

Comments for Planning Application 18/00580/FUL

Application Summary

Application Number: 18/00580/FUL

Address: Elsielea 61 West High Street Lauder Scottish Borders TD2 6TF

Proposal: Alterations and extension to dwellinghouse and erection of detached garage/workshop

Case Officer: Andrew Evans

Customer Details

Name: Mrs Anne Hogarth

Address: Mosshouses, Galashiels, Scottish Borders TD1 2PG

Comment Details

Commenter Type: Community Council

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:Lauderdale Community Council has no objection to this application.

CONSULTATION RESPONSE TO PLANNING OR RELATED APPLICATION



Comments provided by	Archaeology Officer Officer Name: Dr Christopher Bowles	Contact e-mail/number: archaeology@scotborders.gov.uk		
Date of reply	28 May, 2018			
Planning Application Reference	18/00580/FUL	Case Officer: Andrew Evans		
Proposed Development	Alterations and extension to dwellinghouse and erection of detached garage/workshop			
Site Location	Elsielea 61 West High Street Lauder Scottish Borders TD2 6TF			
<i>The following observations represent the comments of the consultee on the submitted application as they relate to the area of expertise of that consultee. A decision on the application can only be made after consideration of all relevant information, consultations and material considerations.</i>				
Background and Site description	<p>I have reviewed our Historic Environment Record and historic maps in assessing this application. I can confirm that there is an archaeological potential within the development area.</p> <p>The application site is on the edge of what we suspect to be the medieval core of Lauder.</p>			
Key Issues (Bullet points)	<ul style="list-style-type: none"> • There is archaeological potential for encountering evidence of medieval and post-medieval settlement or Lauder's town wall within the site. 			
Assessment	<p>At some point during the medieval period Lauder was walled with gates, or ports, at its eastern and western ends. According to the Lauder Burgh Survey, the suspected site of the western port is approximately where The Loan and The Row intersect with the A68. There are hints in historical documents of projecting walls on now demolished buildings on the south-east side of the Row perhaps indicating the line of the town wall. However all of this is conjectural. There has been to date no archaeological evidence for the line of the wall or, indeed, of medieval and later settlement in this area.</p> <p>The Ordnance Survey 1st Edition map (c.1858) suggests that there was an earlier building on the site which may be of 17th or 18th century date. This appears as a roughly T-shaped building behind the line of the existing terrace. The nature of the building is unknown, but it was present on the 1829 Town Plan of Lauder, and possibly is represented on less accurate maps of the 18th century. The western 1/3 of the building is approximately in the area of the proposed extension and it is likely that buried archaeology associated with this will be encountered during development.</p> <p>There is therefore a moderate to high potential for encountering buried archaeological features or deposits beneath or behind properties along The Row.</p> <p>Based on the above, I recommend that excavations in previously undisturbed sub-soils require archaeological monitoring during a watching brief.</p>			
Recommendation	<input type="checkbox"/> Object	<input type="checkbox"/> Do not object	<input checked="" type="checkbox"/> Do not object, subject to conditions	<input type="checkbox"/> Further information required

Recommended Conditions	<p>If consented, I recommend the following condition:</p> <p>No development shall take place within the development site as outlined in red on the approved plan until the developer has secured a Written Scheme of Investigation (WSI) detailing a programme of archaeological works. The WSI shall be formulated and implemented by a contracted archaeological organisation working to the standards of the Chartered Institute for Archaeologists (CIfA). The WSI shall be submitted by the developer no later than 1 month prior to the start of development works and approved by the Planning Authority before the commencement of any development. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording, recovery of archaeological resources within the development site, post-excavation assessment, reporting and dissemination of results are undertaken per the WSI.</p> <p>Reason: The site is within an area where development may damage or destroy archaeological remains, and it is therefore desirable to afford a reasonable opportunity to record the history of the site.</p>
Recommended Informatives	

CONSULTATION RESPONSE TO PLANNING OR RELATED APPLICATION



Comments provided by	Mark Douglas Lead Officer Built Heritage & Design	Contact e-mail/number: mtdouglas@scotborders.gov.uk 01835 826563 (direct dial)		
Date of reply	25/05/2018			
Planning Application Reference	18/00580/FUL	Case Officer: Andrew Evans		
Proposed Development	External alterations and new garage			
Site Location	Elsiela, 61 West High Street, Lauder			
<p><i>The following observations represent the comments of the consultee on the submitted application as they relate to the area of expertise of that consultee. A decision on the application can only be made after consideration of all relevant information, consultations and material considerations.</i></p>				
Background and Site description	<p>61 West High Street forms part of a terrace of early to mid-19th century houses, with a later rear extension and alterations. It was added to the statutory list in 2001 at category C as part of a resurvey of Lauder Burgh.</p> <p>No Design Statement has been submitted</p> <p>A parallel application has been submitted for LBC</p>			
Key Issues (Bullet points)	<ul style="list-style-type: none"> Impact on character or appearance of the Lauder Conservation Area 			
Assessment	<p><u>Works to the front elevation</u> I am content with the addition of a new conservation pattern rooflight matching an existing one (which is to be slightly increased in size)</p> <p><u>Works to rear, including new extension</u> The rear of the property is concealed from public view. I am content with the design approach adopted in providing a small scale single storey extension to the rear in a contemporary style.</p> <p><u>New garage /workshop</u> I have no objections to the principle of a replacement garage / workshop in place on a smaller shed. It is partially concealed by an existing stone wall. The use of an monopitch roof has resulted in a tall (4m high) blank timber wall to the S which is the side of the building most visible from the High Street. I think that I would <u>prefer</u> to see the monopitch reversed with the lower eaves on the side nearest the High Street.</p> <p>Overall I am content that the proposed works will not have an adverse impact on the character or appearance of the Lauder Conservation Area.</p>			
Recommendation	<input type="checkbox"/> Object	<input checked="" type="checkbox"/> Do not object	<input type="checkbox"/> Do not object, subject to conditions	<input type="checkbox"/> Further information required

Recommended Conditions	
Recommended Informatives	

CONSULTATION RESPONSE TO PLANNING OR RELATED APPLICATION



Comments provided by	Roads Planning Service		Contact e-mail/number:	
Officer Name and Post:	Keith Patterson Roads Planning Officer		kpatterson@scotborders.gov.uk 01835 826637	
Date of reply	14 th June 2018			
Planning Application Reference	18/00580/FUL	Case Officer: Andrew Evans		
Proposed Development	Alterations and Extension to Dwellinghouse and Erection of Detached Garage/Workshop.			
Site Location	Elsielea, 61 West High Street, Lauder.			
<i>The following observations represent the comments of the consultee on the submitted application as they relate to the area of expertise of that consultee. A decision on the application can only be made after consideration of all relevant information, consultations and material considerations.</i>				
Background and Site description				
Key Issues (Bullet points)				
Assessment	I have no objections to this proposal.			
Recommendation	<input type="checkbox"/> Object	<input checked="" type="checkbox"/> Do not object	<input type="checkbox"/> Do not object, subject to conditions	<input type="checkbox"/> Further information required
Recommended Conditions				
Recommended Informatives				

Signed : Alan Scott