

**TCP/11/16(424)**

**Planning Application – 16/00817/FLL – Installation of replacement windows and doors, Carsehall Cottage, Wester Balgedie, Kinross, KY13 9HE**

## **FURTHER INFORMATION**



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26 October 2016

Perth & Kinross Council  
Local Review Body  
The Atrium  
137 Glover Street  
Perth  
PH2 0LQ

Dear Mrs. Taylor,

**Re: Local Review for Carsehall Cottage, Wester Balgedie, Kinross, KY13 9HE**

Ref: TCP 11/16 (424)

In response to your letter dated October 14<sup>th</sup>, firstly please accept our apologies for the short fall in information to allow a determination to be reached at the initial hearing. The information you seek is provided below, we have used your sub headings for clarity.

**The applicant is requested to provide further information on whether the existing timber surrounds to the windows will be retained;**

The existing windows have been fitted using timber packing pieces to fill the gaps between the existing window frames and the stone walls. The timber packers are rotten and are no longer providing a suitable weather tight seal.

**The applicant is requested to provide further information on how the windows will be installed relative to the fabric of the building;**

The proposed new windows will be fitted correctly, i.e. behind the existing stone reveals, and will be made to fit the existing openings properly without the requirement for timber packers. This will also allow part of the window frame to be hidden behind the reveals which will help to alleviate some of the concerns regarding the frame thickness.

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**The applicant is requested to provide further information on possible alternative designs for the windows which would suit the building;**

The applicant does not want sash and case as the stonework openings are not configured to accept sash and case windows. Also sash and case do not have a profile as flat as casement windows and would be susceptible collecting dirt and grit from the road, especially the lower windows which are close to road height as the road is higher than the base of the building. Winter road treatment regularly hits these windows and is part of the cause of damage to the existing windows.

Windows with external astragals are a possibility but the profile of such windows would allow the collection of debris from the road as described at 1 above.

Windows with no astragals are a possibility but the applicant (the house holders) would prefer to avoid this if possible as it gives a perception of less privacy especially where the windows are low and easily accessed from the footpath which is also below road height.

The house holder made the choice of windows for which planning permission was requested in the belief that these were as close to being the same as has been in place for the last 36 years and existed when the Wester Balgedie Conservation Area was created. There is some difference in the material and fitting techniques but this gives improved thermal efficiency and security whilst still maintaining the same visual appearance and finished coating.

**The applicant is requested to provide further information on the age and history of the buildings, and of the types of windows originally installed in the building;**

1. The building is believed to be over 300 years old and was originally three attached properties with weaving sheds on the ground floor and living accommodation on the upper floor accessed by external stairways. At some point in time the property was converted into two semi-detached properties with the subject residence, Carsehall Cottage being created from two of the original and our neighbouring property created from the remaining of the original three with an extension added to the south gable. It is believed that this change was made about 100 years ago from discussions the present owners had with a local resident not long after purchasing Carsehall Cottage and moving to the area. Unfortunately that resident passed away some time ago and obviously not available to corroborate the information. It is not known what types of windows were installed at the time of being a weaving shed or after conversion. It is also unknown what types of windows were in the property before the existing windows were installed 36 years ago. Attempts have been made to contact the previous owners with no success. The present owner was in touch with the previous owner for business reasons until around 2005 when the previous owner retired and moved to the South of England but there has been no contact since and recent attempts to trace them have been unsuccessful. Attempts have also been made to obtain historic

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photographs of the property through the Kinross Heritage Society with no success.

The type of window proposed replicates what is already fitted in the property and which was been fitted around 1980. These windows are what was fitted when the area was designated a conservation in 1995.

The property, Carsehall Cottage is situated on a 150 metre stretch of the A911 which is part of the Wester Balgedie conservation area. Carsehall Cottage and the other four houses are not in the hamlet of Wester Balgedie itself.

- A. The detached house to the east has four white sash and case look-a-like windows and one casement window to the front (road side).



- B. The property adjacent to Carsehall Cottage has Brown casement windows to the front.



- C. The house about 100 metres east of Carsehall Cottage and on the other side of the A911 has white casement windows.



- D. The fifth property, Broadwell is also about 100 metres east of Carsehall Cottage and on the same side of the A911 has off-white casement windows with astragals.



The refusal of planning permission stated that;

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*“The replacement windows are of an inappropriate type as they do not replicate the design, appearance, proportion, opening method or astragal detail of what is expected on a traditional building in a Conservation Area. Approval would have a detrimental impact on the character and appearance of the Wester Balgedie Conservation Area and would therefore be contrary to Policies 2 and 3 of TAYplan, the Perth & Kinross Placemaking Guide, Policies PM1 and HE3 of the Perth & Kinross Local Development Plan 2014, Historic Scotland's "Managing Change in the Historic Environment" 2010 and "Scottish Historic Environment Policy" 2011 and Scottish Planning Policy 2014, all of which seek to safeguard the historic built environment.”*

Contrary to the above it is offered that in this case the relevant part of the conservation area comprises of an eclectic mix of property types and that there is no detrimental impact to the character and appearance of the Wester Balgedie Conservation Area by maintaining the visual impact as it is. It must also be pointed out that the houses at C and D above have had planning permission granted for their existing casement windows with and without astragals since the Wester Balgedie conservation area was created in 1995.

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**Also raised at the previous review was the question as to why the windows require to be replaced;**

Reasons for renewal of the windows and doors;

The windows were installed around 1980 and are now at the end of their life. At the front of the property, which is on to the A911, the lower windows have suffered from the acidic effects of the salt/grit spreading on the road in winter. The house sits on a lower elevation than the road making some of the lower windows level with the road.

The rear of the property has an open aspect to the South and West with views over Loch Leven towards the Ochil and Benarty hills. This open aspect regularly exposes the windows and doors to strong winds and heavy rain.

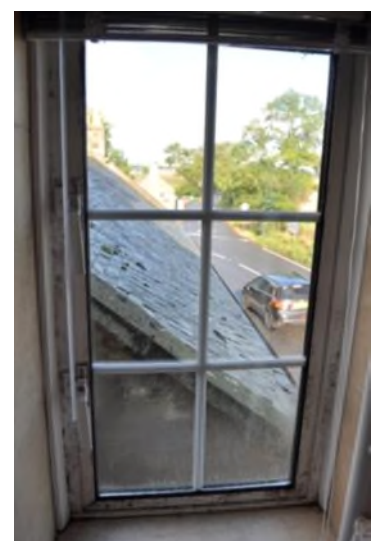
There are now drafts around all windows where the sealing properties are breaking down giving condensation and damp in places.

There is a definite rise in the level of road noise heard in the property.

The windows have a very basic locking system and it is desirable to have windows fitted which will provide greater security and peace of mind.

The type of window offered replicates what is already fitted in the property and which has been fitted since around 1980. These windows are what was fitted when the area was designated a conservation in 1995.

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**Patio doors and entrance door.**

The existing doors were fitted as part of an extension to the property which was approved and completed in the year 2000. This extension and the doors in it are to the rear of the property and not visible from the road. The planning permission did not specify the material to be used for the doors and the owners decided on a wooden type, this is recognised as having been a mistake as despite regular maintenance in the way of preservative coatings the wood is now rotten in a number of places and beyond repair.

The rear of the property has an open aspect to the South and West. This open aspect regularly exposes the windows and doors to strong winds and heavy rain.

The deterioration of the doors now causes drafts and poor insulation.

The doors all only have single latch locking arrangements and it is desirable to install new doors which have multi latch type locking arrangements which will give added security.

The colour of the doors proposed is the same colour as the existing doors.

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Finally, we did not state that we felt a site visit was necessary on the original submission. We would now like to extend an invitation for the site to be visited, should the Review Body see fit to do so, because we believe there may be some merit in seeing the windows currently fitted and the poor condition they are in.

Should you require any further information, please do not hesitate to call.

Yours Sincerely,

  
John A. Gordon

