

PLANNING CONSULTATION

To: Archaeology Officer

From: Development Management

Date: 6th January 2022

Contact: Paul Duncan ☎ 01835 825558

Ref: 21/01982/FUL

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 27th January 2022. If further time will be required for a reply please let me know. If no extension of time is requested and no reply is received by 27th January 2022, it will be assumed that you have no observations and a decision may be taken on the application.

Please remember to e-mail the DCConsultees Mailbox when you have inserted your reply into Idox.

Name of Applicant: Mr Graeme Forsyth

Agent: Andrew Walker

Nature of Proposal: Change of use from agricultural store, alterations and extension to form dwellinghouse with garage

Site: The Blue House Near Swansfield Farm Reston Eyemouth Scottish Borders
TD14 5LN

**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Officer Name and Post: Keith Elliott Archaeology Officer	Contact e-mail/number: Keith.Elliott@scotborders.gov.uk 01835 824 000 ext 8886
Date of reply	27.01.2022	Consultee reference:
Planning Application Reference	21/01982/FUL	Case Officer: Paul Duncan
Applicant	Mr Graeme Forsyth	
Agent	Andrew Walker	
Proposed Development	Change of use from agricultural store, alterations and extension to form dwellinghouse with garage	
Site Location	The Blue House Near Swansfield Farm Reston Eyemouth Scottish Borders TD14 5LN	
<p><i>The following observations represent the comments of the consultee on the submitted application as they relate to the area of expertise of that consultee. A decision on the application can only be made after consideration of all relevant information, consultations and material considerations.</i></p>		
Background and Site description	<p>This application seeks the conversion of a later 19th century agricultural building, together with alterations and extensions to form a larger dwelling house and garage in the land to the west of Reston in the northeastern parts of the Scottish Borders.</p> <p>This archaeological consultation has been triggered by the conversion of an old farm building. The site is otherwise unrecorded by the Scottish Borders Historic Environment Record, though there are a number of cropmark sites in the surrounding area.</p>	
Key Issues (Bullet points)	<ul style="list-style-type: none"> • Historic building of later 19th century date • Impact upon the building • Historic building recording work to do 	
Assessment	<p>This application has been assessed against the Scottish Borders Historic Environment Record (HER) as the on-going record of all known archaeological and historic findspots, sites and landscapes across the area that are known, recorded and mapped. Whilst this site is not recorded for the existing farmstead building, there are a number of cropmark sites in the immediate area which include enclosures and pit alignments.</p> <p>The further resources of the HER show that this building is first shown by the later 19th century Ordnance Survey second edition mapping of the area. There is an early building in the general area in the earlier Ordnance Survey mapping. The building is not a Listed Building of any category and not, hitherto, been recorded by the HER.</p> <p>The proposal made seeks to radically change this building and also the rural scene of the small, roughly triangular, piece of land that the building is located in. The plot itself is largely unchanged from the Ordnance Survey first edition of mid-19th century date. Both the existing building and plot would therefore benefit from some recording in advance of the changes of this development.</p>	

	<p>Should the application be consented it would be recommended that a historic building recording condition be carried out for the existing building. It would be recommended that this be carried out at the appraisal level of survey in line with the ALGAO Scotland <i>Historic Building Recording Guidance</i>.</p> <p>This would be in line with Scottish Planning Policy and the notes that such buildings are at risk of loss, are finite in number overall, but also have information to yield of the archaeological and historical past upon examination. The condition advocated for would give an opportunity for recording work to be carried out as few smaller farm buildings have been recorded in this part of the Scottish Borders.</p>			
Recommendation	<input type="checkbox"/> Object	<input type="checkbox"/> Do not object	<input checked="" type="checkbox"/> Do not object, subject to conditions	<input type="checkbox"/> Further information required
Recommended Conditions	<p>ARCH03 Archaeology: Developer Funded Historic Building Survey</p> <p>No development shall take place until the applicant has secured the implementation of a programme of archaeological work (which may include excavation) in accordance with a Written Scheme of Investigation outlining a Historic Building Survey which has been formulated by, or on behalf of, the applicant and submitted to and approved in writing by the Planning Authority. Access should be afforded to allow archaeological investigation, at all reasonable times, by a person or persons nominated by the developer and agreed to by the Planning Authority. Results will be submitted to the Planning Authority for review in the form of a Historic Building Survey Report.</p> <p>Reason: To preserve by record a building of historical interest.</p>			
Recommended Informatives	<p>The ALGAO Scotland Historic Building Recording Guidance can be found at; ALGAO Scotland Buildings Guidance 2013.pdf.</p>			