

Ms Ha Pham
per Aditus Architectural Services
17 Swan Street
Longtown
CA6 5UY

Please ask for: Scott Shearer
01835 826732
Our Ref: 21/00793/FUL
Your Ref:
E-Mail: sshearer@scotborders.gov.uk
Date: 7th October 2021

Dear Sir/Madam

PLANNING APPLICATION AT Shop 43 High Street Hawick Scottish Borders TD9 9BU

PROPOSED DEVELOPMENT: Partial change of use of shop and alterations to form manager's flat

APPLICANT: Ms Ha Pham

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 : 21/00793/FUL

To : Ms Ha Pham per Aditus Architectural Services 17 Swan Street Longtown CA6 5UY

With reference to your application validated on **16th June 2021** for planning permission under the Town and Country Planning (Scotland) Act 1997 (as amended) for the following development :-

Proposal : Partial change of use of shop and alterations to form manager's flat

at : Shop 43 High Street Hawick Scottish Borders TD9 9BU

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

**Dated 7th October 2021
Regulatory Services
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

**John Hayward
Planning & Development Standards Manager**

APPLICATION REFERENCE : 21/00793/FUL

Schedule of Plans and Drawings Refused:

Plan Ref	Plan Type	Plan Status
[1] 2106-05	Location Plan	Refused
[1] 2106-02	Existing Elevations	Refused
2106-01A	Existing Plans	Refused
[1] 2106-03	Proposed Plans & Sections	Refused
[1] 2106-04	Proposed Elevations	Refused
[1] 2106-06	Proposed Site Plan	Refused

REASON FOR REFUSAL

- 1 The proposal is contrary to Policies ED3 and PMD2 in that it would have an unacceptable impact on the town centre, specifically in undermining the viability of an existing retail/commercial unit thereby detracting unacceptably from the vitality and viability of this area of the town centre, and would be unacceptably detrimental to the character of the surrounding 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).