

**SCOTTISH BORDERS COUNCIL**

**PLANNING AND BUILDING STANDARDS COMMITTEE**

**3 OCTOBER 2016**

**APPLICATION FOR PLANNING PERMISSION**

<b>ITEM:</b>	<b>REFERENCE NUMBER:</b> 16/00043/FUL & 16/00058/LBC
<b>OFFICER:</b>	Julie Hayward
<b>WARD:</b>	Hawick and Hermitage
<b>PROPOSAL:</b>	Change of use from function hall and internal and external alterations to form 2 residential flats
<b>SITE:</b>	Orrock Hall Orrock Place Hawick
<b>APPLICANT:</b>	D & R Murray Ltd
<b>AGENT:</b>	Aitken Turnbull Architects Ltd

**SITE DESCRIPTION**

The building is situated on the western side of Sandbed within the Hawick Conservation Area. It is a category C Listed Building dating back to 1874. The building is a two storey (with a basement), square-plan, gabled, gothic former church with an advanced central asymmetrical gabled entrance and offset tower to the principal (east) elevation. It is constructed of coursed bull-faced sandstone with polished ashlar dressing and has irregular fenestration of predominantly pointed arch windows, small rose windows to the gable apexes, a pointed-arched hood-moulded entrance doorway with a two-light tracery windows and paired round-arched louvered belfry openings to the tower. The 6-bay gabled elevation to the north rising from the riverbed has segmental-arched windows at basement level and tall pointed-arched windows above. Window layouts were altered to form the upper flat and a doorway added to the right of the entrance leading to the upper flat. There is fixed glazing to the principal windows and timber sash and case windows elsewhere. The building has a slate roof.

The building is in a prominent position, corner-sited with the north elevation to the River Teviot and the main elevation joined to the parapet wall of the Albert Bridge. The Commonhaugh car park is to the north beyond the river and the Royal Mail sorting office is to the rear. The adjoining building to the south is an antique shop and Sonia's Bistro, Bridgehouse Guest House and Sergio's Restaurant are on the opposite side of the A7.

The property was last used as a café at basement level and a function room at ground floor level and there is a flat at first floor level. The café has now closed.

**PROPOSED DEVELOPMENT**

The proposal is to convert the ground floor into two flats. These would have two bedrooms, a living room/dining area, kitchen and bathroom. The flats would utilise the existing entrance from Sandbed. Internally, existing partitions would be removed and new partitions erected. There would be no external alterations to the front elevation. The existing window openings in the north, south and west elevations

would be fitted with fixed light glazing above ceiling height with gun metal grey solar reflective glass. Two new windows would be inserted into the west elevation. The existing steps would be removed from the door in the south elevation and a Juliet balcony would be installed of black powder coated aluminium.

The new and replacement windows would be grey metal composite double glazed, fully reversible windows.

## **PLANNING HISTORY**

90/00844/FULLBC: Formation of new access to flat. Approved 21<sup>st</sup> September 1990.

91/00758/FUL: Change of use from flat to office. Approved 11<sup>th</sup> September 1991.

## **REPRESENTATION SUMMARY**

There are no representations.

## **APPLICANTS' SUPPORTING INFORMATION**

- Flood Risk Assessment November 2015

## **CONSULTATION RESPONSES:**

### **Scottish Borders Council Consultees**

**Hawick Flood Protection Scheme:** No response.

**Roads Planning Service:** The main road serving this property is a trunk road and, as such, the comments of Transport Scotland should be sought.

The property is adjacent to Orrock Place, which is a Council maintained road and, whilst there is no dedicated parking proposed for the development, this is the regeneration of an existing town centre building. In such circumstances I generally look more favourably on change of uses, particularly when considering the traffic generated by recent uses of the property. There is some on-street parking available in Orrock Place and the Common Haugh car park is within easy walking distance of the property. The close proximity to services and public transport routes means that residential use in this location stacks up well from a sustainable transport point of view. All matters considered I am able to offer my support for this proposal.

**Director of Education and Lifelong Learning:** This proposed development is located within the catchment area for Drumlanrig Primary School and Hawick High School. There are no contributions sought for this application.

**Flood Protection Officer:** The Indicative River, Surface Water & Coastal Hazard Map (Scotland) known as the "third generation flood mapping" prepared by SEPA indicates that the site is at risk from a flood event with a return period of 1 in 200 years. That is the 0.5% annual risk of a flood occurring in any one year.

I would state that the models created by Halcrow for the Hawick Flood Protection Scheme are being taken as the indicator of flood level by SBC for this site, as there are large differences in the 1 in 200 year flood levels between this study and the Flood Risk Assessment (Flood Risk Assessment) undertaken by Terrenus.

Therefore, I would state that the 1 in 200 year flood level at this site is being taken as 103.27mAOD. Any residential development would have to be at this level plus 600mm freeboard, so 103.87mAOD at least.

I would be content that if the commercial use of the café on the lower ground floor is being kept the same and the only alterations are to make alterations to a residential property on the ground floor, where the floor level is above this 1 in 200 + freeboard level then I would not object to this alteration in terms of flood risk.

However, within the models which SBC has, the road outside the property is anticipated to flood to around 1.00 – 1.50m. In December 2015/January 2016 the Commonhaugh car park, Albert Road and Victoria Road were flooded on several occasions. Therefore, there would be no safe access and egress in and out of the site during flood events.

Unless the applicant can show that safe access and egress could be provided during periods of flood risk, I would object to this proposal on the grounds of flood risk.

**Re-consultation:** Having assessed the Flood Risk Information submitted by Terrenus, I would still support the information provided by Halcrow (now CH2M) which was undertaken by for the Hawick Flood Protection Scheme.

This said, I would agree that the final floor levels of the ground floor are above 103.87mAOD and would have no objections on these grounds.

However, I do not feel that the information has suitably shown that that safe access and egress could be provided at this site as the route suggested seems to be inundated to 0.66m of water at a 1 in 200 year plus climate change event. If the applicant can suitably show that that an access/egress route, that will be inundated to less than 0.3m during a 1 in 200 year plus climate change event, can be provided then this objection would be removed (0.3m is the maximum level in which emergency vehicles are safe to travel through).

It should be noted that the Hawick Flood Protection Scheme cannot yet be considered within this application as the estimated completion date is 2021/2022 and this will only protect to a 1 in 75 year flood event.

**Principal Officer (Heritage and Design):** The halls were originally built in 1874 as the UP Church and in 1951 the former church was converted to halls. The building was added to the statutory list in 1977 at category C. The main floor has been used as a shop since c1990 with a basement café and a flat at the upper floor.

The proposals are to convert the former retail unit, which occupied the main floor level, into two flats. No Design Statement has been submitted in support of the proposals.

I am content with the principle of the conversion; the interior appears to have been changed to insert the shop and flat on the upper level since it was originally used as a church and halls. The exterior is more of an architectural townscape feature lying in a prominent position next to the River Teviot. There have been some minor external changes to the exterior in the past.

Externally, changes are proposed to insert new and replacement windows in grey metal, double glazed with solar reflective glass film on the upper parts above ceiling

level. In addition it is proposed to add a small Juliet balcony to an existing opening, to which I have no objections.

Overall, I am content with the principle which should provide a sustainable use for this building. There are some detailed issues that we may need to consider if we are minded to approve the scheme.

### **Statutory Consultees**

**SEPA:** We object in principle to the proposed development on the grounds that it may place buildings and persons at flood risk contrary to Scottish Planning Policy.

In October last year SEPA advised the applicants, in pre-planning consultation, that the increase in vulnerability of this site through redevelopment from halls to residential use would result in an objection in principle due to the significant flood risk at this site. There have been a number of significant flood events in Hawick with evidence to show that the area at Orrock Halls has been impacted. There have also been a number of detailed flood studies carried out on behalf of Scottish Borders Council in order to inform flood prevention measures in Hawick, showing that the site is at significant flood risk.

A Flood Risk Assessment (FRA) has now been provided in support of the application. However, the findings of this study are significantly different from those within the Halcrow (now CH2MHill) reports carried out for SBC. The information recorded following flooding in October 2005 and December 2015 also indicate the findings of the FRA are inaccurate.

The results of the hydraulic modelling indicate that flood levels at the site, which is immediately upstream of the Albert Bridge, are between 101.9mAOD and 102.1mAOD during the 0.5% AP event. The Halcrow study has a predicted flood level upstream of the Albert Bridge of approximately 103.27mAOD. The FRA indicates that the floor level of the lower ground floor is around 101.9mAOD and as such is not impacted during less extreme flood events. However, the information we hold shows that the site has been impacted by flooding during events of higher frequency than this. The report also indicates that the flood depths on the opposite bank at the Common Haugh are not so great that they would prevent access/egress to the north. However, survey information from the October 2005 event showed that flood water got to a depth of 0.65m on Victoria Road opposite the site.

Given the significant flood risk to the site we object in principle to this development. The evidence to demonstrate the risk exists through studies already carried out and also information from past flood events. Although the proposals are for redevelopment of an existing building it will lead to an increase in vulnerability and any residents would require to be evacuated and, due to the depth and velocity of flooding, this could pose a risk to life.

**Re-consultation:** We maintain our objection in principle to the proposed development on the grounds that it may place buildings and persons at flood risk contrary to Scottish Planning Policy.

Given the location of the proposed development within the functional floodplain and that it involves a change of use to residential accommodation, which is considered more vulnerable than the existing use, we do not consider that it meets with the requirements of Scottish Planning Policy and our position is unlikely to change. The cornerstone of sustainable flood risk management is the avoidance of flood risk in the

first instance. We recommend that alternative, less vulnerable (non-residential) uses are considered for this building.

Further information has now been provided by Terrenus but this does not accord with flooding witnessed in Hawick in previous flood events and we would dispute that this model is a more accurate representation than the Halcrow model.

Although we acknowledge that the floor levels for the proposed residential accommodation were to be above the predicted 200-year flood level, we were not satisfied that safe access/egress during a flood event could be provided. This was further demonstrated in the flooding in December 2015 and January 2016 where Commonhaugh car park, Albert Road and Victoria Road were flooded on several occasions. The information from Terrenus indicates that access/egress can be provided to the south of the River Teviot. However, this is based on the completion of the Hawick Flood Protection Scheme (FPS) and the use of the lower predicted flood levels calculated within the FRA carried out by Terrenus: we disagree with the findings of this, based on historic information. The Sandbed area is known to flood frequently severely compromising access/egress to the south. The FPS has not yet secured funding and is to be designed to a 1.33% annual probability (1 in 75-year) standard of protection which is below the requirements for land use planning.

The letter from Terrenus also recommends that the existing flood wall adjacent to the site is raised to the 200-year flood level as predicted by the Halcrow model. We do not consider any flood prevention works carried out as part of a private development to be a formal flood defence and as such would not take this in consideration of our determination of the site should this be carried out.

**Transport Scotland:** No objections subject to a condition on parking being attached to the planning permission.

**Hawick Community Council:** No response.

#### **Other Consultees**

**Architectural Heritage Society of Scotland:** No response.

#### **DEVELOPMENT PLAN POLICIES:**

##### **SES Plan Strategic Development Plan 2013**

Policy 1B: The Spatial Strategy: Development Principles  
Policy 15: Water and Flooding

Local Development Plan 2016

PMD2: Quality Standards  
PMD5: Infill development  
ED3: Town Centres and Shopping Development  
HD3: Protection of Residential Amenity  
EP7: Listed Buildings  
EP9: Conservation Areas  
IS2: Developer Contributions  
IS7: Parking Provision and Standards  
IS8: Flooding

## **OTHER PLANNING CONSIDERATIONS:**

Scottish Planning Policy

Supplementary Planning Guidance:

Placemaking and Design January 2010

Developer Contributions April 2015

Guidance on Householder Developments July 2006

Replacement Windows and Doors October 2015

## **KEY PLANNING ISSUES:**

- Impact of the proposal on the character and appearance of the Listed Building and Conservation Area;
- Whether the proposal would affect the residential amenities of occupants of neighbouring properties;
- Whether the site is at risk of flooding.

## **ASSESSMENT OF APPLICATION:**

### **Planning Policy**

The site is within the development boundary for Hawick and so must be assessed against policy PMD5 of the Scottish Borders Council Local Development Plan 2016. This states that within development boundaries development on non-allocated, infill or windfall sites, including the re-use of buildings, will be approved if certain criteria are met. These criteria will be assessed within this report.

One criterion is that the proposal should not conflict with the established land use of the area. This is a mixed use area with shops, restaurants, residential and guest houses use. The upper floor of the building is already in residential use.

Policy ED3 states that the Council will seek to develop and enhance the role of town centres and allows a wide range of uses appropriate to a town centre. Proposals will generally be approved provided that the character, vitality, viability and mixed use nature of the town centre will be maintained and enhanced. The ground floor of this building is currently vacant as the café has closed. It is considered that residential use of the ground floor of this building would be in keeping with the mixed use character of the area and is a use appropriate for this town centre location.

### **Design and Impact on the Listed Building and Conservation Area**

Policy PMD2 requires all development to be of high quality in accordance with sustainability principles, designed to fit in with Borders townscapes and to integrate with its landscape surroundings. The policy contains a number of standards that would apply to all development. Policy PMD5 requires that the development respects the scale, form, design, materials and density of its surroundings; the individual and cumulative effects of the development should not lead to over-development or town cramming; the proposal should not detract from the character and amenity of the surrounding area.

Policy EP7 states that the Council will support development proposals that conserve, protect and enhance the character, integrity and setting of Listed Buildings. Policy EP9 states that the Council will support development proposals within or adjacent to Conservation Areas which are located and designed to preserve and enhance the special architectural or historic character and appearance of the Conservation Area, respecting the scale, proportions, alignment, density, materials and boundary treatments of nearby buildings and open spaces.

The Council's Supplementary Planning Guidance: Replacement Windows and Doors October 2015 states that the introduction of double glazing may be acceptable in replacement windows in category C Listed Buildings. In specific and justified circumstances it may be acceptable for replacement in UPVC. The replacement unit should have the same glazing pattern and method of opening.

The building has been altered internally since it was originally used as a church and halls, with the formation of the café and shop and flat at first floor level. The proposed work is mainly to the interior and involves the removal of existing partitions and the erection of new partitions, together with new suspended ceilings. The partitions have been designed to conceal the original cast iron columns which are to be located in cupboards.

The exterior is more of an architectural townscape feature located in a prominent position next to the River Teviot. There have been some minor external changes to the exterior in the past. Externally, new and replacement windows would be inserted, which would be double glazed and have grey metal frames, with solar reflective glass film on the upper parts above ceiling level. A small Juliet balcony would be added to an existing opening.

The external alterations are minor in nature and in keeping with the external appearance of the building. The proposal would bring a vacant section of this Listed Building back into use and this would benefit the building and the Conservation Area. It is considered that the proposal would not harm the character of appearance of the Conservation Area or the visual amenities of the area.

Conditions would control the details of the new and replacement windows and secure a historic building recording report. The proposal would not harm the architectural qualities or features of the Listed Building.

It is considered that an adequate residential environment can be created for future occupants of the proposed dwellinghouse and the proposal would not constitute an over-development of the site.

## **Flooding**

One of the policy principles contained within Scottish Planning Policy 2014 (SPP) is flood avoidance by safeguarding flood storage and conveying capacity and locating development away from functional flood plains and medium to high risk areas. To achieve this, the planning system should prevent development which would have a significant probability of being affected by flooding or would increase the probability of flooding elsewhere. Piecemeal reduction of the functional floodplain should be avoided given the cumulative effects of reducing storage capacity.

SPP advises that Local Development Plans should use a flood risk framework to guide development. Medium to High Risk (where the annual probability of coastal or watercourse flooding is greater than 0.5% or 1:200 years) may be suitable for

residential development within built-up areas provided flood protection measures to the appropriate standard already exist and are maintained, are under construction or are a planned measure in a current flood risk management plan. Where built development is permitted, measures to protect against or manage flood risk will be required and any loss of flood storage capacity mitigated to achieve a neutral or better outcome. Water-resistant materials and construction should be used where appropriate and Flood Risk Assessments (FRA) required for development in the medium to high category of flood risk.

In applying the risk framework Planning Authorities should take into account the proposed use of the site, depth of flood water, flow rate and path, loss of storage capacity, effects of floods on access, including by emergency services, and existing flood protection methods.

Policy 15 of the SESplan states that Local Development Plans should avoid any new development in areas at medium to high flood risk. Policy IS8 of the Local Development Plan advises that as a general principle, new development should be located in areas free from significant flood risk and developments will not be permitted if it would be at significant risk of flooding or would materially increase the probability of flooding elsewhere. The ability of flood plains to convey and store flood water should be protected.

This site is at flood risk from a flood event with a return period of 1 in 200 years. That is the 0.5% annual risk of a flood occurring in any year (a medium to high risk).

The applicant's Flood Risk Assessment concludes that the ground floor of the building is suitable for residential development as the finished floor level would be 104.39mOD, above the peak flooding levels of 101.9 and 102.1mAOD and the redevelopment would not result in the loss of flood plain storage and so would have a neutral effect on neighbours. Safe access and egress is possible via Albert Bridge, Albert Road and Victoria Road.

SEPA objected to the proposal on flood risk grounds. They questioned the findings of the applicant's Flood Risk Assessment and advise that the Halcrow study carried out for the Council has a predicted flood level upstream of the Albert Bridge of approximately 103.27mAOD. Survey information from the October 2005 event showed that flood water to a depth of 0.65m on Victoria Road opposite the site. Although the proposals are for redevelopment of an existing building it will lead to an increase in vulnerability and any residents would require to be evacuated and, due to the depth and velocity of flooding, this could pose a risk to life.

The Council's Flood Protection Officer advised that the 1 in 200 year flood level at this site is 103.27mAOD. Any residential development would have to be at this level plus a 600mm freeboard, therefore 103.87mAOD. The road outside the property is anticipated to flood to around 1.00 – 1.50m and in December 2015/January 2016 the Commonhaugh car park, Albert Road and Victoria Road were flooded on several occasions. Therefore, there would be no safe access and egress in and out of the site during flood events.

Following these consultation responses further information from the applicant's flood consultant was submitted. This confirmed that the finished floor level of the flats would be 104.0mAOD and so above the flood level of 103.87mAOD. The report recommends an increase in the height of the wall between the site and the sorting office and between Albert Road and the bridge to 103.27mAOD.



SEPA was consulted on this information and maintain their objection. The site is located within the functional floodplain and the proposal involves a change of use to a more vulnerable use. SEPA acknowledges that the floor levels for the proposed residential accommodation would be above the predicted 200-year flood level, but are not satisfied that safe access/egress during a flood event could be provided. They again question the data used and the reliance on the future flood protection scheme. Sandbed area is known to flood frequently severely compromising access/egress to the south. The Flood Protection Scheme has not yet secured funding and is to be designed to a 1.33% annual probability (1 in 75-year) standard of protection which is below the requirements for land use planning.

In addition, SEPA do not consider any flood prevention works carried out as part of a private development to be a formal flood defence.

The Council's Flood Protection Officer acknowledged that the finished floor levels are above the 103.87mAOD flood level and has no objections on these grounds. However, he also believes that the information submitted has not suitably shown that that safe access and egress could be provided at this site as the route suggested seems to be inundated to 0.66m of water at a 1 in 200 year plus climate change event (0.3m is the maximum level in which emergency vehicles are safe to travel through).

The agent has submitted details for the proposed evacuation of the building should the area flood. He suggests installing an electronic early warning system to the external walls of the building, which would trigger when river levels/flood water rise to 101.85mAOD; this system would be linked to text/e-mail alerts and to internal alarms/sensors. In addition, all tenants and the landlord would be linked by phone to the SEPA Floodline warning system to ensure early warning in the event of a flood. An evacuation plan would be prepared and issued to all tenants outlining the procedure and a safe meeting point above the flood level.

The information provided indicates that the two flats would not be at risk of flooding and the development would not increase the risk of flooding elsewhere as there is no loss of the functional flood plain. However, access and egress would be potentially difficult during a 1 in 200 year flood event.

This makes this a very difficult application: The property is a Listed Building and the ground floor has been vacant for some time. Given the current economic climate, the chances of the building being re-used for any commercial use are low. The use of the building for residential purposes, whilst increasing its sensitivity, appears to be the only realistic future use of the property. There is a flat at first floor level and other flats within the surrounding area where access and egress would also be problematic.

The reality is that much of the centre of Hawick is at risk from flooding. That risk should not be underestimated, but the implications of that risk for development in the town centre must also be put into context. The Council has granted planning permission for other buildings in Hawick for a change of use to residential with an objection from SEPA in place, such as 4 and 5 Teviot Crescent, 30 Commercial Road and the former fire station in Old Manse Lane.

To refuse this application raises the prospect of blighting a prominent listed building and it is very likely that the ground floor would remain vacant for the foreseeable future, possibly falling into a state of disrepair. Moreover, such a decision would set a precedent which may limit the scope for the use of land and buildings Hawick town

centre. Against that background, and acknowledging that the proposed flats would not themselves be at risk, the more pragmatic response would be to consider the most appropriate mitigation to address the issue of access and egress.

Taking all these issues into account, it is therefore recommended that the planning application be approved with the objection from SEPA in place. If Members are minded to approve the application, it would have to be referred to Scottish Ministers.

### **Impact on Residential Amenities**

Policy PMD5 states that the development should not result in any significant loss of daylight, sunlight or privacy to adjoining properties as a result of overshadowing or overlooking. Policy HD3 states that development that is judged to have an adverse impact on the amenity of residential areas will not be permitted. Advice on light and privacy is contained within the Supplementary Planning Guidance: Guidance on Householder Developments July 2006.

The only residential property in close proximity to the site is the flat above. The proposal would not harm the residential amenities of occupiers of this property in terms of privacy and light. The change from function hall to residential may even improve the situation for the existing residents by removing a potentially noisy use.

### **Access and Parking**

Policy PMD5 requires that adequate access and servicing can be achieved. Policy IS7 requires that car parking should be provided in accordance with the Council's adopted standards.

No on-site parking is proposed but the Commonhaugh car park is to the north across the bridge and there is some on-street parking available in Orrock Place.

The Roads Planning Service has no objections as the proposal is for the regeneration of an existing town centre building. In such circumstances they look more favourably on change of uses, particularly when considering the traffic generated by recent uses of the property. The close proximity to services and public transport routes means that residential use in this location stacks up well from a sustainable transport point of view.

Transport Scotland has no objections subject to a condition no part of the development shall commence until such time as the developer can provide written confirmation that Scottish Borders Council Roads Planning Service is satisfied that adequate parking provision is available nearby commensurate with the adopted current residential parking standards. The Roads Planning Service has confirmed this in their consultation response and so the condition requested by Transport Scotland is deemed unnecessary.

### **Developer Contributions**

Policy IS2 states that where a site is acceptable but cannot proceed due to deficiencies in infrastructure or due to environmental impacts the Council will require developers to make contributions towards the cost of addressing such deficiencies.

No financial contributions are required towards education facilities but a contribution of £4,250 is required towards affordable housing and this would be secured through a legal agreement.

## CONCLUSION

The proposed development is considered acceptable and in compliance with policies PMD1, PMD2, EP7, EP9 and HD3 of the Scottish Borders Council Local Development Plan 2016. The proposal would not negatively impact upon the character of the Listed Building, character or appearance of the Conservation Area, residential amenities or the visual amenities of the area and would bring a vacant section of this Listed Building back into use.

It is accepted that although this part of the building is not at risk of flooding, the applicant has failed to adequately demonstrate that safe egress and access is possible during a flood event and there is no flood prevention scheme in place in Hawick at the moment. It is unlikely that the proposed building would be used for any community or commercial use, given the current economic climate in Hawick. To refuse this application would mean that this section of the building is blighted and remains vacant for the foreseeable future, to the detriment of the area and the Listed Building, and so it is recommended that the application be approved subject to the mitigation measures submitted by the agent.

## RECOMMENDATION BY RECOMMENDATION BY CHIEF PLANNING OFFICER:

In respect of planning application 16/00043/FUL I recommend the application is approved subject to the approval of the Scottish Ministers, a legal agreement addressing a contribution towards affordable housing and the following conditions:

1. The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans and specifications approved by the Planning Authority.  
Reason: To ensure that the development is carried out in accordance with the approved details.
2. Notwithstanding the details indicated on the approved drawings, samples of the proposed new and replacement windows or details of the material, method of opening, glazing pattern, reflective glass and thickness and colour of the frames and astragals of all new and replacement windows to be submitted to and approved in writing by the Planning Authority before the development commences. The development then to be completed in accordance with the approved details.  
Reason: To protect and enhance the character and appearance of the Listed Building and Conservation Area.
3. The flood mitigation measures contained within the agent's e-mail dated 26<sup>th</sup> August 2016 to be implemented as part of the development and following occupation of the flats.  
Reason: To provide safe access and egress in the event that the surrounding area floods.

In respect of Listed Building Consent application 16/00058/LBC I recommend the application is approved subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 16 of the Town and Country Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans and specifications approved by the Planning Authority.

Reason: To ensure that the development is carried out in accordance with the approved details.

3. A programme of Historic Building Photography to be carried out before and during the works hereby approved. Photos should be clearly numbered and plans of the building annotated to reflect where photos were taken. Results to be submitted to the Planning Authority as a single pdf file in the form of a Historic Building Recording Report upon completion of the development and prior to occupation of the flats.

Reason: To preserve by record a building of historical interest.

4. Notwithstanding the details indicated on the approved drawings, samples of the proposed new and replacement windows or details of the material, method of opening, glazing pattern, reflective glass and thickness and colour of the frames and astragals of all new and replacement windows to be submitted to and approved in writing by the Planning Authority before the development commences. The development then to be completed in accordance with the approved details.

Reason: To protect and enhance the character and appearance of the Listed Building and Conservation Area.

#### DRAWING NUMBERS

LOC-01	Location Plan
EXIST-01	Plans, Elevation and Sections as Existing
PP-01	Plans and Elevations as Proposed
PP-02	Suspended Ceiling Plan and Sections as proposed

#### **Approved by**

Name	Designation	Signature
Ian Aikman	Chief Planning Officer	

The original version of this report has been signed by the Chief Planning Officer and the signed copy has been retained by the Council.

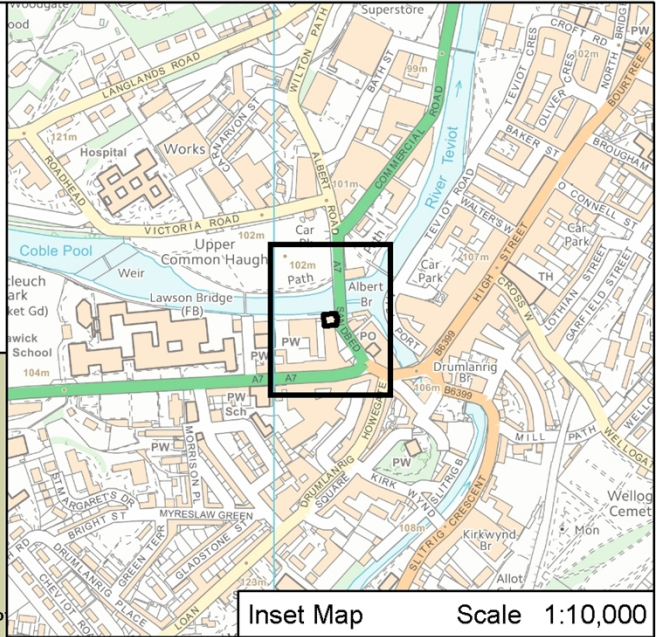
#### **Author(s)**

Name	Designation
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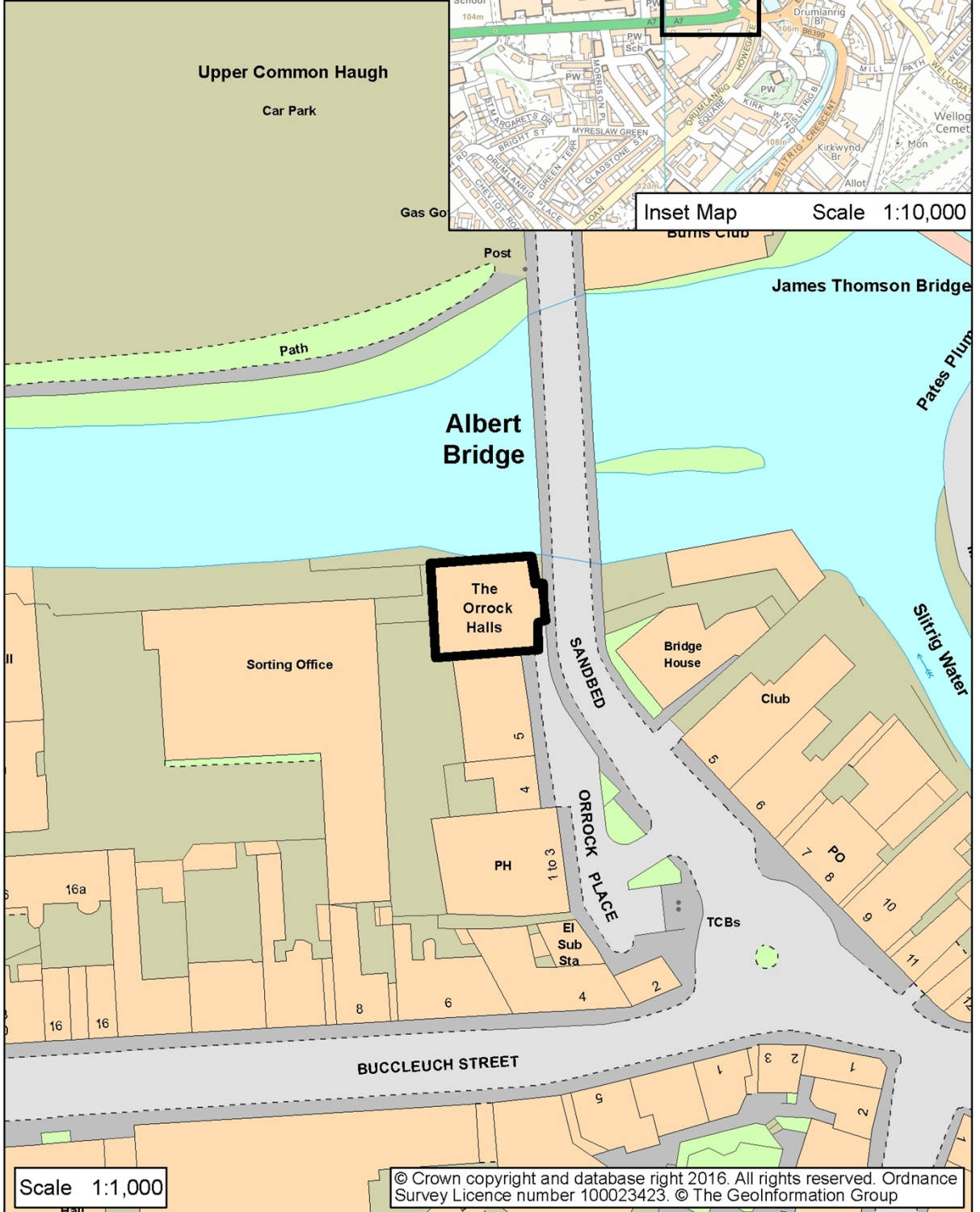


16/00043/FUL & 16/00058/LBC

Orrock Hall  
 Orrock Place  
 Hawick



Inset Map Scale 1:10,000



Scale 1:1,000

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