

SCOTTISH BORDERS COUNCIL

**APPLICATION TO BE DETERMINED UNDER POWERS DELEGATED TO
CHIEF PLANNING OFFICER**

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF : 22/01735/LBC
APPLICANT : Mr W Hannah
AGENT : Richard Amos Ltd
DEVELOPMENT : Internal alterations to dwellinghouse
LOCATION: Dove Cottage Gate Lodge Press Castle
Coldingham
Eyemouth
Scottish Borders
TD14 5TS

TYPE : LBC Application

REASON FOR DELAY:

DRAWING NUMBERS:

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

NUMBER OF REPRESENTATIONS: 0

SUMMARY OF REPRESENTATIONS:

No representations were received.

CONSULTATIONS

SBC Heritage and Design: The applications seeks permission to insert a slapping within what was historically the rear external wall of the lodge building. Whilst this will result in loss of some historic fabric, the proposal can be accepted on the basis that substantial nibs and a downstand are being retained. This will allow the position and thickness of the original wall to remain legible.

AHSS: Considered the application and have no comments.

Berwickshire Civic Society: Notes that this application relates to the internal reordering of a Category C listed building. We recall that a previous application for a considerable extension has been refused. In line with our normal policy, we do not consider commenting on internal reordering except in very rare cases to be relevant to our oversight of the Berwickshire built environment. The application is not contentious. The Society's position is neutral therefore.

PLANNING CONSIDERATIONS AND POLICIES:

Local Development Plan 2016:

EP7: Listed Buildings

Other Considerations:

HES: Managing Change in the Historic Environment

Recommendation by - Paul Duncan (Assistant Planning Officer) on 16th December 2022

Site Description

Dove Cottage is a Category C listed gate lodge located in a rural location west of Coldingham, at the main gates to Press Castle. It is single storey, with an overhanging hipped roof. A large rear extension was built around ten or more years ago, also single storey and hipped. The gate lodge is harled, painted white with sandstone dressings.

Planning History

Planning history at Dove Cottage can be summarised as follows:

03/01009/LBC - Installation of multi fuel burner and flue - Approved 2003

03/01010/FUL - Installation of flue - Approved 2003

04/01639/LBC - Alterations and extension to dwellinghouse - Approved 2005 and built around ten years ago

04/01640/FUL - Alterations and extension to dwellinghouse - Approved 2005 and built around ten years ago

17/01364/FUL - Installation of air source heat pump - Approved 2017 and now in place

22/01124/LBC - Alterations and extension to dwellinghouse - Refused 2022

22/01125/FUL - Alterations and extensions to dwellinghouse - Refused 2022 and subject of appeal to the LRB.

Proposed Development

Listed Building Consent is sought for the widening of an existing opening that serves the extension built around ten years ago. This was previously the external wall of the house, but is now enclosed by the extension. The opening would be widened with a concrete lintel providing structural support and wide nibs evidencing the thickness of the original wall.

Assessment

The key consideration is the proposed development's impact on the character and integrity of the C listed building.

The proposals are relatively minor in impact compared to previous approved and refused schemes. The Heritage and Design Officer has no objections, and it is agreed that the minor loss of historic fabric can be accepted, given the interventions will allow the thickness of the original walls to remain legible. It seems likely that the concrete lintel would form a downstand, which would help indicate the presence of an original wall. For the avoidance of doubt, a condition is attached to ensure this detail is provided.

Subject to conditions, it is considered it is considered that the works would maintain the special architectural and historic quality of the building in compliance with LDP policy EP7 (Listed Buildings).

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.

Recommendation: Approved subject to 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 cornicing.
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.

“Photographs taken in connection with the determination of the application and any other associated documentation form part of the Report of Handling”.