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Grounds of Appeal

On behalf of

Mr & Mrs McLeod

**Replacement Sash & Case windows at 15 Balfour
Street, North Berwick, EH39 4JY**

Planning ref – 12/00464/P

Date of refusal – 3rd August 2012

Date of appeal – 30th October 2012

The following grounds of appeal are in response to the decision of refusal, against 9 replacement windows at our client's property on 15 Balfour Street, North Berwick.

Our client's property forms part of a flatted building and is situated within the North Berwick Conservation Area, the property is not listed. Our proposals are to replace the existing timber windows with PVCu framed windows matching in style. The main changes from the original windows are the framing material, and the upgrade from single to double glazing. It should also be noted that a style change is also proposed to the windows on the property rear, by way of removing the vertical astragal detail.



(Above - Property rear)

On assessing the site in context, we note several examples of non-traditional replacement windows on the public elevations of the flats on Balfour Street. We acknowledge that some of these replacements may have been carried out without consent however.



(Above - Property rear)

Our client's main reason for replacing the existing windows is due to the significant degradation of the timber frames, which is due in part to its coastal location. When coupling this with the poor thermal performance of single glazing, our client had approached ourselves with the intention of upgrading the performance of the glazed elements without compromising the property aesthetic.

Proposed Windows

The window style was a main factor in specifying our product and I would ask that consideration is given to the look of our proposed replacements which incorporate the following design detail:

- Deep bottom rail
- Ovolo frame & sash
- Slim sight lines



(Above - previous examples of installed PVCu windows)

In support of the proposed windows, we would also add that much research and development has gone into our sash & case windows to ensure that a traditional look can be offered to our clients. We acknowledge the objection from the Architectural Heritage Society of Scotland and would suggest that perhaps a negative attitude towards PVCu has been developed due to inappropriate designs rather than the actual material. Regardless of this, we would ask that the physical appearance of the proposed window in the context of the site is the primary consideration.

As a final supporting piece of information on PVCu as a framing material, I have included Sheerframe's sustainability document, which highlights the sustainable aspect of the proposed frames.

Approvals of PVCu windows within the North Berwick Conservation Area

On researching the history of replacement window applications, we note approvals for 2 separate applications within the same conservation area, and within relatively close proximity to our clients property. In particular;

11/00261/P - 4 Bramerton Court 27 Dirleton Avenue North Berwick East Lothian EH39 4BE

The above application was permitted on the basis that PVCu would replace the previously existing white aluminium windows. In the planners report, we note that 2 of the supporting reasons for approving the application are that PVCu is acceptable on the basis that it would be as a replacement for aluminium, and that the style would match the existing. We believe this application bears relevance in that PVCu clearly can be accepted within conservation areas, more importantly, the same conservation area. The fact that the existing windows were aluminium is irrelevant on the basis that the same proposed material as ours has been supported by the planners.

09/00018/FUL - 9 Westgate North Berwick East Lothian EH39 4AE

The information supplied on the public access section of East Lothian's planning portal is limited, however the approval appears to relate to PVCu replacement windows, 5 of which are located on a public elevation. Again, we believe the acceptance of PVCu in the same conservation area should not only stand in support of our application, but also in support of appropriate use of the material.

On researching through the public records of approved applications, we believe that the planning departments intention to retain the appearance within this conservation is consistent. Our main concern however is that from our own experience, PVCu is often quickly disregarded simply on the basis that it is a modern material. Again, I would ask that the Local Review Body consider the fact that we intend to match the colour and style of the existing windows, as well as the slim sight lines offered by the existing timber frames.

Conclusion

Given the styles of the replacement windows, it is quite clear that the character of the building has always been a priority. The client's aim has always been to restore sympathetically and we see no infringement of the visual amenity given the specification of window style and location of the windows on the top floor of the building. Furthermore, the proposed material will offer the client a far superior life span over timber, when considering the coastal location of the property. From an aesthetic point of view, we believe the proposals offer no less than a neutral affect on the property in that the appearance will be visually unaffected.

We do not believe that the refusal should be over-ruled on the basis that possibly illegal replacements already exist, but we do firmly believe that our PVCu units will not compromise the character of the building in any way. Furthermore, the existing window units allow for an unacceptable level of draft and heat loss.

We would ask that the Local Review Body assess the proposals within the context of our client's property and with our supporting arguments in mind.