

**SCOTTISH BORDERS COUNCIL**

**PLANNING AND BUILDING STANDARDS COMMITTEE**

**9 DECEMBER 2019**

**APPLICATIONS FOR PLANNING PERMISSION AND LISTED BUILDING  
CONSENT**

<b>ITEM:</b>	<b>REFERENCE NUMBER:</b> 19/01244/FUL & 19/01245/LBC
<b>OFFICER:</b>	Mr C Miller
<b>WARD:</b>	Kelso and District
<b>PROPOSAL:</b>	19/01244/FUL : Change of use of main school building and alterations to form 34 No. extra care flats with associated communal areas and erection of 47 No. dwellinghouses and associated infrastructure 19/01245/LBC : Demolition of teaching block, games hall, music block and dining hall and partial demolition of main building and alterations to form 34 No. extra care residential flats with associated communal areas
<b>SITE:</b>	Former Kelso High School, Bowmont Street, Kelso
<b>APPLICANT:</b>	M & J Ballantyne
<b>AGENT:</b>	Aitken Turnbull Architects Ltd

**PLANNING PROCESSING AGREEMENT**

There is no Agreement in place, the processing period for the listed building consent having expired on 24 October 2019. The processing period for the full application does not expire until 24 December.

**SITE DESCRIPTION**

The site is located in the north-western part of Kelso and consists of the former Kelso High School and grounds, a Category B Listed Building. The site comprises of 2.5 Hectares and lies between areas of housing at Inchmead Crescent to the north, Bowmont Street to the south-west and Poynder Place to the south-east. Current vehicular accesses lead in from Bowmont Street and from the car park at Orchard Park to the north-west. Several pedestrian accesses also lead into the site from Inchmead Crescent and from the neighbouring rugby ground to the north-east. The site lies immediately outwith the boundary of Kelso Conservation Area which follows Bowmont Street.

The main school building within the site dates from 1939 with a major extension in the 1960s and further extensions and additions since then, including a canteen, teaching block, assembly hall, music department and all-weather sports pitch. There are also areas of trees within the site, most notably at the central and southern boundaries of the site and to the rear of the houses in Poynder Place.

The site is identified and allocated in the Local Development Plan as a redevelopment opportunity RKELS002, stating a variety of uses may be appropriate and listing a series of site requirements including retention of the main listed school building, main gates, other structures and trees.

## **PROPOSED DEVELOPMENT**

The applications are submitted as a full and associated listed building consent applications to seek selective demolitions and conversion of the former High School building into 34 Extra-Care flatted units and to develop 47 private dwellinghouses within the remainder of the site. Although the numbers of Extra-Care units seem to have increased by one following submission of revised plans, there were errors in numbering on the original floor plans and the new plans now include a door number for the guest accommodation – intended for visitors and not for Extra-Care. The proposal is, therefore, still for 34 Extra-Care units.

The demolitions include removal of all extensions and free-standing buildings, stripping the building back to its 1939 original L-shaped core and adding a first floor to the extension to the rear of the main entrance tower. This would retain the main and principal SE elevation, towers, stairwells and gate piers.

The retained building would be painted white and all windows would be replaced in the same pattern and openings, but in dark grey aluminium. The rear extension would be clad in dark grey panels on its upper walls. Landscaped areas would be formed to the front of the former school between the towers and in the internal courtyard to the rear. Main corridors and room partitions would be re-used with window film to obscure floor partitions from the outside. The Extra-Care units will be supplied with an access and parking areas to the rear and at the main front entrance to the building.

The tenure and nature of the Extra-Care units are described in submissions from the agent and Eildon Housing Association. These provide self-contained flats for rent which are specially designed to support older people to live as independently as possible in their own homes in a safe and secure community setting. Support will be provided by a staff team who will be available 24 hours a day. Assistance with personal care, meal preparation, laundry and shopping can also be provided. Eildon Housing Association have confirmed that all residential units within the redeveloped former High School main building will meet the definition of affordable housing, as set out in the adopted Local Development Plan 2016 and Supplementary Planning Guidance. This has been confirmed by the Council's Housing Strategy Officer.

The new development proposes 47 dwellinghouses around the former school building, 12 of the units being single storey along the main open frontage of the former school. Two areas of semi-detached and terraced two storey housing lie to the north-east and south-west of the former school. All housing is designed with hipped slated roofs, white rendered walls and dark grey timber windows. The houses have all been designed with an art-deco element to them, incorporating bay windows, curved projections and stepped recessed door entrances. Six houses will present a building line frontage to Bowmont Street.

The main vehicular access to the site will be from the existing access on Bowmont Street. This access will form a loop around the retained High School building and provide a secondary vehicular link onto the car park at Orchard Park. The roadway will have narrowed sections and Tegula surfacing at junctions. A number of communal parking areas are also proposed although curtilage parking also features for the single storey houses and some of the two storey housing at the south-western end of the site. Landscaped open space is preserved in front of the former High School entrance and along the tree-lined rear of the Poynder Place houses.

The application is classed as a 'Major' development under the Hierarchy of Developments (Scotland) Regulations 2009. The applicants publicised and held a

public event prior to the application being submitted, as well as consultation with Kelso and District Community Council.

The outcome of the public consultation exercise has been reported in a Pre-Application Consultation Report submitted with the application. The requirements of the Development Management Procedure (Scotland) Regulations 2013 have been satisfied.

In addition to the plans and drawings, there is also a Design and Access Statement submitted in support of the applications.

## PLANNING HISTORY

There has been a series planning consents relating to the High School since 1993, including building extensions, an all-weather playing surface, floodlighting, CCTV and broadband dishes.

## CONSULTATION RESPONSES:

### 19/01244/FUL

#### Scottish Borders Council Consultees

**Roads Planning:** Initially responded that a Transport Statement was required together with a meeting to explore issues, including a vehicular link to Inchmead Crescent and internal connectivity. Following the meeting and submission of a Transport Statement, no objections to the application.

Noted, from the Transport Statement, a slight deficiency at the Bowmont Street junction but accepts the position due to lower speeds, on-street parking, accident history and previous use of the junction.

Notes in the amended plans that a vehicular link to Inchmead Crescent, whilst preferable, is outwith the control of the applicant and they have been unable to reach agreement on the acquisition of the land. The plan is still accepted as it now incorporates a link at the westerly end of the former school building and, a larger deviation between plots 13 and 25 which helps to calm traffic. Swept path analysis has highlighted a number of areas where revisions are required to the layout, controlled by condition.

The overall layout provides a well-connected, naturally calmed street layout broadly in line with the principles of Designing Streets although agrees with the Landscape Architect that there is an opportunity to create a square in front of the main entrance to the old school with the use of a high quality block.

Considers there to be ample parking provision well spread throughout the site with extra parking available nearby, both on street and in the public car park to the rear of Orchard Park, if required. The site is also on a bus route which will assist in supporting more sustainable transport use.

Concerned at the operation of Bowmont Street and seeks an area of double yellow lines along the frontage of the site, preventing vehicles parking on Bowmont Street at the site frontage in the vicinity of the junction which would have resulted in a long section of single file traffic. Seeks a condition with the developer being responsible for

meeting the costs associated with the promotion, and implementation if successful, of a Traffic Regulation Order.

**Education Officer:** Developer contributions are required for Edenside Primary School to be paid for the private market units. These contributions can be phased and will be index linked.

**Environmental Health:** Land is potentially contaminative and a full risk assessment and remediation scheme will be required by condition. Advice should also be given on construction days/hours.

**Heritage and Design:** Response awaited.

**Landscape Architect:** No objections but seeks set-back of the houses fronting Bowmont Street and new planting within the front gardens. Requires previous Tree Survey to be integrated into the Site Layout, showing removals, retentions and root protection areas. The central greenspace perimeter roadway could be treated with Tegula setts as an open focal point square. A full landscaping plan is required with details of hard surfacing, retained and proposed boundary treatments, hedges, walling and fencing only to the rear of properties.

**Housing Strategy:** Consistent with various reports relating to extra care housing in the Borders and in the 2019-24 SHIP. The extra care housing will be fully affordable housing for social rent on a Design and Build contract by the applicant. Start time is hoped to be January 2020.

**Ecology Officer:** Identifies that the location and type of buildings would be suitable for bats as are the trees intended to be felled. Prior to determination of the application, a bat survey is required in the form of a preliminary roost assessment in first instance, followed by activity surveys if there is a need shown. A preliminary ecological appraisal and breeding bird survey are also required.

Following the submission of a bat Preliminary Roost Assessment, accepts the findings that no bat roosts were found either in the buildings or in the trees and shrubs. Seeks a precautionary Species Protection Plan to set out the mitigation should any bats be encountered. In terms of breeding birds, one nest was discovered on the building and the building and trees/shrubs do offer potential habitat. A Species Protection Plan will also be required for breeding birds. No other protected species were found.

**Archaeology Officer:** Croft House and other former cottages on site require further evaluation, trenching and interpretation. Conditions are suggested in relation to those former buildings and a general requirement for a Written Scheme of Investigation.

**Neighbourhood Services:** Raises several issues including the need for Tegula blocks at junctions and visibility/construction traffic onto Bowmont Street.

**Waste Services:** Collection points should be at the end of cul-de-sacs on the main drag.

### **Statutory Consultees**

**Scottish Water:** Response awaited.

**Kelso and District Community Council:** No objections to the demolitions and support the conversion to provide extra care housing. Refers to lack of retention of old gateway to Croft House. Main concern relates to lack of suitable parking both within the development (Plots 33-40) and along Bowmont Street. Some additional parking should be proposed to ensure parking problems not worsened.

### **Other Consultees**

**Architectural Heritage Society of Scotland:** Whilst welcoming the conversion of the school, object to the lack of window details, the design and materials for the first floor extension and the uniformity of windows.

**Kelso Amenity Society:** Supports the conversion proposals and communal areas. Concerned at the lack of imagination in the new houses, would have preferred more bungalows for older people and feels there is insufficient parking.

### **19/01245/LBC**

### **Scottish Borders Council Consultees**

**Heritage and Design:** Supports the application which secures the future of the listed buildings which are Category B in an important art-deco style. The proposals comply with the previous Conservation Statement and Feasibility Study and are referenced in HES "Managing Change in the Historic Environment". Demolitions still allow for the most significant main parts of the building to be retained and the layout allows for corridors and room partitions to be largely retained. The new extension is appropriate in design provided material is controlled by condition. Windows were original "Crittall" but new grey aluminium windows may be acceptable subject to full details by condition – they were used successfully in the former Berwickshire High School. There should be a legal agreement to secure phasing, ensuring that the conversion and repair works to the school are implemented at an appropriate stage during the development of the new housing.

### **Statutory Consultees**

**Historic Environment Scotland:** Supportive of the proposals which are in compliance with the earlier Conservation Statement. Accepts the demolitions which strip the building back to the higher significance L-shaped central block and still maintains the character of the listed building. Welcomes retention of the main staircases but the Council may wish to seek additional window and external material details.

**Kelso and District Community Council:** No objections to the demolitions and support the conversion to provide extra care housing. Refers to lack of retention of old gateway to Croft House. Main concern relates to lack of suitable parking both within the development (Plots 33-40) and along Bowmont Street. Some additional parking should be proposed to ensure parking problems not worsened.

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## REPRESENTATION SUMMARY

Support has been received from a local SBC Ward Member who welcomes the design and purpose of the scheme, retaining important parts of the listed buildings, meeting the increasing needs of extra care and being a great asset for Kelso.

Objections to the full planning application have been received from one local household, on the grounds of the intended number of houses, the traffic impacts when turning left onto Bowmont Street and the potential loss of cherry trees. Full details are available to view on Public Access.

## DEVELOPMENT PLAN POLICIES:

### Scottish Borders Local Development Plan 2016

RKELS002  
PMD1 Sustainability  
PMD2 Quality Standards  
PMD3 Land Use Allocations  
IS2 Developer Contributions  
IS4 Transport Development and Infrastructure  
IS6 Road Adoption Standards  
IS7 Parking Provision and Standards  
IS9 Waste Water Treatment Standards and Sustainable Urban Drainage  
IS13 Contaminated Land  
EP1 International Nature Conservation Sites and Protected Species  
EP2 National Nature Conservation Sites and Protected Species  
EP3 Local Biodiversity  
EP7 Listed Buildings  
EP8 Archaeology  
EP9 Conservation Areas  
EP13 Trees, Woodlands and Hedgerows  
EP15 Development Affecting the Water Environment  
EP16 Air Quality  
HD1 Affordable and Special Needs Housing  
HD3 Protection of Residential Amenity  
HD5 Care and Retirement Homes

## OTHER PLANNING CONSIDERATIONS

SEPlan Strategic Development Plan 2013  
Scottish Planning Policy 2014  
National Planning Framework 3 2014  
PAN 44 Fitting New Housing into the Landscape 2005  
PAN 61 Planning and Sustainable Urban Drainage Systems 2001  
PAN 65 Planning and Open Space 2008  
PAN 67 Housing Quality 2003  
Designing Streets 2010

SBC Conservation Statement 2012  
HES Managing Change in the Historic Environment

SPG Affordable Housing 2015  
SPG Developer Contributions 2016  
SPG Trees and Development 2008  
SPG Landscape and Development 2008  
SPG Green Space 2009  
SPG Placemaking and Design 2010  
SPG Biodiversity 2005  
SPG Guidance on Householder Development 2006  
SPG Waste Management 2015

## **KEY PLANNING ISSUES**

The main determining issues with these applications are compliance with Local Development Plan Policies and Supplementary Planning Guidance on preservation and enhancement of listed buildings, development within allocated sites, layout and design of dwellinghouses, traffic, ecology and tree impacts. Development contributions also need to be considered.

## **ASSESSMENT OF APPLICATIONS**

### Planning Policy

The site is wholly within the settlement boundary of Kelso and is identified in the Local Development Plan 2016 for redevelopment under reference RKELS002. This allocation is subject to a series of site requirements as follows:

- A variety of uses may be appropriate although surrounding amenity requires protection
- Retention of some buildings especially the B Listed main school
- Demolition only allowed if justified
- Gates retained and restored
- Layout and design to respect retained buildings and setting
- Trees retained if possible
- Need for structure planting

The site contains the former Kelso High School and associated buildings and extensions, the main building being Category B Listed. Any works to the building, including demolitions, alterations and development within the grounds of the building, are subject to assessment under LDP Policy EP7. The site also lies immediately outwith the boundary of Kelso Conservation Area which runs along Bowmont Street, albeit the curtilage walling and old gate piers bordering the site lie within the Conservation Area. Development must also respect the setting of the Conservation Area under Policy EP9.

The provision of Extra-Care units in the main towns across the Borders is supported by the Council following the identification of large projected need. In terms of overall policy compliance, conversion of the main school to residential Extra-Care units, and new housing within the grounds, complies with the terms of the allocation which supports a variety of different uses. Such uses would require to ensure that the amenity of the surrounding properties is maintained and protected, these properties largely being residential apart from the rugby club. Residential amenity is considered in a separate section in this report but it is considered that, in general, the residential uses proposed for the former school and grounds are likely to be appropriate for their

surroundings, giving rise to less impact than if commercial, industrial or recreational uses had been proposed.

Whilst the listed building and landscaping details of the scheme are considered separately in this report, the proposals do comply with the other general requirements of the LDP allocation. The core original listed building and surrounding gates and walls are retained as are many of the important areas of trees, especially to the north and south of the site. Demolitions are restricted to the modern and less important parts of the school buildings and have been justified in the 2012 Conservation Statement. The new houses are designed to ensure that the retained buildings and landscape have an appropriate setting preserved, whilst retaining the amenity of surrounding uses.

Overall, the development is in accordance with the redevelopment allocation RKELS002 and the principle Policies EP7 on listed buildings and EP9 relating to Conservation Areas.

### Listed Buildings

The former Kelso High School is a significant building designed by the renowned architects Reid and Forbes in 1936, in an Art Deco style with distinctive South American detailing. Reid and Forbes specialised in Modern Movement schools and were responsible for a range of other schools commissioned by County Councils across the Scottish Borders at Newtown, Jedburgh, Morebattle and at their important school at Chirnside. The school was added to the statutory list in 1993 at category B. The redevelopment allocation in the Local Development Plan, RKELS002, lists the requirement to retain some buildings on the site, especially the main listed school building.

When proposals were first advanced for a new high school in Kelso, the Council sought to actively consider new uses for the current building and site. A Conservation Statement was commissioned and prepared for the site, including an evaluation and assessment of the relative significance of all the elements. This Statement was discussed with Historic Scotland and formed an important tool in developing proposals. As a follow on, a Feasibility Study was also commissioned by the Council, to consider how the site could be redeveloped, retaining and adapting the most significant parts of the building. The recent (April 2019) HES publication “Managing Change in the Historic Environment – use and adaption of listed buildings” includes reference to the preparatory work carried out by the Council as good practice.

Members will note that the consultation response from Historic Environment Scotland supports the proposals, allowing the main listed core building to be brought back into long-term use. They note that the demolitions strip the building back to the high significance L-shaped core block and that the details of the application are wholly in line with the aforementioned Conservation Statement. They also welcome the retention of the main internal staircases into the new use but advise that the Council may wish to seek more details of elements such as the replacement windows and external materials.

The Council Heritage Officer notes that the proposals, informed by the Design and Access Statement, take full account of the Conservation Statement and Feasibility Study. All elements of the building identified in the Conservation Statement as being of significance are retained, especially the main core building and iconic front façade. The demolitions relate to the “later” elements of the school complex including the games hall, teaching blocks, assembly hall and music room extensions.

In terms of the interior of the retained building, the arrangement of flats allows main corridors, staircases and most partitions to be retained, the original gym hall being proposed as a communal open space and café area. The lower ceiling lines within the building are being disguised from the outside through the use of film on upper window panes, which is an acceptable solution.

The treatment of the exterior of the building has resulted in some objection from the Architectural Heritage Society of Scotland (AHSS) and the need for agreement of further details from Historic Environment Scotland. The Kelso and District Amenity Society welcome the conversion details, however, as does the local Ward Member. In terms of the main external alterations to the retained building, all replacement windows are intended in dark grey aluminium but in a similar lying pane pattern to replace the Crittall steel original windows. There are, in fact, already double glazed replacements within the building and such proposed windows have already been used successfully on the B-Listed former Berwickshire High School. The Heritage Officer considers that, subject to final details of the replacement windows being controlled by condition (including an analysis of other options considered), the window proposals are acceptable.

The use of a modern cladding material to the new first floor rear extension is also acceptable in principle, subject to a sample being approved by condition. This will be dark grey and will sporadically overlap the ground floor part of the extension. Whilst this is not considered acceptable by the AHSS, the Heritage Officer believes the new material allows the new and retained parts of the building to be differentiated.

However, the AHSS also refer to the lack of first floor windows lining up with ground floor windows. This lack of symmetry is discordant and has been raised with the agent, including further discrepancies noticed between the floor plan and elevations, in relation to window sizes and locations on the rear extension. Revisions to the plan have now been made to resolve the discrepancies, albeit the existing windows on the ground floor extension have been indicated now without their lying pane pattern. The aforementioned condition will ensure the correct pattern for all replacement windows, including those on both floors of the extension. It will also be necessary to clarify the external treatment of the exterior of the building by condition, which is understood to be white paint on the previously rendered walls and retention/restoration of all other areas of exposed stone.

Given the importance of the retention and restoration of the core listed building within the overall development of the site, there is clearly a need to ensure that the private housing element of the development does not reach completion without works being carried out to the listed building. The Heritage Officer raises this concern and seeks some phasing connection via a legal agreement, to ensure this situation does not occur. A similar enabling connection was included within the legal agreement covering new-build within the grounds of Caerlee Mill, Innerleithen.

In this particular case, the works to the retained high school building are being carried out by Eildon Housing Association and will constitute the “affordable housing” element of the overall housing development. It is also the case that many demolitions are required on site to clear the remainder of the site for the new housing development. Even if no listed buildings were present on the site, there would be various time triggers within the legal agreement to ensure the affordable housing was delivered and not left until the end of the private housing development programme. A suitable clause will be included in the legal agreement covering the timing for the delivery of the affordable housing and completion of the listed building works.

In summary and subject to the aforementioned conditions, revisions and legal agreement, it is considered that the proposals for the main listed building are in accordance with relevant Local Development Plan policies and with the Conservation Statement and Feasibility Study.

### Layout and Density

The density and layout of the development should be assessed against Local Development Plan Policy PMD2, the “Placemaking and Design” SPG and “Designing Streets” in particular. They should also be assessed against Policies EP7 and EP9 in relation to the preservation and acceptable treatment of the setting of listed buildings and Conservation Areas.

The proposal for new-build housing within the grounds of the retained high school building is in accordance with the mixed uses element of the LDP allocation and the nature of surrounding residential uses, as previously explained. The layout and density of the houses is particularly influenced by the position and setting of the retained listed building and its iconic frontage setting. Other constraints also influence the layout including access and footpath linkages, surrounding residential amenity, townscape frontage to Bowmont Street and the presence of trees within the site, especially to the northern, central and southern ends of the site.

In terms of the listed building, areas of parking and landscaped open space have been retained to the frontage and there has also been a distinct buffer provided between the nearest houses and the building. Twelve of these new houses have also been restricted to single storey to enable the setting and views to the frontage to be retained, especially from Bowmont Street and the rugby ground to the south and south-east.

The development also recognises the need to present a street frontage to Bowmont Street through the provision of three pairs of semi-detached blocks set behind, but in close proximity to, the retained site walls. The response from the Landscape Architect expresses some concern that these houses are too close to the public pavement and seeks some easement of the layout behind these houses to set them back further. This appears to be possible via a planning condition and also allows a little more space between the corners of the end houses and the retained curved entrance walls. It is also desirable to ensure that this part of the development is carried out concurrently with, or before, the housing immediately behind the Bowmont Street frontage. This would then prevent views of house gables and rear parking courts. This can be secured through a standard phasing condition.

The retained high school building results in two more distinct developable areas to the north-east and south-west of the site, allowing for two storey semi-detached and terraced housing. The south-western part of the site allows for 24 houses arranged from an internal spur off the main site access road, with return link to that road. The north-eastern part of the site provides 15 houses off an L-shaped spur, with pedestrian access leading through to Inchmead Crescent. A vehicular link is also provided into the existing car park to the rear of the former high school building.

This housing layout is considered acceptable in terms of its treatment of the aforementioned constraints. The density is in keeping with the nature and density of existing surrounding housing developments, improved by the provision of lower height houses to the front of the listed building and open space areas. The overall layout and density are considered to be in compliance with Local Development Plan Policies PMD2, 3 and with the Placemaking and Design SPG. The considerable constraints on the site are treated sympathetically by the layout and density of the development.

## Access

Policies PMD2, IS4 and IS6 require safe access to and within developments, capable of being developed to the Council's adoptable standards and in accordance with the guidance in "Designing Streets". The LDP also contains requirements for any housing development beyond 50 units to be accompanied by a Transport Assessment. The initial response from Roads Planning to the application sought the submission of a Transport Statement and better connectivity, both internally and through to Inchmead Crescent. A meeting was then held with the agent and these and other issues discussed.

The agent responded with comments and amended plans detailing the following:

- Ownership reasons why a vehicular link through to Inchmead Crescent cannot be proposed.
- Improved connectivity through a loop link around the rear of the retained former high school building.
- Movement of plots to allow a more pronounced kink in the main access road, in line with variety promoted in "Designing Streets".
- Turning head provision at the north-eastern end of the site with some reduction in parking spaces
- Disabled parking provision
- Transport Statement and Swept Path Analysis

In response to these submissions, Roads Planning have raised no objections to the development. They are content with the traffic impacts and principle of the development being served from the access onto Bowmont Street. They view this access as having previously served a busy school campus and that there should be ample capacity for the access and junction onto Bowmont Street to safely accommodate the proposed traffic volume and movements, especially given on-street parking and reduced speeds. For these reasons, they do not share the concerns expressed by the Community Council and objector over the parking situation or the turn out onto Bowmont Street, from the site. Given the listed nature of the gate piers and the explanation of visibility splays within the Transport Statement, there would seem justification to retain the gate piers as they are.

Roads Planning Service responses are detailed in the Consultations section of this report, namely:

- A vehicular link to Inchmead Crescent, whilst preferable, is outwith the control of the applicant and they have been unable to reach agreement on the acquisition of the land. The plan is still accepted as it now incorporates a link at the westerly end of the former school building and, a larger deviation between plots 13 and 25 which helps to calm traffic.
- Swept path analysis has highlighted a number of areas where revisions are required to the layout, controlled by condition.
- The overall layout provides a well-connected, naturally calmed street layout broadly in line with the principles of Designing Streets although there is agreement with the Landscape Architect that there is an opportunity to create a square in front of the main entrance to the old school with the use of a high quality block.
- Considers there to be ample parking provision well spread throughout the site with extra parking available nearby, both on street and in the public car park to the rear

of Orchard Park, if required. The site is also on a bus route which will assist in supporting more sustainable transport use.

- Concerned at the operation of Bowmont Street and seeks an area of double yellow lines along the frontage of the site, preventing vehicles parking on Bowmont Street at the site frontage in the vicinity of the junction which would have resulted in a long section of single file traffic. Seeks a condition with the developer being responsible for meeting the costs associated with the promotion, and implementation if successful, of a Traffic Regulation Order.

Subject to appropriate planning conditions as listed below, it is considered that the proposed development would comply with Local Development Plan Policies PMD2, IS4, IS6 and related national/supplementary guidance.

### Design

The design of the development must comply with Local Development Plan Policy PMD2 and the “Placemaking and Design” SPG in general. There are also significant considerations in relation to the setting of the B Listed Building and the boundary of Kelso Conservation Area, protected by Policies EP7 and EP9.

Policy PMD2 requires developments to be of a scale, massing and height appropriate to its surroundings. Taking into account the two storey flats and houses surrounding the site, in Orchard Park, Poynder Place and Bowmont Street, the design approach of 35 out of 47 houses being two storey is entirely consistent with, and sympathetic to, the surrounding context. Similarly, the majority of the houses are proposed as semi-detached blocks which also match with the surrounding housing character.

In terms of the setting of the listed building protected by Policy EP7, the two storey elements are restricted to the northern and southern sides with the front setting occupied by single storey houses. This allows views towards the iconic frontage to be preserved, whilst the two storey housing continues and respects the building lines set by the listed building. In terms of the boundary of the Conservation Area, protected by EP9, this is respected by the formation of an enclosed street frontage of three semi-detached two storey blocks, set close to the retained roadside wall. This form of enclosure is sympathetic to the character of the Conservation Area, views of the listed building being afforded at the main site entrance, over the roofs of the single storey houses. The concerns of the Landscape Architect are acknowledged in relation to the proximity of the house frontages to the street and it is considered that some easement back of the houses would be possible by planning condition, even if this requires a slight adjustment to rear house positions and garden boundaries.

The design of the houses is characterised by hipped steep slate roofs and several “art-deco” features which provide a sympathetic overall design approach to the housing. These include recessed ornate door entrances, projecting bays, curved walling and cast stone moulded features, especially for the single storey houses within the setting of the listed building. All windows will be dark grey timber and there will remain a larger wall to window emphasis. In consideration of the hipped nature of the roofs in the surrounding housing areas, especially to the Croft Road and Orchard Park areas, it is considered that this design approach is entirely appropriate. The use of natural slate and “art-deco” features enhance the designs and provide a strong and sympathetic link to the listed building.

There are some concerns that the render colour, being uniformly white throughout all 47 houses and the retained listed building, could reduce the prominence and importance of the building within its setting, rather than wholly being sympathetic to it.

Render colours can, however, be controlled by planning condition and this will allow careful assessment of the need to balance colours to prevent the new houses visually competing against the listed building. It was also felt that the elevations of houses on Plots 13 and 14 were less interesting facing out towards the listed building and its preserved setting. Changes were sought to improve their appearance and have now been made by providing a central pitched roof projection and additional frontage windows to the bedrooms. These elevations now have a more interesting façade to the public realm.

Subject to appropriate conditions on the position of houses on Plots 1-6 and external materials, the proposals can be considered to be in accordance with Policies PMD2, EP7, EP9 and the SPG in relation to the design of development within the setting of listed buildings and Conservation Areas.

#### Residential Amenity

Policies PMD2 and HD3 contain safeguards regarding residential amenity, both in terms of general use compatibility but also direct impacts such as privacy and light. In terms of PMD2, the development of the site for housing is compatible with and respects the uses that predominantly surround the site.

In terms of direct impacts on existing residential amenity, this must be assessed against the background of the impacts from the former use of the complex as a high school. The development is obviously changed in nature and will present a less intensive replacement use in terms of noise, traffic generation etc. There is sufficient screening around the site to prevent any significant privacy loss, aided by the set-back of the proposed houses and the provision of twelve single storey houses in the centre of the site.

Some of the proposed rear gardens are limited in depth and this has resulted in houses proposed in close proximity to the boundaries to houses in Orchard Park and Poynder Place. The agent has made some adjustment to the position of the houses where the greatest impacts were anticipated, there being a more angled relationship with slight movement further away from the houses in Orchard Park. The nearest houses would now be 22m apart with the smallest garden at Plot 20 now being 7m. There has been no objection from the occupants of the nearest houses in Orchard Park to the original proposals and it can, therefore, be assumed they would be content with the improvements in separation space. At these distances, it is considered that residential amenity is preserved in terms of privacy and receipt of light, in compliance with Policy HD3 and the SPG.

The houses in Poynder Place back onto the site but are separated by generous rear gardens and a high wall. The proposed houses that are near to this boundary are wholly single storey and there will be no light or privacy intrusion, even though some of the proposed houses have relatively restricted rear garden depth. The house on Plot 25 has moved nearer the boundary wall as a result of the adjustments necessary but still remains around 30m away from the nearest house in Poynder Place which remains an acceptable and compliant distance.

Elsewhere within the site, residential amenity is preserved between proposed houses and with existing houses to Croft Road and Inchmead Crescent. The separation space and privacy arrangements to the north are aided by the acute angle of the proposed houses to the existing houses and the intervening tree screening/parking areas. Privacy distances are also acceptable between new houses within the development

and between the converted Extra-Care units within the former high school building and new/existing houses.

Overall, following adjustments to the layout, there would be no reason to consider that the development would contravene LDP or SPG residential amenity requirements in terms of privacy and light.

#### Landscape

Impacts on the landscape need to be considered against Local Development Plan Policies PMD2 and EP13 primarily, with further regard to Supplementary Planning Guidance on landscape, trees and development. The site lies outwith the Kelso Conservation Area, apart from the roadside gate entrances and walling along Bowmont Street. There are trees within the site in various locations but particularly at the Bowmont Street entrance, rear of the Poynder Place houses, within the front setting of the main former high school building and northern boundary. The trees are not currently protected. The Local Development Plan requires existing trees to be retained if possible.

As mentioned by the Landscape Architect, a Tree Survey is in place for the site and is referred to in the Design and Access Statement. This still needs to be interpreted upon the site layout and clarity provided on the trees to be lost, retained and methods of protection. This can be controlled by planning condition, given that there is no objection from the Landscape Architect to the general proposals. Whilst undoubtedly some trees will be lost at the site entrance and between the former high school building and the rugby ground, the most important trees lie between the site entrance road and the wall bordering the rear of the Poynder Place housing. These trees will be retained as a line of avenue planting and, even though the roadway has shifted slightly towards them as a result of other layout amendments, the Landscape Architect is satisfied that there will be no greater impact on them than already caused by the current footpath and car park. Other important trees are retained within the open space area fronting the retained listed building and at the northern end of the site. Overall, it is considered that sufficient important trees are being retained within the site to comply with the requirements of the Local Development Plan and subject to identification and protection by conditions.

The application is supported by hard surfacing and boundary treatment plans. These provide general information on surfacing treatment including the use of Tegula block pavements at internal road junctions. The Landscape Architect considers that this could be extended around the square of parking and main trees at the entrance to the Extra-Care units, to provide an enhanced focus and point of arrival. I would agree with this and consider the enhancement would also link with the improvements made to the public elevations of the houses proposed for Plots 13 and 14. An appropriate condition will be recommended, seeking an amended and more detailed hard landscaping plan.

The Landscape Architect also makes recommendations regarding new planting and boundary treatments. The proposals already ensure that high fencing is generally kept away from more open plan frontages and street elevations, albeit the final details still require to be specified. The walled enclosures to the more central Plots 11-14 retain enclosure and match with the existing walling bordering the site to the rear of Poynder Place, subject to materials. There are sporadic new street trees proposed in nodal locations and to break up parking, albeit the final details will still need to be specified in a soft landscaping plan. This should include consideration of small ornamental trees to the Bowmont Street frontage. Similarly, there are soft and hard planting treatments proposed to the front and rear of the former high school building that still require to be

specified in more detail. Overall, however, the new landscaping proposals are acceptable in principle and can be addressed in more detail via appropriate conditions

### Water and Drainage

The site is allocated in the Local Development Plan for redevelopment and, although now proposed for 47 private houses and 34 Extra-Care apartments, the expected usage of on-site water and drainage services is not expected to represent a technical or insurmountable issue. Scottish Water have not replied to the consultation but the allocation of the site for redevelopment of sites and buildings with such intensive former uses is not expected to present any significant infrastructure problems. Policy IS9 will require sustainable urban drainage solutions to deal with surface water from the development. This will be addressed within the Roads Construction Consent and Building Warrant but should also be included as a planning condition to ensure best SUDs practices are followed in the design of the drainage scheme. There is no indication that the site is at any risk from surface or river flooding, albeit the drainage scheme should be designed to accommodate peak storm events.

### Ecology

The application requires assessment principally against Local Development Plan Policies EP1-EP3 covering international, national and local nature conservation and protected species. The Council Ecology Officer has identified the main issues as potentially involving the loss and disturbance of buildings and trees that could impact on bats and breeding birds. Whilst he considered the likelihood of roosts being encountered to be low given the urban surroundings and distance to the river, he did feel buildings could contain gaps and crevices providing opportunities for bats.

In compliance with Government guidelines, it was recommended that a preliminary roost assessment was carried out pre-determination to ascertain if any further bat surveys were needed. The assessment was subsequently provided, together with information on breeding birds and other mammals. Following the submission, the Ecology Officer accepts the findings that no bat roosts were found either in the buildings or in the trees and shrubs. He seeks a precautionary Species Protection Plan to set out the mitigation should any bats be encountered. In terms of breeding birds, one nest was discovered on the building and the building and trees/shrubs do offer potential habitat. A Species Protection Plan will also be required for breeding birds. No other protected species were found.

Subject to the recommended conditions, the development would be considered to be in compliance with the relevant biodiversity LDP Policies and SPG.

### Archaeology

Local Development Plan Policy EP8 seeks to ensure that any regional or local archaeological interests are not adversely affected by development proposals and that this may involve detailed investigations and mitigation to avoid such impacts. The site requirements listed in the LDP allocation also look for retention of the gates to the north-west and south-west site boundaries where possible. The response from the Council Archaeology Officer identifies that the gates and walls to the south-west of the site served the former Croft House which dated from the late 18<sup>th</sup> Century and was demolished to make way for the Kelso High School in the 1930s. There was also a row of cottages which ran from the aforementioned gates along the Bowmont Street frontage and which were also demolished at the same time.

The Archaeology Officer identifies that the proposed development, especially proposed plots 1-6 and 21-24, would be within these areas of former buildings. Despite disturbance as a result of school infrastructure, these areas still require to be evaluated further by means of site trenching and, depending on findings, post excavation research, publication and interpretation. He requires separate conditions covering the evaluation and also the interpretation of the former Croft House and Croft House Cottages. Subject to these conditions, together with a condition ensuring the retention of the existing walls and former entrances, it is considered that the proposed development would comply with LDP Policy EP8.

#### Other issues

Local Development Plan Policy IS13 requires developments on potentially contaminated land to be subject to detailed site evaluation/investigation and, depending on the outcome, full remediation and mitigation to render the site suitable for the proposed use. Clearly, this is important for residential developments and particularly for Extra-Care developments where they may be an additional vulnerability to site contamination. The Council's Environmental Health Service have identified the potential for contamination arising from the site's former uses as a commercial nursery and school. They recommend the standard suspensive condition relating to site investigation and mitigation proposals.

Recommendations from Environmental Health in relation to construction hours and activities reflect the largely residential surroundings to the site. Their recommendations are now part of the standard applicant informatics that appear on all planning consents issued by the Council and no longer require to be added as a specific Informative.

In terms of waste storage, no particular issues have been raised by the Waste Strategy team, albeit they recognise that collection points may need to be on the main road system rather than within cul-de-sacs. The Roads Planning team revisions will assist with this provision, having required the layout to pass swept path analysis for refuse vehicles and additional turning head provision.

#### Developer Contributions

Local Development Plan Policy IS2 requires all housing developments to contribute to infrastructure and service provision where such contributions are considered necessary and justified, advised by the Development Contributions SPG. This includes a requirement for all private housing developments of 17 units and upwards to provide on-site affordable housing units at a ratio of 25%. The agent has stated that the conversion of the former High School into 34 Extra Care units will also meet the Council's definition of affordable housing, which would normally require 25% of the 47 new-build private market units to be provided as affordable units on site.

Members will note that the Housing Strategy consultation reply confirms that the Extra Care Units will be "*100% affordable housing for social rent*" and is identified in the current SHIP. Eildon Housing Association and the agent have also confirmed this. The provision of these 34 units, therefore, meets the development contributions required for affordable housing within this overall development provided a condition is imposed to ensure that the 34 units are proposed for extra care units which also comply with the Council's definition of affordable housing. The timing of the provision of the extra care/affordable units will still need to be agreed within a legal agreement, also in connection with the phasing of the listed building conversion and renovation works.

In terms of other financial contributions that would be demonstrated to be required by the development, Education and Lifelong Learning have confirmed that development contributions are required for Edenside Primary School, but only in relation to the 47 private market houses. The developer will be required to meet these contributions, to be progressed through the Legal Agreement. In terms of play space, the normal Council approach is to seek £500 per market and affordable units for off-site play provision enhancement in the local area, normally met by the developer within the Legal Agreement. In the case of Extra Care units, however, which also represent the affordable housing provision, the nature of such accommodation and qualifying criteria for occupation of the units, would not justify seeking commuted sums for off-site play space provision. The £500 per housing unit will only be sought, therefore, on the 47 private market housing units.

## **CONCLUSION**

The proposals are an appropriate and sensitive development in accordance with the redevelopment allocation in the Local Development Plan and involving the retention and restoration of the original listed building within the site whilst providing much needed Extra-Care accommodation. The proposals also represent sympathetic new development within the grounds of the listed building, respecting both the setting of the building and the amenity of surrounding residential properties, in accordance with relevant Local Development Plan Policies and supplementary planning guidance.

## **RECOMMENDATION BY CHIEF PLANNING AND HOUSING OFFICER:**

I recommend the applications are approved subject to the following conditions, informatives and a legal agreement, as follows:

### 19/01244/FUL

1. No development shall commence until a scheme of external materials (including specifications and samples of materials and colours) for all new buildings within the development, has first been submitted to and approved in writing by the Planning Authority. The materials shall include natural slate roofing for the new houses. Thereafter, no development shall take place except in strict accordance with the approved scheme.

Reason: To ensure external materials are visually appropriate to the development and sympathetic to the surrounding area.

2. No development shall commence until a scheme of external materials (including specifications and samples of materials and colours) for the retained former high school building has first been submitted to, and approved in writing by, the Planning Authority. The materials shall include the cladding to the proposed first floor extension, the proposed external wall treatments of the building and full details and specifications of the existing and replacement windows, including analysis of options considered to improve the thermal efficiency of the existing windows. Thereafter, no development shall take place except in strict accordance with the approved scheme.

Reason: To ensure external materials are sympathetic to the character of the listed building and appropriate to the visual character of the surrounding area.

3. 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 (ClfA). 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.

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.

4. No development shall commence until a Scheme of Archaeological Interpretation to recall the former Croft House and Croft House Cottages has been submitted to, and approved in writing by, the Planning Authority. The Interpretation then to be implemented in accordance with the details of the agreed Scheme.

Reason: There is archaeological interest in terms of former development on the site and it is desirable to record this history.

5. No development shall commence until a scheme of phasing of the development, including provision for the vehicular link to Orchard Park and pedestrian link to Inchmead Crescent, is first submitted to, and approved in writing by the Planning Authority. Once approved, the development shall proceed in accordance with the scheme.

Reason: To ensure the development is carried out in appropriate stages to reflect townscape, infrastructure and environmental constraints.

6. All approved Extra-Care residential units proposed within the former high school building shall meet the definition of "affordable housing" as set out in the adopted Scottish Borders Local Development Plan 2016 and Supplementary Planning Guidance "Affordable Housing" 2015 and shall only be occupied in accordance with arrangements (to include details of terms of occupation and period of availability) which shall first have been submitted to and approved in writing by the Planning Authority prior to development commencing.

Reason: The Extra Care Units are proposed to meet the affordable housing requirement for the new private market housing on the site and conversion of the building for unrestricted market housing would not comply with development plan policies and guidance with respect to contributions to infrastructure and services, including local schools.

7. Prior to the commencement of development, the developer shall submit for approval in writing by the Planning Authority written confirmation that the Species Protection Plan for bats, as outlined in the Preliminary Roost Assessment, Former Kelso High School, Kelso, The Wildlife Partnership, November 2019 shall be implemented in full. Thereafter, no development shall take place except in strict accordance with the outlined Species Protection Plan.

Reason: To protect the ecological interest in accordance with Local Development Plan policies EP1 and EP3.

8. No development shall be undertaken during the breeding bird season (March to August), unless the developer submits for approval in writing by the Planning Authority written confirmation that the detailed Species Protection Plan for breeding birds, as outlined in the Preliminary Roost Assessment, Former Kelso

High School, Kelso, The Wildlife Partnership, November 2019, shall be implemented in full. Thereafter, no development shall take place except in strict accordance with the approved plan.

Reason: To protect the ecological interest in accordance with Local Development Plan policies EP2 and EP3.

9. Unless otherwise agreed in writing and in advance by the Planning Authority, prior to any development commencing on site, a scheme will be submitted by the Developer (at their expense) to identify and assess potential contamination on site. No construction work shall commence until the scheme has been submitted to, and approved, by the Council, and is thereafter implemented in accordance with the scheme so approved.

The scheme shall be undertaken by a competent person or persons in accordance with the advice of relevant authoritative guidance including PAN 33 (2000) and BS10175:2011 or, in the event of these being superseded or supplemented, the most up-to-date version(s) of any subsequent revision(s) of, and/or supplement(s) to, these documents. This scheme should contain details of proposals to investigate and remediate potential contamination and must include:-

A desk study and development of a conceptual site model including (where necessary) a detailed site investigation strategy. The desk study and the scope and method of recommended further investigations shall be agreed with the Council prior to addressing parts b, c, d, and, e of this condition;

and thereafter

- b) Where required by the desk study, undertaking a detailed investigation of the nature and extent of contamination on site, and assessment of risk such contamination presents.
- c) Remedial Strategy (if required) to treat/remove contamination to ensure that the site is fit for its proposed use (this shall include a method statement, programme of works, and proposed validation plan).
- d) Submission of a Validation Report (should remedial action be required) by the developer which will validate and verify the completion of works to a satisfaction of the Council.
- e) Submission, if necessary, of monitoring statements at periods to be agreed with the Council for such time period as is considered appropriate by the Council.

Written confirmation from the Council, that the scheme has been implemented completed and (if appropriate), monitoring measures are satisfactorily in place, shall be required by the Developer before any development hereby approved commences. Where remedial measures are required as part of the development construction detail, commencement must be agreed in writing with the Council.

Reason: To ensure that the potential risks to human health, the water environment, property, and, ecological systems arising from any identified land contamination have been adequately addressed.

10. No development shall commence until a revised site plan has been submitted to, and approved in writing by the Planning Authority indicating further setback of the proposed houses on plots 1-6 from Bowmont Street and any necessary

repositioning of gardens, parking and plot boundaries to the rear. The development then to proceed in accordance with the revised and approved layout.

Reason: To safeguard the character and visual amenity of the townscape and adjoining Conservation Area.

11. No development shall commence until further details of proposed levels within the site have first been submitted to, and approved in writing by the Planning Authority. These details shall include existing and proposed ground, road and other hardstanding levels; proposed house and finished floor levels. The levels shall relate to a fixed, off-site datum point. The development shall be carried out in accordance with the approved details

Reason: To ensure levels within the site achieve a sympathetic visual appearance, preserve residential amenity and make satisfactory provision for surface water drainage.

12. No development shall commence until precise details of the surfacing materials for the proposed roads, footpaths and parking spaces have been submitted to, and approved in writing by the Planning Authority. The development shall be completed in accordance with the approved details.

Reason: To ensure that the proposed development is laid out in a proper manner with adequate provision for traffic and in a manner which enhances the character and visual appearance of the development and the setting of the listed building.

13. The proposed roads, footpaths and parking spaces/areas indicated on the approved drawings shall be constructed to ensure that each dwelling unit, before it is occupied, shall be served by a properly consolidated and surfaced carriageway, parking area and footpath/shared surface.

Reason: To ensure that the development hereby approved is served by an appropriate access and parking facility.

14. Prior to commencement of development, the developer must formally request in writing that the Council promote an appropriate Traffic Regulation Order for parking restrictions on Bowmont Street along the site frontage. Thereafter the developer must implement any signage and lining in accordance with the outcome of that order.

Reason: To ensure the free flow traffic on the existing public road.

15. Prior to commencement of development an amended site plan to be submitted to, and agreed by, the Planning Authority taking into account the requirements of the swept path analysis included in the Transport Statement submitted November 2019 or subsequently approved version. Thereafter the development to be carried out in accordance with the agreed details unless otherwise agreed in writing.

Reason: To ensure the site can be adequately serviced.

16. No development shall commence until a detailed scheme of soft landscaping and planting (incorporating protection of existing trees, new trees, hedges, layout, location, species, schedule, implementation date(s) and future maintenance of all new planting and communal open space within the site) has first been submitted to and approved in writing by the Planning Authority. The development shall only be carried out in accordance with the approved details in implementation and maintenance of the approved scheme.

Reason: Further information is required to achieve an acceptable landscape scheme for the site.

17. No development shall commence, (notwithstanding the details provided in the approved drawings), until a further detailed scheme of site and plot boundary treatment (walls, railings and fencing) has first been submitted to and approved in writing by the Planning Authority. This should include retention and renovation of the boundary walling around the site and the curved walls and gate piers fronting Bowmont Street, including consideration of replacement railings. The scheme shall include their detailed design, height and materials. All boundary treatments within the application site shall accord with the approved scheme.

Reason: Further information is required to achieve an acceptable boundary treatment scheme for the site.

18. With the exception of those marked for removal on the approved plans, all other existing trees within the site to be retained. No development to be commenced until a Tree Survey and Tree Protection Plan are submitted to, and approved in writing by, the Planning Authority. The development then to proceed in accordance with the requirements and mitigation approved in the Tree Protection Plan.

Reason: To safeguard existing trees within the site.

19. No development shall commence until further details are submitted to, and approved in writing by the Planning Authority, relating to the provision of a water supply and both foul and surface water drainage, including SUDs details .This should include written evidence on behalf of Scottish Water that the development will be serviced by mains drainage and water supply. The development then to be implemented fully in accordance with the approved details.

Reason: To ensure the development can be adequately serviced and minimise risk of off-site surface water run-off

#### Informatics

1. All prospectively adoptable roads, pavements and associated infrastructure will require Road Construction Consent. The applicant should discuss this separately with the Council's Roads Planning Service to establish the scope and requirements of Council adoption. All works within the public road boundary must be undertaken by a contractor first approved by the Council.
2. It should be borne in mind that only contractors first approved by the Council may work within the public road boundary.
3. The developer shall be responsible for meeting the costs associated with the promotion of any traffic orders and for the installation of any lining and signage required should that order be successful.
4. Parking bays to be a minimum of 2.5 by 5.0 metres, excluding any paths adjacent to parking bays. Where enclosed by any physical feature such as walling or fencing the bays must be widened to 3.0 metres to ensure adequate access/egress from parked vehicles. The length of the bays will need to be increased to 5.5 metres when situated hard up against the building. Nose to tail parking arrangements should be a minimum of 12 metres in length to ensure vehicles do not overhang the carriageway/footway.

5. Development should be carried out in a manner consistent with British Standard guidance on construction works, to maintain neighbouring amenity, in particular BS5228.

19/01245/LBC

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. No development shall commence until a scheme of external materials (including specifications and samples of materials and colours) for the retained former high school building has first been submitted to, and approved in writing by, the Planning Authority. The materials shall include the cladding to the proposed first floor extension, the proposed external wall treatments of the building and full details and specifications of the existing and replacement windows, including analysis of options considered to improve the thermal efficiency of the existing windows. Thereafter, no development shall take place except in strict accordance with the approved scheme.

Reason: To ensure external materials are sympathetic to the character of the listed building and appropriate to the visual character of the surrounding area.

3. No development shall commence, (notwithstanding the details provided in the approved drawings), until a further detailed scheme of site and plot boundary treatment (walls, railings and fencing) has first been submitted to and approved in writing by the Planning Authority. This should include retention and renovation of the boundary walling around the site and the curved walls and gate piers fronting Bowmont Street, including consideration of replacement railings. The scheme shall include their detailed design, height and materials. All boundary treatments within the application site shall accord with the approved scheme.

Reason: Further information is required to achieve an acceptable boundary treatment scheme for the site and to ensure satisfactory preservation of this Listed Building.

#### DRAWING NUMBERS

Location Plan	L(-1) 001
Existing Site Plan	L(-1) 002
Proposed Site Plan	L(-1) 101 B
Demolition Plan	L(-1) 102
Hard Landscape Plan	L(-1) 103 B
Existing Floor Plans	L(-2) 001
Proposed Ground Floor 1	L(-2) 101 A
Proposed Ground Floor 2	L(-2) 102 A
Proposed First Floor 1	L(-2) 103 A
Proposed First Floor 2	L(-2) 104 A
Existing Elevations 1:200	L(-4) 001
Existing Elevations 1:100 1	L(-4) 002
Existing Elevations 1:100 2	L(-4) 003
Proposed Elevations 1	L(-4) 101 A
Proposed Elevations 2	L(-4) 102 A
Proposed Elevations 3	L(-4) 103 A
Street Elevations	L(-4) 110
House Type A	L101
House Type B	L110
House Type C	L120
House Type D	L130
House Type E	L140
House Type F	L150
House Type G	L160
House Type H	L170
House Type I	L(-2) 271

#### **Approved by**

Name	Designation	Signature
Ian Aikman	Chief Planning and Housing Officer	

The original version of this report has been signed by the Chief Planning and Housing Officer and the signed copy has been retained by the Council.

#### **Author(s)**

Name	Designation
Craig Miller	Principal Planning Officer



19/01244/LBC & 19/01245/LBC

**Former Kelso High School**  
**Bowmont Street**  
**Kelso**

