

LOCAL REVIEW BODY

15th December 2022

Application No: 22/00750/P

22 Hopetoun Terrace, Gullane

Applicant's Supporting Information

Application Number 22/00750/P

22 Hopetoun Terrace Gullane EH31 2DE

Appeal to LRB against Refusal of Planning Application for
Replacement Windows, Door & Fanlight

Reasons for Appeal.



Applicant:
Stuart Durie
22 Hopetoun Terrace
Gullane

Agent:
Alan Wood
6 Lauder Rambling
North Berwick

Introduction

- a) This appeal to the East Lothian Council Review Body is made following refusal of the Planning Application 22/00750/P on 2 September 2022. The application was for the replacement of 7no. windows, and the entrance door (with fanlight over) on the front (West) elevation of the end of terrace house, 22 Hopetoun Terrace, Gullane, which is in the Gullane Conservation Area.
- b) This application was refused for two reasons, firstly that the uPVC proposed for the frames of the windows and astragals to two windows and the composite material of the new doorway would neither preserve nor enhance the house and the terrace block, and would be harmful to the appearance of this part of the Conservation Area and secondly, that if approved an undesirable precedent would be set which could see similar windows and doors being installed in future, all to the detriment of the special character and appearance of this part of the Gullane Conservation Area.
- c) The Local Review Panel has the ability to look at the application from a fresh and wider perspective and not necessarily be bound by the restrictive policies the Planning Officer has. These policies are contained in Policy CH2 of the adopted East Lothian Local Development Plan 2018: supplementary Planning Guidance on Cultural Heritage and the Built Environment and with Scottish Planning Policy: June 2014. Their main criteria are that the windows (and door) must preserve or enhance the areas special architectural or historic character and generally this will mean that the proportions of the window opening, the opening method, the colour, the construction material of frames and the glazing pattern should be retained. Exceptions are allowed if
 - 1)...there is no visible difference between the proposed and the original style of window (and door)
 - 2)...if the window (and door) cannot be seen from a public place

The Planning Officer makes no mention of the proportions, the opening method, the colour so these are deemed to meet the Policies: it is really the uPVC frames with the astragals and composite material of the door that are the objection, but it is the contention of this appeal that the uPVC frame windows and composition door really are not discernible or identifiable from anywhere other than from in the private garden and right in front of them.

- d) The Local Review Panel can consider the reasons for refusal under the 2014 & 2018 policies but bear in mind all the other (current) regulations governing windows and also the up to the minute national and international policies governing insulation and carbon emissions. It is suggested that this appeal shows that the visual appearance of the houses and the area can balance with modern day expectations of occupiers living in those houses with new windows and door:
 - i) Maintaining the overall appearance of properties in Conservation Areas and helping owners to keep their properties in a good state of repair.
 - ii) Keeping properties fit for occupation throughout the whole year when poor thermal performance can make the cost of continuous living in parts of the house through the winter prohibitive.
 - iii) Reducing fuel usage for heating; reducing global warming; fitting in with East Lothian Councils own Cross Party Climate Change Strategy, 2020-2025, and also now increasingly crucial to reduce costs for keeping occupiers healthy and warm.

- e) To achieve these aims the windows chosen are double glazed to a high energy saving standard and have engineered draught seals in the uPVC frames; they do match exactly the existing in terms of the method and sizes of openings, the proportions of the opening areas, the frame section sizes, use of external astragals, and of course the colour – white. The new front door is a composition material, chosen for strength and insulation quality and has the same 6 panel design to replicate the existing door: the new fanlight is a direct replacement within the frame opening.

Background

- a) 22 Hopetoun Terrace sits at the end of a row of 6 two storey houses, in the middle of the East side of Hopetoun Terrace. The Conservation Area covers the houses and flats generally from Maule Terrace to the crest of the hill: the properties are all on two floors with some flats and some houses. All are stone built though this block is a “faux stone” which is not such an attractive finish. Most were built in the early 1900s.
- b) Various alterations have been made over the period of Mr Duries ownership and these include an extension to the rear replacing some windows with uPVC framed units now installed: all have the benefit of Planning Consent and Building Warrant.
- c) The standards of thermal insulation and performance when the house was built were nowhere near as high as now and the solid wall construction is technically and financially impractical to improve without pulling the house apart. The extension does meet modern standards and the attic/ceilings have been brought up to modern standards on a DIY basis. So this leaves the front elevation with the 120 year old timber windows and door to try to achieve something akin to modern performance standards. The glass is 4mm thick and the window frames are so twisted and draughty as to provide next to no thermal barrier. The front door has panels (6no) which are only 6mm timber boards in timber frames which are also twisted and warped, consummate with their age, and again fall well short of modern day insulation performance standards.

The windows proposed

- a) I have almost 40 years experience in building design and construction with all the East Lothian Councils looking at window design and performance in both private and public sector situations; new build and replacements, grant funded projects and with the councils own housing stock window replacement programmes. Some of the properties involved have been in conservation areas and some have been in listed buildings - where trying to get a balance between appearance, performance and practicality for construction has involved liaising with manufacturers, Planning Officers, and obviously the end user- the householder. I have also been a key witness, in court, in fatal accidents involving emergency/fire escape window design and security.
- b) I have seen window design by others ruin the appearance of a building and compromise the safety of occupants: opening areas with narrow hoppers- sometimes at the bottom of the window instead of the top, dummy rails, dummy lead lights, disproportionate frame sections, no escape facility, not cleanable from inside. The list goes on but the majority of problems have been created by sales and suppliers of uPVC framed windows and for this reason they have rightly come in for aversion and criticism.

But uPVC is a good material for window frames, it retains its colour and requires no decoration to stave off rot, it can be moulded to accept engineered draught proofing seals and it can be designed for strength to accept double glazed units without having to incorporate disproportionately oversized frame members.

- c) From all of this I recognise that a window has to do so many functions and meet so many criteria, set by so many people, that some compromise of requirements has to be made sometimes, and that is probably where we are with this proposal now.
- d) My justification for applying for Planning Consent for replacing the windows as proposed in this house is that the Quick Slide /Legacy vertical sash and case window is of such good design, detailing, and overall appearance that it is nigh impossible to tell that it is a uPVC framed unit. I have looked at them from up close, ie 1metre (3feet) and had to touch the frame to be sure. I have looked at them from 5 metres (15 feet) and cannot tell the difference. In short I would say the difference between the proposed window and the existing is *not visible* to anyone other than a really devoted expert, and even they would have to be in the garden of the house to be really sure.

Review of Reasons for Refusal

“The white coloured... uPVC frame windows...and plant on astragals would neither preserve nor enhance, but would be harmful to the character of the house,...the terrace...and the Gullane Conservation Area... “

I would suggest that the replacement frames would preserve the appearance of the house because their appearance is frozen in time when they are installed. Inevitable deterioration of timber certainly does not preserve or enhance any appearance.

After 2 or 3 years a timber window in this climatically exposed location will have flaking paint requiring it to be removed and repainted. A uPVC framed window still looks as new.

After 9 years some timber framing will require to be cut back and filled and the finish then can be at best – variable. A uPVC window still looks as new.

After 15 years, even if a painting regime is maintained, a timber window is visibly deteriorating and this has a negative impact on the appearance of the house. This is clearly visible on some houses in Hopetoun Terrace where maintenance work is not able to stand up to the weathering.

A uPVC framed window will still look like new.

Surely a pristine white framed window in a good condition will preserve and will enhance the Conservation Area, and certainly not detract from the visual appearance.

“The proposed replacement entrance door... would by its different non traditional material.. be harmful to the character and appearance of the house the terrace and this part of the Gullane Conservation Area.....”

The door chosen is a 6 panel unit to replicate the existing and the Planning Officers only criticism is the material of construction. The proportions, design, etc are not even mentioned. As outlined the new door surface is permanent and requires no painting in its lifetime, presenting a clean sharp appearance for ever. Surely this must enhance this house and raise the profile of the properties in a Conservation Area.

“If approved the... windows and entrance door would set an undesirable precedent for the installation of similarly designed uPVC framed windows and composite doors within the front elevations of other houses 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 this part of the Gullane Conservation Area.”

- a) The proposed windows and door are at the forefront of considerate design development for vertically sliding sash and case windows and replacement doors. They are of such a good detail design and construction that the difference between the uPVC frame and the existing timber frame window is not visible unless being examined at extremely close range, ie within an arms length. The proportionate frame members and the incorporation of external astragals and horns on the upper sashes further confuses the eye into believing they are original period windows. An East Lothian Planning Officer himself in an exchange of previous emails with me on use of these windows in another project recognises the *“proposed windows are a very good imitation of a traditional window”*. The door reflects the 6 panel design of the existing but is much stronger. The detail differences are insignificant and not mentioned.
- b) As the replacement window market is full of inferior designs, any future application for other properties which do not specify a window (or door) with detailing as good as this need not be accepted by Planning Committee. This is surely sufficient to negate any possible claim for precedent.

Supplementary Technical Issues: uPVC or Timber for frame materials

- a) To meet up to date Building Regulations on THERMAL INSULATION the double glazed unit has to be about 26mm wide (the single sheet of glass at present is 4mm).
- b) A uPVC frame can use almost the same sections sizes as the existing timber work due to its greater strength.
- c) A timber frame would have to use much bigger section timbers than existing and would be very visible, even to the untrained eye, would reduce daylight areas and the case/frame would be intrusive into the rooms.
- d) The uPVC frame window uses plant on astragals which are the same section as the existing timber ones and these are on both inside and outside panes with a spacer bar in the glass cavity, all mitred and secured, again keeping the appearance right. If a timber frame window was to have traditional built in astragals the size of the sections would be very much larger, alter appearance and again would reduce daylight.
- e) The uPVC frame window is dimensionally stable and does not warp or twist which will affect ease of opening in a timber frame, crucial for ventilation but even more so for emergency purposes.
- f) Draught proofing can be provided in both types of frame but as soon as a timber window is painted the draught stripping is probably going to be ruined. This combined with likely security issues are a major factor nowadays and there is no real difference in the strength of a uPVC frame or a properly sized timber frame.
- g) Decoration/appearance of a uPVC frame is smooth & flat. A timber framed window (when new) has a paint finish which is smooth and flat. There is no perceptible or visible difference between them at this stage, from any distance.
- h) A timber frame requires regular maintenance/decoration and painting can make the draught proofing strips ineffective. Painting can also make frames “swell” or stick – dangerous in an emergency.

Summary

- 1) This Appeal to the Local Review Body is made following the refusal of the Planning Application 22/00750/P, an application which was advised to neighbours and advertised in local newspapers, but which attracted only one adverse comment, from Architectural Heritage Society of Scotland, and this reiterates the Planning Officers comments on different materials of construction and their impact on this part of Gullane Conservation Area. They remind that the proposals do not comply with policies which were written in 2014 and 2018.
- 2) My understanding is that several owners adjoining the application site have commented that they want to do exactly the same replacements as the applicant as they worry they cannot afford the prospects of increased heating costs and also extensive repair (not improvement) costs now obviously imminent.
- 3) The use of PVC as the construction material of the frames and composite material for the door is certainly not recognisable from the footpath and even then a serious onlooker would have to stand on the narrow footpath in front of the house and crane for some time to differentiate materials.
- 4) If the aims and objectives of the Councils Cross Party Climate Change Strategy are to be met, owners have to be engaged with by the Council and given real encouragement, not to have excessive barriers placed in the way of the reasonable progress the owner wants to make. The use of a different material, to make an otherwise nigh perfect replica window and door which would be unrecognisable from any distance, is surely excessive reason for refusal nowadays. Furthermore, immediately and over time, the clean sharp lines of the new windows and door will enhance this house and the impact it makes on this part of Hopetoun Terrace and the overall Conservation Area of Gullane.
- 5) This application is never intended to undermine planning policy and other guidance to protect and enhance Conservation Areas, or to change the need for each and every Planning Application to be carefully looked at to ensure other matters of good design are achieved. The broad brush stroke of disallowing a change of material of construction because the window or door can be seen from a public place, irrespective of distance, and how recognisable that material actually is, does seem very heavy handed and can stop progress in other considerations, particularly energy efficiency.
- 6) It is recognised that the LRB Panel has considered other appeals against refusal because of different materials of construction and designs of window frames and have approved them because the property was not deemed to be widely visible. It is suggested that because the design and operation of the windows and door are a match of existing and the actual material of construction proposed is not easily or immediately recognisable this is exactly the same situation here, and that the refusal of the original application should be overturned.
- 7) If any member of the Review Panel had any questions or needed anything clarified, Mr Durie, or myself, would be pleased to address these at the meeting or at the site visit.

Application Number 22/00750/P

22 Hopetoun Terrace Gullane EH31 2DE

**Appeal to LRB against Refusal of Planning Application for
Replacement Windows, Door & Fanlight**

Photograph of Front of House, Location & Block Plans.

Planning Officers Report and Decision.



Applicant:
Stuart Durie
22 Hopetoun Terrace
Gullane

Agent:
Alan Wood
6 Lauder Rambling
North Berwick

22 Hopetoun Terrace
GULLANE



A photograph of the front of the house clearly showing the false (faux) stone used in the construction of this block of 6 houses. All other houses and flats in the Conservation Area of Hopetoun Terrace have a frontage of natural sandstone or in the houses built by the former East Lothian County Council it is the locally quarried Rattlebag Stone, which was also used in many of the most prestigious houses in Gullane. A stone that neither weathers or deteriorates and essential to conserve.

No 21 M/S/R

No 15 M/S/R

Block Plan 1:200

Garden Ground
No 22

Garage

Previous Extension

No 22

Bay Window

No 20

6m

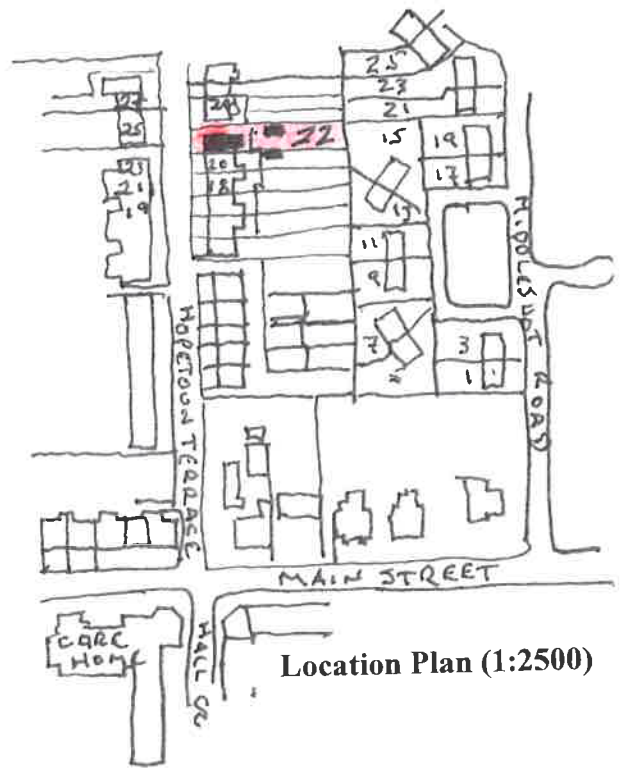
Front Wall

Path

Footpath

Ex Vehicle Access & Crossing

Hopetoun Terrace Roadway



Location Plan (1:2500)

**Proposed Replacement Windows & Door to House
@ 22 Hopetoun Terrace
GULLANE**

for **Mr & Mrs Stuart Durie**

Scales as noted

July 2022

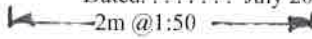
This is a true copy of the plan to accompany the application
for Planning Consent

Signed.....



Dated..... July 2022

Block & Location Plan



Nos
24 & 26

App No. 22/00750/P

**EAST LoTHIAN COUNCIL
DECISION NOTICE**

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013**

**Mr Stuart Durie
c/o 1959
Per Alan Wood
6 Lauder Rambling
North Berwick
EH39 5PU**

APPLICANT: Mr Stuart Durie

With reference to your application registered on 18th July 2022 for planning permission under the above mentioned Acts and Regulations for the following development, viz:-

**Replacement windows and door
at
22 Hopetoun Terrace
Gullane
EH31 2DE**

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 white coloured, non-traditional UPVC framed windows and, where proposed, their unauthentic and contrived 'plant-on' type astragals on the publicly visible front (southwest) elevation of the house would, by their different construction material of frames and profiles, neither preserve nor enhance, but instead would be harmful to, the character and appearance of the house, the terrace of houses to which it forms a part and to the character and appearance of this part of the Gullane Conservation Area 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 The proposed replacement entrance door in the front (southwest) elevation of the house would, by its different non traditional materials, be harmful to the character and appearance of the house, the terrace of houses to which it forms a part and to the character and appearance of this part of the Gullane Conservation Area contrary to Policies CH2 and DP5 of the adopted East Lothian Local Development Plan 2018 and with Scottish Planning Policy: June 2014.
- 3 If approved the proposed replacement front windows and entrance door would set an undesirable precedent for the installation of similarly designed UPVC framed windows and composite doors within the front elevations of other houses 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 this part of the Gullane 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>
DWG 01	-	04.07.2022
DWG 02	-	04.07.2022
DWG 03	-	18.07.2022
MANU LITERATURE 01	-	18.07.2022
MANU LITERATURE 02	-	18.07.2022
MANU LITERATURE 03	-	18.07.2022
MANU LITERATURE 04	-	18.07.2022
7411	A	18.07.2022

2nd September 2022



Keith Dingwall
Service Manager - Planning

OFFICER REPORT

23rd August 2022

App No. **22/00750/P**

Application registered on **18th July 2022**

Target Date **17th September 2022**

Proposal	Replacement windows and door	SDELL	Y
		CDEL	N
Location	22 Hopetoun Terrace Gullane EH31 2DE	Bad Neighbour Development	N

APPLICANT: **Mr Stuart Durie**

Is this application to be approved as a
departure from structure/local plan? N

**c/o 1959
Per Alan Wood
6 Lauder Rambling
North Berwick
EH39 5PU**

DECISION TYPE: **Application Refused**

REPORT OF HANDLING

PROPOSAL

The property to which this application relates is a two storey end-terrace house, and its garden, located within a predominantly residential area as defined by Policy RCA1 of the adopted East Lothian Local Development Plan 2018. The property is also within Gullane Conservation Area.

The property is bounded by neighbouring residential properties to the northeast, southeast and northwest and by the public footpath and road of Hopetoun Terrace to the southwest.

In October 2015, planning permission (Ref: 15/00718/P) was granted for the replacement of three timber framed sash and case windows with astragals, at first floor level, in the rear (northeast) elevation of the house with double glazed, white coloured UPVC framed, 'tilt and turn' casement type windows with plant-on astragals. Planning permission 15/00718/P has been implemented for some time.

Planning permission is now sought for:

- (i) the replacement of all of the existing windows within the front (southwest) elevation of the house;
- (ii) the replacement of the existing solid timber panelled door within the front (southwest) elevation of the house; and
- (iii) the replacement of the glass within the timber framed fanlight positioned above the existing door opening in the front (southwest) elevation of the house.

The existing seven windows displayed within the front (southwest) elevation of the house are single glazed, white painted, timber framed sash and case windows. Six of them are located within the two storey bay component of the house. The centre most window at ground and first floor levels within the bay component of the house each have timber 'through glazed' astragals dividing their upper and lower sashes into a two over two glazing pattern. So too does the existing first floor window in the southeast end of the front (southwest) elevation of the house. It is proposed to replace all of the windows in the front (southwest) elevation of the house with double glazed, white coloured, UPVC framed 'Quick Slide' windows. Three of the proposed replacement windows would also have 'plant-on' astragals to replicate the two over two glazing pattern of the existing astragalled windows within the front (southwest) elevation of the house.

The existing entrance door in the front (southwest) elevation of the house is of a solid timber panelled form. It has six panels of varying sizes and is painted in a burgundy (deep red) colour. It is proposed to replace the existing door with a 'Composite 6 Solid' panelled door in an anthracite grey (RAL 7016) colour.

The existing timber framed fanlight positioned above the entrance door opening in the front (southwest) elevation of the house has a single glazed pane of glass formed within it. It is proposed to replace the existing single glazed pane of glass with a double glazed pane of glass within that existing fanlight opening.

DEVELOPMENT PLAN

Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that the application be determined in accordance with the development plan, unless material considerations indicate otherwise.

The development plan is the approved South East Scotland Strategic Development Plan (SESplan) and the adopted East Lothian Local Development Plan 2018.

There are no relevant policies of the approved South East Scotland Strategic Development Plan (SESplan). Policies CH2 (Development Affecting Conservation Areas) and DP5 (Extensions and Alterations to Existing Buildings) of the adopted East Lothian Local Development Plan 2018 are relevant to the determination of the application.

Material to the determination of the application are Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and the Scottish Government's policy on development within a conservation area given in Scottish Planning Policy: June 2014.

Scottish Planning Policy echoes the statutory requirements of Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 that a planning authority must have regard to the desirability of preserving or enhancing the character or appearance of a conservation area in exercising its responsibilities in the determination of any application for

planning permission for development affecting a conservation area. It is stated in Scottish Planning Policy that proposed development within conservation areas and proposals outwith which will impact on its appearance, character or setting, should preserve or enhance the character and appearance of the conservation area. Proposals that do not harm the character and appearance of the conservation area should be treated as preserving its character and appearance.

Also material to the determination of the application is supplementary Planning Guidance (SPG) on 'Cultural Heritage and the Built Environment' adopted by the Council on 30th October 2018. The SPG expands on policies that are set out in the East Lothian Local Development Plan 2018 and provides policy guidance on replacement windows in buildings which are in a conservation area.

The policy guidance set out in the SPG states that the replacement of a window in a building in a conservation area must preserve or enhance the area's special architectural or historic character. This will normally mean that the proportions of the window opening, the opening method, colour, construction material of frames and glazing pattern should be retained. The only exceptions to this will be:

- i) Multiple glazing where there is no visible difference between that proposed and the original style of window;
- ii) If the building itself does not contribute positively to the character or the Conservation Area and where a change in window design would have no impact on the character of the Conservation Area; and
- iii) If the window cannot be seen from a public place.

REPRESENTATION

One objection to this application has been received. It is from the Architectural Heritage Society of Scotland (AHSS). The main grounds of objection are:

- (i) the proposed replacement UPVC framed windows and composite door would be different materials from the timber framed windows and panelled door and would neither preserve, or enhance, the special architectural or historic character of this part of the Gullane Conservation Area; and
- (ii) the proposed replacement windows and door are contrary to, and do not comply with the exceptions set out in, the Council's supplementary Planning Guidance (SPG) on 'Cultural Heritage and the Built Environment'. The proposals are also contrary to Policy CH2 of the adopted East Lothian Local Development Plan 2018.

COMMUNITY COUNCIL COMMENTS

None.

PLANNING ASSESSMENT

The proposed replacement windows and doors would not harm the privacy or amenity of any neighbouring residential properties.

It is proposed to replace the existing single glazed pane of glass within the timber framed fanlight positioned above the entrance door opening in the front (southwest) elevation of the house with a double glazed pane of glass. No changes to the existing timber frame surround of the fanlight are proposed. Accordingly, this proposed alteration would not have a significant visual impact on, and thus would not be harmful to, the character and appearance of the house, the terrace of houses to which it forms a part or to the character and appearance of this part of the Gullane Conservation Area.

The applicant's house is located in a prominent position within the Gullane Conservation Area, fronting onto the public footpath and road of Hopetoun Terrace to the southwest. It is set back from the back edge of the public footpath by some 5 metres (measured to the front elevation of the two storey bay component of the house). The existing white painted timber framed sash and case windows, and where relevant their timber astragals, displayed within the front (southwest) elevation of the house are an intrinsic part of the character of the house and of the other houses of the terrace to which it forms a part of. So too are their solid timber framed and panelled front entrance doors (despite the various painted colours applied to them). Such characteristics of them are a significant component of the positive contribution the house makes to the special architectural or historic interest of this part of the Gullane Conservation Area.

Due to the positioning and orientation of the applicant's house, the existing seven windows displayed within the front (southwest) elevation of it are readily visible from the public footpath and road of Hopetoun Terrace to the southwest. If, as is proposed, the white painted timber framed sash and case windows and, where relevant, their timber astragals were to be replaced with white coloured, non-traditional UPVC framed windows with unauthentic and contrived 'plant-on' type astragals they would, by their different construction material of framing and profiles, be a significant change to the existing windows they would replace. These differences would not preserve the positive contribution the traditional timber framed sash and case windows and, where relevant, their timber astragals make to the character and appearance of the house and to the special architectural or historic interest of the Gullane Conservation Area. Consequently the proposed replacement windows would neither preserve nor enhance, but instead would be harmful to, the character and appearance of the house, the terrace of houses to which it forms a part and to the character and appearance of this part of the Gullane Conservation Area.

The proposed replacement door to be installed in the front (southwest) elevation of the applicant's house would be of the same size, scale, proportions and opening method as that of the existing solid timber framed and panelled door to which it would replace. However, as it would be constructed a composite GPR (Glass Reinforced Plastic) door it would be different in terms of its materials. The replacement of the timber door with a non traditional composite door in this particular location within the Gullane Conservation Area would neither preserve nor enhance, but instead would be harmful to, the character and appearance of the house, the terrace of houses to which it forms a part and harmful to the character and appearance of this part of the Gullane Conservation Area.

The matter of the proposed use of UPVC framed windows and the proposed composite (GRP) replacement door within the front (southwest) elevation of the applicant's house has been discussed with the applicant's agent but no changes to the application have been made. In the circumstances, planning permission should therefore be refused as a whole on the consideration that, in being harmful to the character and appearance of the Gullane Conservation Area, the proposals are, as relevant, contrary to Policies CH2 and DP5 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 and as such should be refused.

In addition, if approved, the proposed replacement windows and entrance door would set an undesirable precedent for the installation of similarly designed UPVC framed windows and composite doors within the front elevations of other houses 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 this part of the Gullane Conservation Area.

In conclusion, the proposals are considered not to be in accordance with the provisions of the stated relevant Development Plan policies and there are no material considerations which outweigh the fact that the proposals do not accord with the Development Plan.

REASONS FOR REFUSAL:

- 1 The proposed white coloured, non-traditional UPVC framed windows and, where proposed, their unauthentic and contrived 'plant-on' type astragals on the publicly visible front (southwest) elevation of the house would, by their different construction material of frames and profiles, neither preserve nor enhance, but instead would be harmful to, the character and appearance of the house, the terrace of houses to which it forms a part and to the character and appearance of this part of the Gullane Conservation Area 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 The proposed replacement entrance door in the front (southwest) elevation of the house would, by its different non traditional materials, be harmful to the character and appearance of the house, the terrace of houses to which it forms a part and to the character and appearance of this part of the Gullane Conservation Area contrary to Policies CH2 and DP5 of the adopted East Lothian Local Development Plan 2018 and with Scottish Planning Policy: June 2014.
- 3 If approved the proposed replacement front windows and entrance door would set an undesirable precedent for the installation of similarly designed UPVC framed windows and composite doors within the front elevations of other houses 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 this part of the Gullane Conservation Area.

LETTERS FROM

Application Number 22/00750/P

22 Hopetoun Terrace Gullane EH31 2DE

Appeal to LRB against Refusal of Planning Application for
Replacement Windows, Door & Fanlight

Supporting Photographs including Manufacturers Photographs .



Applicant:
Stuart Durie
22 Hopetoun Terrace
Gullane

Agent:
Alan Wood
6 Lauder Rambling
North Berwick

**22 Hopetoun Terrace
GULLANE**



A photograph of the front of the house clearly showing the false (faux) stone used in the construction of this block of 6 houses.

All other houses and flats in the Conservation Area of Hopetoun Terrace have a frontage of natural sandstone or in the houses built by the former East Lothian County Council it is the locally quarried Rattlebag Stone, which was also used in many of the most prestigious houses in Gullane. A stone that neither weathers or deteriorates and essential to conserve.

22 Hopetoun Terrace GULLANE



Photograph to show front and side windows to Ground Floor Bay. Windows are single glazed and have very slim frame and astragal members which cannot be altered to accept the size and weight of double glazed windows now required by current Building Standards. The weight boxes at each side are too small to take the new weights which would be required to balance these revised sashes. A complete new window of high structural integrity frames is required and to retain the overall appearance, uPVC windows to give the same colour, style, scale and operation is being requested.

Photograph to show the existing front door with fanlight over. The door is a solid frame with 6 thin wood panels which offer next to no insulation against cold. The door itself is not draught proof and due to its warped and twisted shape trying to achieve a door which would come up to today's and current Building Standards would be impossible. The request is to replace it with a GRP Composite door but retaining the same stops and transom bar will retain the architectural concept. The fanlight is a single sheet of glass inside the transom frame and stops and this is being replaced with a double glazed unit still within the external stops but with new beading internally so as not to alter the appearance of the doorway at all.



Exceptional Thermal Efficiency

With fuel prices constantly on the rise, thermal performance is crucial. The window frames are built to last and to resist the ever-changing conditions the British weather throws at them without losing their immaculate appearance. An innovative dedicated weather bar adds another level of defense against rainwater; a feature unique to this type of window.



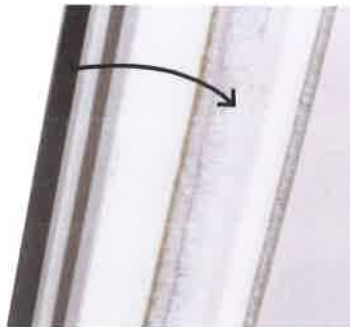
A Energy Rating Available

The frames and sashes are multichambered, using the power of air as an insulator to stop warmth escaping. Our sash windows are available with 24mm argon gas filled double glazed units enabling them to achieve an outstanding energy rating of 'A' with a u-value of 1.4W/m²K.

The efficient air filled sash window unit achieves an energy rating of 'B' as standard and a u-value of 1.6W/m²K.

Colourmatching Woolpile

The sash windows feature woolpile strips that provide an excellent seal against weather, air and debris infiltration. We've paid attention to every detail and as something new we've introduced colourmatching woolpile to ensure that every single window is perfectly finished.



Recyclability

PVCu can be recycled over and over again, without any deterioration in performance. PVCu is an environmentally friendly choice as most PVCu windows will be recycled.

By choosing our sliding sash windows you can keep your home warm all year round, reduce your heating bills as well as helping the environment.

Climate Change Forum

A NEW cross-party forum – led by the county's first Scottish Greens councillor – has been established to help East Lothian Council meet its Net Zero commitments.

Councillor Shona McIntosh will chair the local authority's Climate Change and Sustainability Forum after it was approved at a virtual meeting of the full council on Tuesday.

In 2020, East Lothian Council published its Climate Change Strategy which sets out its commitment to tackling the climate emergency and its aim to become a net zero council in a carbon neutral East Lothian.

The forum will be tasked with providing political oversight and ownership of the delivery of the council's climate change strategy with a learning estates review and community assets review expected to be looked at by its members.

Alongside Councillor McIntosh, the forum will include Councillor Norman Hampshire (Lab), the council leader; Councillor Shamin Akhtar (Lab), deputy leader; Councillor Andy Forrest (Lab), housing spokesperson; and councillors Lyn Jardine (SNP) and Lachlan Bruce (Conservative).

Mr Hampshire, said: "The recent COP26 meeting highlighted both the urgency and the need for individuals, businesses and governments at all levels to work together to tackle the challenges of climate change.

"The new forum is an exciting initiative which recognises the challenges ahead but also demonstrates the collaborative efforts and commitments required to deliver on achieving our key objectives for the organisation and the wider county."

East Lothian Courier report on Forum. At the time of preparing this appeal I have not found if the Forum will be looking at how to help or give advice to home owners generally.

The Finer Details

Our PVCu sliding sash windows hold a host of impressive features that not only add to its good looks, but also enhance the performance of the window. All parts of the stunning system has the crucial ovolo shape adding traditional character like no other.



A close up view from Manufacturers to show the "horns" which are a traditional feature on this type of window. Sizes will be specified to replicate the existing ones. Also visible are the vertical joints between Meeting Rail and side jambs, a feature that some makers ignore, but it is traditional.



Planning and Conservation

We're often faced with projects that require special features to fit in with the unique character of a conservation area. In the past, many planners used to refuse applications to replace timber sashes with a PVCu alternative. However, the *Legacy* sash window has been designed to recreate tradition, which has led to an increasing number of approvals granted.

A close up view from Manufacturers to show the Astragals which are clearly mitred to fit tight to the Meeting Rail of the upper sash bead.



**Classic
Collection**

Composite Six

Anthracite Grey
RAL 7016



Composite Six Solid

The proposed replacement front door in a composition material. Proposed finish is an Anthracite Grey but other permanent colours are available and can be agreed with Officers. Finish shown is "textured" to replicate timber.

