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<b>Report To:</b>	<b>The Planning Board</b>	<b>Date:</b>	<b>1st April 2009</b>
<b>Report By:</b>	<b>Head of Planning and Housing</b>	<b>Report No:</b>	<b>08/0059/IC 08/0005/LB Plan 04/09</b>
<b>Contact Officer:</b>	<b>James McColl</b>	<b>Contact No:</b>	<b>01475 712462</b>
<b>Subject:</b>	<b>Installation of replacement windows in attic flat at Flat 1-1 36 Cove Road Gourock PA19 1RP</b>		

## **SITE DESCRIPTION**

The application relates to an attic flat within a three storey building (including attic) located on the southeastern side of Cove Road, Gourock. The property is stone built with the front elevation painted in a beige colour and a grey slate roof. The building features four traditional style dormers, two to the front and two to the rear, finished primarily in materials to match the main roof structure. A larger central box dormer is located to the front, clad in a modern tile. The flat subject of the application currently features aluminium framed windows. A variety of styles of windows can be found within the building as a whole, including traditional timber sash and case windows. The building is C(S) listed and lies in a row of 4 similarly styled buildings, which are all C(S) listed.

## **PROPOSAL**

It is proposed to install replacement windows to the front and rear. The windows are uPVC tilt and turn units featuring a single pane.

## **LOCAL PLAN POLICIES**

Local Plan Policy HR14 - Alterations and Extensions to Listed Buildings

Proposals to alter or extend a listed building must respect the reasons for listing, be of a high standard and will only be approved where the proposed works are satisfactory in terms of the following matters (as and where appropriate):

- (a) overall design;
- (b) scale and form;
- (c) materials and finishes;
- (d) landscaping proposals;
- (e) form of boundary enclosure; and
- (f) compliance with Policy HR1.

## **CONSULTATIONS**

No consultations were required.

## **PUBLICITY**

The application was advertised in the Greenock Telegraph on 6th March 2009 as a development affecting listed buildings.

## **SITE NOTICES**

A site notice was posted on 17<sup>th</sup> October 2008 for Development Affecting Listed Buildings.

## **PUBLIC PARTICIPATION**

The application was subject of neighbour notification, a press advert and a site notice. No letters of representations were received.

## **ASSESSMENT**

The material considerations in the determination of this application are the Inverclyde Local Plan, Planning Practice Advice Note 11, Historic Scotland's Memorandum of Guidance for (design specific issues), the Scottish Historic Environment Policy and the effect on the character and appearance of the listed building.

In terms of the Inverclyde Local Plan, Policy HR14 provides the criteria for the assessment of alterations to listed buildings. Policy DC1 supports applications which accord with the Council's Planning Practice Advice Note (PPAN) Number 11 on Replacement Windows. In considering the installation of replacement windows in C(S) listed buildings, the following windows comply with the advice given in PPAN 11:

- Traditional timber sliding sash and case (painted in the original colour);
- uPVC sliding sash and case (finished in the original colour);
- Aluminium with a plasticated wood grain effect finish sash and case (finished in the original colour);
- Tilting sash windows in timber, uPVC or aluminium with a plasticated wood grain finish (finished in the original colour);
- Stepped windows with a combination of sliding, tilting or side opening in timber, uPVC or aluminium with a plasticated woodgrain finish (finished in the original colour);

In all cases glazing bars should match the original in position and size. Bars inserted into double glazed window units are inappropriate.

I further note the advice of Historic Scotland's Memorandum of Guidance on Listed Buildings and Conservation Areas and the Scottish Historic Environment Policy provides guidelines for planning authorities determining planning applications affecting listed buildings. Planning authorities should always seek to preserve the architectural integrity of a building, and where some of that integrity has been lost, encourage its restoration. Considering replacement windows, it is advised that the original proportion of the windows should also be retained. Modern substitutes for original sash and case windows should be discouraged and attempts to replace sash windows by altering the outward projection of the upper sash above the lower sash should be avoided. It is further noted that there is a need to ensure the compatibility of the windows with the originals when open as well

as closed. While recognising the strong line taken by Historic Scotland, the Council, through PPAN 11 on window replacement has sought to recognise the substantial cost burden to residents of installing timber sash and case windows. As such tightest control is limited to A and B listed buildings. Nevertheless, there still remains a requirement to ensure that window replacement does not harm the visual integrity of a building with consequential detriment its character and appearance.

The guidance contained within PPAN 11 was introduced in recognition of the extent of unauthorised and/or unacceptable replacement windows. It seeks, through the prevention of further unacceptable windows and, through time, the re-introduction of acceptable windows as the inevitable cycle of window replacement occurs, to bring about further improvement to the character and appearance of listed buildings.

The site fronts directly onto Cove Road and as such is clearly visible from a number of different vantage points. The building lies within a line of similar properties, all of which are listed. In order to safeguard and maintain the character, appearance and architectural integrity of the listed building, proposals for alterations require to be in keeping with their original character. The property is an attractive building which commands a prominent position within the streetscape. Whilst replacing previously installed aluminium units, the windows now proposed are not of a design and appearance which would seek to preserve or enhance the appearance of the listed building in accordance with Historic Scotland advice. The replacement windows have an adverse impact on the visual and architectural integrity of the building. The replacement windows are also at odds with the criteria contained within PPAN 11. The window within the modern box dormer to the front is itself acceptable, as this is a modern feature which would never have featured a sash and case window. This size of the opening does not lend itself to a sash and case style window. I am however, unable to grant solely this window in light of its inclusion in the wider application.

In conclusion, I consider that the installation of replacement uPVC single pane windows without a stepped profile would be to the detriment of the appearance of the listed building and fail to preserve or enhance the architectural integrity of the building. The proposal is therefore not in accordance with the advice contained in policy HR14 of the Inverclyde Local Plan, the Council's Planning Practice Advice Note Number 11 on Replacement Windows. The windows, in addition to failing to comply with the local guidelines, also conflict with the terms of Historic Scotland's Policy and Guidance. As such I am unable to support the application.

## **RECOMMENDATION**

That the application be refused

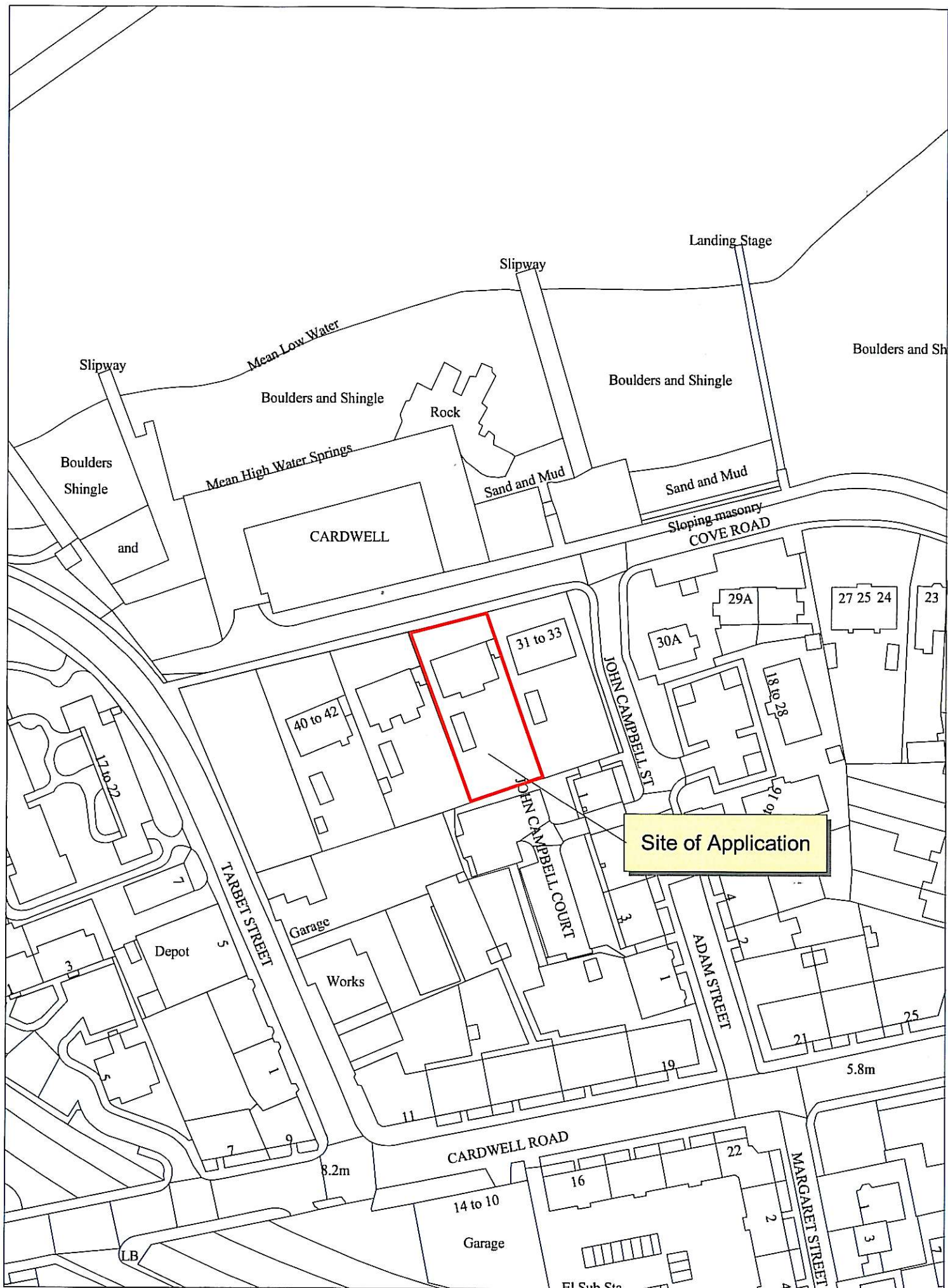
### **Reasons**

1. The style and design of the replacement windows fail to preserve or enhance the character and architectural integrity of the listed building. As such the proposal is contrary to policy HR14 of the Inverclyde Local Plan, the Council's Planning Practice Advice Note Number 11 on Replacement Windows and the policy, advice and guidance contained within Historic Scotland's Memorandum of Guidance on Listed Buildings and Conservation Areas and Scottish Historic Environment Policy.

F. K WILLIAMSON  
Head of Planning and Housing

## BACKGROUND PAPERS

1. Application forms
2. Application plans
3. Inverclyde Local Plan
4. PPAN 11
5. Historic Scotland's Memorandum of Guidance on Listed Buildings and Conservation Areas
6. Scottish Historic Environment Policy



Date: 12:03:09



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