



**By email to:**

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Our ref: AMH/384/10  
Our case ID: 300032299  
Your ref: 18/00961/FUL

05 November 2018

Dear Mr Duncan

Town and Country Planning (Development Management Procedure) (Scotland)  
Regulations 2013  
Plot 3, Land North East of The Old Church, Lamberton, Scottish Borders - Erection of  
dwellinghouse with detached garage

Thank you for your consultation which we received on 24 October 2018. We have assessed it for our historic environment interests and consider that the proposals have the potential to affect the following:

Ref	Name	Designation Type
SM384	Lamberton old church, church and churchyard 75m NNE of Border View	Scheduled Monument

You should also seek advice from your archaeology and conservation service for matters including unscheduled archaeology and category B and C-listed buildings.

**Our Advice**

We do not object to this application.

While the proposals will have an impact on the setting of Lamberton Old Church, church and churchyard, we do not consider this impact to raise issues of national significance. The attached Annex gives further detail on this assessment.

Planning authorities are expected to treat our comments as a material consideration, and this advice should be taken into account in your decision making. Our view is that the proposals do not raise historic environment issues of national significance and therefore we do not object. However, our decision not to object should not be taken as our support for the proposals. This application should be determined in accordance with national and



local policy on development affecting the historic environment, together with related policy guidance.

### **Further Information**

This response applies to the application currently proposed. An amended scheme may require another consultation with us.

Guidance about national policy can be found in our 'Managing Change in the Historic Environment' series available online at [www.historicenvironment.scot/advice-and-support/planning-and-guidance/legislation-and-guidance/managing-change-in-the-historic-environment-guidance-notes/](http://www.historicenvironment.scot/advice-and-support/planning-and-guidance/legislation-and-guidance/managing-change-in-the-historic-environment-guidance-notes/). Technical advice is available through our Technical Conservation website at [www.engineshed.org](http://www.engineshed.org).

Please contact us if you have any questions about this response. The officer managing this case is Deirdre Cameron who can be contacted by phone on 0131 668 8896 or by email on [Deirdre.Cameron@hes.scot](mailto:Deirdre.Cameron@hes.scot).

Yours sincerely

**Historic Environment Scotland**



## **ANNEX: Our detailed comments**

### **Proposed Development**

The application is for the erection of a dwellinghouse with detached garage.

### **Background**

There is a history of proposed development on this site. Historic Environment Scotland's predecessor body, Historic Scotland, objected to one planning application for housing in the vicinity in 2007 (07/00989/OUT) but did not object to two adjacent developments (07/00990/OUT and 07/00991/OUT) which occupy the site of the current development proposal. The applications were withdrawn.

A subsequent application for two houses (08/00022/OUT) was refused planning consent at appeal (P-PPA-140-381). In his consideration of the case, the Reporter cited the potential impact of the two house development on the setting of Lamberton Old Church as one of a number of reasons for refusal. Historic Scotland does not appear to have been consulted on the application and did not contribute to the planning or appeal process.

In 2010, Historic Scotland was consulted on an application for a single dwellinghouse with integral garage (10/01333/FUL); we did not object to that application. Planning consent was granted.

In 2016 Historic Environment Scotland was consulted on an application for the erection of a single dwellinghouse with attached garage (16/00947/FUL); we did not object to that application. The application was initially refused planning consent, but was granted on appeal under the Local Review Body process (ref 17/00030/RREF)

### **Our interest**

The application is located approximately 50m east of the scheduled monument known as Lamberton Old Church, church and churchyard 75m NNE of Border View.

### **Significance of the heritage asset**

Lamberton Old Church is located close to the Border between Scotland and England and close to the main coastal route between the two countries. It was a site of strategic importance from the 11<sup>th</sup> to the 16<sup>th</sup> century, and is believed to be the location where, in 1502, Margaret Tudor was transferred from English to Scottish custody on her journey to marry James IV.

The church and its surrounding churchyard occupy a knoll on an east facing hillslope overlooking the North Sea. The church would once have been a prominent feature in the landscape, overlooking the land and sea routes between Scotland and England. Today,

it forms the central point in the hamlet of Lamberton which has grown up along the road that runs to the south of the church.

The setting of the monument is characterised by its location on the knoll, its relationship with the village of Lamberton and the road to the south, and its relationship with its wider surroundings, particularly the land and sea routes to the east, and the historically shifting Border to the south.

### **Policy context**

Scottish Planning Policy states that where there is potential for a proposed development to have an adverse effect on a scheduled monument or on the integrity of its setting, permission should only be granted where there are exceptional circumstances. Scottish Borders Council has its own planning policies which reflect this.

### **Assessment of impact**

The new dwellinghouse is likely to be partially visible from the churchyard, although these views will be limited by existing tree cover, gardens, and existing buildings and housing. The new house, garage and associated gardens will also be visible in views towards the church in an eastern arc from north to south; again, existing buildings and screening will interrupt some elements of these views as will the rolling nature of the landscape. In both inward and outward views from the monument, the new house development will read as part of the existing settlement pattern, forming a new element of the linear development of the village along the road which runs to the south of the monument. The new house will not challenge the monument for dominance within its setting and will not interrupt any known key views between the monument and other sites or features.

The potential for the development to impact on non-visual setting impacts such as sound and other sensory factors, or the general “sense of place” of the monument appears to extremely low given the current setting of the monument.

### **Our position**

From the information provided, we do not consider that the impact of the proposed development on the setting of Lamberton Old Church is sufficient to raise issues of national significance. We do not object to the application.

### **Historic Environment Scotland**

5 November 2018