

**SCOTTISH BORDERS COUNCIL**

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

**PART III REPORT (INCORPORATING REPORT OF HANDLING)**

**REF :** 15/00343/LBCNN

**APPLICANT :** Mr Thomas McGuigan

**AGENT :** Mandy McGuigan

**DEVELOPMENT :** Internal and external alterations

**LOCATION:** 18/19 Slitrig Crescent  
Hawick  
Scottish Borders  
TD9 0EN

**TYPE :** LBCNN Application

**REASON FOR DELAY:**

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**DRAWING NUMBERS:**

<b>Plan Ref</b>	<b>Plan Type</b>	<b>Plan Status</b>
001	Floor Plans	Approved
002	Floor Plans	Approved
003/A	Site Plan	Approved
004	Existing Layout	Approved
005	Location Plan	Approved
1 - 6, 9 - 18	Photos Specifications	Approved Approved

**NUMBER OF REPRESENTATIONS: 1**  
**SUMMARY OF REPRESENTATIONS:**

- Glad to know that the property is to be improved.
- Conservation frontage and Listed Building along with no.17 may prohibit PVC or white windows.
- The tree in front garden is a Kilmarnock Willow; the Weeping ash is next door with a TPO on it and probable ash die-back.
- The height reduction of the front wall may not be sufficient to give enough view of the road. The popular post-box may have to be moved to accommodate it (it's used by many businesses because of its convenient stopping place).
- Brewery features includes ceiling height in no.18.

**CONSULTATIONS:**

Hawick Community Council: With reference to the above application we have no objections to make but we would comment as follows:

- The number of trees being removed and the amount of hard landscaping being introduced to the front area.
- Reservations on the use of solar panels on such an old building, it is out of character of the structure, however they do have minimal visual impact as they are at the back slope of the building and it shows a sensible use of renewable energy.

Architectural Heritage Society of Scotland: No response.

Principal Officer (Heritage and Design): The building was originally constructed as a brewery in the earlier 19th century and subsequently used for housing and a church hall. The building was added to the statutory list in 2008 at category C. The building is current vacant.

The applicant has submitted a Design Statement with the application which is very useful. The proposed alterations are relatively modest and are primarily in connection with the proposed use as a large house.

#### External alterations

- Minor alterations to boundary wall on the street to improve visibility from the existing access; the Royal Mail pillar box adjacent will remain unaltered. I have no objections to this work; the existing cope should be reused on the reduced height section.
- Details of types of PV panels for the roof are shown, but I cannot see a drawing showing the proposed location. In principle PV panels on a secondary elevation should be acceptable provided that the panels have black edges to them. I have suggested that we either require a drawing to be submitted at this stage or that a suitable condition should be applied in respect of the location of the panels.
- Changing a window into a French door at ground floor level from the proposed utility space on the rear elevation; I have no objections to this.

#### Internal alterations

The main internal alterations are the provisions of new partitions to create rooms; the bulk of the building being currently largely open hall space. There are the remains of timber dado panelling on the external walls but this is not significant. The main significant features are the cast iron columns which support the upper floor and the new partitions have been designed to leave these columns free as a feature. The current windows will be retained and new internal secondary glazing installed.

Generally I am content that the proposed works will not have an adverse impact on the special architectural or historic interest of this listed building. I have no objections to the proposed works which should enable the property to be brought back into use.

#### APPLICANT'S SUPPORTING INFORMATION

- Design Statement
- Project Specification

#### **PLANNING CONSIDERATIONS AND POLICIES:**

Scottish Borders Consolidated Local Plan Adopted 2011

BE1: Listed Buildings

**Recommendation by** - Julie Hayward (Principal Planning Officer) on 12th May 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 (no.19), with a kitchen and living room at ground floor level and two bedrooms at first floor level. The remainder is a church hall (no.18) with an ancillary kitchen, now vacant. There is a link between the two at first floor level.

Planning permission has previously been granted to change the use of the building into a dwellinghouse and this application seeks consent to alter the building.

Internally, partitions would be erected to form a number of rooms, including a utility room, lounge, shower and gym at ground floor level and bedrooms at first floor level. The stage and timber panelling would be removed and the door from the stage would be blocked up. Secondary glazing would be fitted to all windows. The existing timber beams and iron posts throughout the ground floor would be retained and exposed.

Externally, a window in the rear elevation would be replaced with timber French doors and one of the existing external front doors would be fixed shut. Sixteen solar panels would be fitted to the rear roof slope; these would have black edges. The existing windows would be repaired and the timberwork repainted.

A vehicular access would be formed onto Slitrig Crescent by removing a 3m length of fencing and reducing a section of the boundary wall to 1.2m in height. An area of the front garden would be paved to form a parking space. The tree in the front garden would be retained within an area of lawn, though the hedge would be removed, and six trees and the southwest side boundary hedge would be removed and replaced with a 1.8m high hit and miss fence to match that on the rear boundary.

A planning application (15/00344/FUL) has been submitted for alterations to the dwellinghouse.

#### Planning History

14/01319/FUL: Change of use from church hall to incorporate into dwellinghouse. Approved 9th February 2015.

#### Planning Policy

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.

#### Impact on the Character and Setting of the Listed Building

The proposal is to alter the building to provide residential accommodation. The internal alterations are minor in nature, removing the stage and timber dado panelling and inserting partitions. The main significant features are the cast iron columns which support the upper floor and the new partitions have been designed to leave these columns exposed as a feature.

The external alterations seek to retain the existing features of the Listed Building. The sash and case windows would be retained and repaired, with secondary glazing proposed internally. The front door would be retained and the second entrance door would be fixed shut, so retaining this feature.

Minor alterations are proposed to boundary wall on the street boundary to improve visibility from the proposed vehicular access and the Royal Mail pillar box adjacent will remain unaltered. A condition would ensure that the existing cope is reused on the reduced height section.

Solar panels are proposed for the rear (south east) roof slope. There would be 16 panels edged in black. In principle PV panels on a secondary elevation are acceptable and a condition would require a drawing to be submitted showing the exact location of the panels.

A window in the rear elevation would be converted into French doors. This is a minor alteration on a secondary elevation and so is acceptable. A condition would require the agreement of the external colour of the French doors.

It is considered that the proposed works would not have an adverse impact on the special architectural or historic interest of this Listed Building. In addition, the proposal would enable the property to be brought back into use, having been vacant for some time.

### **REASON FOR DECISION :**

It is considered that the proposal complies with policy BE1 of the Scottish Borders Consolidated Local Plan Adopted 2011 as the proposed alterations to convert the building into a dwellinghouse would not have an adverse effect on the character or setting of the Listed Building.

### **Recommendation:** Approved subject to 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 the provisions of Section 16 of the Town and Country Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006.
- 2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans and specifications approved by the Planning Authority.  
Reason: To ensure that the development is carried out in accordance with the approved details.
- 3 A drawing showing the position and arrangement of the solar panels on the rear (south east) roof slope to be submitted to and approved in writing by the Planning Authority before the solar panels are installed. The solar panels then to be installed as per the approved drawing. The solar panels to have black edges.  
Reason: To protect the character of the Listed Building.
- 4 The external colour of the French doors and the external joinery (doors and window frames) to be submitted to and approved in writing by the Planning Authority before the development commences. The development then to be completed in accordance with the approved details.  
Reason: To protect the character of the Listed Building.
- 5 The existing coping stone to be re-used on the lowered section of the front boundary wall.  
Reason: To protect the character of the Listed Building.

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

