

## Minute of Initial Meeting of LRB

24<sup>th</sup> November 2014 at 13.30pm  
John Muir Suite, National Park Headquarters



Review Ref: 2014/007/REF  
Application Ref: 2014/0152/HAE  
Location: Struan House, 2A North Church Street, Callander, Stirling, FK17 8EF  
Nature of Review: Appeal against Refusal  
Proposal: Replacement windows to dwellinghouse

Present: Owen McKee, Chairman  
David McKenzie  
David McCowan

In Attendance: Peter Ferguson, Harper Macleod LLP  
Sharon McIntyre, Committee Officer

Item	Title / Discussion
1	<p><b>Welcome and Introduction</b></p> <p>The Chairman introduced all members present at the meeting and advised that this meeting will allow the Local Review Body to review the case as though it was a new application based on the information provided in advance of the meeting.</p> <p>The Chair advised that this initial meeting allows the LRB to determine if there is sufficient evidence to allow them to make a decision or whether further procedure will be required. After discussion the committee will be able to advise of their decision and if any further procedure is required.</p> <p>The Chairman clarified that this case was an appeal against the decision made by the planning officer to replace the existing timber sash and case windows of the first floor flat with white upvc sliding sash windows.</p>
2	<p><b>Declarations of Interest</b></p> <p>No declarations of interest were made.</p>
3	<p><b>Application for Review - 2014/0152/HAE : Review of 2014/007/REF</b></p> <p>The Chair asked members to confirm whether they had sufficient information to proceed to discuss and determine the review. Members agreed that this was the case.</p> <p>One of the main reasons for the Officer refusing the original application was the conclusion that the proposed development would be contrary to Policy ENV20 of the Loch Lomond Adopted Local Plan. That policy is as follows:</p> <p><b><i>“Development and demolition within a conservation area will only be supported where:...(b) its design, materials, scale, layout and siting is appropriate to the character or appearance of the conservation area and its setting. Replacement windows and doors on traditional buildings within the conservation area should</i></b></p>

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***normally match the original in relation to materials, proportions, method of opening and materials."***

As this policy specifically addresses the matter of replacement windows in a conservation area, the Members considered that in most cases proposed replacement windows which did not meet all of the requirements specified in the policy would be contrary to the policy. They took the view however that the "...*should normally*..." wording indicated that this was not necessarily always the case and that exceptions could be made in certain limited circumstances.

The Members considered that the proposed replacement windows would meet many of the requirements specified in the policy in that they would have the same proportions, method of opening and arguably a similar appearance.

Although the replacement windows would not be the same material as the original wooden windows, they would nevertheless be in keeping with the current appearance and condition of the building. The Members noted from the photographs that a number of original windows in the immediate vicinity have already been replaced with UPVC windows and that there is significant commercial signage on the building in question.

For these reasons, the Members concluded that the proposed replacement windows were not contrary to Policy ENV 20.

Members reviewed policy SUSDEV1 Sustainable Development of the Adopted Local Plan 2010-2015). This policy relates to 'efficient energy use and opportunities for renewable energy.' Members discussed that in relation to this case by changing the material of the windows this would allow the owners to increase their energy efficiency. The Members concluded that the proposed replacement windows were supported by this policy.

The Members therefore concluded that the proposal complied with the Local Plan and that there were no other material considerations which indicated that the application should be refused. The Members decided to grant planning permission.

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### Decision

**DECISION:** Members agreed to **reverse** the Notice of Review and **approve** the planning permission subject to the informatives. The applicant is therefore able to proceed replacing the existing timber sash and case windows of the first floor flat with white upvc sliding sash windows.

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### End of Minute

Chair of the Local Review Body:



Date:

8/3/15