

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997**

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

**Application for Planning Permission**

**Reference : 17/00332/FUL**

**To : Mrs Breige Harvey per R Mitchell Glass Ltd Currie Road Industrial Estate Galashiels Scottish  
Borders TD1 2BP**

With reference to your application validated on **2nd March 2017** for planning permission under the  
Town and Country Planning (Scotland) Act 1997 for the following development :-

**Proposal : Replacement windows**

**at : Schoolhouse Sunny Brae Ancrum Jedburgh Scottish Borders  
TD8 6XQ**


The Scottish Borders Council hereby **grant planning permission** in accordance with the  
approved plan(s) and the particulars given in the application and in accordance with Section 58 of  
the Town and Country Planning (Scotland) Act 1997, subject to the following direction:

- That the development to which this permission relates must be commenced within three  
years of the date of this permission.

And subject to the conditions on the attached schedule imposed by the Council for the reasons  
stated

**Dated 4th April 2017  
Planning and Regulatory Services  
Environment and Infrastructure  
Council Headquarters  
Newtown St Boswells  
MELROSE  
TD6 0SA**

**Signed**

  
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**Chief Planning Officer**

**APPLICATION REFERENCE : 17/00332/FUL**
**Schedule of Plans and Drawings Approved:**

Plan Ref	Plan Type	Plan Status
OS EXTRACT	Location Plan	Approved
01 - DOOR AND WINDOWS DETAILS	Specifications	Approved
02 - FRONT ELEVATION	Elevations	Approved
03 - REAR ELEVATION	Elevations	Approved
04 - SIDE ELEVATION	Elevations	Approved
05 - SIDE- REAR EXTENSION	Elevations	Approved
UPVC SASH SECTION THROUGH WALL	Sections	Approved
UPVC SASH SECTION THROUGH WINDOW	Sections	Approved
UPVC CASEMENT SECTION	Sections	Approved
UPVC TILT AND TURN SECTION	Sections	Approved
AS EXISTING	Photos	Approved

**REASON FOR DECISION**

Subject to compliance with the schedule of conditions, the development will accord with the relevant provisions of the Local Development Plan 2016 and there are no material considerations that would justify a departure from these provisions.

**SCHEDULE OF CONDITIONS**

- 1 Unless otherwise agreed in writing with the planning authority, the replacement windows to be installed are to incorporate the following:
  - a) The window frames are all to be white in colour;
  - b) The existing windows and frames are removed in their entirety, and the new windows are to be positioned behind the reveal.
  - c) The details of the profiles and dimensions of the replacement windows are to be as per the submitted and approved details unless otherwise agreed in writing with the planning authority.

Reason: In the interests of the appearance of the Ancrum Conservation Area.

- 2 Notwithstanding the details of the submitted door, prior to installation, a revised colour finish for the replacement composite front door is to be submitted to and approved in writing with the planning authority. Thereafter the development is to be completed in accordance with the agreed revised colour.

Reason: In the interests of the appearance of the Ancrum Conservation Area.

**FOR THE INFORMATION OF THE APPLICANT**

N.B: This permission does not include any consent, approval or licence necessary for the proposed development under the building regulations or any other statutory enactment and the development should not be commenced until all consents are obtained.

### **Notice of Initiation of Development**

Section 27 of the Town and Country Planning (Scotland) Act (as amended) requires that any person who has been granted planning permission (including planning permission in principle) and intends to start development must, once they have decided the date they will start work on the development, inform the planning authority of that date as soon as is practicable. A form is enclosed with this decision notice for this purpose.

### **Notice of Completion of Development**

Section 27B requires that any person who completes a development for which planning permission (including planning permission in principle) has been given must, as soon as practicable after doing so, give notice of completion to the planning authority.

When planning permission is granted for phased development then under section 27B(2) the permission is to be granted subject to a condition that as soon as practicable after each phase, other than the last, is completed, the person carrying out the development is to give notice of that completion to the planning authority.

In advance of carrying out any works it is recommended that you contact Utility Bodies whose equipment or apparatus may be affected by any works you undertake. Contacts include:

Transco, Susiephone Department, 95 Kilbirnie Street, Glasgow, G5 8JD  
Scottish Power, Riccarton Mains Road, Currie, Edinburgh, EH14 5AA  
Scottish Water, Developer Services, 419 Balmore Road, Possilpark, Glasgow G22 6NU  
British Telecom, National Notice Handling Centre, PP404B Telecom House, Trinity Street, Stoke on Trent, ST1 5ND  
Scottish Borders Council, Street Lighting Section, Council HQ, Newtown St Boswells, Melrose, TD6 0SA  
Cable & Wireless, 1 Dove Wynd, Strathclyde Business Park, Bellshill, ML4 3AL  
BP Chemicals Ltd, PO Box 21, Bo'ness Road, Grangemouth, FK2 9XH  
THUS, Susiephone Department, 4<sup>th</sup> Floor, 75 Waterloo Street, Glasgow, G2 7BD  
Susiephone System – **0800 800 333**

If you are in a Coal Authority Area (Carlops or Newcastleton), please contact the Coal Authority at the following address: The Coal Authority 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire NG18 4RG.

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 within three months from the date of this notice. The notice of review should be addressed to Corporate Administration, Council Headquarters, Newtown St Boswells, Melrose TD6 0SA.

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.