

SCOTTISH BORDERS COUNCIL

**APPLICATION TO BE DETERMINED UNDER POWERS DELEGATED TO
SERVICE DIRECTOR REGULATORY SERVICES**

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF : 14/01319/FUL

APPLICANT : Buccleuch Estates Ltd

AGENT :

DEVELOPMENT : Change of use from church hall to incorporate into dwellinghouse

LOCATION: Church Hall
18 Slitrig Crescent
Hawick
Scottish Borders
TD9 0EN

TYPE : FUL Application

REASON FOR DELAY:

DRAWING NUMBERS:

Plan Ref	Plan Type	Plan Status
1	Location Plan	Approved
2	Existing Layout	Approved
3	Floor Plans	Approved
4	Photos	Approved

NUMBER OF REPRESENTATIONS: 0

SUMMARY OF REPRESENTATIONS:

There are no representations.

CONSULTATIONS:

Roads Planning Service: Whilst I have some concerns regarding the lack of off-street parking associated with this building, given that the hall currently adjoins a dwelling, I am of the opinion it would be harsh to object to this proposal provided the property remains as a single dwelling. Should a subsequent application be made to split the property into separate dwellings, I would not be able to support such an application without at least parking being provided for the additional dwelling(s).

Hawick Community Council: No objections or comments to make and support the application.

Ecology Officer: The proposal does not appear to involve any physical changes to the built structures and only involve the re-designation of hall space to living area. No impacts on ecological interest will arise as a result of this change.

If works are subsequently proposed under a future planning application that may affect internal and external structures, depending on the nature of the works, it is possible that an assessment for impacts on bats (European Protected Species) and breeding birds may be required.

Archaeology Officer: There are no known implications for this proposal.

Principal Officer (Heritage and Design): The building at 17, 18 and 19 Slitrig Crescent was originally built as brewery but then became divided up into three separate properties with a residential unit at either end (Nos 17 and 19) and No 18 forming a church hall (and sometime nursery). The building dates from about 1820 and was added to the statutory list in 2008 as part of the resurvey of Hawick burgh at category C.

The scheme as submitted is very straightforward as no physical changes are shown, but merely the designation of "hall" at both levels on the existing drawing has been changed to "living area" on the proposal drawings.

I note that only an application for Change of Use has been submitted, a separate LBC application may be required at a further date if any additional work is required in connection with the implementation of the change of use from Building Standards, for example works to enhance the thermal performance of the parts of the building which will now become residential.

I have no objection to the proposed change of use which secures a future use for the (presumably) redundant hall.

I suggest that we consider inserting an informative on the consent, if we are minded to approve, explaining that the property is listed category C and this current application does not grant consent for any physical works and recommending that advice is sought from the Planning Authority before implementing any work, for example required by Building Standards, as to whether formal Listed Building Consent will be required.

PLANNING CONSIDERATIONS AND POLICIES:

Scottish Borders Consolidated Local Plan Adopted 2011

Policy G1: Quality Standards for New Development

Policy G5: Developer Contributions

Policy G7: Infill Development

BE1: Listed Buildings

BE4: Conservation Areas

NE3: Local Biodiversity

Policy H2: Protection of Residential Amenity

Policy Inf4: Parking Provisions and Standards

Recommendation by - Julie Hayward (Principal Planning Officer) on 9th February 2015

Site and Proposal

The property is situated on the eastern side of Slitrig Crescent within the Conservation Area. It is a category C Listed Building. It is a two storey building with stone walls and a slate roof. It has sash and case windows with six-on-six and one-on-one glazing patterns. There is a timber fence on the boundary with the public road and a garden area at the front. There is a timber fence on the rear boundary and a hedge on the side boundary with the footpath.

The adjoining building to the north, no.17, is a dwellinghouse and there is a stone wall on the side boundary. To the north west is St Cuthbert's Church, on the opposite side of the public road, with the Slitrig Water to the rear. To the south and east of the building are blocks of flats that have been refurbished by the Housing Association.

Part of the building is already in residential use, with a kitchen and living room at ground floor level and two bedrooms at first floor level. The remainder is a church hall with an ancillary kitchen, now vacant. There is a link between the two at first floor level. The proposal is to convert the church hall into a living area at ground and first floor levels to incorporate it into the existing dwellinghouse. No internal or external alterations are proposed.

Planning Policy

Policy G7 of the Local Plan allows the re-use of buildings within development boundaries provided certain criteria are met. The proposal should not conflict with the established use of the area. With the exception of the church opposite this part of Hawick is predominantly residential. The adjoining buildings are dwellinghouses. The proposal to incorporate the church hall into the existing dwellinghouse would be in keeping with the residential character of the area.

Design and Impact on Visual Amenities

Policy G1 of the Local Plan requires all development to be of high quality in accordance with sustainability principles, designed to fit in with Borders townscapes and to integrate with its landscape surroundings. The policy contains a number of standards that would apply to all development. Policy G 7 requires that the proposal does not detract from the character and amenity of the surrounding area, that the proposal does not lead to over-development or town cramming and it respects the scale, form, design, materials and density of its surroundings.

The building is situated between two existing dwellinghouses. It looks residential in character. The proposal is to incorporate the church hall into the existing dwellinghouse and this would provide additional residential accommodation rather than forming a separate dwellinghouse. This proposal would not lead to an over-development of the site and would result in an acceptable residential environment for the occupiers of the existing dwellinghouse.

No external alterations are proposed and so the proposal would not harm the visual amenities of the area.

Impact on the Listed Building and Conservation Area

Policy BE1 of the Local Plan states that the Council will support development proposals that protect, maintain, and enhance active use and conservation of Listed Buildings. All Listed Buildings contained in the statutory list of Buildings of Special Architectural or Historic Interest will be protected against all works which would have a detrimental effect on their listed character, integrity or setting.

Policy BE4 of the Scottish Borders Consolidated Local Plan Adopted 2011 states that development within or adjacent to a Conservation Area that would have an unacceptable adverse impact on its character and appearance will be refused.

The building is a category C Listed Building within the Conservation Area. No internal or external alterations are proposed, as the application is for the change of use of the hall to living areas. Therefore, the proposal would not affect the character or appearance of the Listed Building or Conservation Area. The proposal would bring a vacant building back into use and prevent it falling into disrepair.

A separate application for Listed Building Consent and planning permission may be required at a later date if any alterations are required in connection with the implementation of the change of use, for example, to comply with the Building Regulations. An informative will advise the applicant of this.

Impact on Residential Amenities

Policy G7 of the Local Plan states that the development should not result in any significant loss of daylight, sunshine or privacy to adjoining properties as a result of overshadowing or overlooking. Policy H2 states that development that is judged to have an adverse impact on the amenity of residential areas will not be permitted.

No external alterations are proposed and so the proposal would not affect the light or privacy of occupants of neighbouring properties. The building was formerly used as a church hall, though is now vacant, and this would have generated a certain amount of traffic and noise. The change of use to residential, it could be argued, would improve the situation for local residents.

Access and Parking

Policy G7 of the Local Plan requires that adequate access and servicing can be achieved. Policy Inf4 requires that car parking should be provided in accordance with the Council's adopted standards.

The existing dwellinghouse does not have an access onto the public road, which is a classified road (the B6399 road to Newcastleton).

The Roads Planning Service has some concerns regarding the lack of off-street parking associated with this building. However, given that the hall currently adjoins a dwelling, they are of the opinion that it would be harsh to object to this proposal provided the property remains as a single dwellinghouse. Should a subsequent application be made to split the property into separate dwellings, they would not be able to support such an application without on-site parking being provided for the additional dwelling(s).

Any proposal to divide the building into two separate dwellinghouses would require planning permission, as would the formation of an access onto the public road to serve the existing dwellinghouse.

Ecology

Policy NE3 of the Local Plan states that the Council will seek to safeguard the integrity of habitats within and outwith settlements which are of importance for the maintenance and enhancement of local biodiversity.

The Council's Ecology Officer advises that the proposal does not involve any physical changes to the built structures and only the re-designation of hall space to living area and so no impacts on ecological interest will arise as a result of this change.

Flooding

Policy G4 of the Local Plan refers to developments where there is an identified flood risk; developments will not be permitted if it would be at significant risk of flooding or would materially increase the risk of flooding elsewhere.

The building is outwith the 1 in 100 and 1 in 200 flood risk areas and so the Council's Flood Protection Officer has not been consulted on the application. He was consulted at the pre-application stage and advised that as there is an existing residential premises he would not foresee a problem with the whole building becoming residential.

Developer Contributions

Policies G5 of the Scottish Borders Local Plan Adopted 2008 states that where a site is acceptable but cannot proceed due to deficiencies in infrastructure or due to environmental impacts the Council will require developers to make contributions towards the cost of addressing such deficiencies.

No financial contributions are required towards affordable housing or education facilities in the local area.

REASON FOR DECISION :

The proposal to change the use of the church hall to incorporate it into the existing dwellinghouse is considered acceptable and in compliance with policies G1, G7, BE1, BE4, H2 and Inf4 of the Scottish Borders Consolidated Local Plan Adopted 2011. The proposal would not negatively impact upon residential amenities or the visual amenities of the area and would bring a vacant building back into use. As no alterations to the building are proposed, there would be no detrimental impact on the character or appearance of the Listed Building or Conservation Area.

Recommendation: Approved with informatives

Informatives

It should be noted that:

- 1 The building is a category C Listed Building situated within the Conservation Area. This planning permission does not grant consent for any internal or external alterations to the building. Planning permission and/or Listed Building Consent may be required for physical works to the building. It is recommended that advice is sought from the Planning Authority before implementing any work, for example, works required by Building Standards in respect of the Building Warrant, as to whether formal planning permission and/or Listed Building Consent will be required.
- 2 If works are subsequently proposed under a future planning application that may affect internal and external structures, depending on the nature of the works, it is possible that an assessment for impacts on bats (European Protected Species) and breeding birds may be required.

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