

SCOTTISH BORDERS COUNCIL

**APPLICATION TO BE DETERMINED UNDER POWERS DELEGATED TO
CHIEF PLANNING OFFICER**

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF : 20/01520/LBC

APPLICANT : Mr Bryce Crawford

AGENT : Aitken Turnbull Architects Ltd

DEVELOPMENT : Erection of workshop and bike shelter

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

TYPE : LBC Application

REASON FOR DELAY:

DRAWING NUMBERS:

Plan Ref	Plan Type	Plan Status
AT347	Location Plan Proposed Plans & Elevations	Approved Approved

NUMBER OF REPRESENTATIONS: 0
SUMMARY OF REPRESENTATIONS:

AHSS: No objection to the scale of the development. The construction of a new wall adjacent to the existing traditional stone wall could compromise its structure.

PLANNING CONSIDERATIONS AND POLICIES:

LDP 2016:
EP7

Recommendation by - Scott Shearer (Planning Officer) on 3rd April 2021

The application site is a Cat C listed dwelling house which is located within Hawick's Conservation Area. The building is finished in stone under a slated roof. Consent is sought to construct a lean to shed and bike shelter at the rear of the property.

The proposal will slot in to a narrow rear garden against a flat roofed rear extension and hit and miss fence. The applicants have responded to comments from the AHSS by removing walls which would have been constructed against rear walls of the listed buildings and in doing so limiting the impact of the proposal on the fabric of the listed buildings. The proposals are of a very modest scale. The development will be almost fully concealed from public view and will not affect any principle elevations of the listed building or important views in the conservation area. While there may be limited external visibility of the development the external materials appear a little industrial. Preference would be to add a render course to the concrete block walls and ensure that the metal sheeting is dark coloured to avoid these finishes undermining the character of the

listed building and conservation area if they are exposed. This matter can be controlled via planning condition.

The applicant has confirmed that the structures are not for commercial use. The restricted scale of the proposals will limit their use to be incidental to the residential use of the site. In this case there is no need for a further planning condition.

The former use of the site as a brewery has been identified as being potentially contaminative however our Contaminated Land Officer is satisfied that further assessment is not proportionate again owing to the scale of the development. An informative note can be used to identify potential for encountering contamination during development works.

The proposals do not pose any detrimental impacts on the amenity of any neighbouring properties through their intended use or their siting and scale causing loss of light or sunlight.

REASON FOR DECISION :

Subject to compliance with the schedule of conditions, the works will preserve the Listed Building and its setting and will not adversely affect its special architectural or historic interest.

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 Notwithstanding the external material finishes specified on Drawing No 02 Rev C, no development shall commence until precise details including colour finish of a render course which shall be added to the external walls and precise details including colour finish of the metal sheeting to be used on the roof of the development have been submitted to and agreed in writing with the Planning Authority and thereafter the development shall take place in accordance with the agreed details.
Reason: To ensure a satisfactory form of development which respects the character and integrity 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”.