

SCOTTISH BORDERS COUNCIL

PLANNING AND BUILDING STANDARDS COMMITTEE

1 JUNE 2015

APPLICATION FOR PLANNING PERMISSION

ITEM:	REFERENCE NUMBER: 1. 15/00024/LBCNN 2. 15/00025/FUL
OFFICER:	Julie Hayward
WARD:	Hawick and Hermitage
PROPOSAL:	1. Internal and external alterations to form dwellinghouse 2. Change of use from former meeting hall and alterations to form dwellinghouse
SITE:	Hall 2 - 6 Old Manse Lane Hawick
APPLICANT:	Mr And Mrs J Gillespie
AGENT:	Stuart Patterson Building & Timber Frame Design

SITE DESCRIPTION

The property is situated at the eastern end of Old Manse Lane, within the Hawick Conservation Area. To the north is garden ground belonging to adjacent properties, to the east is the Slitrig Water, to the south west are residential properties in Slitrig Bank and to the west is St Mary's Church. The building is a category C Listed Building.

The building was built as the original fire station for the town in 1857; this use ceased when the fire station in Commercial Road was built in the early 1900s and the building was converted to a meeting hall. The building is semi-detached, two storey with white rendered walls and a slate roof. It is stepped to take into account the sloping ground levels from the church to the river. The building has predominantly grey painted, timber sash and case windows in the front elevation with a four-on-four and six-on-six glazing pattern, one top hung eight-paned window and a circular window at first floor level above the original arched entrance to the fire station, which was blocked up at some point in the past. There is a six-on-six sash and case window in the side elevation adjacent to the Slitrig Water and there are no openings to the rear.

The ground floor of the building is divided into a meeting hall, hall, kitchen and toilets and there is a meeting room at first floor level.

PROPOSED DEVELOPMENT

The proposal is to convert the building into a dwellinghouse. The ground floor would be divided into a lounge, kitchen, shower room and bedroom and there would be one bedroom and an en-suite bathroom at first floor area with a gallery, provided by installing a mezzanine floor, overlooking the lounge. The following external alterations are proposed:

- The existing eight-paned casement window at ground floor level would be replaced with two timber sash and case windows each with a four-on-four glazing pattern separated by a solid timber mullion.
- A 1200mm by 1200mm level landing would be formed outside the entrance door; the door may need to be replaced but this would be of a similar style.
- The timber and glazed fire exit door in the front elevation would be replaced by hardwood French doors painted grey to match the existing windows.
- The blocked-up entrance archway would be re-opened and a non-opening glazed screen inserted with a grey painted, timber frame and a vertical, central glazing bar. A precast/stone cill would be installed.
- A cantilevered balcony with a glazed balustrade would be fitted to the side elevation over the Slitrig Water. The existing window would be replaced with a fully glazed door with a fanlight above and a grey painted timber frame.

PLANNING HISTORY

There is no planning history for this building.

REPRESENTATION SUMMARY

There are no representations.

APPLICANTS' SUPPORTING INFORMATION

Design Statement:

- The building was originally used as a fire station, dating from 1857, but since the late 1960's it has been used as a meeting hall by several local churches.
- The site has a distinctive slope and the building is stepped. It has a segmental arched opening which formed the original fire engine entrance but this has been blocked up. The windows are single glazed, most vertical sliding sash with various glazing patterns providing a lack of conformity. There is a non-opening roundel window above the archway.
- There are few original features retained internally.
- The building has been vacant for a number of years and is starting to fall into a state of disrepair. The conversion would allow the building to be occupied again.
- The proposed works are sympathetic to the building, with few external alterations. The fire engine entrance would be opened up to a full size glazed screen with a central mullion similar in shape to the doors that would have been fitted. No structural alterations are planned for the opening.
- The existing casement window to the WC would be replaced with a timber sliding sash style window to match the existing windows, though the window would require to be double glazed to comply with the Building Regulations.

- A cantilevered balcony is proposed for the south east elevation overlooking the river. The property has no garden ground and the balcony would provide an external seating area, whilst not affecting adjacent properties. The design is of modern style to differentiate between the old and new, similar to the recent modernisation of Tower Mill.
- The internal layout has been designed to retain the open plan layout of the meeting hall, but with the provision of a mezzanine floor and staircase overlooking the lounge area and utilising two high level windows within the hall.

CONSULTATION RESPONSES:

Scottish Borders Council Consultees

Roads Planning Service: Whilst there is no dedicated parking for this property there is on-street parking available in the vicinity of the site. A meeting hall could generate a generally large volume of traffic whereas a dwelling will have a maximum of 2 or 3 cars. When you consider this and that there is a general support for the change of use of buildings within town centres, I shall have no objections to this proposal.

Flood Protection Officer: In terms of information that this Council has concerning flood risk to this site, I would state that The Indicative River, Surface Water & Coastal Hazard Map (Scotland) known as the “third generation flood mapping” prepared by SEPA indicates that the site may be 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 only a very small part of the east of the site would be affected by flooding from the Slitrig Water. This application is for the change of use at a current site and although the site is changing to residential housing, I would not object to this proposal on the grounds of flooding.

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

Archaeology Officer: The former fire station and hall is of local heritage interest. It is therefore desirable for a record of the building to be made during redevelopment. This should take the form of a basic historic building record incorporating existing elevation drawings and photos into annotated ground plans. The photos should cover the external and internal elevations both before any works to the property and after the internal soft-strip when the stone walls and any original features may be revealed. All drawings, plans and photos should be incorporated into a single Historic Building Survey Report and submitted to the Archaeology Officer for inclusion in the Historic Environment Record. If the Council is minded to approve this application, I recommend a condition to secure this.

Ecology Officer: Adopting the Council’s Supplementary Planning Guidance for Biodiversity from the information provided the proposed development and type of structure proposed for alterations conforms to the type of development requiring a bat survey and breeding bird survey. The existing old, stone built property with slate roof has potential to support bats and their roosts.

The habitat in the surrounding landscape is of moderate-high quality for bats. Although in an urban location, the property is immediately adjacent to the Slitrig

water (River Tweed Special Area of Conservation) and there is an area of tree cover next to the property. Riparian habitats connect the site to the wider woodland and riparian habitat network that has potential to support bats and their roosts.

Measures will be required to ensure that materials and debris are not stored or dumped in areas that may impact on the River Tweed SAC (Slitrig Water). The bankside should be avoided and best practice measures adopted. A bat and breeding bird survey is required for all the buildings to be converted.

Re-consultation: I am satisfied with the bat and bird survey carried out by Stone's Wildlife Management (April 2015). No evidence was found of use of the built structures by bats and breeding birds.

Principal Officer (Heritage and Design): The building was built as the original fire station for the town in 1857, it ceased use when the fire station in Commercial Road was built in the early 1900s and was converted to a meeting hall. The building was originally added to the statutory list in 1977 and the description was updated as part of the resurvey of Hawick Burgh in 2007 and the building remained listed at category C.

The interior of the building had been remodelled when the hall(s) were created and no obvious traces of the former use as a fire station were evident. The current partitions, stair and internal lining are of no particular historic significance and I have no objection to the proposed alterations to the layout.

There is a possibility that once internal wall linings have been removed that there may be traces evident of its former use as the fire station and we should require these to be recorded. I have suggested an appropriate condition.

There are very few external alterations proposed. I support the general approach taken of retaining the existing sash and case windows (and the replacement of the current casement windows in the main bedroom). I also support the insertion of the fully glazed screen in the former fire station entrance doorway. I would prefer to see the frame of this screen painted either dark grey (darker than the current surrounds which are mid grey) or possibly a dark green or blue but not white, the darker colour will allow the frame to visually "die" into the opening.

I have no objection to the proposed enlargement of the existing gable window to the Teviot and the insertion of a fully glazed door with light above, or to the introduction of a small cantilevered balcony as shown. I would prefer to see the door, frame and over light painted a dark grey or similar colour; to match the arched glazed door screen on the front elevation. Again this will help to make the opening visually recede.

Statutory Consultees

Hawick Community Council: No response.

SEPA: Object to the application on the grounds of lack of information in relation to flood risk.

The application site (or parts thereof) lies within the medium likelihood (0.5% annual probability or 1 in 200 year) flood extent of the SEPA Flood Map, and may therefore be at medium to high risk of fluvial flooding. The Slitrig Water is susceptible to flash flooding.

Insufficient information is provided with this consultation for us to assess flood risk at this site. The 1 in 200 year flood level is required together with topographic information and proposed finished floor levels to compare this with the flood levels. In the event that these flood levels cannot be provided, we would require a Flood Risk Assessment which considers all sources of flooding to the site.

The door opening out to a balcony over the Slitrig Water is unlikely to ever be supported as it will act as a trap for debris and should water gain access to the property through this opening, it could potentially flood other properties.

Evidence is required that the building is elevated above the 1:200 year flood level and that finished floor levels provide a freeboard in addition to this level to allow for downstream blockage of the bridge.

Re-consultation: Having considered the new information available to us, we object to this planning application on the grounds of flood risk in that it may place buildings and persons at flood risk contrary to Scottish Planning Policy and PAN 69.

Given the location of the proposed development within the functional floodplain we do not consider that it meets 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.

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: Flooding

Consolidated Scottish Borders Local Plan 2011

Policy G1: Quality Standards for New Development
Policy G4: Flooding
Policy G5: Developer Contributions
Policy G7: Infill Development
Policy BE1: Listed Buildings
Policy BE2: Archaeological Sites and Ancient Monuments
Policy BE4: Conservation Areas
Policy NE3 Local Biodiversity
Policy ED5: Town Centres
Policy H2: Protection of Residential Amenity
Policy Inf4: Parking Provisions and Standards
Policy Inf6: Sustainable Urban Drainage

Proposed Local Development Plan 2013

Policy PMD2: Quality Standards
Policy PMD5: Infill Development
Policy HD3: Protection of Residential Amenity

Policy EP3: Local Biodiversity
Policy EP7: Listed Buildings
Policy EP8: Archaeology
Policy EP9: Conservation Areas
Policy IS2: Developer Contributions
Policy IS7: Parking Provision and Standards
Policy IS8: Flooding
Policy IS9: Waste Water Treatment Standards and Sustainable Urban Drainage

OTHER PLANNING CONSIDERATIONS:

Scottish Planning Policy June 2014

PAN 69: Planning and Building Standards Advice on Flooding

Scottish Historic Environment Policy 2011

Supplementary Planning Guidance: Replacement Windows April 2015

Supplementary Planning Guidance: Household Development July 2006

KEY PLANNING ISSUES:

- Whether this is an appropriate use for this part of Hawick.

The impact of the proposal on the character and setting of the Listed Building, on the character and appearance of the Conservation Area and on visual amenities.

- The impact of the proposal on the residential amenities of occupants of residential properties in the surrounding area.
- Access, parking and road safety issues.
- Whether the site is at risk of flooding.

ASSESSMENT OF APPLICATION:

Planning Policy

Policy G7 of the Local Plan allows the re-use of buildings provided certain criteria are met. The proposal should not conflict with the established use of the area. This part of Hawick is predominantly residential, with the adjoining property and those in Slitrig Bank to the south west being in residential use. The proposal would therefore, be in keeping with the residential character of the area.

The property is within the town centre, as defined in the Local Plan, and Policy ED5 supports a wide range of uses, including residential.

Impact on the Listed Building

Policy BE1 of the Local Plan states that the Council will support development proposals that protect, maintain, and enhance active use and conservation of Listed Buildings. All Listed Buildings contained in the statutory list of Buildings of Special

Architectural or Historic Interest will be protected against all works which would have a detrimental effect on their listed character, integrity or setting.

The proposal involves a number of internal and external alterations to convert the meeting hall into a dwellinghouse. As a general principle, the proposal would bring a vacant listed building back into use and that is welcome.

The main internal alterations are the formation of a mezzanine floor to provide a gallery at first floor level, a staircase providing access to it and internal partitions to provide the individual rooms. The interior of the building had been remodelled when the halls were created and no obvious traces of the former use as a fire station were evident. The current partitions, stair and internal lining are of no particular historic significance and there are no objections to the proposed alterations to the layout. There is a possibility that once internal wall linings have been removed there may be traces evident of the building's former use as the fire station and these should be recorded. This will be secured via a condition.

The external alterations involve a replacement window to match the sash and case style of the existing windows, the opening up of the archway and infilling with glazing, the formation of French doors from a window and the formation of a balcony and door on the site elevation.

The external alterations are minor in nature. The general approach taken of retaining the existing sash and case windows and the replacement of the current casement windows in the bedroom is consistent with policy and good practice more generally and is therefore supported. The insertion of the fully glazed screen in the former fire station entrance doorway is also acceptable, though the frame of this screen should be painted either dark grey, darker than the current surrounds which are mid grey, or possibly a dark green or blue but not white. The darker colour will allow the frame to visually "die" into the opening and this can be controlled by a planning condition.

Impact on the Conservation Area and Visual Amenities

Policy 1B of the SESplan states that Development Plans should have regard to the need to improve the quality of life in local communities by conserving and enhancing the natural and built environment to create more healthy and attractive places to live. Development Plans should have regard to the need for high quality design, energy efficiency and the use of sustainable building materials.

Policy G7 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 G1 of the Local Plan 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 BE4 of the Local Plan states that development within or adjacent to a Conservation Area that would have an unacceptable adverse impact on its character and appearance will be refused.

The Council's Supplementary Planning Guidance: Replacement Windows April 2015 states that the introduction of double glazing may be acceptable in replacement

windows in category C Listed Buildings but the replacement unit should be of the same material as the original window, have the same glazing pattern and method of opening.

The external alterations are minor in nature, as outlined above. The existing windows would be retained with the exception being the replacement of the ground floor bedroom casement window with a timber sash and case window, which complies with the guidance contained within the SPG.

These alterations are considered acceptable. The building has been vacant for some time and the conversion to a dwellinghouse would bring the building back into use, preventing it from falling into disrepair, which is to be supported. It is considered that the proposed external alterations would not harm the character or appearance of the Conservation Area or visual amenities of the area. Conditions would require the approval of the colour of the external joinery.

Impact on Residential Amenities

Policy G7 of the Local Plan states that the development should not result in any significant loss of daylight, sunshine or privacy to adjoining properties as a result of overshadowing or overlooking. Policy H2 states that development that is judged to have an adverse impact on the amenity of residential areas will not be permitted.

The previous use of the building was a meeting hall, which would have generated a certain amount of noise and traffic. That remains the authorised use of the building. The proposed use as a dwellinghouse, it can be argued, would have less of an impact on the residential amenities of occupants of neighbouring properties.

No windows are proposed for the rear elevation and so there would be no overlooking to the garden ground to the rear of the building, which belongs to the adjoining dwellinghouse. There is a terrace of three storey properties in Slitrig Bank to the south west and a blank gable end faces the site and so there would be no overlooking or loss of privacy to existing properties. No extensions are proposed and so the proposal would not result in any overshadowing or loss of light to the occupants of these properties.

Ecology

Policy NE3 of the Local Plan states that the Council will seek to safeguard the integrity of habitats within and outwith settlements which are of importance for the maintenance and enhancement of local biodiversity.

The Council's Ecology Officer requested a bat and breeding bird survey. This has now been submitted by the agent and this concludes that no signs were found to show any historic or recent use by bats for maternity roosts, though there was still a lot of bat activity in the area. There were no issues with the proposed refurbishment, especially as the roof is not being altered.

The Council's Ecology Officer has been consulted on this and is satisfied with the survey and no evidence was found of use of the built structures by bats and breeding birds.

Access and Parking

Policy G7 of the Local Plan requires that adequate access and servicing can be achieved. Policy Inf4 requires that car parking should be provided in accordance with the Council's adopted standards.

No on-site parking is proposed, however, there is on-street parking available outside the property.

The Roads Planning Service advises that whilst there is no dedicated parking for this property there is on-street parking available in the vicinity of the site. A meeting hall could generate a large volume of traffic whereas a dwelling will have a maximum of 2 or 3 cars.

Taking this into account, and the general support for the change of use of buildings within town centres, they have no objections to this proposal.

Flooding

SPP states that development should be located away from functional flood plains and medium to high risk areas. Development that would have a significant probability of being affected by flooding or would increase the probability of flooding elsewhere should be avoided. Residential development in built-up areas in medium to high risk areas would only be acceptable if flood protection measures are in place but where built development is permitted, measures to protect against or manage flood risk and water resistant materials will be required and any loss of flood storage capacity mitigated to achieve a neutral or better outcome.

Policy 15 of the SESplan states that Local Development Plans should avoid any new development in areas at medium to high flood risk. Policy G4 of the Local Plan refers to developments where there is an identified flood risk; developments will not be permitted if it would be at significant risk of flooding or would materially increase the risk of flooding elsewhere.

SEPA initially objected to the application due to the lack of information in relation to flood risk and requested information on flood levels or a Flood Risk Assessment that considered all sources of flooding. The site lies within the medium likelihood (0.5% annual probability or 1 in 200 year) flood extent and may be at medium to high risk of fluvial flooding. Slitrig Water is susceptible to flash flooding and there have been a number of flood events in this area. SEPA would only support the redevelopment of this building to a more vulnerable use if evidence is submitted that the building is elevated above the 1:200 year flood level and that finished floor levels provide a freeboard in addition to this level to allow for downstream blockage of the bridge.

SEPA advises that they unlikely to ever support the proposed balcony as it will act as a trap for debris and should water gain access to the property through this opening, it could potentially flood other properties.

The agent submitted additional information, with a flood level drawing which identifies the existing/proposed levels in relation to the 1 in 200 calculated flood level for this area, based on the latest Hawick Flood Prevention study carried out by the Council. The agent advised that there are no proposals to raise the existing floor levels as the upper section (hall/bedroom and bathroom) are outwith the flood risk level. However, the lower area (lounge/kitchen) is below the 1 in 200 year flood risk level by 267mm.

SEPA were consulted on this information but maintain their objection on the grounds that the proposal may place buildings and persons at flood risk contrary to Scottish Planning Policy and PAN 69.

The Council's Flood Protection Officer advises that only a very small part of the east of the site would be affected by flooding from the Slitrig Water and has no objections to this proposal on the grounds of flooding.

It is accepted that, based on historical evidence, the site may flood, due to its proximity to the Slitrig Water. The building has been vacant for some time and given the current economic climate, the chances of the building being re-used for any community or commercial use is low. The building adjacent to it is an existing residential property, also at risk of flooding. The use of the building for residential purposes, whilst increasing its sensitivity, appears to be the only realistic future use of the property and is likely to be more compatible with the surrounding character than the re-introduction of non-residential uses. This is an existing building and so opportunities for altering the building to reduce the risk of flooding and damage to property are limited. To refuse this application would blight the building and it is very likely that it would remain empty for the foreseeable future, possibly falling into a state of disrepair. Moreover, such a decision would create a precedent that could limit the scope for the use of other land and buildings within Hawick town centre. Against that background, the more pragmatic response would be to consider the most appropriate mitigation to address the issue of flood risk.

SEPA's concerns regarding the balcony proposed to overhang the Slitrig Water are accepted, however. This element introduces a greater risk and has the potential to make the building more vulnerable than at present. The agent has been requested to remove the balcony from the applications and a condition will exclude this element from any planning permission and Listed Building Consent for this proposal.

A condition would require the submission of mitigating measures to be incorporated into the design of the development and details of how the impact of flooding would be dealt with by future residents.

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 then have to be referred to Scottish Ministers.

Developer Contributions

Policies G5 of the Scottish Borders Consolidated Local Plan Adopted 2011 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 affordable housing or education facilities in the local area.

CONCLUSION

The proposed development is considered acceptable and in compliance with policies G1, G7, BE1, BE4, H2 and Inf4 of the Scottish Borders Consolidated Local Plan Adopted 2011. The proposal would not negatively impact upon the character or setting 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 building back into use.

It is accepted that the site is at risk of flooding 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 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 mitigation measures to be submitted by the agent.

RECOMMENDATION BY SERVICE DIRECTOR (REGULATORY SERVICES):

In respect of application 15/00024/LBCNN

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. Prior to commencement of development the applicant will create a digital photographic record of all internal and external elevations. Following the soft strip of the interior, the applicant will take further digital photographs of exposed walls and original features. All existing elevation drawings, photographs and plans annotated with photograph locations, will be submitted to the Planning Authority and Archaeology Officer in a high resolution (above 200dpi) pdf format for approval in the form of a Historic Building Survey Report.
Reason: To preserve by record a building of historical interest.
4. The colour of all external decoration and joinery, including window frames and doors, to be submitted to and approved in writing before the development commences. The development then to be completed in accordance with the approved colours.
Reason: To safeguard the character and appearance of the Listed Building and Conservation Area.
5. All existing windows to be retained and repaired where necessary, unless otherwise agreed in writing by the Planning Authority, with the exception of the proposed ground floor window in the front elevation shown on Drawing Number: 15-491-2002. Details of the material, colour, thickness of the frame and astragals and method of opening of this window to be submitted to and approved in writing by the Planning Authority before the development commences. The window then to be replaced in accordance with the approved details.

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

6. The alterations to the existing opening and formation of a balcony proposed for the side (south east) elevation of the property are specifically excluded from this permission. No works forming part of these elements shall be undertaken.

Reason: The balcony would increase the vulnerability of the property to flooding.

In respect of 15/00025/FUL:

I recommend the application is approved subject to the approval of the Scottish Ministers and the following conditions and informative:

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. Prior to commencement of development the applicant will create a digital photographic record of all internal and external elevations. Following the soft strip of the interior, the applicant will take further digital photographs of exposed walls and original features. All existing elevation drawings, photographs and plans annotated with photograph locations, will be submitted to the Planning Authority and Archaeology Officer in a high resolution (above 200dpi) pdf format for approval in the form of a Historic Building Survey Report.
Reason: To preserve by record a building of historical interest.
3. Measures to ensure that materials and debris are not stored or dumped in areas that may impact on the River Tweed Special Area of Conservation (Slitrig Water) to be submitted to and approved in writing by the Planning Authority before the development commences. These approved measures to be implemented during the development. The bankside should be avoided and best practice measures adopted, in accordance with SEPA Pollution Prevention Guidelines PPG1, PPG5 (general guidance and works affecting watercourses) and PPG 6 (construction and demolition) as appropriate
Reason: To protect the water body (Slitrig Water, River Tweed Special Area of Conservation) adjacent to the development area.
4. The colour of all external decoration and joinery, including window frames and doors, to be submitted to and approved in writing before the development commences. The development then to be completed in accordance with the approved colours.
Reason: To safeguard the character and appearance of the Listed Building and Conservation Area.
5. All existing windows to be retained and repaired where necessary, unless otherwise agreed in writing by the Planning Authority, with the exception of the proposed ground floor window in the front elevation shown on Drawing Number: 15-491-2002. Details of the material, colour, thickness of the frame and astragals and method of opening of this window to be submitted to and approved in writing by the Planning Authority before the development

commences. The window then to be replaced in accordance with the approved details.

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

6. Mitigation measures to lessen the impact of the potential flooding of the building to be submitted to and approved in writing by the Planning Authority before the development commences. The approved measures then to be implemented as part of the development and following occupation of the dwellinghouse.

Reason: To lessen the impact of potential flooding at the site.

7. The alterations to the existing opening and formation of a balcony proposed for the side (south east) elevation of the property are specifically excluded from this permission. No works forming part of these elements shall be undertaken.

Reason: The balcony would increase the vulnerability of the property to flooding.

Informative:

If bats are discovered following the commencement of works, works should stop immediately and the developer must contact Scottish Natural Heritage (tel: 01896-756652) for further guidance. Works can only recommence by following any guidance given by Scottish Natural Heritage. The developer and all contractors to be made aware of accepted standard procedures of working with bats at www.bats.org.uk. Further information and articles are available at:

http://www.bats.org.uk/pages/bats_and_buildings.html

http://www.bats.org.uk/pages/existing_buildings.html

DRAWING NUMBERS

15-4910-1001 Existing Layouts
15-491-2001 Proposed Floor Layouts
15-491-2002 Proposed Elevation and Sections

Approved by

Name	Designation	Signature
Brian Frater	Service Director (Regulatory Services)	

The original version of this report has been signed by the Service Director (Regulatory Services) and the signed copy has been retained by the Council.

Author(s)

Name	Designation
Julie Hayward	Principal Planning Officer

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