

# APPENDIX A

**From:** Sheila Barker  
**To:** Peter Arnsdorf  
**Subject:** Planning. application no. 12/00153/DPP  
**Date:** 28 June 2012 22:01:38

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Dear Sir

I write with reference to the above application and in response to your letter of 22nd June.

Your letter advised me of a site visit and a meeting of the LRB scheduled for 30th and 31st July respectively. I regret to advise that since these dates appear to have been brought forward from the August dates, I am not able to attend on either occasion due to long standing holiday arrangements. I was however very anxious to have the opportunity to participate in the site visit which will take place at the home of my near neighbours. I should therefore like to nominate my husband, Professor Andrew Barker, to attend in my place. Although he did not submit a comment at the time of the application by Dr. And Mrs Mackenzie, he fully supports their application and will be able to clarify any points raised by myself. Please confirm that it will be in order for him to attend. It goes without saying that the applicants are happy for him to be there!

With regard to the LRB meeting, I understand that the matter is now to be determined by written submissions and there will be no opportunity for oral representations. I should therefore like the following additional points to be given consideration by the review body.

1. I understand that within a Conservation Area the greatest concern for planners is the front elevation of any property, ie as seen from the street. There are numerous examples in this area where developments such as conservatories have been allowed to the rear of a property that understandably would not be permitted at the front. If it is permissible to make alterations to parts of properties which are not seen, the assumption must be that concern is not so much for the integrity of any building, but the overall visual landscape. In the present application it is questionable where the front elevation lies, since the house stands at right angles to Dobbies Road with only the gable end and the front door facing the streetscape, and that at some distance. In any event, however, NO PART of the property is in fact visible from Dobbies Road, nor from any of the neighbouring properties other than the Old Rectory whose view is restricted to the East gable end. That property has no view of the proposed windows and I understand that the present owners have confirmed to you their support for the application. Overall, it is difficult to see how any change to the windows of Lyndean could have any effect, detrimental or otherwise, to the aspect and character of Broomieknowe.
2. Together with many other owners of neighbouring properties I wrote in support of this application when it was first made. I am concerned that this clear body of support - with no opposition - was not given due consideration when the application was refused. I should be grateful for clarification from you as to the weight given by the Planning Department in making their decision to such expressions of support from members of the community which they serve.

I understand that this e-mail will be included within the written submissions for the review meeting on 31st July. I should however be pleased to have your confirmation.

Yours faithfully

Sheila Barker  
Sent from my iPad

Peter Arnsdorf

From: Ros MacKenzie [REDACTED]  
 Sent: 18 June 2012 15:52  
 To: Peter Arnsdorf  
 Subject: FW: LRB meeting June 19th

In reply to your email sent today I am forwarding for your attention the email I sent to Jim Bryant, Chair of tomorrow's meeting.

Yours sincerely,

Rosemary MacKenzie

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From: [REDACTED]

I have just found out that you will be chairing the LRB meeting on June 19th. Under discussion will be Planning Application 12/00153/DPP, replacement windows at Lyndean, St Leonards. A decision will be taken whether or not to carry out a site visit. I would strongly urge that a site visit is essential in this case to note the following details:

1. The position of St Leonards Church on the extreme western edge of Broomieknowe conservation area. The church is situated on Dobbies Road and is surrounded by local authority housing. Immediately beside it on the right is a dilapidated church hall with peeling windows, and a 60s rectangular brownie hut behind, covered in graffiti. To the left is a tumbledown shed also with graffiti. The windows of the church itself are a rather sorry sight blocked out with chicken wire to deter vandalism.
2. Lyndean itself is a bungalow tucked in behind a large hedge at the back of St Leonards. Most of the congregation will not even know that the house exists. The house faces its own very large (.7 acre) secluded garden completely private and in no way overlooked.
3. The Old Rectory to the right of Lyndean, has not been a rectory for over 25 years.

In 2006 our plans for replacement windows were turned down on a delegated decision. We were told on this present application that because of the earlier decision we would be turned down. We, however, found out that the plans of our house used in 2006 were erroneous and showed our large private garden as if it were still church property. There also seemed to be the erroneous impression that The Old Rectory was still in church hands, making the area seem sensitive and clerical.

The style of mullion at the Old Rectory that is faintly echoed in our present windows is not in fact found in each of their windows. The Rectory wall facing our house for instance has 3 different styles of window, and the building itself has been extensively added to with yet different window styles.

We were refused citing RP22:

".....removal of mullions.....windows which do not have a vertical emphasis.....detract from appearance of house, and character and appearance of this part of the Broomieknowe Conservation Area."

I would ask you to consider the descriptions above as to the realistic character and appearance of this part of Broomieknowe.

The only 2 modern houses that abut Lyndean, one on Polton Road and one in Upper Broomieknowe have the type of window we seek. The only modern house to be seen from our windows directly opposite across the valley also has this type of window. We have on April 18th submitted redrawn plans correcting the symmetry on the windows, that also show only one mullion on one window is to be removed, and the windows do in fact have a regular vertical emphasis.

In addition to this I would like to draw to your attention the 13 comments of approval for our plans that were submitted by our neighbours, the church minister included. You will find on looking through the planning applications for the last 10 years in Broomieknowe that there has never been such a level of neighbourhood support for such a simple planning application. The inhabitants of Broomieknowe do not feel the need to be protected from the appearance of our proposed windows.

I hope this will be helpful to you for your first meeting. I would have liked to be able to put these points in person, but was told by the Duty planning officer I would not have an opportunity to speak at the meeting, hence this

email.

Yours sincerely,

[Redacted signature]

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