

CONSULTATION RESPONSE TO PLANNING OR RELATED APPLICATION

Comments provided by	SR Heritage & Design Officer	
Date of reply	15/03/2022	
Planning Application Reference	22/00081/FUL	Case Officer: CK
Proposed Development	Erection of two dwellinghouses with access and associated works	
Site Location	Land west of 1 The Wellnage, Station Road, Duns	
<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 and on the basis of the information provided. 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>The proposal is within the setting of a Category B listed building of special architectural and historic interest (The Wellnage) as a major example of an early 19th century detached villa. Originally set in large grounds as denoted by the surviving historic stone boundary wall, much of the historic grounds have now been developed as housing. The area in question makes a strong contribution to the setting of the house due to:</p> <ul style="list-style-type: none"> - being set immediately in front of the house and originally forming its primary vista - forming the primary setting as viewed and experienced from Station Road, where glimpsed views of the house remain despite later planting. Its retention as green space preserves the relationship between the road and the listed building. - being set immediately adjacent to the driveway and main access route to the historic house. 	
Principal Issues (not exhaustive)	<p>The principal legislative and policy considerations from a heritage perspective in this case are;</p> <ul style="list-style-type: none"> • Section 59 of the Town and Country Planning (Scotland) Act 1997 Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires the local planning authority to, “<i>have special regard to the desirability of preserving the building or its setting or any features of special architectural interest which it possesses</i>”, in considering whether the grant planning permission affecting a listed building. • One of the key outcomes for the planning system is to help protect and enhance our natural and cultural assets, and facilitating their sustainable use (Outcome 3, SPP). • The siting and design of development should take account of all aspects of the historic environment (paragraph 140, SPP) • Change to a listed building should be managed to protect its special interest while enabling it to remain in active use...special regard must be given to the importance of preserving and enhancing the building, its setting and any features of special architectural or historic interest (paragraph 141, SPP) • Listed buildings should be protected from demolition or other work that would adversely affect it or its setting (paragraph 141, SPP) 	

	<ul style="list-style-type: none"> • New developments within the curtilage of listed buildings must respect the original structure in terms of setting, scale, design and materials. New development that adversely affects the setting of a listed building will not be permitted (LDP Policy EP7). • Historic Environment Scotland guidance is available on Managing Change in the Historic Environment: Setting: https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationid=80b7c0a0-584b-4625-b1fd-a60b009c2549 <p>Therefore, the principal considerations from a heritage perspective from this case are;</p> <ul style="list-style-type: none"> • Whether the proposed works would preserve or enhance the special interest of the listed building, including any contribution made by its setting 			
Assessment	<p>Objections were raised to proposed development of two houses in this location in 2016, at which point the proposed development was amended to remove these plots and development of the remaining plots was approved. The approved houses (4 plots, set to the side of The Wellnage although also within its setting and former grounds) were considered still to have an impact on the setting of The Wellnage but the impact was considered acceptable given the landscaped area in front of the house was preserved.</p> <p>With this proposal, the listed building would be largely surrounded by later development, leaving it isolated from its historic setting. It would considerably erode the relationship between the house and the road which forms a primary part of its setting. This relationship and the experience of arrival along Station Road and along the driveway would also be adversely impacted, as currently the driveway accesses views across the undeveloped former grounds of the property, providing a ‘rural’ approach to the house.</p> <p>The development requires a further access to be created onto Station Road, which requires loss of a further section of historic stone boundary wall and further erosion of the historic character, layout and integrity of the historic estate.</p> <p>Although later hedging/vegetation has been inserted which obscures some views between the house, grounds and road, there are still glimpsed views. The concept of setting is also wider than just views, taking in how the listed building is experienced and understood within its surroundings. The open space and former grounds subject to this application contribute to this experience and understanding and should be retained as open space.</p>			
Recommendation	<input checked="" type="checkbox"/> Object	<input type="checkbox"/> Do not object	<input type="checkbox"/> Do not object, subject to conditions	<input type="checkbox"/> Further information required
Recommended Conditions				

Recommended Informatives	
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