

Dr and Mrs Marosi-McMahon  
78 Strathearn Road  
Edinburgh EH9 2AF

22 January 2024

To whom it may concern,

This letter accompanies our application for planning permission for the replacement of three timber sash-and-case windows and one timber door with UPVC equivalents at 78 Strathearn Road. Our reasons for proposing this are:

- (1) This work will improve the overall energy efficiency and environmental performance of the flat as noted in the Home Report (attached to the application) by increasing heat retention.
- (2) The back rooms of the flat are noticeably draughty and the kitchen door has a noticeable sag which makes it difficult to open and lets in too much air.
- (3) This work will mute unwanted sounds from the shared garden and the swimming pool on Thirlestane Road.

In addition, we note that:

- (4) In compliance with the planning regulations, we have already replaced the front windows, which face onto Strathearn Road, with like-for-like **timber** sash-and-case double glazed units at a cost of more than £10,000.
- (5) Many other flats in this building along our side of Strathearn Road and along the adjacent side of the shared garden with Strathfillan Road have PVC double-glazing at the back so our proposal will not diminish the current aesthetic of the tenements.
- (6) The proposed alterations will not be visible from Strathearn Road or from any vantage point except the back of the building.
- (7) All designs are as close as possible to the existing design, down to the detailing of the lower half of the kitchen door.

Yours faithfully,

Sean and Diana Marosi-McMahon.