



LISTED HERITAGE

Planning Appeal Casefile

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When listed building consent is refused by a local planning authority in Scotland the applicant may appeal to the Scottish Ministers. A reporter is appointed by the Directorate for Planning and Environmental Appeals (DPEA) to determine the appeal.



Appeal against refusal to grant listed building consent for replacement windows and door with uPVC at 19 Niddrie Cottages, Edinburgh (17/02963/LBC)

The application was to replace the timber sash and case windows on the rear elevation with white uPVC, double-glazed casement windows; where the top half would open outwards. It was also proposed to replace a non-original door with a modern uPVC equivalent. The 12 panes (rear windows) would be replicated by the use of non-authentic uPVC astragals. The appeal was determined by written representations.

The appellant indicated that the existing windows needed significant repair and that this justified full replacement. The reporter identified the problems described by the appellant as common to timber sliding sash and case windows and not indicative of windows that were beyond repair.


Replacement of worn sash cords is expected over time as is the general overhaul of the sashes and the parting beads to keep the window running freely. Photographs produced did not identify any rotten or defective timber and this was borne out by the reporter's own inspection of the exterior. The reporter found no evidence that the existing condition justified the replacements and the proposals would result in the unnecessary loss of a feature of architectural or historic interest.

The reporter was of the view that even if windows were beyond repair, the proposed replacements would not be suitable. A replacement window in this scenario should mirror the materials, type of astragal, overall proportions and method of opening of the existing window. This approach is advocated by Historic Environment Scotland's Managing Change in the Historic Environment document on Windows. The reporter was of the view that the proposed uPVC casement window would fail to achieve this. The

modern material is not typical of this style of architecture and the astragals available within a uPVC window are usually cosmetic rather than a structural part of the window. When the window is opened it would extend outwards and betray its contemporary design. This would result in an undesirable detrimental effect on the architectural and historic interest of the listed building.

The reporter concluded that the existing windows and door are located within original openings that are an intrinsic part of the listed building. The design of any replacements should reflect the original architectural approach, however the proposals do not achieve this. The proposals would not preserve this building or any features of special architectural or historic interest which it possesses. The appeal was dismissed.

LPOC comment:

Modern day standards of insulation can be applied to historic buildings whilst minimising changes to the character of the listed building and it is therefore vitally important to ensure that alterations to buildings are as historically accurate as possible. The replacement of historic windows and doors in listed buildings are normally only approved where there is no alternative, for example where they have clearly deteriorated beyond practical repair or are not original. Where the replacement of windows or doors is proposed, it is essential to have evidence demonstrating that there is no scope for repair works. A condition survey of the existing windows, carried out by a competent joiner, is invaluable. 

If you have been involved in an interesting appeal decision that you would like to share with other members please get in touch with editor@lpoc.co.uk