

Application No: 19/01043/P

57A High Street, Tranent

Supporting Documents



Rear Elevation

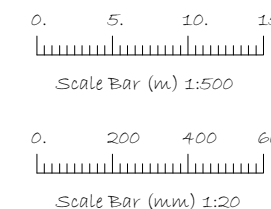
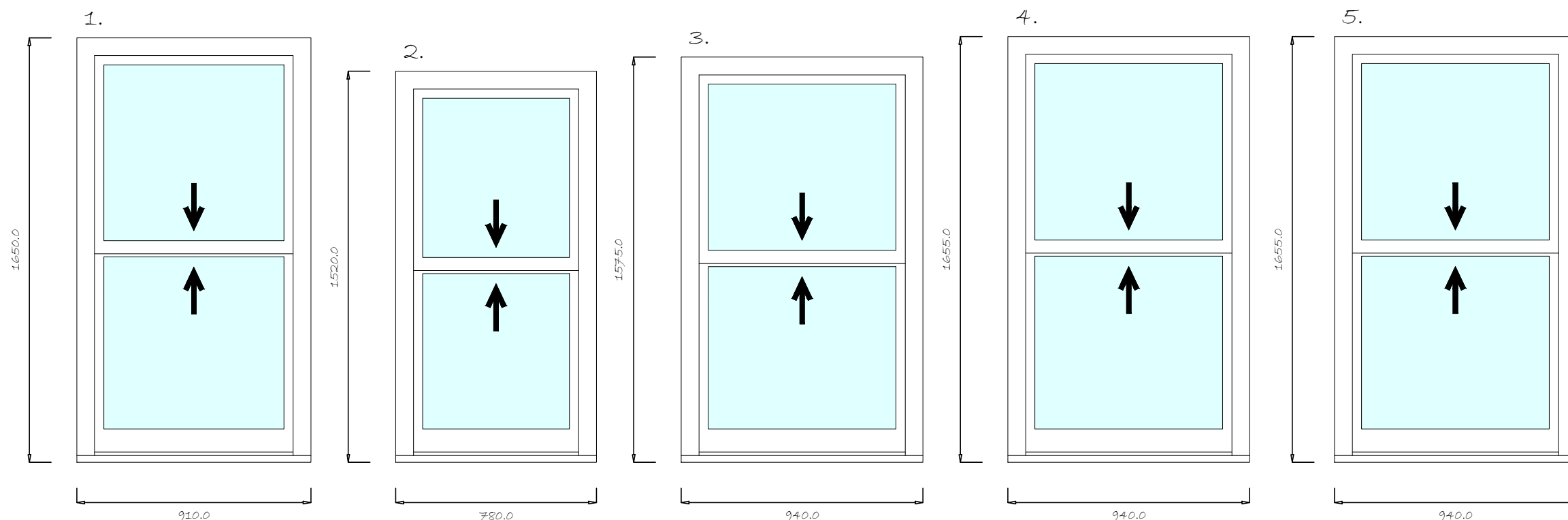
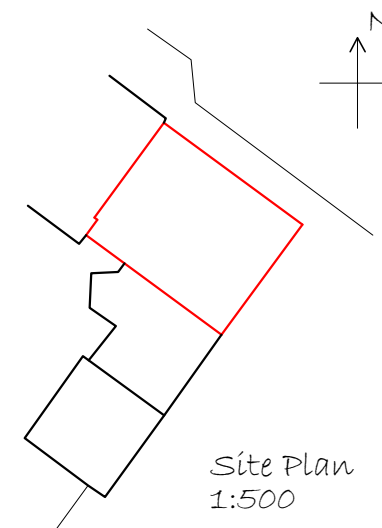


Front Elevation

5 windows to be replaced in total.

Existing windows are white painted timber, sliding sash.

Proposed windows are white PVCU sliding sash, double glazed.
All windows to have a 50/50 transom split.



Mr. Brown & Miss Martin,
57A High Street,
Tranent. EH33 1LN.

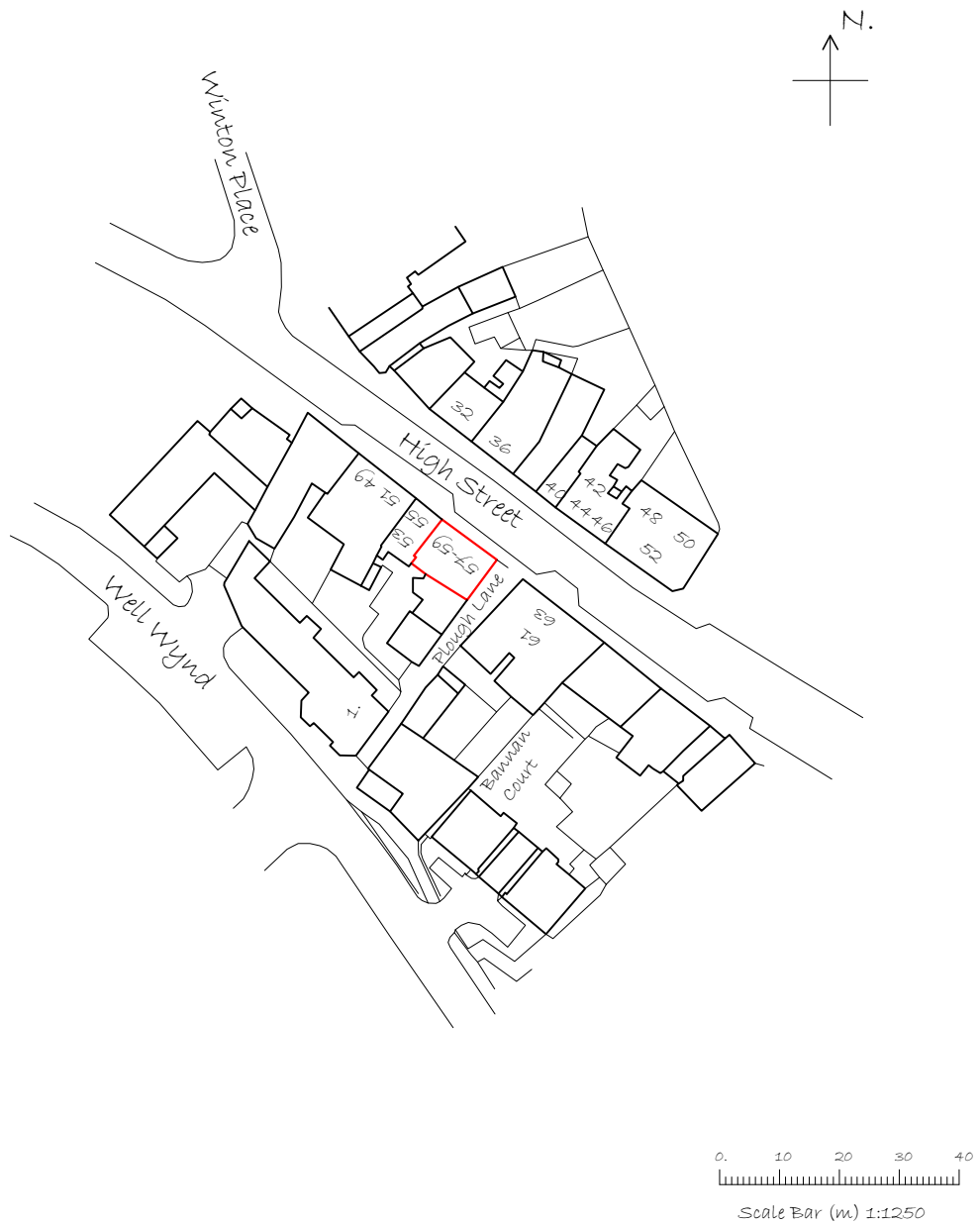
Proposed Replacement Windows

Scale: 1:20 14/10/19

Ref: 31005/1

srjwindows
conservatories. sunrooms. windows. doors.

SRJ (Scotland) Ltd.
Macintosh House,
Innova Campus, Viking Way,
Rosyth, Fife. KY11 2UU.



Mr. Brown & Miss Martin,
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Location Plan

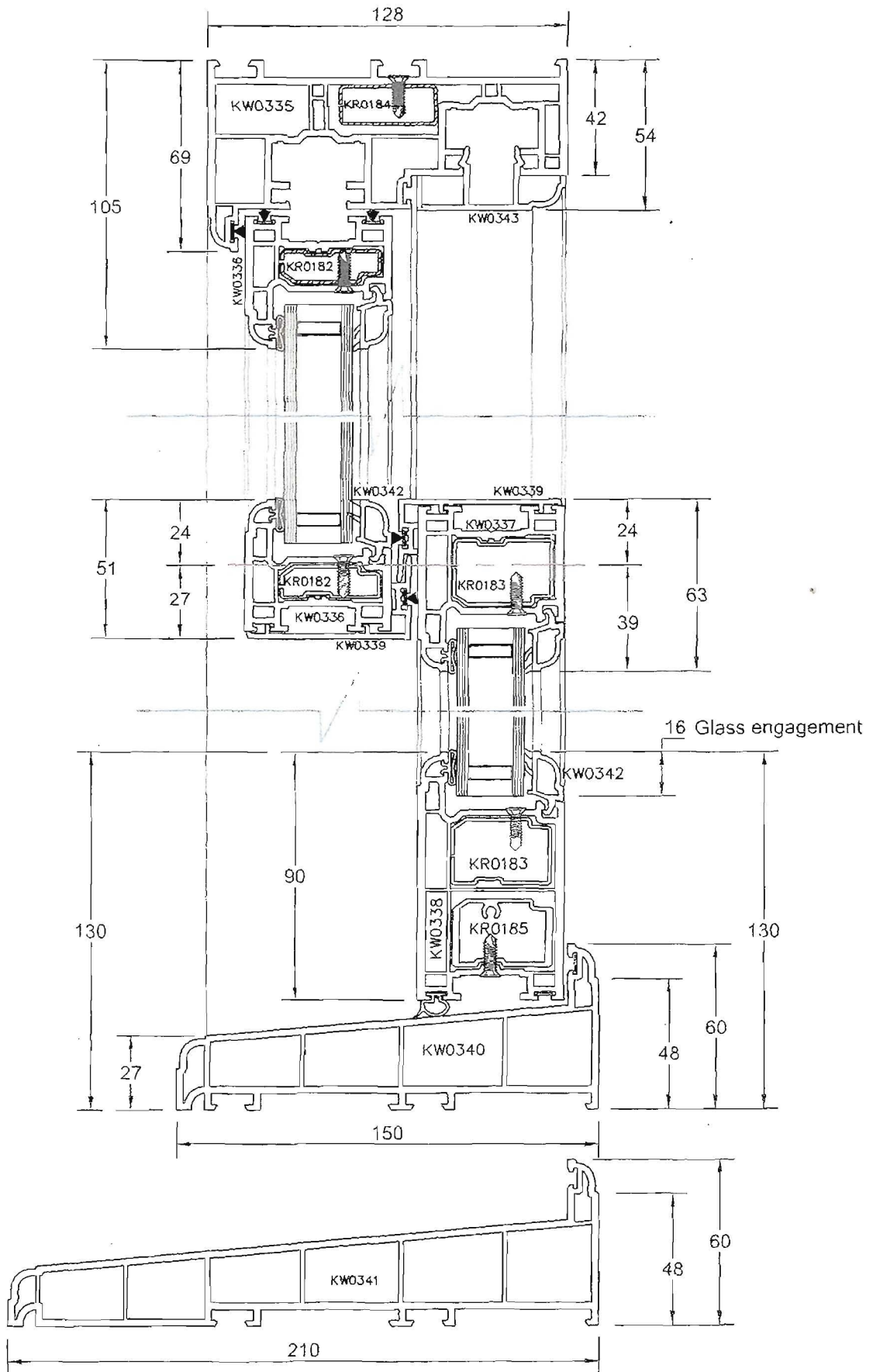
Scale: 1:1250 14/10/19

Ref: 31005/LP

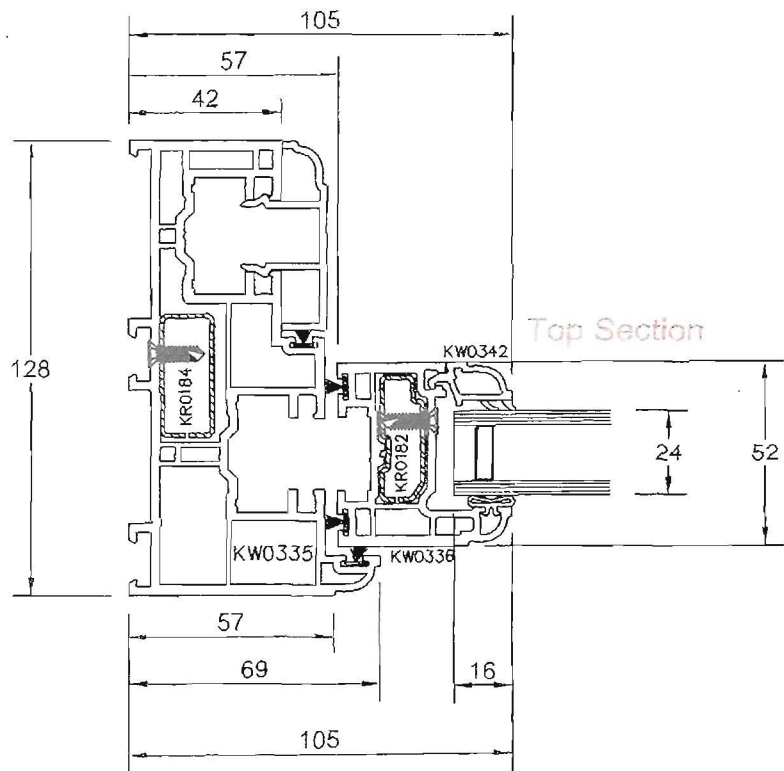
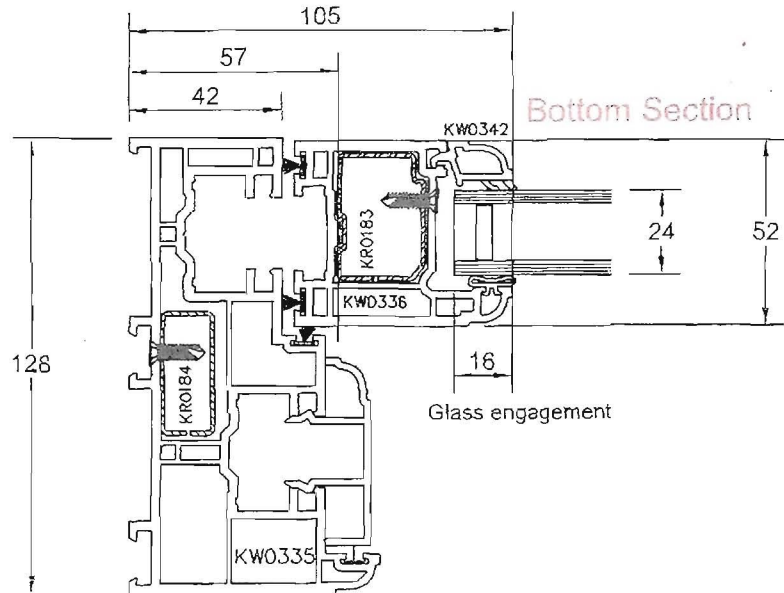
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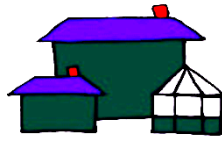
VERTICAL SECTION THROUGH SASH



HORIZONTAL SECTION THROUGH SASH JAMB



JOHN GORDON ASSOCIATES LTD



ARCHITECTURAL DESIGN &
CONSTRUCTION MANAGEMENT

Reasons for Review

Proposed Replacement Windows
at
57A High Street, Tranent.

The existing property is a first floor flat within a non-listed, semi-detached, two-storey building within the Tranent Conservation Area. The flat sits above commercial units at ground level, which is a common feature within High Street. The property frontage faces Northeast towards the properties on the opposite side of High Street. The rear of the property faces Southwest towards a private access area and is mostly hidden from public view by buildings and walls. The properties which make up High Street, and the surrounding streets, are of varying sizes and appearances. A mixture of residential and commercial uses is commonplace.



57A High Street, Front Elevation.



View to the right of 57A High Street.



View to the left of 57A High Street.



Opposite 57A High Street.

The existing windows currently installed on 57A High Street are of timber construction and have a sliding sash opening style. The windows appear to be replacement windows because they appear to have more modern features than many of the other original windows in street. They lack the vertical Georgian bars present on the original windows and they have been fitted with trickle vents, which is a modern feature.

Travelling up and down the length of High Street will reveal varying styles and colours of windows from one property to the next with some being timber sliding sash, some are timber casement, some are PVCU casement, some are PVCU sliding sash. The colour variance is enormous, especially amongst the commercial properties. The high number of PVCU units in the area suggests the time for preservation has gone, and although many of them may be unauthorised replacements, nothing has been done, or is likely to be done, to enforce these windows to be returned to timber construction.

The proposal seeks to replace all the existing windows with white PVCU, sliding sash windows, to provide a maintain a traditional appearance which is sympathetic to the property whilst achieving the higher construction quality and lowered maintenance offered by the PVCU construction. The windows will not look out of place in the street due to the reasons mentioned above, instead they will appear as more traditional than many of the windows in some of the other properties.

To conclude it is our opinion that a precedent has already been set in the area and in light of the surrounding dwellings which are already fitted with PVCU products, the proposed windows proposed in this instance would not look out of place and would easily blend in to the street scene as a whole.



John Muir House Haddington EH41 3HA Tel: 01620 827 216 Email: planning@eastlothian.gov.uk

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

Thank you for completing this application form:

ONLINE REFERENCE 100189591-001

The online reference 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:		You must enter a Building Name or Number, or both: *	
First Name: *	John	Building Name:	
Last Name: *	Gordon	Building Number:	3
Telephone Number: *		Address 1 (Street): *	Dean Acres
Extension Number:		Address 2:	Comrie
Mobile Number:		Town/City: *	Dunfermline
Fax Number:		Country: *	Scotland
		Postcode: *	KY12 9XS
Email Address: *			

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	-	Building Number:	57a
Last Name: *	Brown	Address 1 (Street): *	High Street
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Tranent
Extension Number:		Country: *	UK
Mobile Number:		Postcode: *	EH33 1LN
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

East Lothian Council

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

Address 1:

57A HIGH STREET

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

TRANENT

Post Code:

EH33 1LN

Please identify/describe the location of the site or sites

Northing

672740

Easting

340588

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 proposed 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 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the 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 2013

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 - Brown

Date: 16/10/2019

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? * Yes 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? * Yes 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? * Yes 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. Yes No
- e) Have you provided a certificate of ownership? * Yes No
- f) Have you provided the fee payable under the Fees Regulations? * Yes No
- g) Have you provided any other plans as necessary? * Yes No

Continued on the next page

A copy of the 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 Proposal. 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: Mr John Gordon

Declaration Date: 16/10/2019

Payment Details

Online payment: 739558

Payment date: 16/10/2019 13:35:39

Created: 16/10/2019 13:35

App No. 19/01043/P

**EAST LoTHIAN COUNCIL
DECISION NOTICE**

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2008**

**Mr Brown
c/o John Gordon Associates Ltd
Per John Gordon
3 Dean Acres
Comrie
Dunfermline
KY12 9XS**

APPLICANT: Mr Brown

With reference to your application registered on 17th October 2019 for planning permission under the above mentioned Acts and Regulations for the following development, viz:-

Replacement windows

**at
57A High Street
Tranent
East Lothian
EH33 1LN**

East Lothian Council as the Planning Authority in exercise of their powers under the above-mentioned Acts and Regulations hereby **REFUSE PLANNING PERMISSION** for the said development.

The reasons for the Council's refusal of planning permission are:-

- 1 The proposed UPVC frames of the replacement windows on the publicly visible front (north) and side (east) elevations of the flat would be harmful to the character and appearance of the flat, to the building of which it is a part, the streetscape and to the character and appearance of the Conservation Area. In this they are contrary to Policy CH2 of the adopted East Lothian Local Development Plan 2018, the Council's supplementary

Planning Guidance on 'Cultural Heritage and the Built Environment' and with Scottish Planning Policy: June 2014.

- 2 If approved the proposed replacement windows would set an undesirable precedent for the installation of similarly designed UPVC framed windows within the publicly visible elevations of other properties within this part of the streetscape. Over time such change would be collectively out of keeping with, and detrimental to, the character and appearance of the Tranent Conservation Area.

The report on this application is attached to this Decision Notice and its terms shall be deemed to be incorporated in full in this Decision Notice.

Details of the following are given in the application report:

- the terms on which the Planning Authority based this decision;
- details of any variations made to the application in terms of Section 32A of the Town and Country Planning (Scotland) Act 1997.

The plans to which this decision relate are as follows:

<u>Drawing No.</u>	<u>Revision No.</u>	<u>Date Received</u>
CROSS SECTIONS	-	17.10.2019
31005/1	-	17.10.2019
31005/LP	-	17.10.2019

5th December 2019



Keith Dingwall
Service Manager - Planning

NOTES

If the applicant is aggrieved by the decision to refuse permission for the proposed development, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. The notice of review should be addressed to the Clerk to the Local Review Body, Committee Team, Communications and Democratic Services, John Muir House, Haddington, East Lothian EH41 3HA.

If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the Planning Authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.