



THE CITY OF EDINBURGH COUNCIL

Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Email: planning.support@edinburgh.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100631273-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

[X] Applicant [] Agent

Applicant Details

Please enter Applicant details

Form fields for Applicant Details including Title, Name, Address, and Contact Information.

Site Address Details

Planning Authority:

City of Edinburgh Council

Full postal address of the site (including postcode where available):

Address 1:

1F2

Address 2:

16 EYRE PLACE

Address 3:

BROUGHTON

Address 4:

Address 5:

Town/City/Settlement:

EDINBURGH

Post Code:

EH3 5EP

Please identify/describe the location of the site or sites

Northing

674840

Easting

325210

Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Replace 3 single glazed windows with uPVC double glazed units

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

As per attached in "Supporting Documents" section

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

Yes No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Comments - file 1f2 16 Eyre Place review

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

23/00555/FUL

What date was the application submitted to the planning authority? *

14/03/2023

What date was the decision issued by the planning authority? *

01/05/2023

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mrs Lillian Taylor

Declaration Date: 14/06/2023

The planning application is to replace three large single glazed windows in a one bedroom tenement flat with double glazed units.

The proposed windows would be the same style and opening formation as the existing but material would be uPVC rather than timber.

The property is a few hundred metres inside the boundary of a conservation area, but the building is neither listed nor of any particular architectural merit.

I understand that uPVC is generally not permitted within conservation areas but would make the following comments in regard to my application:

1. A number of the windows in the building are generally in poor condition and in need of major repairs/replacement.
2. Many properties in the adjacent streets and buildings have had windows replaced which do not match the existing in either style or materials.
3. 77 households were notified of the planning application and no objections were received from neighbours.
4. The latest EPC for my flat indicated that there were only two ways to improve the EPC rating - insulation of the walls or replacement of the windows with double glazed units. Clearly insulation of the walls is not possible in a tenement building, so the only option to improve energy efficiency is double glazing. The EPC indicates an improvement in the rating of 8 points were double glazing to be installed.
5. The EPC gives an indicative cost for this of £3,300-£6,500. This would be achievable with uPVC, but quotes for timber windows are in the region of £12,000 - a sum which is excessive both in absolute terms and in relation to the value of the property.
6. I have endeavoured to source windows which match the existing, to the extent that I believe that they would be indistinguishable from the original from street level.

While I fully appreciate the merits of conservation, I believe the building would be improved more by allowing windows to be replaced with uPVC matching the original in style, than permitting only timber, as this is resulting in a general deterioration due to cost issues.

In asking for this decision to be reviewed I am requesting that more emphasis be placed on the energy efficiency improvements which would be achieved by this work.