

John Gordon Associates Ltd.
3 Dean Acres
Comrie
Dunfermline
KY12 9XS

Mr Steedman
11 Grange Court
Edinburgh
EH9 1PX

Decision date: 1 September 2020

TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS
DEVELOPMENT MANAGEMENT PROCEDURE (SCOTLAND) REGULATIONS 2013

Replacement windows and doors
At 11 Grange Court Edinburgh EH9 1PX

Application No: 20/02900/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 17 July 2020, this has been decided by **Local Delegated Decision**. The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Refused** in accordance with the particulars given in the application.

Any condition(s) attached to this consent, with reasons for imposing them, or reasons for refusal, are shown below;

Conditions:-

Reasons:-

1. The proposal utilises an inappropriate material and would have an adverse impact on the character and appearance of the existing building and would fail to preserve or enhance the character and appearance of the conservation area. The proposal is therefore contrary to Edinburgh Local Development Plan policy Des 12, Env 6, the non-statutory Guidance for Listed Buildings and Conservation Areas, and the Grange Conservation Character Appraisal.

Please see the guidance notes on our [decision page](#) for further information, including how to appeal or review your decision.

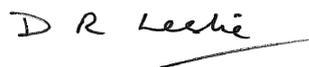
Drawings 01-06, represent the determined scheme. Full details of the application can be found on the [Planning and Building Standards Online Services](#)

The reason why the Council made this decision is as follows:

The proposal is contrary to the Edinburgh Local Development Plan as it does not comply with policy Des 12 (Alterations and Extensions) and policy Env 6 (Conservation Areas - Development). The proposal does not preserve the character or appearance of the conservation area. There are no material considerations which outweigh this conclusion.

This determination does not carry with it any necessary consent or approval for the proposed development under other statutory enactments.

Should you have a specific enquiry regarding this decision please contact Amelia Christie directly at amelia.christie@edinburgh.gov.uk.



Chief Planning Officer
PLACE
The City of Edinburgh Council

NOTES

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The Notice of Review can be made online at www.eplanning.scot or forms can be downloaded from that website. Paper forms should be addressed to the City of Edinburgh Planning Local Review Body, G.2, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. For enquiries about the Local Review Body, please email localreviewbody@edinburgh.gov.uk.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Report of Handling

Application for Planning Permission 20/02900/FUL At 11 Grange Court, Edinburgh, EH9 1PX Replacement windows and doors

Item	Local Delegated Decision
Application number	20/02900/FUL
Wards	B15 - Southside/Newington

Summary

The proposal is contrary to the Edinburgh Local Development Plan as it does not comply with policy Des 12 (Alterations and Extensions) and policy Env 6 (Conservation Areas - Development). The proposal does not preserve the character or appearance of the conservation area. There are no material considerations which outweigh this conclusion.

Links

<u>Policies and guidance for this application</u>	LDPP, LEN06, LDES12, NSG, NSLBCA, NSHOU, OTH, CRPGRA,
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Report of handling

Recommendations

1.1 It is recommended that this application be Refused for the reasons below.

Background

2.1 Site description

The application site relates to a two storey terraced dwelling located towards the south side of Grange Court. The surrounding area is mainly residential.

This application site is located within the Grange Conservation Area.

2.2 Site History

There is no relevant planning history for this site.

Main report

3.1 Description Of The Proposal

The application is for the replacement of five windows and two doors which are currently white painted timber. The five windows and French door are to be replaced with double glazed PVCU. The front door would be coloured anthracite grey.

3.2 Determining Issues

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states - special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling reasons for not approving them?

If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

3.3 Assessment

To address these determining issues, it needs to be considered whether:

- a) the proposals will preserve or enhance the character or appearance of the conservation area;
- b) there would be no unreasonable loss to neighbour's amenity;
- c) any comments have been addressed.

a) Conservation Area

The Grange Conservation Area Character Appraisal emphasises the high quality stone built architecture of restricted height enclosed by stone boundary walls, the uniformity resulting from the use of local grey sandstone for buildings and boundary walls and Scots slate for roofs, the formal and picturesque detached and semi-detached dwellings of generous scale and fine proportions, the low density grain of the area, and the spacious and uncluttered streetscape.

The adopted Edinburgh Local Development Plan policy Env 6 highlights the importance of preserving the character and appearance of the conservation area and the materials used are appropriate to the historic environment.

The existing windows are currently white painted timber. The Council's non statutory guidance for Listed Building's and Conservation Areas states that the use of uPVC within a conservation area is deemed unacceptable. Surrounding properties appear to utilise timber framed windows of a similar design and style. The proposed replacement windows would introduce a non traditional material that is not established within the area.

Additionally, the property forms part of a building that was built during the 1970s and has been designed to utilise materials and style that match existing historic buildings that surround the property.

Taking the above into account, the proposal would result in the introduction of an unacceptable material within the Grange Conservation Area and would not comply with policy Env 6, policy Des 12 and the non statutory guidance. The use of uPVC is not suitable and would detract from the appearance of the building and would not preserve the character of the conservation area.

b) Neighbouring Amenity

The proposal has been assessed and would not result in an unreasonable loss of neighbouring residential amenity. The proposal complies with the non-statutory guidance with respect to daylight, sunlight and privacy.

c) Public Comments

Three comments of objection have been received:

- Plastic is not a suitable material.
- Proposed windows would not be in keeping with surrounding buildings.

- Windows should match that of the neighbouring buildings.
- Not compatible with the area.
- The use of UPVC does not comply with policy and guidance.
- Building has been designed to fit with surrounding buildings.
- No evidence of UPVC use in other properties.
- Could create an undesirable precedent.

It is recommended that this application be Refused for the reasons below.

3.4 Conditions/reasons/informatives

Reasons:-

1. The proposal utilises an inappropriate material and would have an adverse impact on the character and appearance of the existing building and would fail to preserve or enhance the character and appearance of the conservation area. The proposal is therefore contrary to Edinburgh Local Development Plan policy Des 12, Env 6, the non-statutory Guidance for Listed Buildings and Conservation Areas, and the Grange Conservation Character Appraisal.

Risk, Policy, compliance and governance impact

4.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

Equalities impact

5.1 The equalities impact has been assessed as follows:

The application has been assessed and has no impact in terms of equalities or human rights.

Consultation and engagement

6.1 Pre-Application Process

There is no pre-application process history.

6.2 Publicity summary of representations and Community Council comments

Three representations have been received.

Background reading / external references

- To view details of the application go to
- [Planning and Building Standards online services](#)

Statutory Development

Plan Provision Edinburgh Local Development Plan

Date registered 17 July 2020

Drawing numbers/Scheme 01-06,
Scheme 1

David R. Leslie
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Amelia Christie, Trainee Planner
E-mail: amelia.christie@edinburgh.gov.uk

Links - Policies

Relevant Policies:

Relevant policies of the Local Development Plan.

LDP Policy Env 6 (Conservation Areas - Development) sets out criteria for assessing development in a conservation area.

LDP Policy Des 12 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

Relevant Non-Statutory Guidelines

Non-statutory guidelines 'LISTED BUILDINGS AND CONSERVATION AREAS' provides guidance on repairing, altering or extending listed buildings and unlisted buildings in conservation areas.

Non-statutory guidelines 'GUIDANCE FOR HOUSEHOLDERS' provides guidance for proposals to alter or extend houses or flats.

Other Relevant policy guidance

The Grange Conservation Area Character Appraisal emphasises the high quality stone built architecture of restricted height enclosed by stone boundary walls, the uniformity resulting from the use of local grey sandstone for buildings and boundary walls and Scots slate for roofs, the formal and picturesque detached and semi-detached dwellings of generous scale and fine proportions, the low density grain of the area, and the spacious and uncluttered streetscape.

Appendix 1

Consultations

No consultations undertaken.

END

Comments for Planning Application 20/02900/FUL

Application Summary

Application Number: 20/02900/FUL

Address: 11 Grange Court Edinburgh EH9 1PX

Proposal: Replacement windows and doors

Case Officer: Amelia Christie

Customer Details

Name: Ms Susan Dibdin Nevo

Address: 12 Grange Court Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to object to the current proposal to replace the existing timber windows and front door of this property with uPVC plastic.

I am objecting on the basis that non-traditional, low quality, materials like uPVC plastic are inappropriate in historic settings and not compatible with the character and appearance of the conservation area. Therefore, this proposal is, I believe, contrary to the Council's policies on managing change in the historic environment given that an Article 4 Direction is in place in this area.

Edinburgh City Council's supplementary planning guidance on Listed Buildings and Conservation Areas states that: "Replacement windows and doors on all elevations of unlisted properties ... must match the original proportions, appearance, materials, and opening method. ... Alternative materials such as uPVC will not be acceptable."

Additionally, the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 notes that conservation areas "are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". Introducing inappropriate, modern, materials like uPVC plastic to this terraced house neither preserves nor enhances the character or appearance of the conservation area and, on the contrary, would have a negative impact.

Grange Court has both architectural and historic interest and was depicted on the 1st edition OS map. The Canmore entry describes it as having originally comprised of over fifty weaver's houses plus stables. The terraced houses on the South and West ranges of the courtyard, of which number 11 belongs, were constructed in the early 1970s and the material palette of sandstone, pantiles and timber windows and doors, was specifically chosen to complement the high quality of

the original 18th century range to the North.

There are currently no plastic windows or doors in Grange Court (with the unfortunate exception of our French windows, which were installed by previous owners prior to the current policy being in place and which we intend to replace in timber as soon as we can afford to do so). This uniformity of high quality, traditional building materials - sandstone, timber, pantiles and slate - contributes greatly to the unique visual character of the courtyard, which is enjoyed by all residents and also members of the public who occasionally stop by and take photographs.

Both as a resident of the courtyard and as a built heritage professional, I fear that allowing the introduction of uPVC plastic windows and door in this instance would set an undesirable precedent for other properties to follow suit. My concern is that these, seemingly small, incremental changes lead to a steady 'drip drip' of inappropriate alterations, which will eventually erode the special character and visual attractiveness of both Grange Court and the wider conservation area.

I would like to clarify that we are not against our new neighbour replacing his windows and front door to a suitable design in timber - it is the proposed use of uPVC plastic that we object to.

Comments for Planning Application 20/02900/FUL

Application Summary

Application Number: 20/02900/FUL

Address: 11 Grange Court Edinburgh EH9 1PX

Proposal: Replacement windows and doors

Case Officer: Amelia Christie

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to object to the current proposal to replace the existing timber windows and front door of this property with uPVC plastic.

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Comments for Planning Application 20/02900/FUL

Application Summary

Application Number: 20/02900/FUL

Address: 11 Grange Court Edinburgh EH9 1PX

Proposal: Replacement windows and doors

Case Officer: Amelia Christie

Customer Details

Name: Dr John Banasik

Address: 8 Grange Court Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this proposal. Plastic doors and windows are not suitable for buildings in a conservation area. That seems to me to be a sound principle and I believe that it should be sufficient on its own to reject the proposal. However, the principle is particularly pertinent to Grange Court.

On one side of Grange Court is a tenement building that dates from the 1700s and on the other is a row of terraced houses dating from the 1970s. The houses (that include #11) are ingeniously designed to have a modern look yet be entirely compatible with the ancient building opposite them. That compatibility rests on the houses' simplicity of design as well as resort to similar materials on both sides of the Court. Replacement of wooden frame windows with plastic framed ones will undermine that compatibility and detract from the special attractiveness of the location.

Comments for Planning Application 20/02900/FUL

Application Summary

Application Number: 20/02900/FUL

Address: 11 Grange Court Edinburgh EH9 1PX

Proposal: Replacement windows and doors

Case Officer: Amelia Christie

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this proposal. Plastic doors and windows are not suitable for buildings in a conservation area. That seems to me to be a sound principle and I believe that it should be sufficient on its own to reject the proposal. However, the principle is particularly pertinent to Grange Court.

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Comments for Planning Application 20/02900/FUL

Application Summary

Application Number: 20/02900/FUL

Address: 11 Grange Court Edinburgh EH9 1PX

Proposal: Replacement windows and doors

Case Officer: Amelia Christie

Customer Details

Name: Dr The Architectural Heritage Society of Scotland

Address: 15 Rutland Square, Edinburgh EH1 2BE

Comment Details

Commenter Type: Amenity Body

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Thank you for the opportunity to comment on the above planning application. The proposals relate to the property, located within Grange Conservation Area. The applicant wishes to replace existing timber windows and doors to uPVC ones.

The panel has discussed the case and is concerned about the impact that can be made by the proposed alterations. According to the Historic Environment Scotland "Managing Change" Series, new external fixtures must be sited to minimise impact on the architectural integrity and historic fabric of the Conservation Area, and materials, such as uPVC, shouldn't be encouraged and won't be permitted. Policy Env 6 in the Edinburgh Local Plan (LDP) states that proposals to the development within a conservation area or affecting its setting will be permitted which preserve or enhance the special character or appearance of the conservation area and demonstrate high standards of design and utilise materials appropriate to the historic environment. The use of uPVC, mentioned in the drawings, is not acceptable, according to the city's guidance on Listed Buildings and Conservation Areas, 2016, p. 22, 24. Accordingly, the panel wishes to object to the application.

Comments for Planning Application 20/02900/FUL

Application Summary

Application Number: 20/02900/FUL

Address: 11 Grange Court Edinburgh EH9 1PX

Proposal: Replacement windows and doors

Case Officer: Amelia Christie

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Amenity Body

Stance: Customer objects to the Planning Application

Comment Reasons:

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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 100282739-002

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)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	John Gordon Associates Ltd		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	John	Building Name:	
Last Name: *	Gordon	Building Number:	3
Telephone Number: *		Address 1 (Street): *	Dean Acres
Extension Number:		Address 2:	Comrie
Mobile Number:		Town/City: *	Dunfermline
Fax Number:		Country: *	Scotland
		Postcode: *	KY12 9XS
Email Address: *			

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="M"/>	Building Number:	<input type="text" value="11"/>
Last Name: *	<input type="text" value="Steedman"/>	Address 1 (Street): *	<input type="text" value="Grange Court"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Newington"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="UK"/>
Mobile Number:	<input type="text" value=""/>	Postcode: *	<input type="text" value="EH9 1PX"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value=""/>		

Site Address Details

Planning Authority:	<input type="text" value="City of Edinburgh Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="11 GRANGE COURT"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="EDINBURGH"/>
Post Code:	<input type="text" value="EH9 1PX"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="672201"/>	Easting	<input type="text" value="326301"/>
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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)

INSTALLATION OF REPLACEMENT WINDOWS & DOORS

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.

SEPARATE STATEMENT ATTACHED

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)

PP APPLICATION; PP REFUSAL; APPLICATION DRAWINGS; REASONS FOR REVIEW;

Application Details

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

20/02900/FUL

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

16/07/2020

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

01/09/2020

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

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures.

Please select a further procedure *

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

SITE VISIT REQUESTED TO ASSESS THE SITE IN IT'S SURROUNDINGS

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: Mr John Gordon

Declaration Date: 21/10/2020



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 100282739-001

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.

Description of Proposal

Please describe accurately the work proposed: * (Max 500 characters)

Installation of replacement windows & doors

Has the work already been started and/ or completed? *

No Yes - Started Yes – Completed

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)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	<input type="text" value="John Gordon Associates Ltd"/>		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	<input type="text" value="John"/>	Building Name:	<input type="text"/>
Last Name: *	<input type="text" value="Gordon"/>	Building Number:	<input type="text" value="3"/>
Telephone Number: *	<input type="text" value="██████████"/>	Address 1 (Street): *	<input type="text" value="Dean Acres"/>
Extension Number:	<input type="text"/>	Address 2:	<input type="text" value="Comrie"/>
Mobile Number:	<input type="text"/>	Town/City: *	<input type="text" value="Dunfermline"/>
Fax Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
		Postcode: *	<input type="text" value="KY12 9XS"/>
Email Address: *	<input type="text" value="██"/>		

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="M"/>	Building Number:	<input type="text" value="11"/>
Last Name: *	<input type="text" value="Steedman"/>	Address 1 (Street): *	<input type="text" value="Grange Court"/>
Company/Organisation:	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Newington"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="UK"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="EH9 1PX"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="██"/>		

Site Address Details

Planning Authority:

City of Edinburgh Council

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

Address 1:

11 GRANGE COURT

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

EDINBURGH

Post Code:

EH9 1PX

Please identify/describe the location of the site or sites

Northing

672201

Easting

326301

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Trees

Are there any trees on or adjacent to the application site? *

Yes No

If yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Access and Parking

Are you proposing a new or altered vehicle access to or from a public road? *

Yes No

If yes, please describe and show on your drawings the position of any existing, altered or new access points, highlighting the changes you proposed to make. You should also show existing footpaths and note if there will be any impact on these.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

Yes No

Is any of the land part of an agricultural holding? *

Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: John Gordon

On behalf of: Mr M Steedman

Date: 16/07/2020

Please tick here to certify this Certificate. *

Checklist – Application for Householder Application

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

- a) Have you provided a written description of the development to which it relates? * Yes No
- b) Have you provided the postal address of the land to which the development relates, or if the land in question has no postal address, a description of the location of the land? * Yes No
- c) Have you provided the name and address of the applicant and, where an agent is acting on behalf of the applicant, the name and address of that agent? * Yes No
- d) Have you provided a location plan sufficient to identify the land to which it relates showing the situation of the land in relation to the locality and in particular in relation to neighbouring land? *. This should have a north point and be drawn to an identified scale. Yes No
- e) Have you provided a certificate of ownership? * Yes No
- f) Have you provided the fee payable under the Fees Regulations? * Yes No
- g) Have you provided any other plans as necessary? * Yes No

Continued on the next page

A copy of the other plans and drawings or information necessary to describe the proposals (two must be selected). *

You can attach these electronic documents later in the process.

- Existing and Proposed elevations.
- Existing and proposed floor plans.
- Cross sections.
- Site layout plan/Block plans (including access).
- Roof plan.
- Photographs and/or photomontages.

Additional Surveys – for example a tree survey or habitat survey may be needed. In some instances you may need to submit a survey about the structural condition of the existing house or outbuilding. Yes No

A Supporting Statement – you may wish to provide additional background information or justification for your Proposal. This can be helpful and you should provide this in a single statement. This can be combined with a Design Statement if required. * Yes No

You must submit a fee with your application. Your application will not be able to be validated until the appropriate fee has been Received by the planning authority.

Declare – For Householder Application

I, the applicant/agent certify that this is an application for planning permission as described in this form and the accompanying Plans/drawings and additional information.

Declaration Name: Mr John Gordon

Declaration Date: 16/07/2020

Payment Details

[REDACTED]

Created: [REDACTED]

Proposal Details

Proposal Name	100282739
Proposal Description	Ideal
Address	11 GRANGE COURT, EDINBURGH, EH9 1PX
Local Authority	City of Edinburgh Council
Application Online Reference	100282739-002

Application Status

Form	complete
Main Details	complete
Checklist	complete
Declaration	complete
Supporting Documentation	complete
Email Notification	complete

Attachment Details

Notice of Review	System	A4
001	Attached	A2
PP APPLICATION	Attached	A4
PP REFUSAL	Attached	A4
LP	Attached	A4
REASONS FOR REVIEW	Attached	A4
PVCU DOOR	Attached	A4
PVCU TILT AND TURN	Attached	A4
PVCU CASEMENT	Attached	A4
PVCU CASEMENT 2	Attached	A4
GRP DOOR	Attached	A4
Notice_of_Review-2.pdf	Attached	A0
Application_Summary.pdf	Attached	A0
Notice of Review-002.xml	Attached	A0

JOHN GORDON ASSOCIATES LTD



ARCHITECTURAL DESIGN &
CONSTRUCTION MANAGEMENT

Reasons for Review

Proposed Replacement Windows & Doors
at
11 Grange Court, Edinburgh, EH9 1PX.

The existing property is a non-listed, mid-terraced, two-storey building within the Grange Conservation Area. Grange Court is a small cul-de-sac with limited access and the property is largely hidden from view to everyone except the few occupants residing within Grange Court. The property frontage faces North towards the properties on the opposite side of Grange Court. The rear of the property faces South towards the rear of Salisbury Church. The properties which make up Grange Court are of similar sizes and appearances.



11 Grange Court, Front Elevation.



View from the right of 11 Grange Court.



*View from the left of 11 Grange Court.
(Red oval identifies visible PVCU windows)*

The existing windows & doors currently installed on 11 Grange Court are of timber construction. The windows have a casement opening style. Looking at the surrounding properties of Grange Court windows appear to be the original windows for the property. Although they have been fitted with trickle vents, which is a modern feature.

Travelling up and down the length of Grange Court will reveal varying styles and colours of windows& doors from one property to the next with some being timber sliding sash, some are timber casement. PVCU windows can be observed in some of the properties in the immediate area. The number of PVCU units in the area suggests the time for preservation has gone, and although many of them may be unauthorised replacements, nothing has been done, or is likely to be done, to enforce these windows to be returned to timber construction.

The existing windows are not certainly not traditional conservation type and are hardly worth hanging on to. The property has a Juliet balcony to the front with white timber French doors, a feature which is not shared by all of the properties within Grange Court making the street scene quite disjointed.

The proposal seeks to replace all the existing windows and the French doors with white PVCU windows/doors of similar proportions, to provide and maintain the existing appearance which is sympathetic to the property whilst achieving the higher construction quality and lowered maintenance offered by the PVCU construction. The windows will not look out of place in the street due to the reasons mentioned above, instead they will appear as more traditional than many of the windows in some of the other properties.

The proposal also seeks to replace the existing white timber front door with an Anthracite Grey composite door, which would blend in with the darker coloured render surrounding it.

To conclude it is our opinion that a precedent has already been set in the area and in light of the surrounding dwellings which are already fitted with PVCU products, the windows and doors proposed in this instance would not look out of place and would easily blend in to the street scene as a whole.



Front Elevation

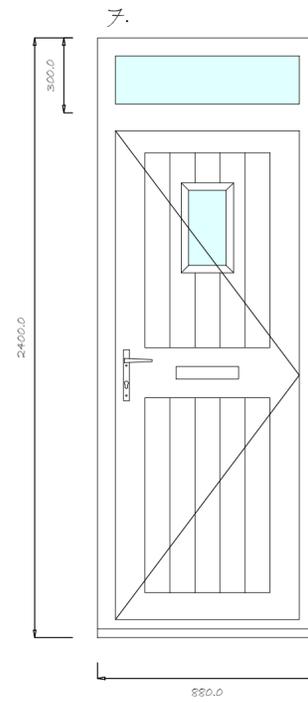
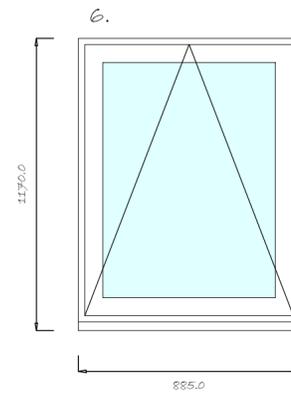
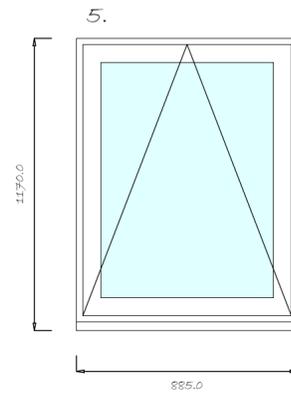
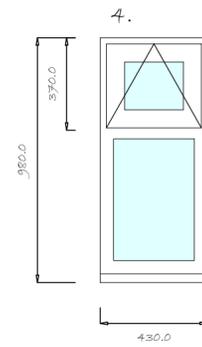
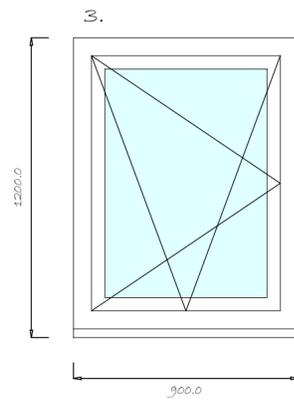
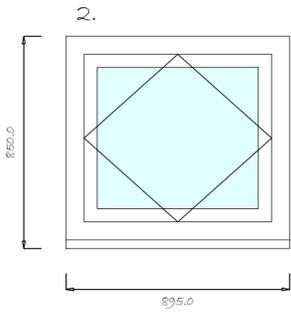
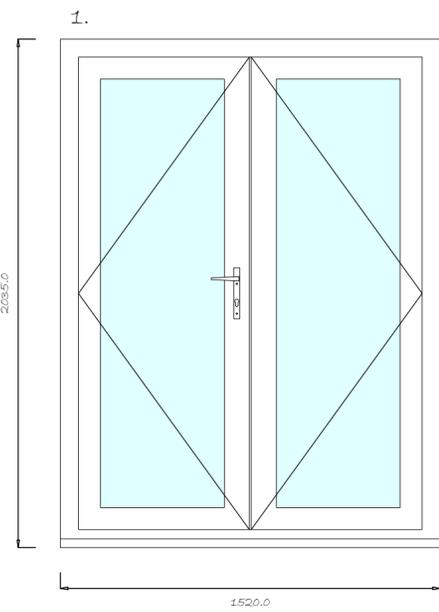
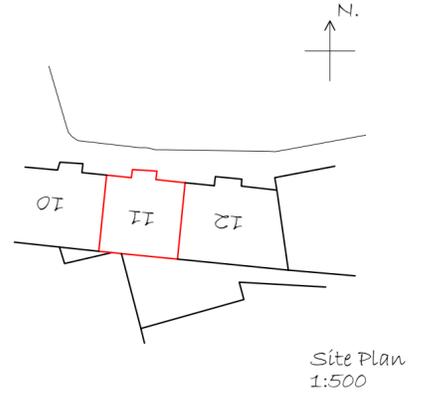


Front Elevation



Front Elevation

5 windows & 2 doors to be replaced in total.
 Existing windows & doors are white painted timber.
 Proposed windows & french doors are white PVCU, double glazed, toughened sealed units.
 Proposed front door is Anthracite Grey composite, double glazed.



Mr. M. Steedman,
11 Grange Court,
Newington. EH9 1PX.

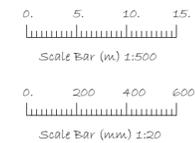
Proposed Alterations

Scale: 1:20 13/3/20

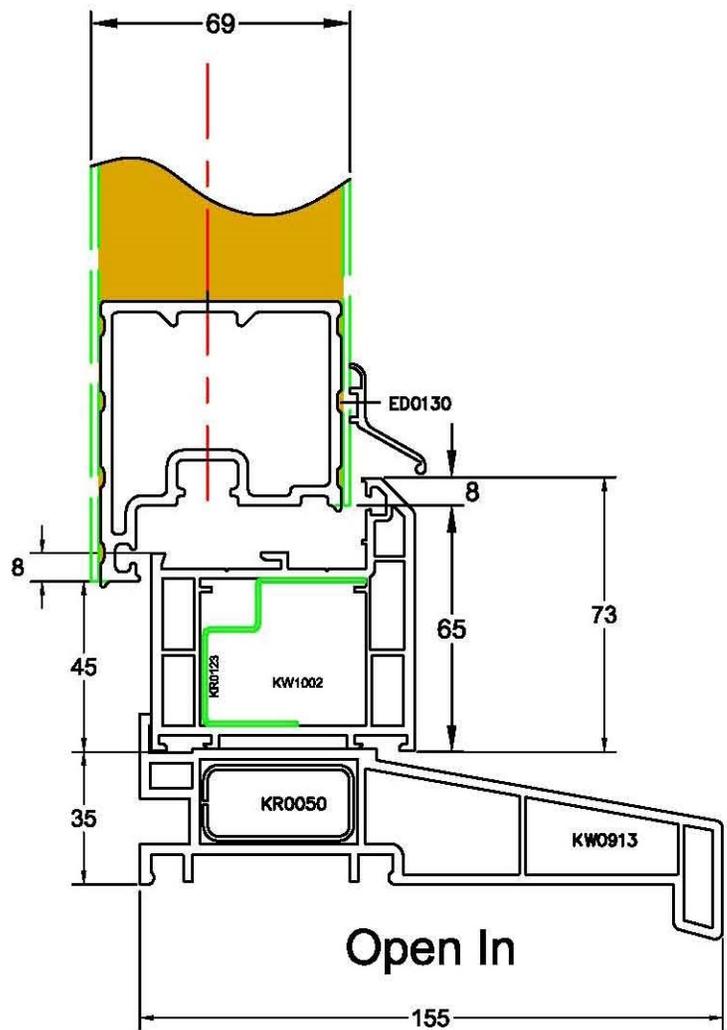
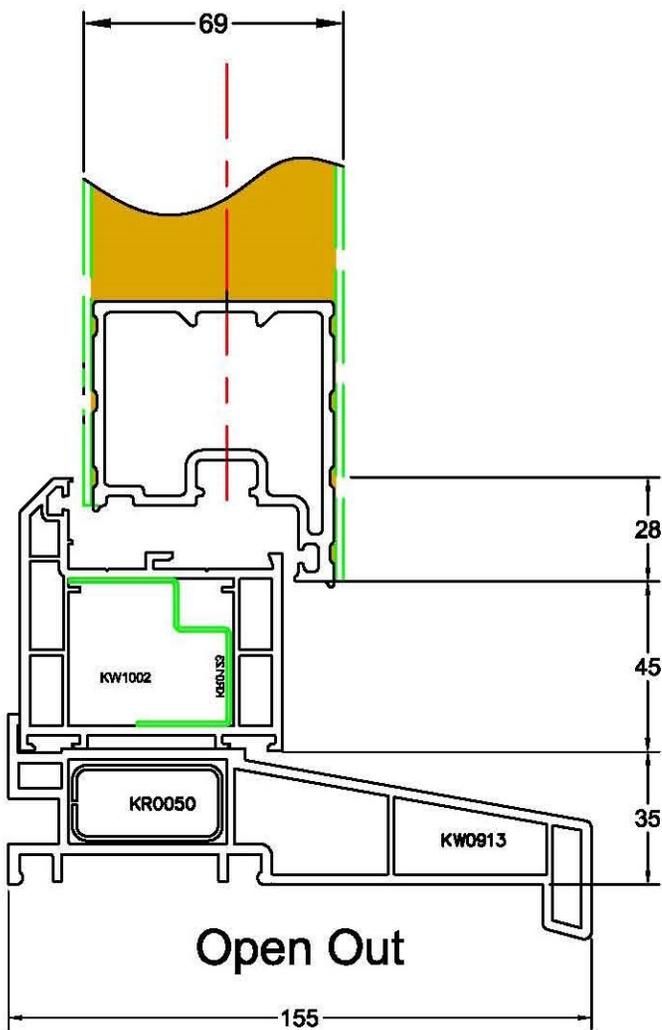
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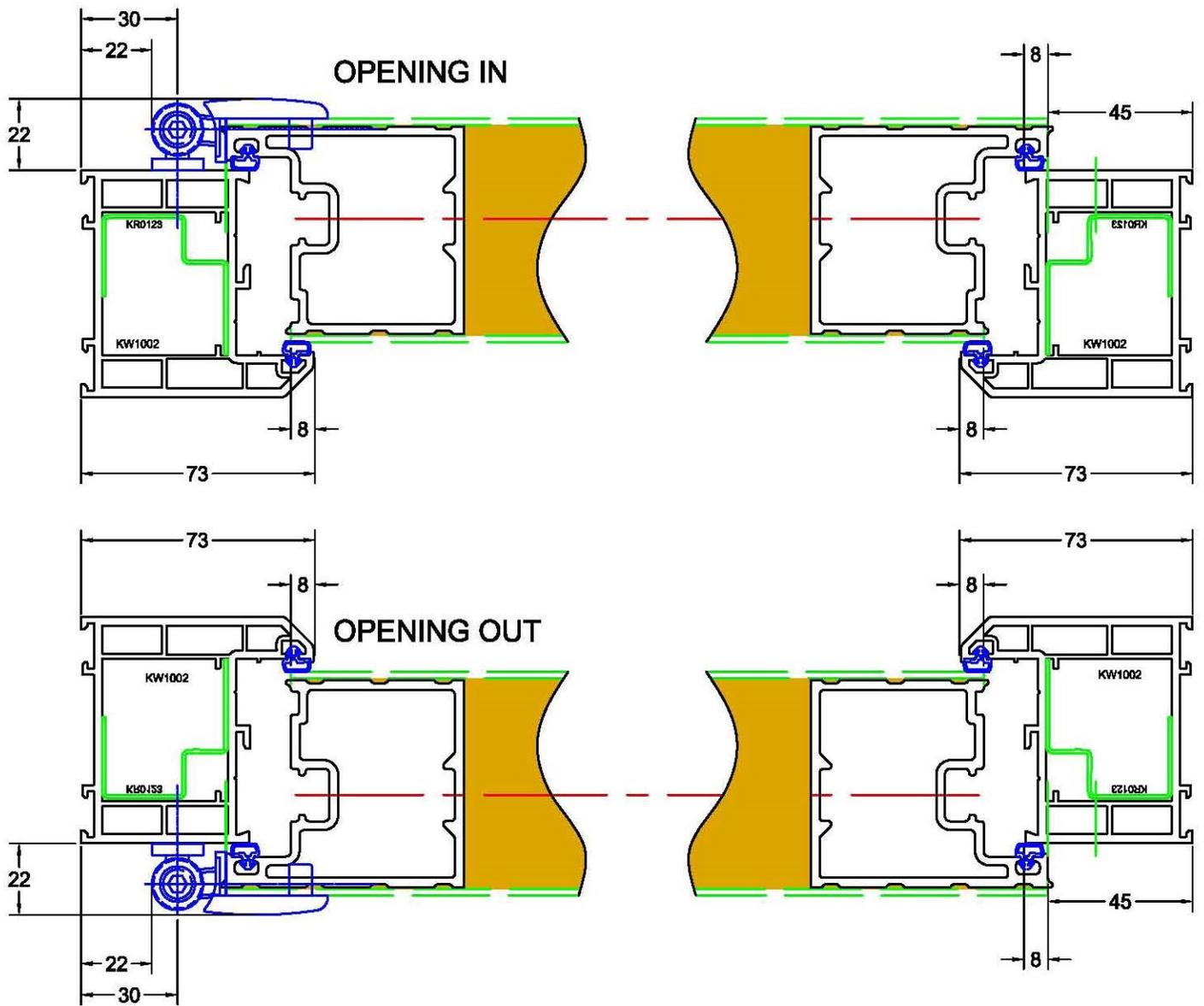
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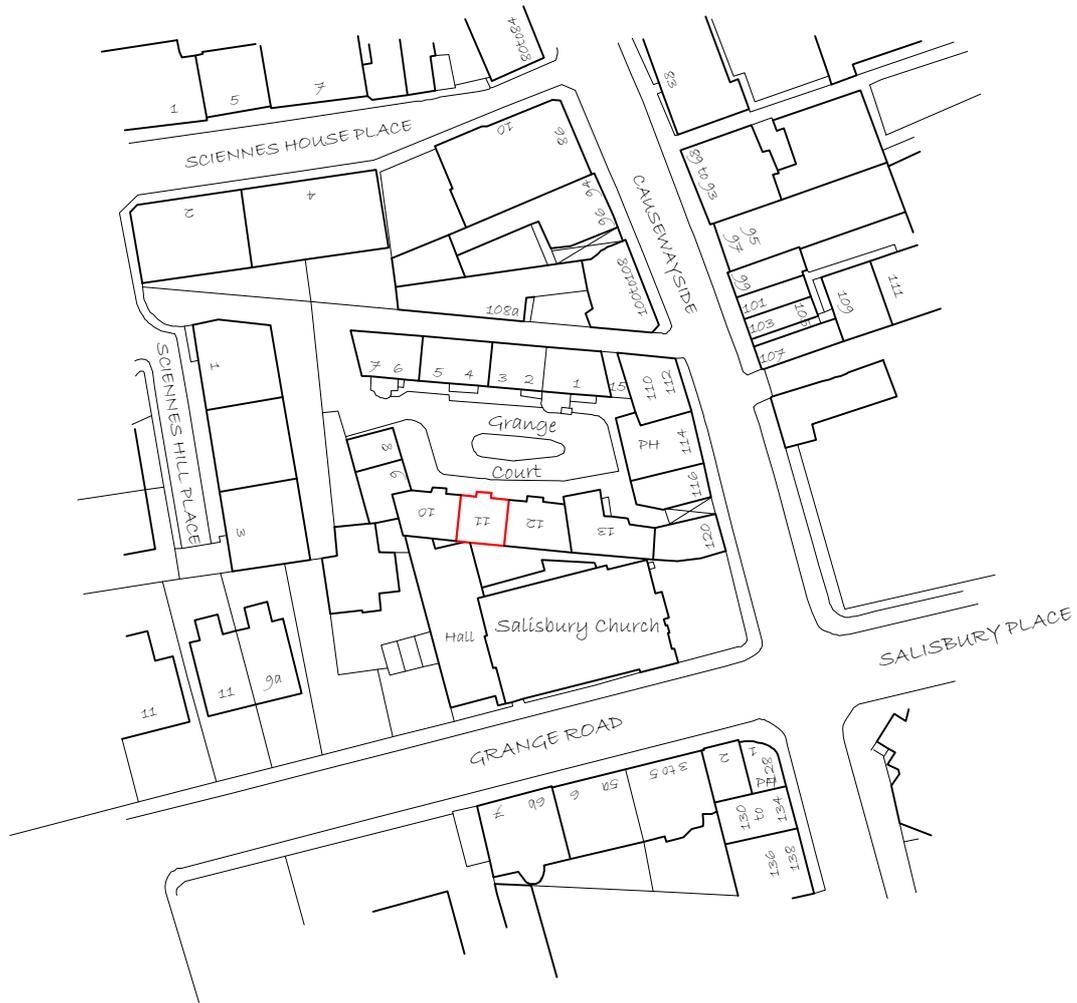
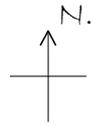


TRADITIONAL ENTRANCE DOOR



TRADITIONAL ENTRANCE DOOR





Scale Bar (m) 1:1250

Mr. M. Steedman,
11 Grange Court,
Newington. EH9 1PX.

Location Plan

Scale: 1:1250

13/3/20

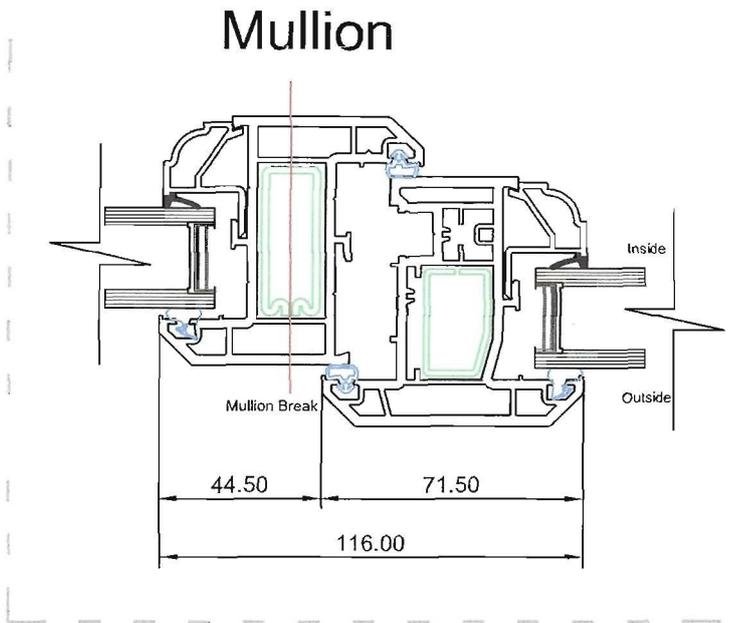
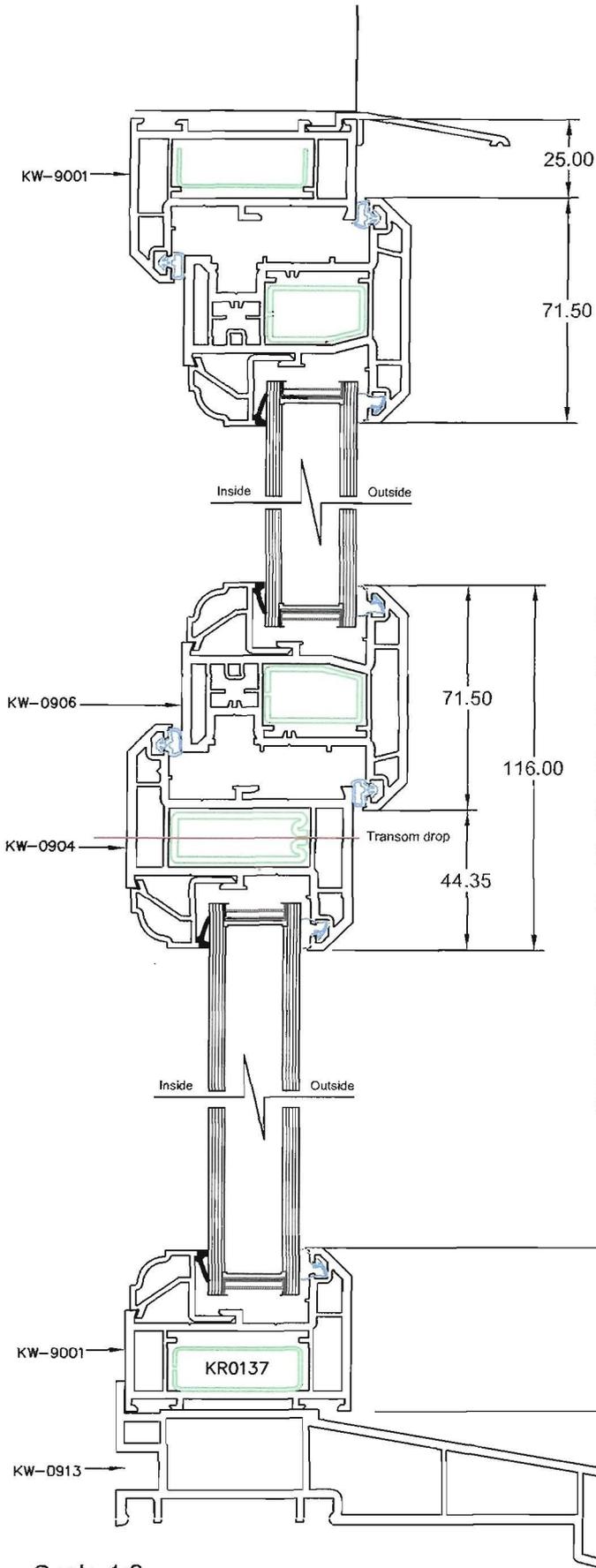
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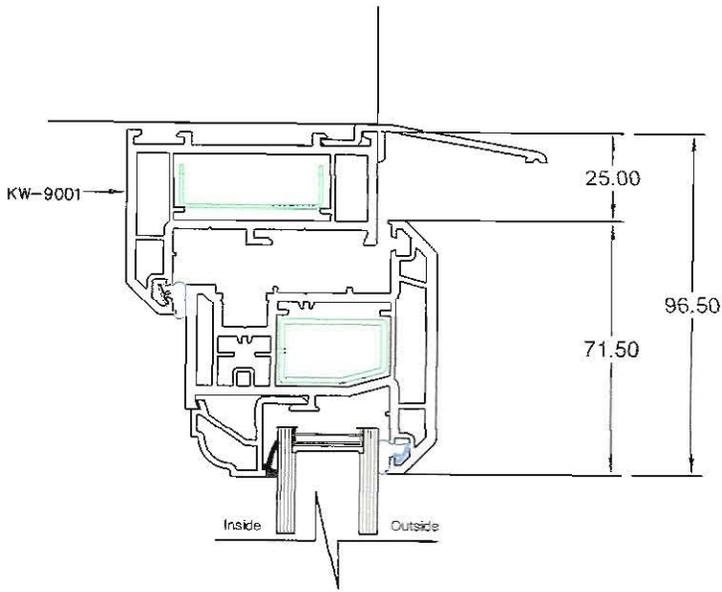
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PVCU CASEMENT WINDOWS

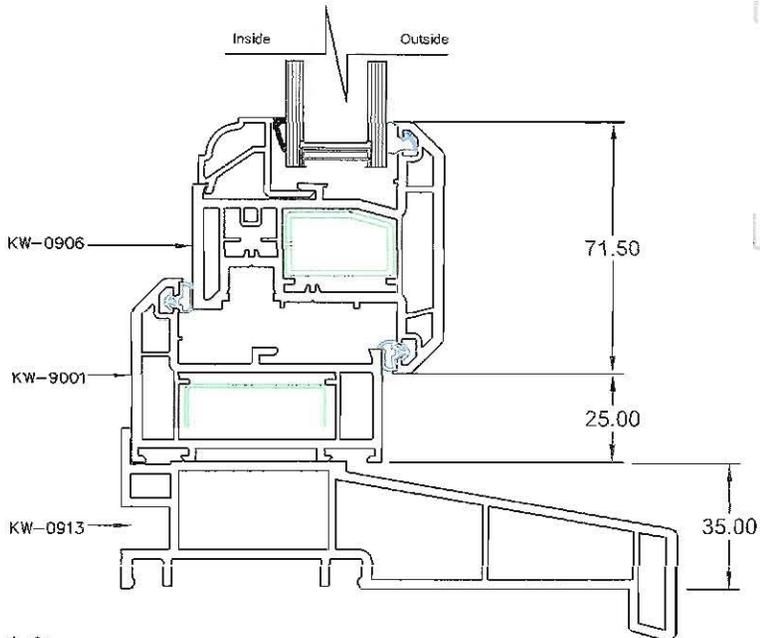
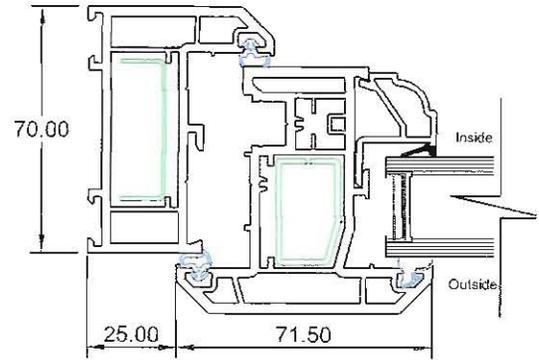


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SURVEY MANUAL
MK VII PVCU CASEMENT WINDOWS SECTION B
ISSUE D

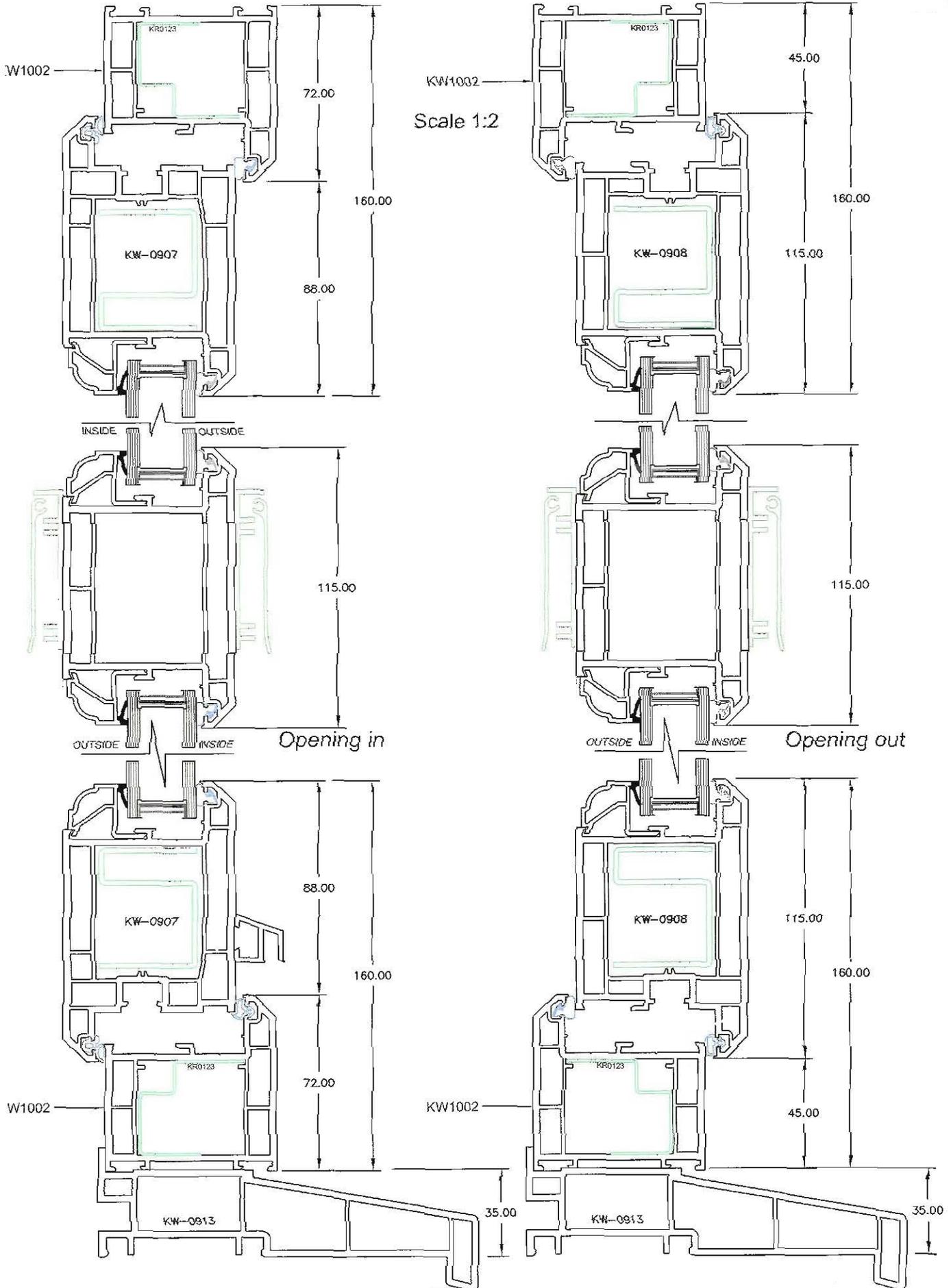


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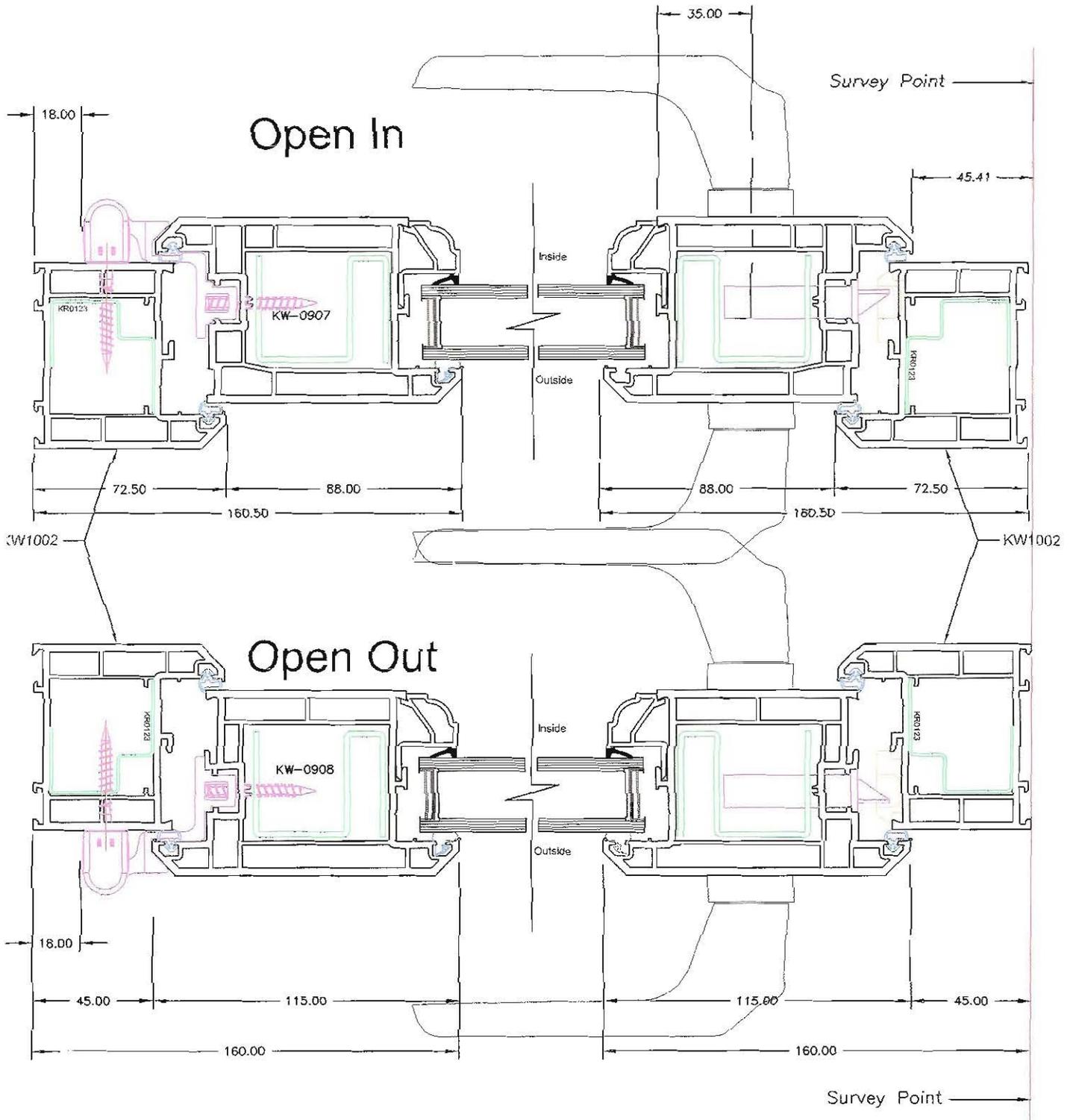
SECTIONAL DRAWINGS



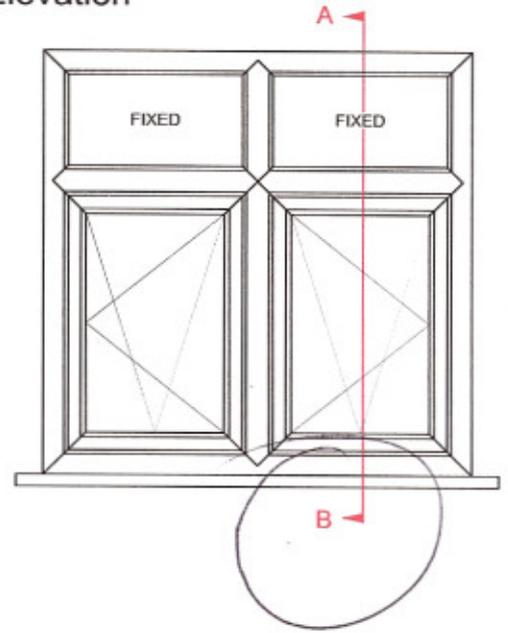
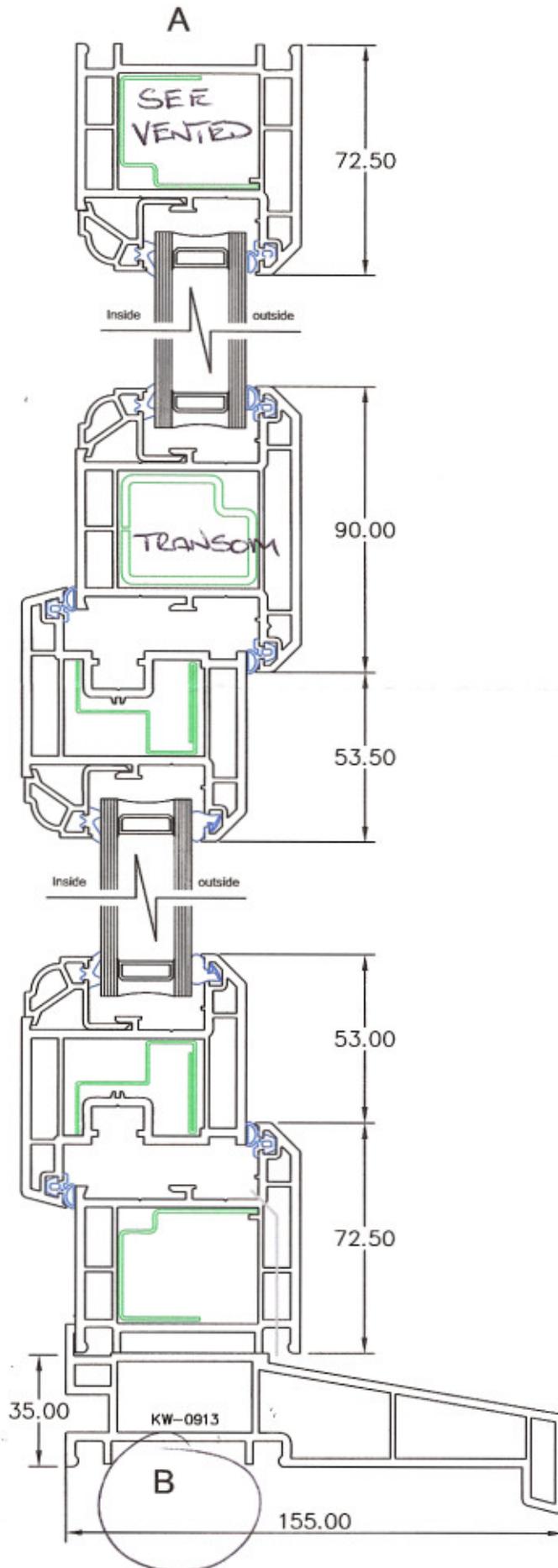
SURVEY MANUAL
MK VII PVCU ENTRANCE DOORS SECTION C ISSUE C

SECTIONAL DRAWINGS

Scale 1:2



Elevation



Elevation

