

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

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

**Application for Planning Permission**

**Reference : 15/00344/FUL**

**To : Mr Thomas McGuigan per Mandy McGuigan Lynedale Brougham Place Hawick  
Scottish Borders TD9 9JU**

With reference to your application validated on **27th March 2015** for planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

**Proposal : Alterations to dwellinghouse**

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

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 following direction:

- That the development to which this permission relates must be commenced within three years of the date of this permission.

And subject to the conditions on the attached schedule imposed by the Council for the reasons stated

**Dated 14th May 2015  
Planning and Regulatory Services  
Environment and Infrastructure  
Council Headquarters  
Newtown St Boswells  
MELROSE  
TD6 0SA**

**Signed**



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**Head of Planning and Regulatory Services**

**APPLICATION REFERENCE : 15/00344/FUL**

**Schedule of Plans and Drawings Approved:**

<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	Approved
	Specifications	Approved

**REASON FOR DECISION**

The proposal complies with policies G1, BE1, BE4, NE4, H2 and Inf4 of the Scottish Borders Consolidated Local Plan Adopted 2011 as the proposed alterations to the building would not affect the character or setting of the Listed Building or character and appearance of the Conservation Area or visual amenities of the area. In addition the proposal would not harm the residential amenities of occupants of neighbouring properties and adequate access and parking can be achieved.

**SCHEDULE OF CONDITIONS**

- 1 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.
- 2 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 and Conservation Area.
- 3 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 and Conservation Area.
- 4 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 and Conservation Area.
- 5 The footway crossing for the new access to be constructed to specification DC-10 (attached) before the access becomes operational.  
Reason: To ensure a satisfactory form of development that does not harm pedestrian safety.

- 6 A sample of the surfacing material for the driveway/parking/turning area to be submitted to and approved in writing by the Planning Authority before the development commences. The driveway/parking/turning area then to be completed in accordance with the approved sample.  
Reason: To protect the setting of the Listed Building and character and appearance of the Conservation Area.
- 7 None of the trees shown on Drawing Number 003A to be felled shall be removed during the bird breeding season (April to September).  
Reason: To protect breeding birds.

#### **FOR THE INFORMATION OF THE APPLICANT**

It should be noted that:

- 1 Only contractors approved by the Council may work within the public road boundary (list attached).

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.

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.