

Mr W Hannah  
per Richard Amos LTD  
2 Golden Square  
Duns  
Scottish Borders  
TD11 3AW

**Please ask for:** Paul Duncan  
01835 825558  
**Our Ref:** 22/01124/LBC  
**Your Ref:**  
**E-Mail:** paul.duncan@scotborders.gov.uk  
**Date:** 27th October 2022

Dear Sir/Madam

**PLANNING APPLICATION AT Dove Cottage Gate Lodge Press Castle Coldingham  
Eyemouth Scottish Borders TD14 5TS**

**PROPOSED DEVELOPMENT: Alterations and extension to dwellinghouse**

**APPLICANT: Mr W Hannah**

Please find attached the formal notice of refusal for the above application.

Drawings can be found on the Planning pages of the Council website at  
<https://eplanning.scotborders.gov.uk/online-applications/>.

Your right of appeal is set out within the decision notice.

Yours faithfully

John Hayward

Planning & Development Standards Manager

**PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) (SCOTLAND) ACT 1997 (as amended)**

**Town and Country Planning (Listed Buildings & Buildings in Conservation Areas)  
(Scotland) Regulations 1987**

**Application for Listed Building Consent**

**Reference : 22/01124/LBC**

**To : Mr W Hannah per Richard Amos LTD 2 Golden Square Duns Scottish Borders TD11  
3AW**

With reference to your application received on **18th July 2022** for listed building consent under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (as amended) for the following development :-

**Proposal : Alterations and extension to dwellinghouse**

**at : Dove Cottage Gate Lodge Press Castle Coldingham Eyemouth Scottish Borders TD14  
5TS**

The Scottish Borders Council hereby **refuse** Listed Building Consent for the **reason(s) stated on the attached schedule.**

**Dated 27th October 2022  
Regulatory Services  
Council Headquarters  
Newtown St Boswells  
MELROSE  
TD6 0SA**

**John Hayward  
Planning & Development Standards Manager**

**APPLICATION REFERENCE : 22/01124/LBC****Schedule of Plans and Drawings Refused:**

<b>Plan Ref</b>	<b>Plan Type</b>	<b>Plan Status</b>
22-B943-PL01 A-	Location Plan	Refused
22-B943-PL03 REV A	Proposed Plans & Elevations	Refused

**REASON FOR REFUSAL**

- 1 The proposed development is contrary to Local Development Plan 2016 policy EP7 (Listed Buildings) as it would not respect the original structure due to its excessive scale and poorly related design. The proposed development would not maintain the special architectural or historic quality of the building and would have a significant adverse impact on its special character and appearance.

**FOR THE INFORMATION OF THE APPLICANT**

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 appeal to the Scottish Ministers under Section 47 of the Town and Country Planning (Scotland) Act 1997 (as amended) within three months from the date of this notice. The notice of the appeal should be addressed to Planning and Environmental Appeals Division, Scottish Government, Ground Floor, Hadrian House, Falkirk, Callendar Business Park, Callendar Road, FK1 1XR. A copy of the notice of the appeal must, at the same time, be sent to the Legal Services Section, Scottish Borders Council, 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 (as amended).