

**SCOTTISH BORDERS COUNCIL**

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

**PART III REPORT (INCORPORATING REPORT OF HANDLING)**

**REF :** 20/01236/FUL  
**APPLICANT :** Hawick Angling Club  
**AGENT :** Roxburghe Home Solutions Ltd  
**DEVELOPMENT :** Replacement windows  
**LOCATION:** Angling Club  
5 Sandbed  
Hawick  
Scottish Borders  
TD9 0HE  
**TYPE :** FUL Application

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**DRAWING NUMBERS:**

| <b>Plan Ref</b>        | <b>Plan Type</b>    | <b>Plan Status</b> |
|------------------------|---------------------|--------------------|
|                        | Location Plan       | Refused            |
|                        | Existing Elevations | Refused            |
|                        | Proposed Elevations | Refused            |
| 50mm outer frame       | Specifications      | Refused            |
| 70mm t-transom/mullion | Specifications      | Refused            |

**NUMBER OF REPRESENTATIONS: 1**

**SUMMARY OF REPRESENTATIONS:**

AHSS: Object on grounds of poor design, conflict with Local Plan and detrimental impact on the Conservation Area. Proposals result in the loss of historic detail and a prominent shop front.

**PLANNING CONSIDERATIONS AND POLICIES:**

LDP 2016:

PMD2, ED3, HD3, EP9

SGs

Shop Fronts and Shop Signs 2011

**Recommendation by** - Scott Shearer (Planning Officer) on 19th January 2021

Site Description and Proposal

The application site is the Angling Club in Hawick. This repeat application seeks consent to replace the existing red painted timber windows with grey coloured uPVC units following the refusal of 19/00203/FUL which was upheld by the Local Review Body (LRB) under ref; 19/00026/RREF.

Background

The previous application and subsequent appeal was refused on the following grounds;

"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."

On determining the application the case officer identified the proposals posed the following issues which led to the delegated refusal;

- Frame thickness of the uPVC units appeared heavy and obviously non traditional.
- White coloured uPVC would appear dominant and incongruous within the surrounding Core Area/Area of Prime Frontage of the Conservation Area.
- Their material and colour finish would confusingly suggest a domestic rather than a commercial use.
- The principle to replace the windows was noted to be supportable but preference was for the new units should be timber framed.

On determining the appeal the LRB noted the;

- The principle of the use of uPVC was not opposed.
- The white colouring and thicker dimensions of the window frames and transoms were out of character with both the colour scheme and frame thicknesses of the existing frontage and also other commercial frontages in the Conservation Area.

#### Assessment

Since the determination of the original application and the challenge at LRB, there has been no change to the LDP or related SG and the context of the site has remained unchanged.

Similar to the original application the submission has been supported by a drawing superimposing the proposals on a photograph. This illustration also shows that the shop front is changed to green, however this change is not stated within the application form therefore the merits of this have not been considered. The proposals are also supported by specification drawings of the proposed uPVC units and the fixed transom/mullion details.

The colour change of the window frames from white of the previous proposal to grey within this application allows the windows to appear less domestic. Comparing the illustrated elevation of the previous application with this submission, the window frames may not appear as thick. Importantly, however, these are not scaled drawings and proposed uPVC specifications with a 50mm outer frame and a 70mm transom detail are exactly the same specifications which were opposed within the previous application by both the Officer and LRB. While the colour of the frame may be an improvement, the uPVC frames will still appear thick and heavy and will detract from the traditional frontage of this building and appear incongruous within the Conservation Area. The updated proposal have not addressed the reason for refusal which was upheld by the LRB. This concludes that the latest proposed uPVC replacement windows will remain to have an unacceptable adverse visual impact which would detract from the special character and appearance of the Hawick Conservation Area.

#### **REASON FOR DECISION :**

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 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.

#### **Recommendation:** Refused

- 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 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.

**“Photographs taken in connection with the determination of the application and any other associated documentation form part of the Report of Handling”.**