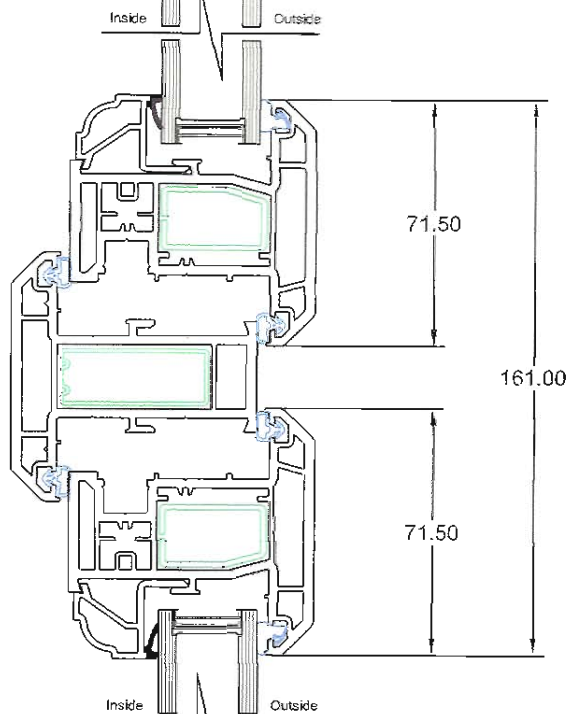
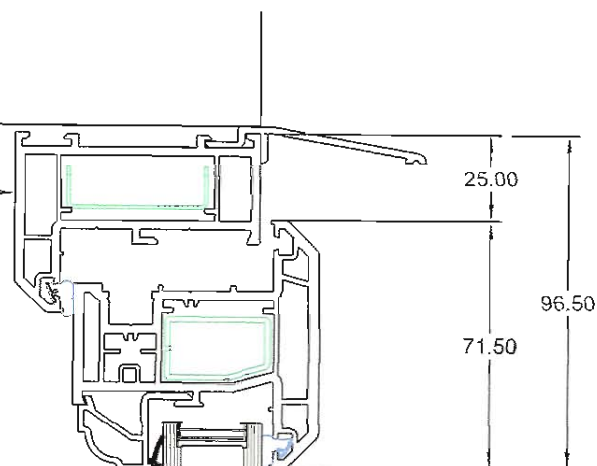
Ms. S. Hutton, Littledene, 28 Drummond Terrace, Crief, PH7 4AF.	
Existing Window Elevations	
Scale: 1:20	7/3/13
Ref: Everest ST2742AQ/3	
 3 DEAN ACRES FIFE KY12 9XS Tel/Fax: 01393 850 134 e-mail: info@gordonassociates.com gordonassociates	
JOHN GORDON ASSOCIATES LTD gordonassociates.com	
This is a true copy of the plan referred to in our application.	
Dated:	Signed: 
Copyright of this drawing and all other intellectual property is owned by John Gordon Associates Ltd at the above address.	



Section

Return to
Top Page

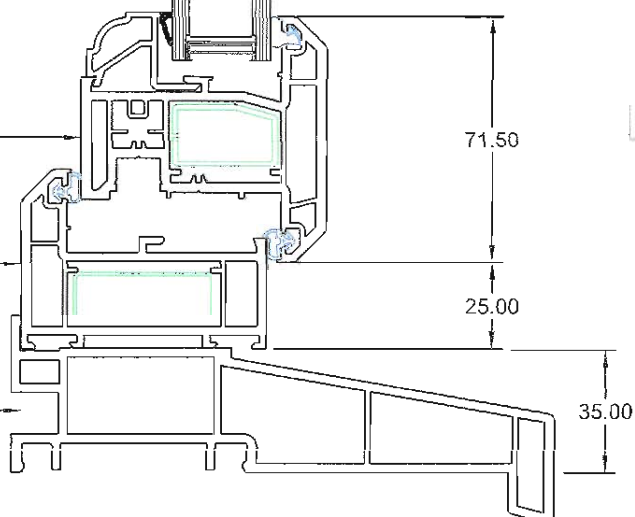
KW-9001



KW-0906

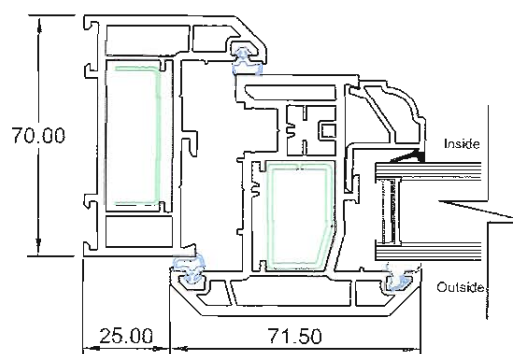
KW-9001

KW-0913



Return to
Elevation
Page

Jamb





Pullar House 35 Kinnoull Street Perth PH1 5GD

Tel: 01738 475300

Fax: 01738 475310

Email: onlineapps@pkc.gov.uk

Applications cannot be validated until all necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 000062102-001

The online ref number is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the Planning Authority about this application.

Description of Proposal

Please describe accurately the work proposed: * (Max 500 characters)

Installation of replacement windows

Has the work already been started and/or completed? *

☒ No ☐ Yes - Started ☐ Yes - Completed

Applicant or Agent Details

Are you an applicant, or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	John Gordon Associates Ltd.
Ref. Number:	
First Name: *	John
Last Name: *	Gordon
Telephone Number: *	01383850134
Extension Number:	
Mobile Number:	
Fax Number:	01383850134
Email Address: *	gordon.associates@btinternet.com

You must enter a Building Name or Number, or both:*

Building Name:	
Building Number:	3
Address 1 (Street): *	Dean Acres
Address 2:	Comrie
Town/City: *	Dunfermline
Country: *	UK
Postcode: *	KY12 9XS

Is the applicant an individual or an organisation/corporate entity? *

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title: *	Mr
Other Title:	
First Name: *	G
Last Name: *	Hutton
Company/Organisation:	
Telephone Number:	
Extension Number:	
Mobile Number:	
Fax Number:	
Email Address:	

You must enter a Building Name or Number, or both:*

Building Name:	Flat 1
Building Number:	79
Address 1 (Street): *	London Road
Address 2:	
Town/City: *	Kilmarnock
Country: *	UK
Postcode: *	KA3 7BT

Site Address Details

Planning Authority:

Full postal address of the site (including postcode where available):

Address 1:

Address 5:

Address 2:

Town/City/Settlement:

Address 3:

Post Code:

Address 4:

Please identify/describe the location of the site or sites.

Northing

Easting

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☐ Yes ☒ No

Trees

Are there any trees on or adjacent to the application site? *

☐ Yes ☒ No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Access and Parking

Are you proposing a new or altered vehicle access to or from a public road? *

☐ Yes ☒ No

If Yes please describe and show on your drawings the position of any existing, altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

☐ Yes ☒ No

Certificates and Notices

Certificate and Notice under Regulation 15 8 – Town and Country Planning (General Development Management Procedure) (Scotland) Order 1992 (GDPO 1992) Regulations 2008

One Certificate must be completed and submitted along with this application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

☒ Yes ☐ No

Is any of the land part of an agricultural holding? *

☐ Yes ☒ No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding.

Signed: John Gordon

On behalf of: Mr G Hutton

Date: 22/04/2013

☒ Please tick here to certify this Certificate. *

Checklist - Application for Householder Application

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

- | | |
|---|---|
| a) Have you provided a written description of the development to which it relates? * | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| b) Have you provided the postal address of the land to which the development relates, or if the land in question has no postal address, a description of the location of the land? * | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| c) Have you provided the name and address of the applicant and, where an agent is acting on behalf of the applicant, the name and address of that agent? * | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| d) Have you provided a location plan sufficient to identify the land to which it relates showing the situation of the land in relation to the locality and in particular in relation to neighbouring land? *. This should have a north point and be drawn to an identified scale. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| e) Have you provided a certificate of ownership? * | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| f) Have you provided the fee payable under the Fees Regulations? * | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| g) Have you provided any other plans as necessary? * | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |

Continued on the next page

A copy of other plans and drawings or information necessary to describe the proposals (two must be selected). *

You can attach these electronic documents later in the process.

- ☒ Existing and proposed elevations.
- ☐ Existing and Proposed floor plans.
- ☒ Cross sections.
- ☒ Site layout plan/Block plans (including access).
- ☐ Roof plan.
- ☒ Photographs and/or photomontages.

Additional Surveys – for example a tree survey or habitat survey may be needed. In some instances you may need to submit a survey about the structural condition of the existing house or outbuilding. *

☐ Yes ☒ No

A Supporting Statement – you may wish to provide additional background information or justification for your proposals. This can be helpful and you should provide this in a single statement. This can be combined with a Design Statement if required. *

☐ Yes ☒ No

You must submit a fee with your application. Your application will not be able to be validated until the appropriate fee has been received by the planning authority.

Declare - For Householder Application

I, the applicant/agent certify that this is an application for planning permission as described in this form and the accompanying plans/drawings and additional information.

Declaration Name: John Gordon
Declaration Date: 22/04/2013
Submission Date: 22/04/2013

Payment Details

Cheque: JOHN GORDON ASSOCIATES LTD, 095699

Created: 22/04/2013 17:28

PERTH AND KINROSS COUNCIL

Mr G Hutton
c/o John Gordon Associates Ltd.
3 Dean Acres
Comrie
Dunfermline
KY12 9XS

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 8th July 2013

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **13/00813/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 7th May 2013 for permission for **Installation of replacement windows Little Deans 28 Drummond Terrace Crieff PH7 4AF** for the reasons undernoted.

Development Quality Manager

Reasons for Refusal

1. The proposal is contrary to Policies 66 & 71 of the Strathearn Area Local Plan 2001 as the use of UPVC as a material for the replacement windows is inappropriate; and, will adversely affect the traditional character of the building, to the detriment of the visual amenity of the surrounding Conservation Area.
2. The proposal is contrary to Policies 66 & 71 of the Strathearn Local Plan 2001 as the proposed replacement windows would significantly erode the character of the surrounding area, to the detriment of the established character and visual amenity.
3. The proposal is contrary to Policy HE3 of the Perth and Kinross Proposed Local Development 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.

4. 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

13/00813/1

13/00813/2

13/00813/3

13/00813/4

13/00813/5

13/00813/6

<p>TCP/11/16(268) Planning Application 13/00813/FLL - Installation of replacement windows, Little Deans, 28 Drummond Terrace, Crieff, PH7 4AF</p>

PLANNING DECISION NOTICE *(submitted as part of applicant's submission, see pages 329-330)*

REPORT OF HANDLING

REFERENCE DOCUMENTS *(part submitted as part of applicant's submission, see pages 317-320)*

REPORT OF HANDLING

DELEGATED REPORT

Ref No	13/00813/FLL
Ward No	N6- Strathearn

PROPOSAL: Installation of replacement windows

LOCATION: Little Deans 28 Drummond Terrace Crieff PH7 4AF

APPLICANT: Mr G Hutton

RECOMMENDATION: REFUSE THE APPLICATION

SITE INSPECTION: 10 May 2013

OFFICERS REPORT:

Site Description:

The application site refers to Little Deans, No. 28 Drummond Street, within the Crieff Conservation Area. In particular, the site relates to a three storey, Victorian style, building that has been divided into flats. The building is of a traditional form and appearance, clad in natural stone with a pitched, slated roofline. The building retains some interesting features in the form of a turreted section; a two storey bay window; and, dormers on both, the front and rear elevations.

Development Proposal:

This application seeks detailed Planning Consent for the installation of replacement windows, encompassing all elevations of the building. In particular, the application proposes replacing 17 windows and 1 door. Existing windows are white aluminium, double glazed, casement style and proposed to be replaced with white pvc casements, double glazed, toughened sealed units. The proposed fire door is to be replaced with timber frames with pvc leaf, a full Georgian shaped door, five panels and no glass.

Assessment:

Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plans that are applicable to this area are the approved Tay Plan 2012 (Strategic Development Plan 2012 - 2032) and the adopted Strathearn Area Local Plan 2001. As a consequence of the site falling within the Crieff settlement envelope, the application falls to be assessed against Policies 66 and 71 of the SALP 2001.

Policy 66 seeks to ensure, among other criteria, that "some scope may exist for infill development but only where this will not have a significant adverse effect on the density, character or amenity of the area concerned."

Policy 71 seeks to ensure that "new development will only be acceptable where it is compatible with the character and density of the surrounding area and does not result in the loss of amenity."

The determining issues for this application are therefore: (i) Whether in terms of Section 14 (2) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, the proposal would preserve or enhance the special architectural interest of the Conservation area; (ii) Whether the proposal is in accordance with the relevant provisions of the Development Plan, (namely, Policies 66 and 71 of the Strathearn Area Local Plan 2001; and, (iii) Whether an exception to those provisions is justified by other material considerations, which includes compliance with the recently approved Scottish Planning Policy.

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.

Having inspected the application site and carefully assessed the submitted plans, I would assess the proposal as follows:-

Visual Amenity:

One of the key, determining issues in the assessment of this application is in regard to the visual impact of the proposed development. It is clear that the proposal involves replacement windows on all four elevations of the building and, therefore, adversely impacts on a prominent elevation, (namely, the front of the property/north-east elevation). However, as a consequence of the elevated position of the building, especially given the steep gradient of the rear garden that slopes downwards, towards Victoria Terrace, (south of Drummond Terrace); this means that both, the rear and gable elevations of the building can be viewed from public viewpoints and therefore, detrimentally impact from a visual perspective. The proposed replacement windows would, therefore, have adverse visual amenity issues to both, the existing building but also the Crieff Conservation Area.

Conservation Section:

The property falls within the Crieff Conservation Area and therefore, Policy HE3 (Conservation Areas) of the Tay Plan becomes a relevant Policy with which to assess the application. It is clearly stated in Policy HE3 that 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.

It is clear that the application proposes replacing existing aluminium windows with upvc which detrimentally impacts on the design and character of the existing building as well as the surrounding Crieff Conservation Area. The proposal does not, therefore, enhance the character or appearance of the Crieff Conservation Area and, therefore, contravenes both, the above mentioned Policy guidance; and, Policy 71 of the Strathearn Area Local Plan 2001.

Although in the minority, there is evidence of other replacement window units elsewhere in the street. However, there have also been recent looking upvc

replacement windows on the ground floor of the existing building. For some of the upvc replacement windows elsewhere in the street, these are either lawful or, if, unauthorised, may be subjected to Enforcement action as they are not a precedent. These include upvc replacements installed most probably prior to the Crieff Conservation Area designation in 2008 and consequently are outwith any retrospective control.

A key objective of the Crieff Conservation Area Appraisal was to 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.

Design and Finish:

As stated above, the proposed development involves replacing existing aluminium windows with upvc windows. This represents an unacceptable design and finish that detrimentally impacts upon the character and appearance of the existing building as well as the neighbouring, surrounding properties within this Conservation Area.

Conclusion:

In this instance the proposal to install UPVC windows will adversely affect the traditional character of the building and will not preserve or enhance the Conservation Area. The proposal therefore is not in accordance with the Development Plan and accordingly all aspects of the development forwarded are unsupportable.

As a consequence of the points raised above, it is the overall recommendation for this application to be refused.

NATIONAL PLANNING POLICY AND GUIDANCE

The Scottish Government expresses its planning policies through the National Planning Framework 1 & 2, the Scottish Planning Policy (SPP), Planning Advice Notes (PAN), Designing Places, Designing Streets, and a series of Circulars.

The Scottish Planning Policy 2010

This SPP is a statement of Scottish Government policy on land use planning and contains:

- The Scottish Government's view of the purpose of planning,
- The core principles of the operation of the system and the objectives for key parts of the system,
- Statutory guidance on sustainable development and planning under Section 3E of the Planning etc. (Scotland) Act 2006,
- Concise subject planning policies, including the implications for development planning and development management, and
- The Scottish Government's expectations of the intended outcomes of the planning system.

Of particular relevance to this application are paragraphs 110 - 125 on the Historic Environment.

DEVELOPMENT PLAN

The Development Plan for the area comprises the approved Tay Plan 2012 (Strategic Development Plan 2012 – 2032 and the adopted Strathearn Area Local Plan 2001. There are no strategic issues of relevance raised in the Tay Plan 2012 (Strategic Development Plan 2012 – 2032) In summary, the principal Development Plan policies are raised in the Strathearn Area Local Plan 2001. These are as follows:

Policy 66 **Strathearn Crieff General Housing**

Policy 66 seeks to ensure, among other criteria, that "some scope may exist for infill development but only where this will not have a significant adverse effect on the density, character or amenity of the area concerned."

Policy 71 **Strathearn Crieff Conservation Areas**

Policy 71 seeks to ensure that "new development will only be acceptable where it is compatible with the character and density of the surrounding area and does not result in the loss of amenity."

PERTH AND KINROSS COUNCIL LOCAL DEVELOPMENT PLAN – PROPOSED PLAN, JANUARY 2012

The adopted Local Plan will eventually be replaced by the Proposed Local Development Plan. The Council's Development Plan scheme sets out the timescale and stages leading up to adoption. Currently undergoing a period of representation, the Proposed Local Development Plan may be modified and will be subject to examination prior to adoption. This means that it is not expected that the Council will be in a position to adopt the Local Development Plan before December 2014. It is therefore a material consideration in the determination of this application.

Under the LDP (Local Development Plan) and as a consequence of the site referring to a category B listed property, the relevant paragraph related to this application is Policy HE 3 (Conservation Areas).

Policy HE 3 states that "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.

OTHER POLICIES

None specific.

SITE HISTORY

13/00134/FLL Replacement windows 5
Application Returned.

CONSULTATIONS:

None relevant.

TARGET DATE: 7 July 2013

REPRESENTATIONS RECEIVED:

Number Received: 1

Summary of issues raised by objectors:

There is one letter of representation received from The Architectural Heritage Society of Scotland objecting to the proposed development on the following grounds:-

Upvc material is contrary to the Conservation Area policy.

Response to issues raised by objectors:

In response to the above objection, it has been taken cognisance of and is considered as a valid material planning consideration. The application has been recommended for refusal.

ADDITIONAL STATEMENTS RECEIVED:

Environment Statement	Not required
Screening Opinion	Not required
Environmental Impact Assessment	Not required
Appropriate Assessment	Not required
Design Statement / Design and Access Statement	Not required
Report on Impact or Potential Impact e.g. Flood Risk Assessment	Not required

LEGAL AGREEMENT REQUIRED

None required

DIRECTION BY SCOTTISH MINISTERS

None required

REASONS FOR REFUSAL:

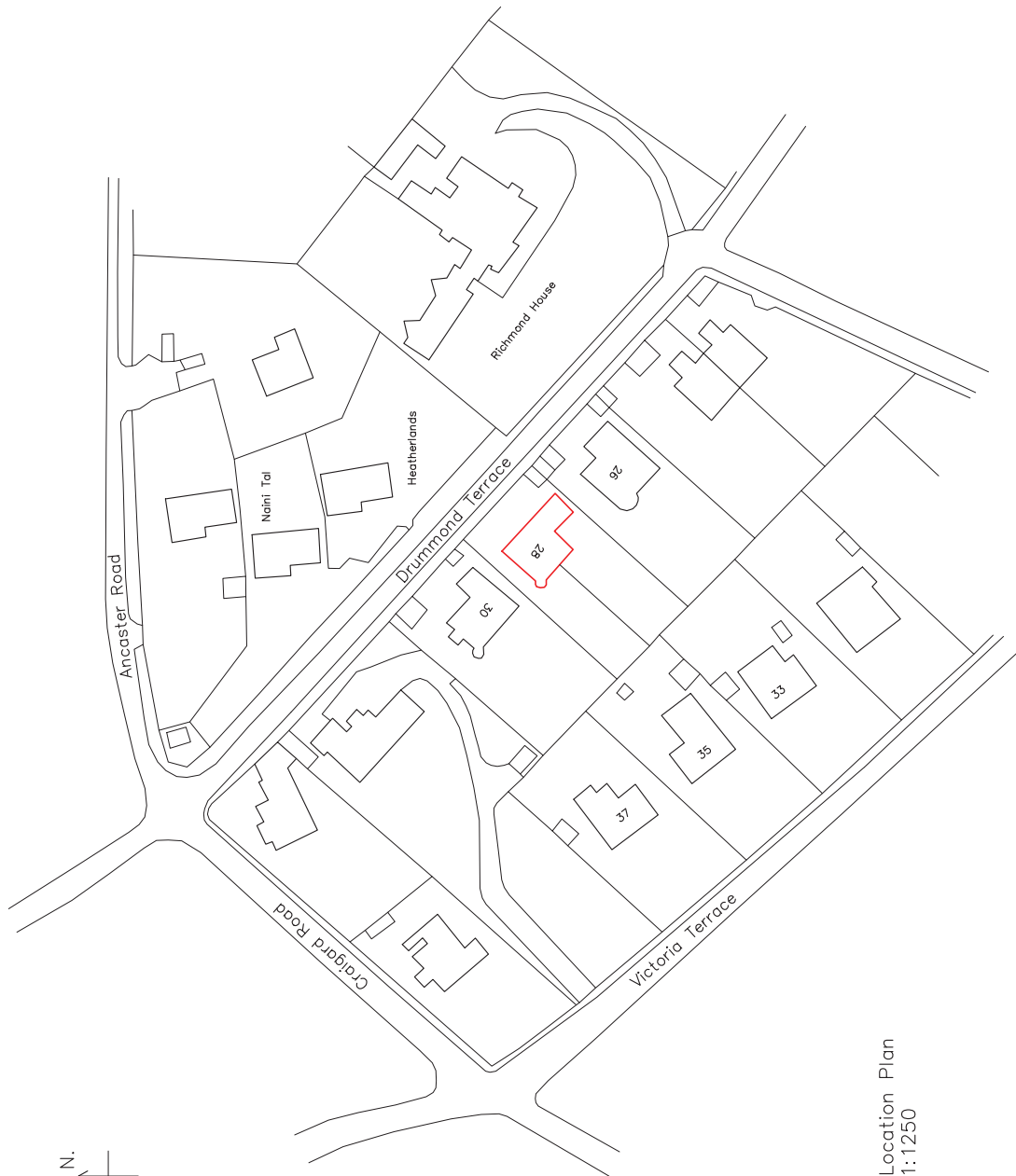
- 1 The proposal is contrary to Policies 66 & 71 of the Strathearn Area Local Plan 2001 as the use of UPVC as a material for the replacement windows is inappropriate; and, will adversely affect the traditional character of the building, to the detriment of the visual amenity of the surrounding Conservation Area.
- 2 The proposal is contrary to Policies 66 & 71 of the Strathearn Local Plan 2001 as the proposed replacement windows would significantly erode the character of the surrounding area, to the detriment of the established character and visual amenity.
- 3 The proposal is contrary to Policy HE3 of the Perth and Kinross Proposed Local Development 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.
- 4 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

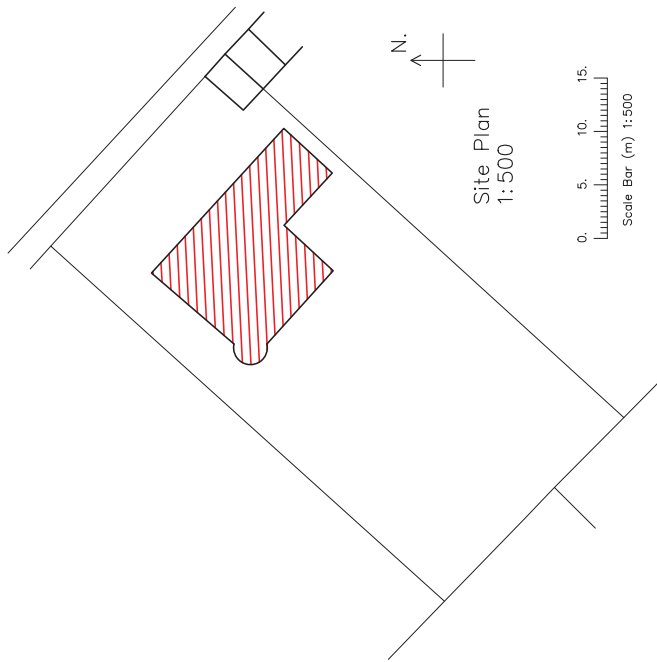
INFORMATIVES:

None.



Location Plan
1:1250

0. 10 20 30 40
Scale Bar (m) 1:1250



Site Plan
1:500

0. 5. 10. 15.
Scale Bar (m) 1:500

Ms. S. Hutton, Littledene,
28 Drummond Terrace,
Crieff. PH7 4AF.

Location/Site Plan

Scale: 1:1250, 1:500 7/3/13

Ref: Everest ST2742AQ/3



3 DEAN ACRES
COMRIE
FIFE KY12 9XS
Tel/Fax: 01383 850 134
E-mail:
gordon.associates
@btinternet.com

JOHN GORDON ASSOCIATES LTD

This is a true copy of the plan referred to in our application.

Dated:

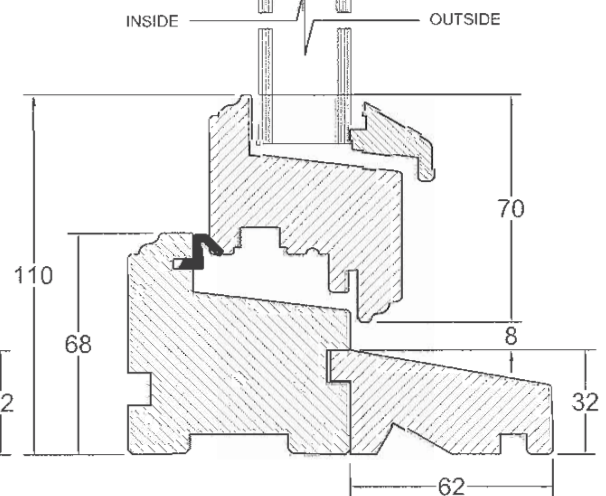
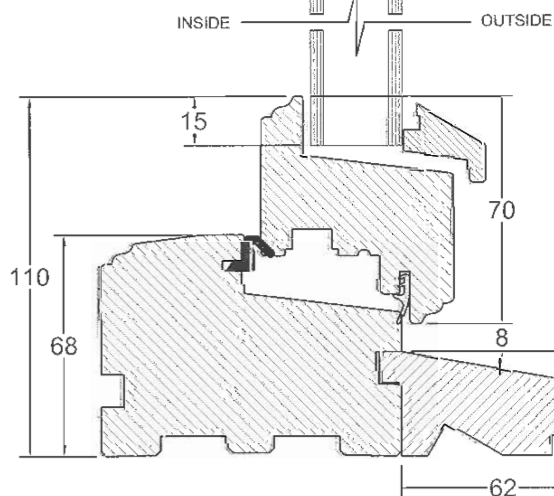
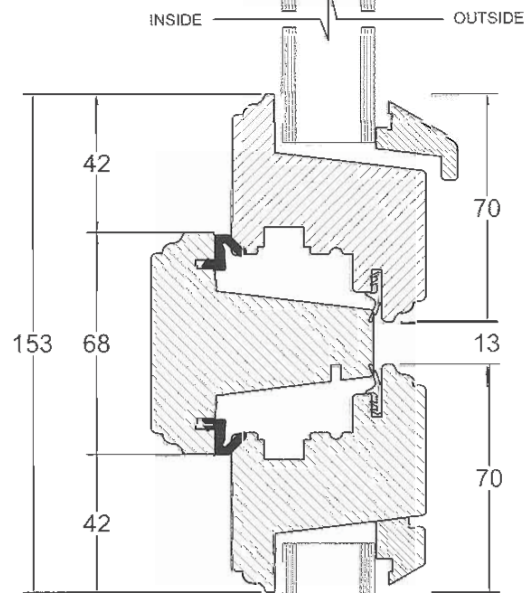
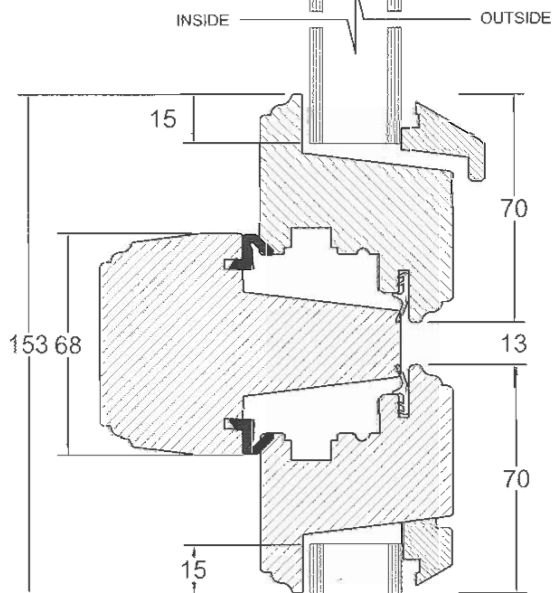
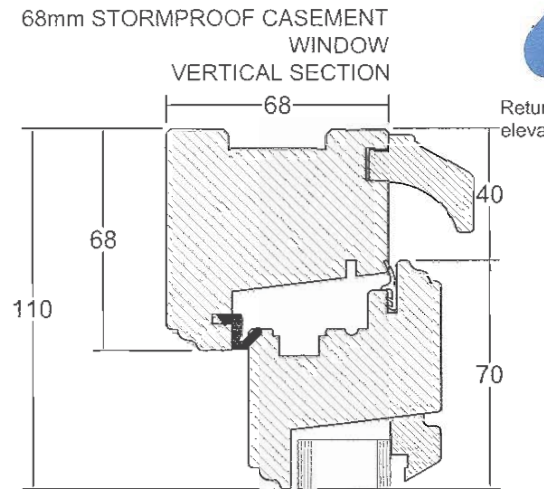
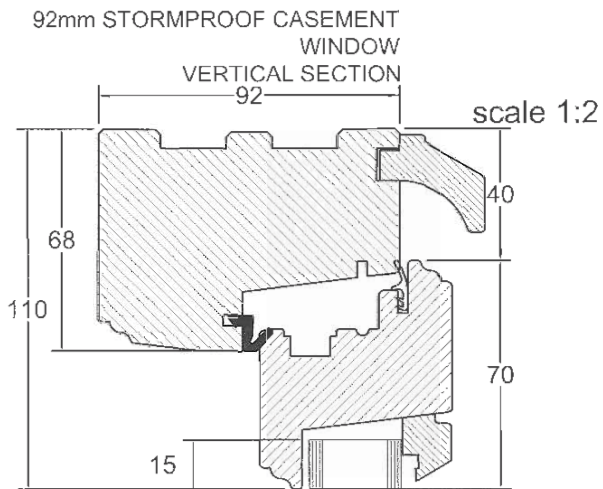
Signed:

John Gordon

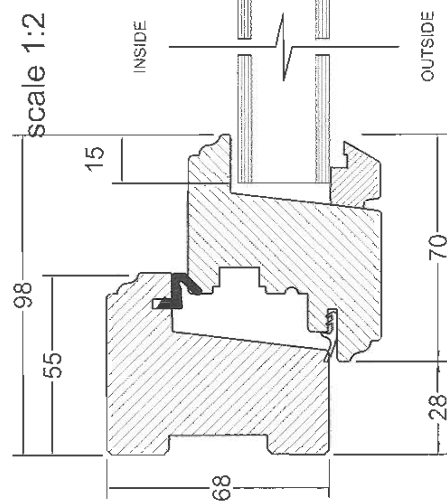
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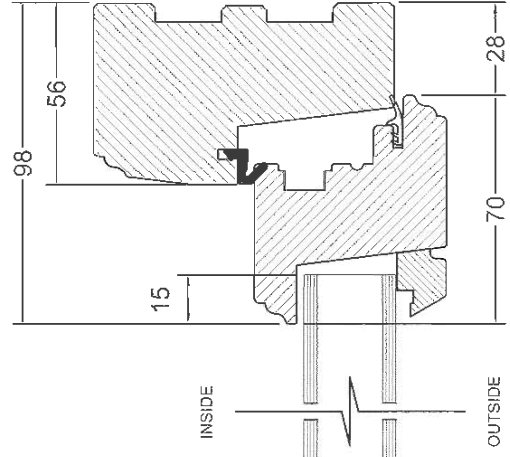
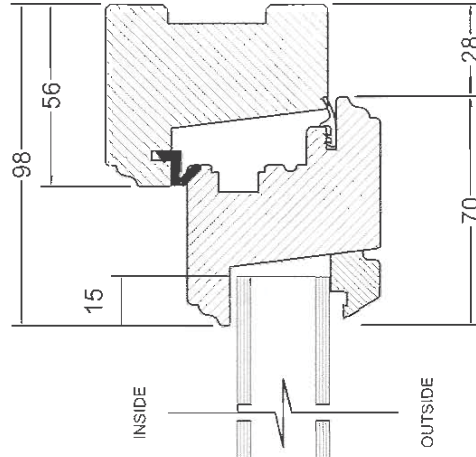
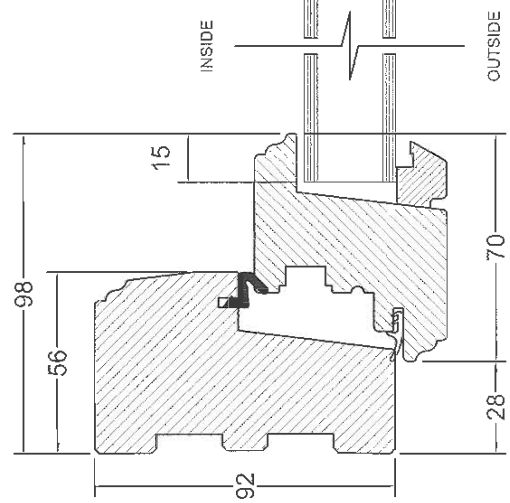
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elevation page



68mm STORMPROOF CASEMENT
WINDOW
HORIZONTAL SECTION



92mm STORMPROOF CASEMENT
WINDOW
HORIZONTAL SECTION



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elevation page

TCP/11/16(268)
Planning Application 13/00813/FLL - Installation of
replacement windows, Little Deans, 28 Drummond Terrace,
Crieff, PH7 4AF

REPRESENTATIONS

- Objection from The Architectural Heritage Society of Scotland,
dated 29 May 2013

Perth & Kinross Cases Panel
20 Perth Road
Milnathort
Kinross
KY13 9XU

PS

T: 01577 862 807
E: wbeaton@talktalk.net
W: www.ahss.org.uk



THE ARCHITECTURAL
HERITAGE SOCIETY
OF SCOTLAND

*For the study and
protection of Scottish
architecture*

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

ENTERED IN COMPUTER

31 MAY 2013

RECEIVED

31 MAY 2013

29th May, 2013
Your ref: 13/00813/FLL
Our ref: 8

Dear Sirs,

INSTALLATION OF REPLACEMENT WINDOWS AT
LITTLE DEANS, 28 DRUMMOND TERRACE, CRIEFF

We have examined the plans and visited the site described.

This application proposes the replacement of windows in a property which is located within the Crieff Conservation Area. The building is a late Victorian three storey stone and slated building. It retains some interesting detail including a turreted section and two storey bay window. The roof-scape is complex with dormers and a conical roof to the turret. The original timber windows appear to have a 6 paned panel above a plane glazed pane, a design typical of the late Victorian and early Edwardian period.

Although the property currently has modern windows, this is an opportunity to replace with traditional sash and case timber windows which are of a design in keeping with the building.

Replacement in upvc double-glazed units will not enhance the appearance of this interesting historic building and is contrary to Conservation Area policy.

We would therefore ask that you reject this application.

Yours faithfully,

for The Architectural Heritage Society of Scotland.

