



Newtown St Boswells Melrose TD6 0SA Tel: 01835 825251 Fax: 01835 825071 Email: ITSystemAdmin@scotborders.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100130869-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Description of Proposal

Please describe accurately the work proposed: * (Max 500 characters)

We would like to replace 6 number sliding sash windows to the front of our property with 6 UPVC casement windows.

Has the work already been started and/ or completed? *

☒ No ☐ Yes - Started ☐ Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☒ Applicant ☐ Agent

Applicant Details

Please enter Applicant details

Title:	Mrs	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	Laura	Building Number:	41
Last Name: *	Paterson	Address 1 (Street): *	North Hermitage Street
Company/Organisation		Address 2:	
Telephone Number: *	0	Town/City: *	Newcastleton
Extension Number:		Country: *	United Kingdom
Mobile Number:		Postcode: *	TD9 0RA
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:	Scottish Borders Council
Full postal address of the site (including postcode where available):	
Address 1:	41 NORTH HERMITAGE STREET
Address 2:	
Address 3:	
Address 4:	
Address 5:	
Town/City/Settlement:	NEWCASTLETON
Post Code:	TD9 0RA

Please identify/describe the location of the site or sites

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Northing	587702	Easting	348390
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Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☐ Yes ☒ No

Trees

Are there any trees on or adjacent to the application site? *

☐ Yes ☒ No

If yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Access and Parking

Are you proposing a new or altered vehicle access to or from a public road? *

☐ Yes ☒ No

If yes, please describe and show on your drawings the position of any existing, altered or new access points, highlighting the changes you proposed to make. You should also show existing footpaths and note if there will be any impact on these.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

☐ Yes ☒ No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

☒ Yes ☐ No

Is any of the land part of an agricultural holding? *

☐ Yes ☒ No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Mrs Laura Paterson

On behalf of:

Date: 07/08/2018

☒ Please tick here to certify this Certificate. *

Checklist – Application for Householder Application

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

- a) Have you provided a written description of the development to which it relates? * ☒ Yes ☐ No
- b) Have you provided the postal address of the land to which the development relates, or if the land in question has no postal address, a description of the location of the land? * ☒ Yes ☐ No
- c) Have you provided the name and address of the applicant and, where an agent is acting on behalf of the applicant, the name and address of that agent? * ☒ Yes ☐ No
- d) Have you provided a location plan sufficient to identify the land to which it relates showing the situation of the land in relation to the locality and in particular in relation to neighbouring land? *. This should have a north point and be drawn to an identified scale. ☒ Yes ☐ No
- e) Have you provided a certificate of ownership? * ☒ Yes ☐ No
- f) Have you provided the fee payable under the Fees Regulations? * ☒ Yes ☐ No
- g) Have you provided any other plans as necessary? * ☒ Yes ☐ No

Continued on the next page

A copy of the other plans and drawings or information necessary to describe the proposals (two must be selected). *

You can attach these electronic documents later in the process.

- ☐ Existing and Proposed elevations.
- ☐ Existing and proposed floor plans.
- ☐ Cross sections.
- ☒ Site layout plan/Block plans (including access).
- ☐ Roof plan.
- ☒ Photographs and/or photomontages.

Additional Surveys – for example a tree survey or habitat survey may be needed. In some instances you may need to submit a survey about the structural condition of the existing house or outbuilding. ☐ Yes ☒ No

A Supporting Statement – you may wish to provide additional background information or justification for your Proposal. This can be helpful and you should provide this in a single statement. This can be combined with a Design Statement if required. * ☒ Yes ☐ No

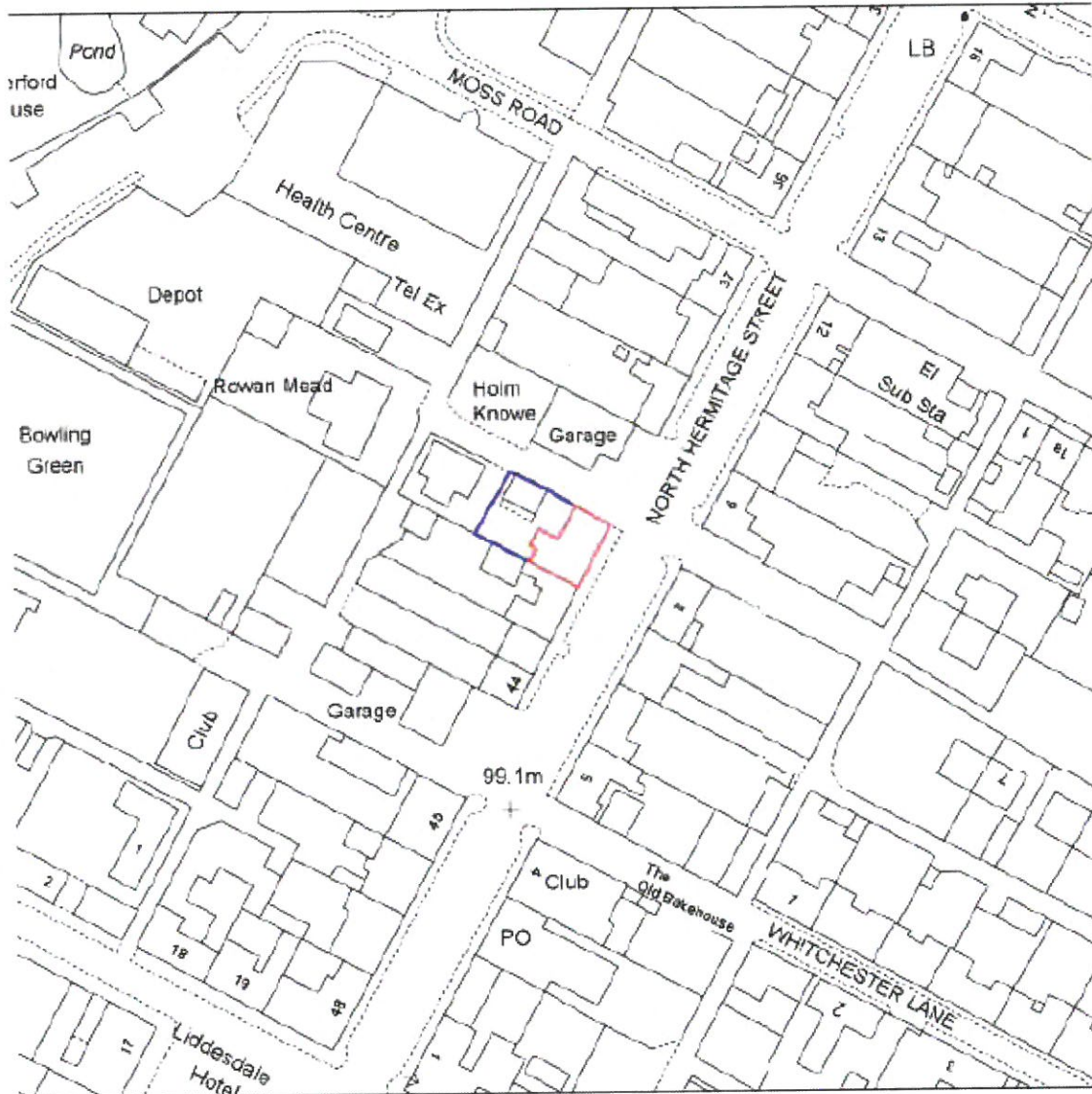
You must submit a fee with your application. Your application will not be able to be validated until the appropriate fee has been Received by the planning authority.

Declare – For Householder Application

I, the applicant/agent certify that this is an application for planning permission as described in this form and the accompanying Plans/drawings and additional information.

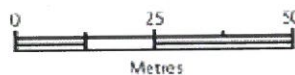
Declaration Name: Mrs Laura Paterson

Declaration Date: 07/08/2018



41. North Hermitage Street, Newcastleton

Scale 1:1250



18/01039/FUL
07/09/2018

Scottish Borders Council
Town And Country
Planning (Scotland) Act
1997

REFUSED

subject to the
requirements of the
associated Decision
Notice

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The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

Date Of Issue: 25 February 2018
Supplied By: Getmapping
Supplier Plan Id: 191164 1250
OS License Number: 100030848
Applicant: Laura Paterson

Window Drawings (All Views Outside)

I D G Paterson & Son Ltd
41 North Hermitage Street
Newcastleton
Roxburghshire
TD9 0RA

Customer Code: 00164
Customer Type: Install
Quote Number: 016341-001
Reference: Own windows



TRUST IN QUALITY

1 x W1 (Swish Casement) <p style="text-align: center;">1070 x 1500</p>	<p>60mm Outer Casement T Sash 150mm Classic Cill FF Window Handle - Bri Chrome Roto TSL Espag (8.0 Cam) Standard Hinges 13mm Oak Out / Oak In</p> <p style="text-align: right;">£340.00</p>	1 x W2 (Swish Casement) <p style="text-align: center;">1070 x 1500</p>	<p>60mm Outer Casement T Sash 150mm Classic Cill FF Window Handle - Bri Chrome Roto TSL Espag (8.0 Cam) Standard Hinges 13mm Oak Out / Oak In</p> <p style="text-align: right;">£340.00</p>
D/G 4 Ann Clear 4 Ann N 20 SwissV Black Argon 1		D/G 4 Ann Clear 4 Ann N 20 SwissV Black Argon 1	
1 x W3 (Swish Casement) <p style="text-align: center;">1070 x 1500</p>	<p>60mm Outer Casement T Sash 150mm Classic Cill FF Window Handle - Bri Chrome Roto TSL Espag (8.0 Cam) Standard Hinges 13mm Oak Out / Oak In</p> <p style="text-align: right;">£340.00</p>	1 x W4 (Swish Casement) <p style="text-align: center;">1070 x 1810</p>	<p>60mm Outer Casement T Sash 150mm Classic Cill FF Window Handle - Bri Chrome Roto TSL Espag (8.0 Cam) Standard Hinges 13mm Oak Out / Oak In</p> <p style="text-align: right;">£370.00</p>
D/G 4 Ann Clear 4 Ann N 20 SwissV Black Argon 1		D/G 4 Tgh Clear 4 Tgh N 20 SwissV Black Argon 1 D/G 4 Ann Clear 4 Ann N 20 SwissV Black Argon 1	
1 x W5 (Swish Casement) <p style="text-align: center;">1070 x 1810</p>	<p>60mm Outer Casement T Sash 150mm Classic Cill FF Window Handle - Bri Chrome Roto TSL Espag (8.0 Cam) Standard Hinges 13mm Oak Out / Oak In</p> <p style="text-align: right;">£370.00</p>	1 x W6 (Swish Casement) <p style="text-align: center;">1070 x 1810</p>	<p>60mm Outer Casement T Sash 150mm Classic Cill FF Window Handle - Bri Chrome Roto TSL Espag (8.0 Cam) Standard Hinges 13mm Oak Out / Oak In</p> <p style="text-align: right;">£370.00</p>
D/G 4 Tgh Clear 4 Tgh N 20 SwissV Black Argon 1 D/G 4 Ann Clear 4 Ann N 20 SwissV Black Argon 1		D/G 4 Tgh Clear 4 Tgh N 20 SwissV Black Argon 1 D/G 4 Ann Clear 4 Ann N 20 SwissV Black Argon 1	

18/01039/FUL
07/09/2018

Scottish Borders Council
Town And Country
Planning (Scotland) Act
1997

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REFUSED Page 1 of 2
subject to the
requirements of the
associated Decision
Notice

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997**Town and Country Planning (Development Management Procedure) (Scotland) Regulations
2013****Application for Planning Permission****Reference : 18/00211/FUL****To : Mrs Laura Paterson 41 North Hermitage Street Newcastleton United Kingdom TD9 0RA**

With reference to your application validated on **26th February 2018** for planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

Proposal : Replacement windows**at : 41 North Hermitage Street Newcastleton Scottish Borders TD9 0RA**

The Scottish Borders Council hereby **grant planning permission** in accordance with the approved plan(s) and the particulars given in the application and in accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997, subject to the following direction:

- That the development to which this permission relates must be commenced within three years of the date of this permission.

And subject to the conditions on the attached schedule imposed by the Council for the reasons stated

**Dated 25th April 2018
Planning and Regulatory Services
Environment and Infrastructure
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

Signed**Depute Chief Planning Officer**

APPLICATION REFERENCE : 18/00211/FUL

Schedule of Plans and Drawings Approved:

Plan Ref	Plan Type	Plan Status
EXISTING WINDOWS WORLD GROUP	Location Plan	Approved
	Photos	Approved
	Specifications	Approved

REASON FOR DECISION

Subject to compliance with the schedule of conditions, the development will accord with the relevant provisions of the Local Development Plan 2016 and there are no material considerations that would justify a departure from these provisions.

SCHEDULE OF CONDITIONS

- Notwithstanding the information submitted in support of the planning application - and allowing that they would be double-glazed, uPVC-framed units - the replacement sash and case window units to be inserted into the window-openings on the front (that is, southeast) elevation of the dwellinghouse at No 41 North Hermitage Street, Newcastleton, shall otherwise match precisely the external appearance of the existing windows that they are replacing (including glazing pattern). Further, all the external surfaces of the frames of these same replacement window units hereby approved, shall all have a uniform finished colour that matches, either:

 - (a) the finished exterior colour of the existing window-frames of the windows in the front (southeast) elevation of the dwellinghouse at No 41 North Hermitage Street, Newcastleton; or, alternatively,
 - (b) the finished exterior colour of the existing window-frames of the ground-floor-room windows in the northeast elevation of the dwellinghouse at No 41 North Hermitage Street, Newcastleton,

Unless otherwise agreed in writing by the Planning Authority in advance of the commencement of development. Thereafter, all window-replacements hereby approved shall all be implemented in full accordance with the approved details. With respect to their installation, and unless otherwise agreed in writing and in advance by the Planning Authority, all of these same replacement window units shall all be set behind the jambs of the existing window-openings into which they are being inserted, to conserve a traditional appearance.

Reason: To retain effective control over aspects of the development that have been insufficiently well described within the supporting details and to ensure a satisfactory form of development that contributes appropriately to the character and appearance of the front elevation of the property and the wider Conservation Area.
- Notwithstanding the information submitted in support of the planning application; and excluding the replacement of windows on the front (that is, southeast) elevation of the dwellinghouse at No 41 North Hermitage Street, Newcastleton, which are regulated under Planning Condition No 1 attached to this same planning consent; no other windows of the aforementioned dwellinghouse shall be replaced under this planning consent without the prior written agreement of the Planning Authority.

Reason: To retain effective control over the development hereby approved in the interests of conserving the visual amenities of the property and those of the wider Conservation Area.

- 3 Notwithstanding the information submitted in support of the planning application, no door; or 'false door'; on the front (that is, southeast) elevation of the dwellinghouse at No 41 North Hermitage Street, Newcastleton, shall be replaced under this planning consent without the prior written agreement of the Planning Authority.

Reason: To retain effective control over the development hereby approved in the interests of conserving the visual amenities of the property and those of the wider Conservation Area.

FOR THE INFORMATION OF THE APPLICANT

N.B: This permission does not include any consent, approval or licence necessary for the proposed development under the building regulations or any other statutory enactment and the development should not be commenced until all consents are obtained.

Under The Control of Pollution Act 1974, the Council recommends the following hours for noisy construction-related work:

Monday-Friday 0700-1900

Saturday 0800-1300

Sunday and Public Holidays - no permitted work (except by prior agreement with the Council)

Contractors will be expected to adhere to the measures contained in BS 5228:2009 "Code of Practice for Noise and Vibration Control on Construction and Open Sites".

For more information or to make a request to carry out works outside the above hours, please contact an Environmental Health Officer at the Council.

Notice of Initiation of Development

Section 27 of the Town and Country Planning (Scotland) Act (as amended) requires that any person who has been granted planning permission (including planning permission in principle) and intends to start development must, once they have decided the date they will start work on the development, inform the planning authority of that date as soon as is practicable. A form is enclosed with this decision notice for this purpose.

Notice of Completion of Development

Section 27B requires that any person who completes a development for which planning permission (including planning permission in principle) has been given must, as soon as practicable after doing so, give notice of completion to the planning authority.

When planning permission is granted for phased development then under section 27B(2) the permission is to be granted subject to a condition that as soon as practicable after each phase, other than the last, is completed, the person carrying out the development is to give notice of that completion to the planning authority.

In advance of carrying out any works it is recommended that you contact Utility Bodies whose equipment or apparatus may be affected by any works you undertake. Contacts include:

Transco, Susiephone Department, 95 Kilbirnie Street, Glasgow, G5 8JD

SCOTTISH BORDERS COUNCIL

**APPLICATION TO BE DETERMINED UNDER POWERS DELEGATED TO
CHIEF PLANNING OFFICER**

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF : 18/00211/FUL

APPLICANT : Mrs Laura Paterson

AGENT :

DEVELOPMENT : Replacement windows

LOCATION: 41 North Hermitage Street
Newcastleton
Scottish Borders
TD9 0RA

TYPE : FUL Application

REASON FOR DELAY:

DRAWING NUMBERS:

Plan Ref	Plan Type	Plan Status
EXISTING WINDOWS WORLD GROUP	Location Plan	Approved
	Photos	Approved
	Specifications	Approved

NUMBER OF REPRESENTATIONS: 0

SUMMARY OF REPRESENTATIONS:

No representations.

Community Council were consulted, but have not responded to the public consultation.

PLANNING CONSIDERATIONS AND POLICIES:

Scottish Borders Council Local Development Plan 2016:

Policy PMD1: Sustainability
Policy PMD2: Quality Standards
Policy HD3: Residential Amenity
Policy EP9: Conservation Areas

Replacement Windows and Doors SPG (2015)

Recommendation by - Stuart Herkes (Planning Officer) on 25th April 2018

SITE DESCRIPTION

This application proposes the replacement of windows on a property, No 41 North Hermitage Street, within the Conservation Area at Newcastleton.

The property concerned, is an end-of-row dwellinghouse which fronts the public realm on two sides: the property's principal elevation which faces southeast, and fronts North Hermitage Street; and a side elevation which faces towards the PFS forecourt, and faces northeast. All windows on the front elevation are tan coloured timber-framed sliding sash-and-case units, with a one-over-one glazing pattern, and are of obviously non-traditional manufacture. Most (though not all) windows on the northeast elevation are also timber-framed sliding sash windows, but are finished in two different different brown colours. Many, if not most, surrounding properties have obviously non-traditional windows, and include other brown-coloured frames; non-traditional designs and opening mechanisms; and include uPVC-framed units.

PROPOSED DEVELOPMENT

The supporting details are rather more abstract in their description than is normally acceptable in so far as these do not include any drawings which specifically identify the existing windows which are proposed for replacement or which describe the proposed appearance of the property, further to the proposed installation of the new windows. The proposed windows are described by a drawing but this only describes the windows themselves. However, the details submitted are qualified by a precise written description; while significant regard can be had to the existing windows at this property, which are a mixture of tan and brown coloured timber units of obviously non-traditional manufacture, which do not reasonably bear much closer scrutiny, in terms of the acceptability of this particular proposal. I am able to provide photographs for the public record of the existing appearance to ensure that there is an appropriate record of this proposal.

The Applicant's proposal as detailed in the Planning Application form, is that the six existing double-glazed, golden oak-coloured timber-framed sliding sash windows on the front of the property, should now be replaced by six new double-glazed, "golden oak-coloured" UPVC-framed sliding sash windows. The details provided to describe the proposed windows also describe units that would conserve the prevailing one-over-one glazing pattern of the existing units. However, with respect to finished colour there is a certain ambiguity with respect to which existing colour the Applicant is referring to as "golden oak" since the supporting photographs show the inside of the windows on the front (SE) elevation but the outside of one of the much darker (and frankly, redder) window-frames on the NE Elevation.

As described then, and notwithstanding some confusion as to the proposed finished colour, the Applicant is essentially proposing to maintain all existing features of the existing windows, excepting only the material, which would be changed within the new units, to uPVC. It is therefore the acceptability or otherwise of this particular substitution which requires consideration.

PLANNING POLICY

The Council's Adopted SPG on Replacement Windows and Doors 2015 allows that in Conservation Areas outside the Area of Prime Frontage, windows may be replaced in uPVC where these otherwise replicate or conserve appropriately, the existing appearance of the traditional windows that they are replacing (including design, dimensions and traditional installation). Detailing such as glazing bars and astragals should be carefully designed and detailed to match the existing, unless significant considerations indicate that something other than this would be liable to be acceptable. There is then a need to apply this approach to the assessment of the specific proposal, and the context in which the latter prevails.

ASSESSMENT OF PROPOSED REPLACEMENT WINDOWS

The Replacement Window SPG allows that timber windows in a Conservation Area might be replaced by uPVC, and I am content that this proposal is acceptable in this respect, not least because of the prevalence of modern windows, including some uPVC units, on surrounding properties. However, the introduction of uPVC need not in itself result in any unacceptable loss of traditional characteristics, and it may even be that uPVC windows can in their design and operation in fact re-introduce some traditional characteristics to mitigate any impacts that might result from the introduction of a non-traditional material. In this case though, the quality of the existing windows is not high, and therefore the extent to which there is any historic value to be retained is questionable; at least beyond the conservation of sliding sashes, as the Applicant proposes.

On the one hand, the existing units, although obviously modern, do conserve the use of timber; a traditional material. However, on the other, the existing tan coloured finish, serves to highlight the fact that these are not traditional windows. The latter would have been white-framed units. Accordingly, it is difficult in this context to maintain that the existing windows are conserving any particularly strong sense of traditional

windows, and the substitution of these particular windows for uPVC units of a similar colour, cannot be said to be tantamount to any significant loss of heritage value or amenity from the Conservation Area. It is, if anything, liable to have something closer to a neutral impact upon the appearance of the property and wider Conservation Area. Similarly, the variety of different and obviously modern windows installed within surrounding properties, would make it difficult to defend any position that units of a more traditional appearance should be installed instead of what is actually proposed in this particular instance.

I would record that I have considered whether or not it would have been reasonable to seek the installation of white-coloured uPVC units instead of 'golden oak' to at least re-introduce something of a more traditional appearance to this highly visible property and counteract the loss of timber, but the installation of white-coloured units would conflict with the brown-coloured-framed windows on the northeast elevation that are to be retained; and which feature within the same views of the property from the north and east, from North Herimtage Street. It is also material that the intention is that the proposed units should be the same colour as the existing units they are replacing. As such, it is difficult to maintain that the proposed windows, coloured to match the existing, would be liable to have anything other than a neutral impact upon the appearance of the property; upon the appearance of the surrounding area; or upon the character of the Conservation Area, however desirable it would otherwise have been to have sought the incorporation of some stronger traditional characteristics for the proposed replacement units.

There is something of a practical difficulty though in the Applicant's description of the windows to be finished 'golden oak' to match the existing in that she simultaneously references three different colours (the external colour of the windows to be replaced; the interior colour of the same; and the redder colour of the units at ground floor level on the NE elevation). This matter does need to be regulated since it is not in fact clear which of the colours is being referenced, while the lack of precision in this regard could lead to a new colour/shade that is not already existing. This matter requires to be regulated by a condition requiring that the windows should either match the exterior finished colour of the existing SE elevation windows or the exterior finished colour of the ground floor windows on the NE elevation. In this way, there would be appropriate consistency within the windows to be installed. (I would record that the colour of the casement window at first floor level on the NE elevation is particularly modern and non-traditional, and is not reasonably perpetuated in the circumstance of the Conservation Area).

As such, I am content that the proposal is acceptable in principle. However, given: (i) the lack of precise details within the supporting documents presented for approval; (ii) that the Applicant has only advised of an intention to replace the six windows on the front elevation (as opposed to all windows on all elevations); and (iii) that any consent issued would be for "Replacement windows", there is a need for some "information-wrangling" to make any approval issued relate to a precise and detailed proposal. Otherwise, it would potentially be an open-ended approval to allow the windows to be replaced at the Applicant's complete discretion. I would acknowledge that this is less of a concern that it might otherwise be with regard to a property in the Conservation Area on account of the unsympathetic character of the existing windows on all elevations, but there is nonetheless something to be conserved, in that the existing (and indeed proposed) windows are predominantly sash-and-case units. This at least, is a traditional opening mechanism, and as such a traditional characteristic (if the only remaining one) that can be conserved; and not otherwise lost through the installation of any more unsympathetic units, such as any unregulated installation of tilt-and-turn units etc.

I have considered whether or not there is a requirement to seek more detailed information about the proposed windows, their precise profiles and dimensions, but given the characteristics of the units they would be replacing, I do not consider that this would be reasonably required, and that simply ensuring that the installation corresponds to the details provided by the Applicant would reasonably suffice in this case.

OTHER CONCERNS

Although the Applicant makes not explicit mention of it within the Planning Application form, the stand alone drawings of the proposed windows include a seventh detail described as a 'false door'. It is advised in the supporting statement that reference to the door should be ignored. It is therefore reasonably understood that the door is not part of the current proposals, however the inclusion of a description on the supporting details would nonetheless mean that an unqualified approval would allow this proposal to proceed. This matter can be appropriately regulated by a planning condition, essentially prohibiting this aspect of the proposals unless otherwise agreed.

I would note that there are two doors on the front elevation of the property, one of which may indeed be a redundant former entrance. It is unclear whether or not the Applicant intended to include an ulterior proposal to replace one or other of these doors on the front elevation, and the precise details of what is being proposed would need to be clarified were this to be progressed. There is ultimately no concern that one or other of the doors could be replaced, but the details of this would require to be clarified, and if necessary, provided. Accordingly a condition should prevent any such installation unless the details have first been provided and approved by the Planning Authority.

CONCLUSION

Subject to planning conditions being imposed to address the above highlighted concerns, the proposal is permissible.

REASON FOR DECISION :

Subject to compliance with the schedule of conditions, the development will accord with the relevant provisions of the Local Development Plan 2016 and there are no material considerations that would justify a departure from these provisions.

Recommendation: Approved subject to conditions

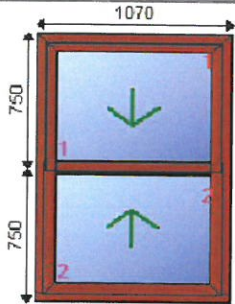
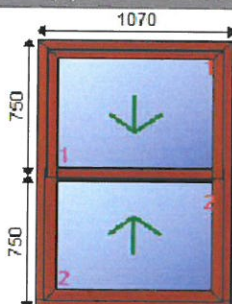
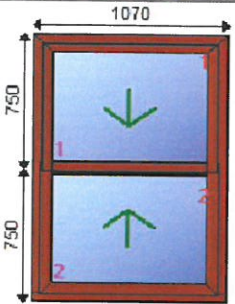
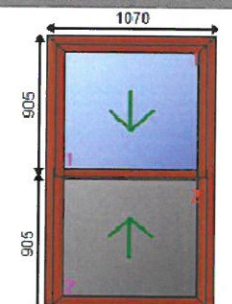
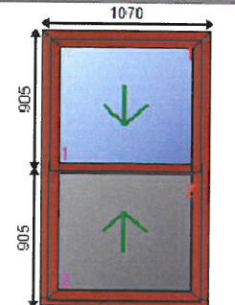
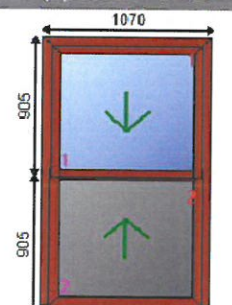
- 1 Notwithstanding the information submitted in support of the planning application - and allowing that they would be double-glazed, uPVC-framed units - the replacement sash and case window units to be inserted into the window-openings on the front (that is, southeast) elevation of the dwellinghouse at No 41 North Hermitage Street, Newcastleton, shall otherwise match precisely the external appearance of the existing windows that they are replacing (including glazing pattern). Further, all the external surfaces of the frames of these same replacement window units hereby approved, shall all have a uniform finished colour that matches, either:
(a) the finished exterior colour of the existing window-frames of the windows in the front (southeast) elevation of the dwellinghouse at No 41 North Hermitage Street, Newcastleton; or, alternatively,
(b) the finished exterior colour of the existing window-frames of the ground-floor-room windows in the northeast elevation of the dwellinghouse at No 41 North Hermitage Street, Newcastleton, unless otherwise agreed in writing by the Planning Authority in advance of the commencement of development. Thereafter, all window-replacements hereby approved shall all be implemented in full accordance with the approved details. With respect to their installation, and unless otherwise agreed in writing and in advance by the Planning Authority, all of these same replacement window units shall all be set behind the jambs of the existing window-openings into which they are being inserted, to conserve a traditional appearance.
Reason: To retain effective control over aspects of the development that have been insufficiently well described within the supporting details and to ensure a satisfactory form of development that contributes appropriately to the character and appearance of the front elevation of the property and the wider Conservation Area.
- 2 Notwithstanding the information submitted in support of the planning application; and excluding the replacement of windows on the front (that is, southeast) elevation of the dwellinghouse at No 41 North Hermitage Street, Newcastleton, which are regulated under Planning Condition No 1 attached to this same planning consent; no other windows of the aforementioned dwellinghouse shall be replaced under this planning consent without the prior written agreement of the Planning Authority.
Reason: To retain effective control over the development hereby approved in the interests of conserving the visual amenities of the property and those of the wider Conservation Area.
- 3 Notwithstanding the information submitted in support of the planning application, no door; or 'false door'; on the front (that is, southeast) elevation of the dwellinghouse at No 41 North Hermitage Street, Newcastleton, shall be replaced under this planning consent without the prior written agreement of the Planning Authority.
Reason: To retain effective control over the development hereby approved in the interests of conserving the visual amenities of the property and those of the wider Conservation Area.

I D G Paterson & Son Ltd
41 North Hermitage Street
Newcastleton
Roxburghshire
TD9 0RA

Customer Code: 00164
Customer Type: Install
Quote Number: 016341-001
Reference: Own windows

**WORLD
GROUP**

TRUST IN QUALITY

1 x W1 (Spectus Vertical Slider)  1070 x 1500	£550.00 VS01 69mm VS Outer VS03 Top Sash VHK03 Sash Horn Kit 1 VS Fingerpull - Bri Chrome VS Camlock - Bri Chrome Oak Out / Oak In	1 x W2 (Spectus Vertical Slider)  1070 x 1500	£550.00 VS01 69mm VS Outer VS03 Top Sash VHK03 Sash Horn Kit 1 VS Fingerpull - Bri Chrome VS Camlock - Bri Chrome Oak Out / Oak In
D/G 4 Ann Clear 4 Ann N 16 SwissV Black Argon 1		D/G 4 Ann Clear 4 Ann N 16 SwissV Black Argon 1	
1 x W3 (Spectus Vertical Slider)  1070 x 1500	£550.00 VS01 69mm VS Outer VS03 Top Sash VHK03 Sash Horn Kit 1 VS Fingerpull - Bri Chrome VS Camlock - Bri Chrome Oak Out / Oak In	1 x W4 (Spectus Vertical Slider)  1070 x 1810	£620.00 VS01 69mm VS Outer VS03 Top Sash VHK03 Sash Horn Kit 2 - Oak / Oak VS Fingerpull - Bri Chrome VS Camlock - Bri Chrome Oak Out / Oak In
D/G 4 Ann Clear 4 Ann N 16 SwissV Black Argon 1		D/G 4 Ann Clear 4 Ann N 16 SwissV Black Argon 1 D/G 4 Tgh Clear 4 Tgh N 16 SwissV Black Argon 1	
1 x W5 (Spectus Vertical Slider)  1070 x 1810	£620.00 VS01 69mm VS Outer VS03 Top Sash VHK03 Sash Horn Kit 2 - Oak / Oak VS Fingerpull - Bri Chrome VS Camlock - Bri Chrome Oak Out / Oak In	1 x W6 (Spectus Vertical Slider)  1070 x 1810	£620.00 VS01 69mm VS Outer VS03 Top Sash VHK03 Sash Horn Kit 2 - Oak / Oak VS Fingerpull - Bri Chrome VS Camlock - Bri Chrome Oak Out / Oak In
D/G 4 Ann Clear 4 Ann N 16 SwissV Black Argon 1 D/G 4 Tgh Clear 4 Tgh N 16 SwissV Black Argon 1		D/G 4 Ann Clear 4 Ann N 16 SwissV Black Argon 1 D/G 4 Tgh Clear 4 Tgh N 16 SwissV Black Argon 1	

**Scottish Borders Council
Town And Country
Planning (Scotland) Act
1997**

APPROVED

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**subject to the
requirements of the
associated Decision
Notice**

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

Town and Country Planning (General Development Procedure) (Scotland) Order 1992

Application for Planning Permission**Reference : 07/00391/FUL****To : Cameron Paterson per C A Bewley & Partners Gorrenberry House Hermitage Water
Hawick TD9 0LT**

With reference to your application validated on **2nd March 2007** for planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

Proposal : Alterations and extension to dwellinghouse**at : 41 North Hermitage Street Newcastleton Scottish Borders TD9 0RA**

The Scottish Borders Council hereby **grant planning permission** in accordance with the approved plan(s) and the particulars given in the application and in accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 **subject to the following condition:-**

that the development to which this permission relates must be begun within five years from the date of this consent.

and **subject to the conditions on the attached schedule** imposed by the Council for the reasons stated

**Dated 28th June 2007
Planning and Economic Development
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

Signed
Head of Planning & Building Standards

Application reference: 01/0089/PUL

SCHEDULE OF CONDITIONS

- 1 The colour and type of windows within the new extension to be agreed with the Planning Authority.
Reason: To safeguard the visual amenity of the area.
- 2 The colour of the wet dash render proposed for the walls of the extension to be agreed with the Planning Authority.
Reason: To safeguard the visual amenity of the area.

FOR THE INFORMATION OF THE APPLICANT

N.B: This permission does not include any consent, approval or licence necessary for the proposed development under the building regulations or any other statutory enactment and the development should not be commenced until all consents are obtained.

In advance of carrying out any works it is recommended that you contact Utility Bodies whose equipment or apparatus may be affected by any works you undertake. Contacts include:

Transco, Susiephone Department, 95 Kilbirnie Street, Glasgow, G5 8JD
Scottish Power, Riccarton Mains Road, Currie, Edinburgh, EH14 5AA
Scottish Water, Developer Services, 419 Balmore Road, Possilpark, Glasgow G22 6NU
British Telecom, National Notice Handling Centre, PP404B Telecom House, Trinity Street, Stoke on Trent, ST1 5ND
Scottish Borders Council, Street Lighting Section, Council HQ, Newtown St Boswells, Melrose, TD6 0SA
Cable & Wireless, 1 Dove Wynd, Strathclyde Business Park, Bellshill, ML4 3AL
BP Chemicals Ltd, PO Box 21, Bo'ness Road, Grangemouth, FK2 9XH
THUS, Susiephone Department, 4th Floor, 75 Waterloo Street, Glasgow, G2 7BD
Susiephone System – 0800 800 333

If the applicant is aggrieved by the decision of the Planning Authority, an appeal may be made to the Scottish Ministers under Section 47 of the Town and Country Planning (Scotland) Act 1997, within six months from the date of this notice. The appeal should be addressed to the Chief Reporter, Scottish Executive Inquiry Reporter's Unit, 4 The Courtyard, Callendar Business Park, Callendar Road, Falkirk, FK1 1XR.

If permission to develop land is refused or granted subject to conditions, whether by the Planning Authority or by the Scottish Ministers, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner may serve on the Planning Authority a purchase notice requiring the purchase of his interest in the land in accordance with the provisions of Part V of the Town and Country Planning (Scotland) Act, 1997.

OFFICER'S REPORT

PART III

Reference Number: 07/00391/FUL
Site: 41 North Hermitage Street, Newcastleton
Proposal: Extension to dwellinghouse
Applicant: Cameron Paterson
Agent: C A Bewley and Partners
Officer: Craig Miller

Observations by Senior Area Development Control Officer

No issues with the principle or scale of this rear conversion which is partly replacing an old unsightly outbuilding. It is also far enough away from its semi-detached neighbour to avoid any overlooking issues, especially as there is an intervening wall.

My main concerns were in relation to the window styles chosen on the extension facing public view behind the gable of the house. However, these have now been made more traditional in vertical emphasis even though they do not need to be sash as they are off the Prime Frontage line.

Other changes have also been made to ensure the three new windows on the front and side are sash to match the existing front windows and that matching stone will infill the former door opening which will be made into a window.

Recommendation

It is recommended that the application is approved subject to the following conditions :

1. The colour and type of windows within the new extension to be agreed with the Planning Authority.
Reason: To safeguard the visual amenity of the area.
2. The colour of the wet dash render proposed for the walls of the extension to be agreed with the Planning Authority.
Reason: To safeguard the visual amenity of the area.

Craig Miller
Senior Area Development Control Officer