

F E R G U S O N P L A N N I N G

Ferguson Planning Ltd
Shiel House
54 Island Street
Galashiels
TD1 1NU

E: anna@fergusonplanning.co.uk
T: 01896 668 744

Dear Sir/Madam

Church House, Off Raemartin Square, West Linton

Ferguson Planning have been instructed by Mr JM and Mrs G Barton to prepare and submit a planning application for retention of timber gates on the frontage of Church House onto Raemartin Square.

The proposal is for the fitting of timber gates at the front of the property. The application has been submitted electronically via ePlanning Scotland (ref: 100609118) along with the following supporting information:

- Location Plan
- Elevation Plan of Gates

THE SITE

The application site is located in West Linton. The building was once used as a church and has since been converted into a dwelling. The site is located within the Conservation Area designated for West Linton. The site is neighboured by the existing dwelling Trinity House, Mossman Cottage, and West Linton Village Centre. The Category B Listed Building (HES ref: LB8357) the former Raemartin Hotel stands around 20 metres east of the site.

THE PROPOSAL

The proposal comprises retention of two timber gates and iron fixings which stand upon the frontage of an unadopted road "Trinity Lane" off Raemartin Square. The cast iron gates have been reclad in timber. There are no additional changes proposed to the existing dwelling and only the gates have been refurbished.

The gates comprise metal (wrought iron or similar) with timber cladding treated in varnish with painted surrounds. Each gate is hung by the original metal hinges and pins underneath the

GALASHIELS

Shiel House, 54 Island Street
Galashiels TD1 1NU
T: 01896 668 744

EDINBURGH

37 One George Street
Edinburgh EH2 2HN
T: 0131 385 8801

NORTHERN IRELAND

61 Moyle Road, Ballycastle, Co. Antrim,
Northern Ireland BT54 6LG
T: 07960 003 358

WWW.FERGUSONPLANNING.CO.UK



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timber cladding, fixed to the stone pillars, with black metal false hinges which are externally visible and complement the appearance which is largely defined by high-quality materials which have historically been locally available. These are sympathetic to the surroundings and complement the existing dwelling well. Previously the opening in the wall was treated with cast iron gates, which were set with artificial hedging to screen views into the site which did not positively complement local character.

PLANNING POLICY ASSESSMENT

The Scottish Borders Local Development Plan (2016) identifies that the site sits within the Development Boundary and Conservation Area defined for West Linton. The site is not subject to any town centre designations. Policy EP9 states that the Council will support development proposals within or adjacent to a Conservation Area which are located and designed to preserve or enhance the special architectural or historic character and appearance of the Conservation Area.

It is considered that the proposal represents a minor positive impact on the character of the Conservation Area. The timber gates replace wrought iron gates set which artificial hedge which were previously in-situ. While it is considered likely that the iron gates and artificial hedging did not require consent, the latter was required in order for the former to work as an effective boundary treatment. The artificial hedging had a suburban appearance which was incongruous which the setting of the Conservation Area –despite the fact that it did not require consent.

On the other hand, the timber gates have a traditional aesthetic which is considered to be appropriate to the Conservation Area. The gates make use of materials which have traditionally been available in West Linton and west Peeblesshire generally. The traditional appearance of the gates is considered to be complementary of and appropriate to Church House; a former parish church sitting in a designated Conservation Area.

The proposal does not represent the demolition of a Listed Building or a building which is not listed. Therefore, the demolition criteria contained within the Policy are not relevant to the proposal.

The gates are considered not to have any impact on the former Raemartin Hotel. They sit a minimum of 20 metres from the side/rear of the Listed Building. The appearance of the gates is considered on have no impact on the character or setting of the Listed Building.

SUMMARY

In view of the planning assessment contained herein it is considered that the proposal fully accords with the Local Development Plan and relevant material considerations. We therefore respectfully request that this application is approved.

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We trust that sufficient information has been submitted to enable the grant of planning permission. However, should further information be required then please do not hesitate to contact us on the number above.

Yours sincerely



Ferguson Planning