

**SCOTTISH BORDERS COUNCIL**

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

**PART III REPORT (INCORPORATING REPORT OF HANDLING)**

**REF:** 22/00263/LBC

**APPLICANT:** Mr Stuart Miller

**AGENT:**

**DEVELOPMENT:** Internal and external alterations to flat

**LOCATION:** Flat 1  
Press Castle  
Coldingham  
Eyemouth  
Scottish Borders  
TD14 5TS

**TYPE:** LBC Application

---

**DRAWING NUMBERS:**

<b>Plan Ref</b>	<b>Plan Type</b>	<b>Plan Status</b>
	Location Plan	Approved
Proposed installation of skylight	Other	Approved
Proposed partitioning of communal staircase	Other	Approved
Proposed Position of new Air Source heat pump	Other	Approved

**NUMBER OF REPRESENTATIONS: 0**  
**SUMMARY OF REPRESENTATIONS:**

Two letters of support and one letter of objection were received.

The letter of objection raised a concern that the communal staircase is in communal ownership and that the proposed development would involve the enlargement of the footprint of their property by incorporating a communal area.

The letters of support noted the environmental benefits of low carbon energy; the low impact nature of the development and the unused nature of the spaces

**CONSULTATIONS**

SBC Environmental Health: No response.

SBC Heritage and Design: No objection. No information has been provided on the history / special interest of the stair within the application. From analysis of photographs and a historic photograph within the council's records, it appears likely the stair dates to the early 20th century and relates to substantial changes to the property at this time. This forms a significant phase in the building's history from which a number of decorative features remain. The stair contributes to understanding the historic phases of the property and would most appropriately be retained in its current format.

It is however acknowledged that the stair circulation space has been altered, particularly at first floor level, and that the decorative features surviving at the affected levels are minimal. If there is no

alternative way of resolving the issue without compartmentalising the stair, the proposed appears to be the least invasive option and allows for reversibility.

The proposed rooflight has been designed to minimise impact to the external appearance and can be accepted.

AHSS: The members of the AHSS Forth & Borders Cases Panel examined the application, and do not wish to comment on this proposal.

Berwickshire Civic Society: Notes that these proposals concern minor works on a Category B listed building. The proposed works are to the rear of the inhabited property and will be out of sight of the passing public. The impact on the character of the building will be limited. The Society's position is neutral therefore.

Historic Environment Scotland: Considered the application and do not have any comments to make on the proposals.

### **PLANNING CONSIDERATIONS AND POLICIES:**

Local Development Plan 2016:

PMD1: Sustainability  
PMD2: Quality Standards  
ED9: Renewable Energy Development  
HD3: Protection of Residential Amenity  
EP7: Listed Buildings  
EP8: Archaeology  
EP10: Gardens and Designed Landscapes

**Recommendation by** - Paul Duncan (Assistant Planning Officer) on 19th April 2022

#### Site Description

Press Castle (B listed) is located within an eponymously named SBC designated Garden and Designed Landscape around 3km west of Coldingham. It dates from the early to mid 19th century. It comprises a two-storey with basement dwellinghouse, with a pitched-roof and crenellations. A later hipped two-storey wing adjoins to the rear forming an L-plan. A further, lower two-storey wing forms a U plan to which additional outbuildings are attached to the east. The building was formerly in use as a hotel but was converted to flats a number of years ago. The application property is a first floor flat.

#### Proposed Development

- Installation of new 98cm by 78cm black framed conservation rooflight to front elevation;
- Installation of 13kw air source heat pump on new extended steel platform above lower slopes of hipped roof of the lower two storey wing referred to above;
- Internally, requiring LBC only, changes to communal stair partitions etc. to make communal staircase to attic private.

#### Assessment

- Principle

No issues of significant concern.

- Listed Building Impacts

The new rooflight would be largely or entirely concealed by the low crenellated walling that rises above the eaves of the castle's frontage. The rooflight would be of conservation design, coloured black and fitted to

run flush with the roof. These points would be controlled by condition. By careful siting and appropriate design the character and integrity of the listed building would be adequately safeguarded.

The air source heat pump would be located in a discreet position on a less sensitive elevation.

The internal changes would not appear to harm the areas of particular sensitivity or particular heritage interest within the listed building and the Heritage and Design Officer does not object to the proposals.

The proposals are considered to satisfy LDP policy EP7 (Listed Buildings). There is also no conflict with LDP policy EP10 (Gardens and Designed Landscapes).

- Residential Amenity

The skylight would not impact any neighbour's privacy.

The air source heat pump has the potential to cause noise nuisance. The Environmental Health Service was consulted but has not responded. It is considered that a standard noise condition would be appropriate in this instance.

The internal changes require Listed Building Consent only. Residential amenity is not a consideration for such applications. In any event, no significant issues such as loss of light, sunlight or privacy have been identified.

LDP Policy HD3 (Residential Amenity) is considered to be satisfied.

- Other Matters

Potential issues around the ownership of the communal staircase would be private legal matters for the interested parties to resolve amongst themselves.

## **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 rooflight hereby approved shall be of "conservation" design, featuring a single central vertical astragal and black or dark grey framing. The rooflight shall be installed to run flush with the slates on the roof. Thereafter, the rooflight shall be so retained. All unless otherwise agreed in writing by the Planning Authority.  
Reason: To protect the character and appearance 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”.**