



Hawick Angling Club
per Roxburghe Home Solutions Ltd
Per John Parkes
Block 1, Unit 1
Galalaw Business Park
Hawick

Please ask for: Stuart Herkes
01835 825039
Our Ref: 19/00203/FUL
Your Ref:
E-Mail: sherkes@scotborders.gov.uk
Date: 25th September 2019

Dear Sir/Madam

PLANNING APPLICATION AT 5 - 1 Sandbed Hawick Scottish Borders TD9 0HE

PROPOSED DEVELOPMENT: Replacement windows

APPLICANT: Hawick Angling Club

Please find attached the formal notice of refusal for the above application.

Drawings can be found on the Planning pages of the Council website at
<https://eplanning.scotborders.gov.uk/online-applications/>.

Your right of appeal is set out within the decision notice.

Yours faithfully

John Hayward

Planning & Development Standards Manager

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (as amended)

Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Application for Planning Permission

Reference : 19/00203/FUL

**To : Hawick Angling Club per Roxburghe Home Solutions Ltd Per John Parkes Block 1, Unit 1
Galalaw Business Park Hawick Scotland TD9 8PZ**

With reference to your application validated on **4th March 2019** for planning permission under the Town and Country Planning (Scotland) Act 1997 (as amended) for the following development :-

Proposal : Replacement windows

at : 5 - 1 Sandbed Hawick Scottish Borders TD9 0HE

The Scottish Borders Council hereby **refuse** planning permission for the **reason(s) stated on the attached schedule**.

**Dated 24th September 2019
Regulatory Services
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

**John Hayward
Planning & Development Standards Manager**

APPLICATION REFERENCE : 19/00203/FUL

Schedule of Plans and Drawings Refused:

Plan Ref	Plan Type	Plan Status
Photo	Location Plan	Refused
	Existing Elevations	Refused
	Proposed Elevations	Refused
50MM outer frame	Specifications	Refused
70mm T-Transom	Specifications	Refused

REASON FOR REFUSAL

- 1 The proposal fails to comply with Policies PMD2 and EP9 of the Scottish Borders Council Local Development Plan 2016, and with the advice contained within the Supplementary Planning Guidance: Shop Fronts and Shop Signs 2011, in that its appearance has a significantly adverse and unacceptable visual impact on the character of the building, and is highly detrimental to the character and appearance of Hawick's Conservation Area.

FOR THE INFORMATION OF THE APPLICANT

If the applicant is aggrieved by the decision of the Planning Authority to refuse planning permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under Section 43A of the Town and Country Planning (Scotland) Act 1997 (as amended) within three months from the date of this notice.

The notice of review must be submitted on the standard form and addressed to the Clerk of The Local Review Body, Democratic Services, Scottish Borders Council, Council Headquarters, Newtown St Boswells, TD6 0SA or sent by email to localreview@scotborders.gov.uk. The standard form and guidance notes can be found online at [Appeal a Planning Decision](#). Appeals to the Local Review Body can also be made via the Scottish Government Planning and Environmental Appeals Division by clicking on the following link [PEAD](#)

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 5 of the Town and Country Planning (Scotland) Act 1997 (as amended).