

Decision Notice

Mrs I MacDonald
c/o Murray Faughnan
CR Smith
27 Gardeners Street
Dunfermline
KY12 0RN



APPLICATION NUMBER 2014/0152/HAE

Refusal of Planning Permission

This decision notice is issued under the Town and Country Planning (Scotland) Act 1997, as amended. It should be read together with the official plans. If any details differ then the decision notice takes priority.

Description of the proposed development:

Replacement windows to dwellinghouse

Location of the proposed development:

Struan House, 2A North Church Street, Callander, Stirling

The National Park Authority's reasons for refusal are:

The proposal to replace existing timber sash and case windows with upvc windows is considered to be contrary to the relevant local plan policy ENV 20 Conservation Areas and Historic Scotland's guidance on Managing Change in the Historic Environment (Windows), mainly for the following reasons:

- 1 The existing windows are of particular historic quality and, notwithstanding previous alterations to the building, make a significant contribution to the character of the building. They are capable of repair and their replacement with upvc windows would have a detrimental impact on the character and quality of the building.
- 2 The property is located in a prominent corner position within the conservation area and is highly visible within the streetscape. The introduction of upvc windows would have a detrimental impact on the wider conservation area.

LOCH LOMOND & THE TROSSACHS NATIONAL PARK AUTHORITY

National Park Headquarters, Carrochan, Carrochan Road, Balloch, G83 8EG Long: 4°34'24"W Lat: 56°00'12"N

T: 01389 722600 f: 01389 722633 e: info@lochlomond-trossachs.org w: lochlomond-trossachs.org

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Plans and Documents

The plans and documents to which this decision relates are listed below:

Title	Reference	Date Received
Location Plan and Window Specification		11/06/14
Existing and Proposed Elevations. North Church Street.	001	11/06/14
Existing and Proposed Elevations. Main Street.	002	11/06/14

The plans are available to download on the National Park's Online Planning Portal by following the link below:

<http://eplanning.lochlomond-trossachs.org/OnlinePlanning/applicationDetails.do?activeTab=documents&keyVal=N73KGZSI09M00>

If you have any problems downloading the plans then please contact the Planning Information Officer on 01389 722 024 or email planning@lochlomond-trossachs.org.



Director of Operations

Date: 25 August 2014

GUIDANCE

This guidance forms part of your Decision Notice. Should you have a specific enquiry regarding this decision please contact the planning officer, Julie Gray on 01389 727753. If you have an enquiry on a procedural matter please contact the Planning Information Officer on 01389 722 024 or email planning@lochlomond-trossachs.org.

Rights of Appeal or Review

If you, the applicant, are aggrieved by the decision of the planning authority to refuse permission in respect of the proposed development, you 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 on this decision notice. The notice of review should be addressed to:

Local Review Body
Loch Lomond and the Trossachs National Park Authority
Carrochan
Carrochan Road
Balloch
G83 8EG

Reviews can also be submitted online. You must apply using the Notice of Review Form which can be found at www.eplanning.scotland.gov.uk.

If you have any queries or would like a hard copy of the form sent out then please phone the Planning Information Officer on 01389 722024 or email planning.reviews@lochlomond-trossachs.org.

Following submission of the Notice of Review Form, you will receive an acknowledgement letter informing you of the date on which the Local Review Body will consider the case.

Additional Note

If permission to develop land is refused or granted subject to conditions, whether by the planning authority or by the Scottish Ministers, 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, he may serve on the planning authority a purchase notice requiring the purchase of the owners of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

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