

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

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

Application for Planning Permission

Reference : 17/00739/FUL

**To : Mr David Anderson per Border Architects Ltd The Courthouse High Street Peebles EH45
8SW**

With reference to your application validated on **23rd May 2017** for planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

Proposal : Alterations and extension to dwellinghouse

at : Noblehall Farmhouse West Linton Scottish Borders EH46 7DD

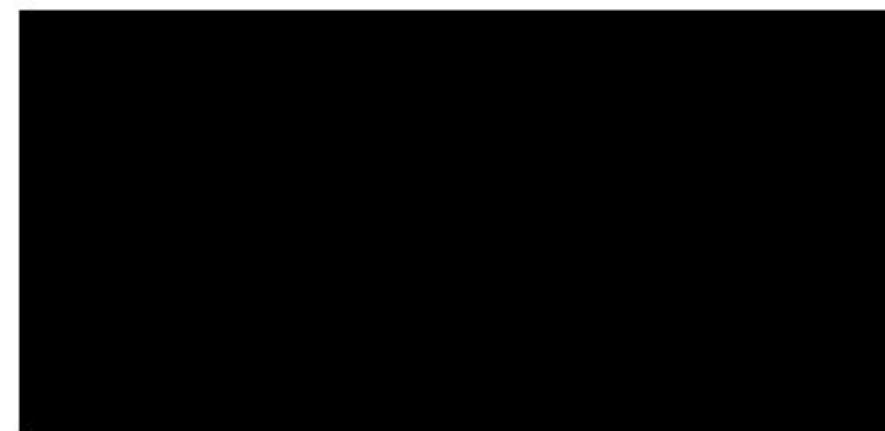
The Scottish Borders Council hereby **grant planning permission** in accordance with the approved plan(s) and the particulars given in the application and in accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997, subject to the following direction:

- 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 18th July 2017
Planning and Regulatory Services
Environment and Infrastructure
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

Signed



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Chief Planning Officer

APPLICATION REFERENCE : 17/00739/FUL

Schedule of Plans and Drawings Approved:

Plan Ref	Plan Type	Plan Status
PA01	Location Plan	Approved
PA02	Floor Plans	Approved
PA03	Floor Plans	Approved
PA04	Existing Elevations	Approved
PA05	Existing Elevations	Approved
PA06	Floor Plans	Approved
PA07	Floor Plans	Approved
PA08	Elevations	Approved
PA09	Elevations	Approved

REASON FOR DECISION

The proposal is acceptable and accords with the terms of the development plan. There are no material considerations which indicate that planning permission should not be granted.

SCHEDULE OF CONDITIONS

- 1 Unless prior written approval is obtained from the planning authority, prior to the commencement of material operations on site, a scheme will be submitted by the Developer (at their expense) to identify and assess potential contamination on site. Construction work shall not commence until the scheme has been submitted to and approved by the planning authority and is thereafter implemented in accordance with the approved scheme.
The scheme shall be undertaken by a competent person or persons in accordance with the advice of relevant authoritative guidance including PAN 33 (2000) and BS10175:2011 or, in the event of these being superseded or supplemented, the most up-to-date version(s) of any subsequent revision(s) of and/or supplement(s) to, these documents. That scheme should contain details of proposals to investigate and remediate potential contamination and must include:
 - a) A desk study and development of a conceptual site model including (where necessary) a detailed site investigation strategy. The desk study and the scope and method of recommended further investigations shall be agreed with the planning authority prior to addressing parts b, c, d and, e of this condition; thereafter
 - b) where required by the desk study, undertaking a detailed investigation of the nature and extent of contamination on site and assessment of risk such contamination presents;
 - c) remedial Strategy (if required) to treat/remove contamination to ensure that the site is fit for its proposed use (this shall include a method statement, programme of works, and proposed validation plan);
 - d) submission of a Validation Report (should remedial action be required) by the developer which will validate and verify the completion of works to a satisfaction of the planning authority;
 - e) submission, if necessary, of monitoring statements at periods to be agreed with the planning authority for such a time period as is considered appropriate by it.

Written confirmation from the planning authority that the scheme has been implemented completed and (if appropriate), monitoring measures are satisfactorily in place, shall be required by the Developer before the commencement of material operations on site. Where remedial measures are required as part of the development construction detail, commencement must be agreed in writing with the planning authority.

Reason: To ensure that the potential risks to human health, the water environment, property and ecological systems arising from any identified land contamination have been adequately addressed.

- 2 The development hereby granted shall be used only as ancillary accommodation in connection with the use of the main property (known as Noblehall Farmhouse) as a single dwellinghouse. It does not grant permission for the erection of a new dwelling nor for substantial demolition and rebuilding of the existing structure. The development hereby granted shall at no time be converted to; sold; leased or otherwise disposed of as a self-contained unit without first obtaining planning permission for the creation of a further planning unit. Unless a further planning permission is obtained to create a further planning unit, the existing link between the extension and the main house shall be retained for the lifetime of the house in order to enable occupiers to pass freely between the extension and the main house and vice versa.

Reason: In order to define the planning permission and to ensure the development is used as ancillary accommodation.
- 3 Material operations shall not be undertaken during the breeding bird season (01 March- 31 August inclusive) unless the development is implemented wholly in accordance with a Species Protection Plan (SPP) for breeding birds that shall incorporate recommendations from the Bat and Breeding Bird Survey (Tweed Ecology, June 2017). That SPP shall be submitted to and approved by the planning authority prior to the commencement of material operations on site. Any development shall, thereafter, be carried out in accordance with the approved SPP.

Reason: In order to give full consideration to those details yet to be submitted and to ensure that appropriate mitigation is provided for wildlife.
- 4 Prior to the commencement of development, samples of all materials to be used on all exterior surfaces of the development hereby permitted shall be submitted to and approved in writing by the planning authority.

Reason: In order to give full consideration to those details yet to be submitted and in the interest of ensuring a satisfactory form of development, which contributes appropriately to its setting.
- 5 Prior to the commencement of development and further to condition 4 above, the colour of the proposed timber cladding shall be agreed in writing with the planning authority.

Reason: In order to give full consideration to those details yet to be submitted and in the interest of ensuring a satisfactory form of development, which contributes appropriately to its setting
- 6 Further to condition 4 above, where new stone walls are to be constructed, they shall be of natural stone on the exterior of the building. New openings within the existing walls shall be finished using natural stone. The pointing shall be carried out using lime mortar, the specification of which shall be based on an analysis of the existing mortar and shall be agreed in writing with the planning authority. The stone shall be new or second hand local sandstone. Any proposed alternative stone shall be selected to match the existing, preferably by means of petrographic analysis. Details of the proposed alternative stone

shall be submitted to and approved in writing by the planning authority prior to works commencing on site.

Reason: In order to give full consideration to those details yet to be submitted and to ensure a satisfactory form of development, which contributes appropriately to its setting.

- 7 Further to condition 4 above, unless otherwise agreed in writing with the planning authority, the roof shall be clad with Scottish slate, laid to diminishing courses.

Reason: In order to ensure a satisfactory form of development, which contributes appropriately to its setting

FOR THE INFORMATION OF THE APPLICANT

It should be noted that:

- 1 In the event that bats are discovered following the commencement of works, works should stop immediately and the developer must contact SNH (tel: 01896-756652) for further guidance. Works can recommence only by following any guidance given by SNH. The developer and all contractors are to be made aware of accepted standard procedures of working with bats at www.bats.org.uk. Further information and articles available at:
http://www.bats.org.uk/pages/bats_and_buildings.html
http://www.bats.org.uk/pages/existing_buildings.html
http://www.bats.org.uk/publications_download.php/1404/Bats_Trees.pdf

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, 4th 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.