

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

**Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008**

**Application for Planning Permission**

**Reference : 12/00912/FUL**

**To: Mr William Dootson Rose Cottage Cannongate Denholm Scottish Borders**

With reference to your application validated on **17th July 2012** for planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

**Proposal : Replacement windows**

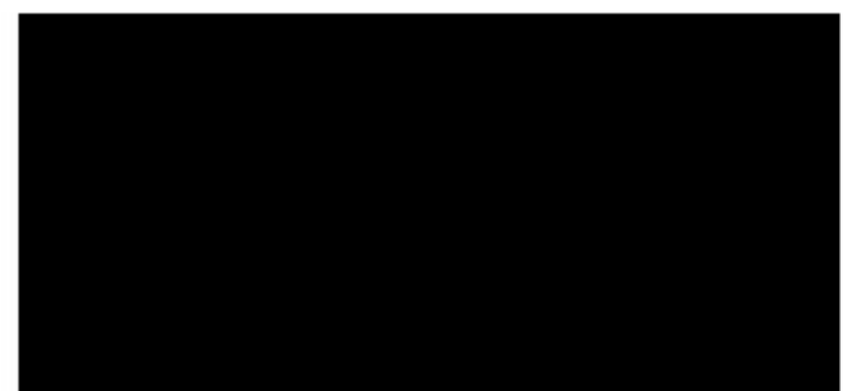
**at: Rose Cottage Cannongate Denholm Scottish Borders TD9 8NF**

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 conditions on the attached schedule** imposed by the Council for the reasons stated

**Dated 14th September 2012  
Planning and Economic Development  
Council Headquarters  
Newtown St Boswells  
MELROSE  
TD6 0SA**

**Signed**



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**Head of Planning and Regulatory Services**

**APPLICATION REFERENCE : 12/00912/FUL****Schedule of Plans and Drawings Approved:**

<b>Plan Ref</b>	<b>Plan Type</b>	<b>Plan Status</b>
LOCATION PLAN	Location Plan	Approved
PROPOSED FRONT ELEVATION	Elevations	Approved
WINDOW BROCHURE	Brochures	Approved
EXISTING WINDOWS	Photos	Approved
WINDOW	Photos	Approved

**REASON FOR DECISION**

Subject to the imposition of planning conditions, the proposed replacement windows will comply with Development Plan Policies on development within Conservation Areas. The proposals are also considered to comply with the adopted Supplementary Planning Guidance on Replacement Windows.

**SCHEDULE OF CONDITIONS**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
Reason: To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006.
- 2 All existing windows to be replaced shall be removed in their entirety and the replacement windows shall be set into the existing window reveals in the same manner and to the same extent as the existing windows. All glazing bars/astragals shall be externally exposed and shall not be internal or fixed to the glass.  
Reason: To ensure the replacement windows safeguard the character and appearance of the Denholm Conservation Area
- 3 Unless otherwise agreed in writing in advance with the planning authority, the installed windows are to be in accordance with the following details:
  - Frame thickness and profile as shown on the approved brochure "Porters Porches and Conservatories Ltd. Multi Functional Fully Reversible"
  - Method of opening and glazing pattern as shown on the approved "proposed front elevation".Reason: To maintain effective control over the development, and in the interests of the appearance of the Denholm 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.