

20th July, 2018

Renfrewshire Council
Renfrewshire House,
Cotton Street,
Paisley
PA1 1AN

Planning Application Reference No. **18/0295/PP**

Dear Sir or Madam,

NOTICE OF REVIEW - SUPPORTING STATEMENT

Planning permission was sought for the replacement of the existing timber sash-and-case windows on the former Clydesdale Bank property within the Ranfurly Conservation Area. The proposal was to replace the existing timber windows, variously in need of overhaul and extensive refurbishment, with new replica uPVC “traditional” sash-and-case windows. The Application was submitted on 20.04.18

The original Planning Officer assigned to the Application, Kasia Smith, responded as follows in an email of 24.04.18:

“I would like to bring to your attention the fact that the application property is located within conservation area on a prominent corner location at the entrance to the village and therefore modern UPVC windows would be discouraged on three elevations in public vistas. The modern timber alternatives should be considered.”

We responded to Kasia on the same day:

“With regards to the uPVC replacement windows, these will be Bygone Symphony Conservation windows by Master Frame. These are high-end uPVC windows that accurately replicate the details, frame sections, dimensions and glazing patterns of traditional sash-and-case windows, and have been developed for installation in Conservation areas and listed buildings - <https://www.bygonecollection.co.uk/your-home/conservation>. I have attached for your information a copy of their brochure in the first instance and can provide further supporting evidence if required.”

Kasia replied to say thank you for the e-mail and did not raise any further concerns regarding the proposed window material.

We next wrote to Kasia the week before the Application was due to be determined, asking if she anticipated there being any issues which would result in our Application being refused. She replied the same day to say she hoped to get her assessment completed that week.

We were contacted the following week by Sharon Marklow, Kasia’s manager, advising that Kasia had now left the Council and that she would be dealing with Kasia’s applications. Sharon advised that our application would be refused due to the proposed use of uPVC windows. We explained to Sharon the specialist nature of the windows we were proposing, and their indistinguishability from traditional timber sash-and-case windows. Sharon advised that the problem was the material, not the appearance, and that modern timber sash-and-case windows, e.g. those by Blairs Joinery, would be acceptable. Our Client felt that the Bygone windows were a better product than the timber alternatives, both in terms of appearance and maintenance requirements, and declined to change the proposed window specification.

The Application was thus refused, with the following reason given:

“The proposal is contrary to the Policy ENV3 of the Renfrewshire Local Development Plan and the New Development Supplementary Guidance relating to conservation areas as it would have a detrimental impact on the character of the building and the visual amenity of the conservation area.”

We would take issue with this reasoning - if the uPVC windows are indistinguishable from traditional timber sash-and-case, it's not clear in what way would they have “a detrimental impact on the character of the building and the visual amenity of the conservation area”.

Secondly, in the Planning Officer's report, it was noted that *“A brochure containing details of heritage style uPVC windows has been submitted with the application. However no window specifications have been submitted to include size, fenestration and method of opening”*. This is incorrect - the size, fenestration and method of opening were all indicated on our Proposed Elevation drawings that were submitted in support of our Application. Furthermore, as made clear from our email correspondence with Kasia, we advised we could provide additional information, including section sizes and detailed drawings if required, in order to prove our point that the Bygone windows were visually identical to traditional windows, however no further information was requested, either by Kasia or Sharon.

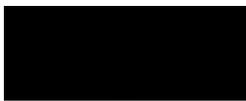
As Sharon had verbally advised that Blairs Joinery windows would be acceptable, we have therefore attached PDF's showing the typical section sizes of both Blairs' Sash-and-case windows and Bygone's Sash-and-case windows to allow for a like-for-like comparison. You will note that the section sizes of the uPVC window are actually smaller, and thus closer to traditional sash-and-case frames, than the section sizes of the timber window we were told would be acceptable.

We have also attached a PDF copy of an Appeal Decision for another Bygone uPVC window installation in a Conservation Area in Cheshire, in which the Planning Inspector advised the following:

“The window that is the subject of this appeal appears to replicate a traditional sliding sash window very closely. The effect is so convincing that it is difficult to differentiate between the two, even at close quarters. Unlike many other uPVC imitations which only pay superficial attention to traditional detailing, the mouldings on the frame of the unit, which also extend to the central glazing bars, appear most authentic. I conclude that the proposal would preserve or enhance the character or appearance of the Conservation Area”

In summary, we would argue that the above statement, and the additional evidence referred to, supports our contention that the installation of Bygone Sash-and-case windows in this building would not be in contravention of Policy ENV3 of the Renfrewshire Local Development Plan and associated Supplementary Guidance.

Yours faithfully,



Malcolm J. Cullen
for NVDC Architects

Encl.

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