

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

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

Application for Planning Permission

Reference : 15/00009/FUL

**To : Mr & Mrs R Woof per Stuart Patterson Building & Timber Frame Design 5 Burnflat Lane
Hawick Scottish Borders TD9 0DZ**

With reference to your application validated on **8th January 2015** for planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

Proposal : Replacement windows

at : Craigard Cannongate Denholm Scottish Borders TD9 8NF

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

**Dated 26th February 2015
Regulatory Services
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

Signed
Service Director Regulatory Services

APPLICATION REFERENCE : 15/00009/FUL**Schedule of Plans and Drawings Refused:**

Plan Ref	Plan Type	Plan Status
14-490-1001	Location Plan	Refused
14-490-2001	Specifications	Refused
14-490-2002	Specifications	Refused
INLITEN WINDOWS	Brochures	Refused

REASON FOR REFUSAL

- 1 The design of the replacement windows fail to comply with Policies G1 and BE4 of the Consolidated Scottish Borders Local Plan (2011) and with the advice contained within the Scottish Borders Council "Replacement Windows" Supplementary Planning Guidance (April 2012) and their visual appearance would result in an adverse impact on the character of the building and would be detrimental to the character and appearance of the Denholm Conservation 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 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.