


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

Please ask for: Paul Duncan
 01835 825558
Our Ref: 22/01735/LBC
Your Ref:
E-Mail: paul.duncan@scotborders.gov.uk
Date: 19th December 2022

Dear Sir/Madam

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

PROPOSED DEVELOPMENT: Internal alterations to dwellinghouse

APPLICANT: Mr W Hannah

Please find attached the decision notice for the above application.

Please read the schedule of conditions and any informative notes carefully.

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

It should be noted that before works commence, where applicable, all necessary consents should be obtained under the Building (Scotland) Act 2003. If you require any further information in this respect, please contact the relevant Building Standards Surveyor.

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: 22/01735/LBC

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

With reference to your application validated on **4th November 2022** for Listed Building Consent under the Planning (Listed Buildings & Conservation Areas) (Scotland) Act 1997 (as amended) for the following development:-

Proposal : Internal alterations to dwellinghouse

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

The Scottish Borders Council hereby **grant Listed Building Consent** 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 (as amended), subject to the following direction:

**Dated 16th December 2022
Regulatory Services
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

**John Hayward
Planning & Development Standards Manager**

APPLICATION REFERENCE : 22/01735/LBC

Schedule of Plans and Drawings Approved:

Plan Ref	Plan Type	Plan Status
22/B943/BW01	Proposed Plans & Elevations Location Plan	Approved Approved

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.

SCHEDULE OF 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 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans and specifications approved by the Planning Authority.
Reason: To ensure that the development is carried out in accordance with the approved details.
- 3 The widened opening hereby approved shall be formed with a downstand of at least 350mm from the lower edge of the corncing.
Reason: The widening of the opening should utilise a downstand to aid the legibility of the original wall and help protect the character and integrity of the listed building.

FOR THE INFORMATION OF THE APPLICANT

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.

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 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).