

Dumfries & Galloway Council
Planning Department
Dumfries

The Old Rectory
Challoch
Newton Stewart
Dumfries & Galloway
DG8 6RB

7th May 2021

Further to your request that we submit late listed building consent, please find attached our documentation.

I have included the required map, photos showing old style windows and the new replacement windows and elevation photos from each side of the property. As explained when we were visited by your enforcement officer, there were upvc windows already in the property before it was listed. We were advised by Historic Scotland that we should not have an issue with replacing with other upvc windows. We took that to mean we did not need to apply for consent, we apologise for misunderstanding.

We have so far replaced 6 of 26 windows so the late listed building consent is for the 6 already installed. We plan to replace all the windows in due course but obviously with the number of windows we have, this is taking time. We have already purchased another 4 windows ready to install on the east and south elevations upstairs. Ideally it makes sense if the consent could be granted to replace all the windows on the understanding it will be a phased approach. All windows will be from the same company to the same specification.

The windows were replaced in the exact same size, no changes were made but we took out old upvc that a) did not suit the house, b) looked cheap and c) were failed units providing little energy saving benefit and were also very clouded so we could not see out of them.

The new windows are wood look upvc in a sash style, in keeping with what would have originally been in the property and include horns to give the original look.

I would have attached the window brochure, but it is an adobe reader doc so not acceptable. The following are excerpts directly from the brochure:

Everything about the Genesis Sliding Sash has been designed to maintain exquisite period elegance without compromise.

Beautiful hardware to compliment and enhance...

Although all the Genesis Acorn hardware is authentic in appearance it still meets and exceeds modern day security standards for complete peace of mind.

It's the attention to detail that makes the difference

PVC-U windows in conservation areas and Grade II listed buildings have historically been strangers, but the Genesis Sliding Sash is now being widely accepted throughout the UK and in some areas specified as the real alternative to timber.

The Genesis Sliding Sash is more than a match for timber in terms of aesthetics and thermal efficiency. Unlike timber, Genesis is virtually maintenance free and a simple wipe with a damp cloth will keep your windows as new as the day they were installed.

Genesis will not only enhance a building's appearance but reduce heating bills, ongoing maintenance costs and carbon emissions.

I hope you will see this has been a genuine misunderstanding. When we have had building works carried out previously; full planning and listed building consent were obtained, so we try to do things properly. The new windows look far better, are in keeping with the style of the property, provide energy saving measures and we can actually see out of them! I'm not sure who would find it preferable for the building to still have windows that are 34 years old when many of the units have failed, and don't suit the property.

I trust you will consider our application and advise if you require anything further from us. If consent can be granted for the whole property it would be helpful rather than having to apply for every few windows.

I look forward to hearing from you in due course.

Donna Stewart