



Delegated Report

Report of Handling

Application Number:	2014/0152/HAE
Location:	Struan House 2A North Church Street Callander Stirling
Proposal:	Replacement windows to dwellinghouse
Case Officer:	Julie Gray
Target Decision Date:	10 Aug 2014
Decision Level:	Delegated Decision

1.	Introduction:
	<p>The application site comprises a two storey property located on the corner of Main Street and North Church Street, Callander. The property is within Callander Conservation Area.</p> <p>The proposal is to replace the existing timber sash and case windows of the first floor flat with white upvc sliding sash windows.</p>
2.	Relevant Planning History
	No relevant planning history
3.	Policy Context
	<p><u>National Park Aims</u></p> <p>The four statutory aims of the National Park are a material planning consideration. These are set out in Section 1 of the National Parks (Scotland) Act 2000 and are:</p> <ul style="list-style-type: none"> (a) to conserve and enhance the natural and cultural heritage of the area, (b) to promote sustainable use of the natural resources of the area, (c) to promote the understanding and enjoyment (including enjoyment in the form of recreation) of the special qualities of the area by the public and (d) to promote sustainable economic and social development of the area's communities.

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

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Page 1 of 4

<p><u>National Park Local Plan (Adopted 2011)</u> Relevant Policies: ENV 20 Conservation Areas ENV 23 The Wider Built Environment and Cultural Heritage of the Park</p> <p><u>Other Material Considerations</u> Callander Conservation Area Appraisal Historic Scotland Guidance, Managing Change in the Historic Environment, Windows. October 2010</p> <p><u>National Park Partnership Plan (2012-2017)</u> Relevant Policies: Con Policy 6: Cultural Heritage</p>	
<p>4. Consultations</p>	
<p><u>NPA Built Heritage Advisor</u> This property occupies an important site on the corner of Main Street and North Church Street in the Callander Conservation Area and is visible from the west end of Main Street.</p> <p>The existing original timber sash and case windows are in need of attention and the applicant proposes replacing them with double glazed upvc. Externally the wood work is exposed due to lack of general maintenance but the windows <u>are</u> capable of repair. Repair would prolong their life, retaining the delicate astragals and safeguarding the character of the property. Options to refurbish and draught proof should be investigated. The proposal to replace these windows with upvc double glazing would have a detrimental effect on the appearance of the building as it is difficult to replicate the original design and dimensions accurately. In a conservation area it is important that traditional building features in traditional materials are retained as they contribute significantly to its special character. Upvc is also not considered a sustainable option.</p> <p>I would recommend that this application be refused.</p>	
<p>5. Summary of Representations</p>	
<p>No representations received.</p>	
<p>6. Summary of Supporting Information</p>	
<p>No supporting information submitted.</p>	
<p>7. Planning Assessment</p>	
<p>Local Plan Policy ENV 20 Conservation Areas states that replacement windows should normally match the original in relation to materials, proportions, method of opening and appearance. The proposed replacement windows match the existing windows in terms of method of opening in being sliding sash however not in material, proportions or appearance. The existing windows are original single glazed timber sash and case and contribute significantly to the character of the building and Conservation Area. The proposed window material is upvc which is inappropriate for the age of the building and is not a sustainable option. This is due to the difference in texture, reflectivity and overall appearance of upvc versus timber. Three of the seven existing windows have very slim central vertical astragals which cannot be replicated in upvc, therefore the proposed windows cannot match the existing window proportions. It is noted that there is existing upvc windows on the second floor flat and the shopfront has been unsympathetically altered, however notwithstanding this, the existing windows make an important contribution to both the character of the building and the wider conservation area.</p> <p>Timber sash and case windows are recognised in the Callander Conservation Area Appraisal as a key building feature and it states that their inappropriate replacement can lead to the erosion of the special character of the area. Historic Scotland's Managing Change guidance states that maintenance and appropriate repair is the best means of safeguarding the historic character of a window and where a window is beyond repair, replacements must match the original window design as closely as possible. The existing windows are in a fair condition and are undoubtedly capable of being repaired. In addition</p>	

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to this, some of the windows retain historic glass which adds to the particular special quality of the windows. Historic Scotland advise that significant improvements in energy efficiency can be achieved by discreet draught-stripping, internal secondary glazing and use of shutters/curtains at night. This can be an alternative to complete replacement.

The location of the property within the wider conservation area is also of importance. It is located in a prominent corner position on the main street and it is therefore highly visible within the streetscape. It is also on a core path. The property is adjacent to a listed building therefore the retention of timber sliding sash and case windows is highly important to protect the character of the neighbouring listed building and wider conservation area.

A meeting was held with the applicant at the property to explain the above noted concerns however they have opted to have the application determined on the basis of the original proposal of upvc windows.

In conclusion, the proposed replacement windows are not supported by the relevant Local Plan policies, in particular ENV20 due to the particular quality of the existing windows and the properties settings within Callander Conservation Area. It is therefore recommended that the application is refused.

Recommendation: Refuse

Planning Obligations

N/A

Reason for Decision

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 will 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 will have a detrimental impact on the wider conservation area.

List of Plans

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

Informatives

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Page 3 of 4

Signed: Julie Gray
Development Management

Dated: 14.08.14

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Page 4 of 4