

TCP/11/16(438)
Planning Application – 16/00425/FLL – Installation of
replacement windows at The Day Centre, 64 High Street,
Kinross, KY13 8AJ

FURTHER INFORMATION

CHX Planning Local Review Body - Generic Email Account

From: Diane Barbary
Sent: 16 November 2016 17:02
To: CHX Planning Local Review Body - Generic Email Account
Subject: TCP/11/16 (438) Kinross Day Centre

Application Ref: 16/00425/FLL – Installation of replacement windows at the Day Centre, 64 High Street, Kinross, KY13 8AJ

Further to the letter of 7 November, requesting comments on the proposed replacement of extract vents according to the specification supplied by the applicant and their suitability for the conservation area.

The former church plays a significant streetscape role in the Kinross Conservation Area, and the pointed-arch leaded windows to the north elevation are publicly visible to the High Street and Piper Row. The existing windows are in poor repair with broken panes and deterioration of the rectangular cames, and the existing Perspex sheets and vents are unsightly. I note that the proposed replacement vents are smaller and of a consistent design compared to the existing. In the context of the existing appearance, the proposed vents could be considered to have a neutral impact on the conservation area setting.

Regards,

Diane Barbary
Conservation Officer



Planning & Development
Perth & Kinross Council
The Environment Service
Pullar House
35 Kinnoull Street
Perth PH1 5GD

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CHX Planning Local Review Body - Generic Email Account

From: Keith Stirton
Sent: 21 November 2016 14:03
To: CHX Planning Local Review Body - Generic Email Account
Cc: Diane Barbary; Audrey Brown - CHX; Christine Brien
Subject: RE: TCP/11/16(438)
Attachments: RE: TCP/11/16(438) Ref: 16/00425/FLL

I write in response to your request for additional information regarding the above review.

The attached consultation response has been received from our Environmental Health Officer. You will note that, should the Local Review Body decide to uphold the review, it has been recommended that a condition be attached to the permission in order to safeguard surrounding residential amenity from noise emissions.

I understand that our Conservation Officer has responded separately with regards to the visual impact on the Conservation Area.

Kind regards

*Keith Stirton
Assistant Planning Officer – Development Management
Planning & Development
Perth & Kinross Council
The Environment Service
Pullar House
35 Kinnoull Street
Perth
PH1 5GD*


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Memorandum

To	Development Quality Manager	From	Regulatory Service Manager
Your ref	16/00425/FLL	Our ref	MP
Date	21 November 2016	Tel No	01738 476415

The Environment Service

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

Consultation on an Application for Planning Permission

RE – Installation of replacement windows at The Day Centre, 64 High Street, Kinross, KY13 8AJ – Kinross Day Centre

I refer to your email dated 15 November 2016 in connection with the above application and have the following comments to make.

Recommendation

I have no objection in principle to the application but recommend the under noted condition be included on any given consent.

Comments

Environmental Health Have been consulted on this application following a hearing by the Local Review Board, this is due to the inclusion of extract vents within the replacement windows. The applicant has supplied manufacturers data for the noise levels arising from these vents and I am satisfied that they can operate without an unacceptable loss to residential amenity but would recommend the inclusion of the undernoted condition.

Condition

EH10 All plant or equipment shall be so enclosed, attenuated and/or maintained such that any noise therefrom shall not exceed Noise Rating 35 between 0700 and 2300 hours daily, or Noise Rating 25 between 2300 and 0700 hours daily, within any neighbouring residential property, with all windows slightly open, when measured and/ or calculated and plotted on a rating curve chart.

CHX Planning Local Review Body - Generic Email Account

From: R HUTTON <hutton874@btinternet.com>
Sent: 23 November 2016 14:05
To: CHX Planning Local Review Body - Generic Email Account
Subject: Application 16/00425/FLL

Ms Taylor,

I refer to your email of 7th November (ref TCP/11/16 (438)) seeking information about the windows on the High Street elevation of this former church. The delay in responding is due to the fact that the applicants have been searching for information. They took over the building in 1980 and there is no record of any changes to the window since then. It is believed that the windows are original, and are glass with lead applied, as is proposed in this application for the side windows.

I trust this information is sufficient to allow you to advise the LRB.
Robin Hutton

CHX Planning Local Review Body - Generic Email Account

From: Keith Stirton
Sent: 12 December 2016 12:23
To: CHX Planning Local Review Body - Generic Email Account
Cc: Paige Crighton; Christine Brien; Audrey Brown - CHX; Diane Barbary
Subject: RE: TCP/11/16(438)

In response to the agents remarks of 23 November 2016, I would comment as follows;

The agents remarks are factually incorrect, and potentially misleading. They state that the proposed windows are glass with lead applied, similar to the windows on the roadside elevation. However, the proposal differs in that it is for obscured polycarbonate sheets, not glass, with lead strips applied. It is also noteworthy that this is entirely different to the historic windows which they are proposed to replace, being constructed from structural lead comes and glass, with unauthorised protective polycarbonate sheets installed externally.

Kind regards

*Keith Stirton
Assistant Planning Officer – Development Management
Planning & Development
Perth & Kinross Council
The Environment Service
Pullar House
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PH1 5GD*



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