

SCOTTISH BORDERS COUNCIL

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

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF : 22/01935/FUL

APPLICANT : Mr JM And Mrs G Barton

AGENT : Ferguson Planning

DEVELOPMENT : Installation of timber gates (retrospective)

LOCATION: Church House
Raemartin Square
West Linton
Scottish Borders
EH46 7ED

TYPE : FUL Application

REASON FOR DELAY:

DRAWING NUMBERS:

Plan Ref	Plan Type	Plan Status
1 of 7	Location Plan	Refused
2 of 7	Proposed Plans	Refused
3 of 7	Proposed Elevations	Refused
4 of 7	Proposed Elevations	Refused
5 of 7	Photos	Refused
6 of 7	Photos	Refused
7 of 7	Photos	Refused

NUMBER OF REPRESENTATIONS: 0

SUMMARY OF REPRESENTATIONS:

No representations were received. Consultation responses were received from: Roads - no objection subject to a condition; community council - no comments.

PLANNING CONSIDERATIONS AND POLICIES:

In determining the application, the following policies and guidance were taken into consideration:

Scottish Borders Local Development Plan (2016)
PMD2 - Quality standards
EP9 - Conservation areas

Supplementary Planning Guidance:
Placemaking and design.

Historic Environment Scotland Guidance:
Historic Environment Policy for Scotland;
Managing Change guidance series (Boundaries).

Recommendation by - Ranald Dods (Planning Officer) on 20th January 2023

Site and proposal

Church House, Raemartin Square is an unlisted building within the centre of the West Linton Conservation area.

The application is made in retrospect for alterations to the gates. The application arises from an enforcement enquiry (reference 22/00116/UNDEV).

Layout and design

The property has two entrance gates (north and south) on the western boundary. Those are located between stone gatepiers. The low stone wall between the gates is surmounted by a metal fence. The railings of the gates and fence have fleur de lis tops and both were originally approximately 1.5m high. The fence has panels of artificial grass secured to it and, prior to the alterations under consideration here being carried out, that material was also evident on the gates.

The gates have been clad with roughsawn timber. That has been affixed to the original gates. Four decorative pieces with the appearance of hinges have been applied. The timber has been painted light buff colour with a black band around the exterior edges.

Visual impact

The original appearance of the gates was traditional in appearance and made a positive contribution to the character and appearance of this part of the conservation area and to the property which they abound. The fixing of the artificial grass panels to the fence, although not development, detracted from the appearance. Latterly, the gates were altered with the addition of timber planking to their exterior face, thereby increasing the height of the boundary. The materials used, including false ironwork, are not of the highest quality and add to the general poor visual quality of the works. I do not consider that the overall appearance could be sufficiently improved to the amended gates, even were the colour and applied ironmongery to be altered. Having discussed the alterations with the Heritage and Design Officer, we conclude that the visual impact of the altered gates has a negative impact on the character and appearance of the conservation area.

That leads me to conclude that the proposal cannot be supported as the impact would detract from both the character and appearance of the conservation area and the visual amenity of this street. The proposal would, therefore, be contrary to policies EP9 and PMD2 of the LDP. As the original gates have been retained behind, the applied timber boarding, it would be relatively easy to rectify the visual harm simply by removing those and returning the gates to their original appearance.

Conclusion

The visual appearance of the gates as altered does not make a positive contribution to the character and appearance of the conservation area nor to the visual amenity of the street. The development would, therefore, be contrary to policies EP9 and PMD2 of the Local Development Plan 2016.

REASON FOR DECISION:

The development would be contrary to policies EP9 and PMD2 of the Local Development Plan 2016 in that the alterations to the gates would have an unacceptably adverse impact on the character and appearance of the conservation area and on the visual amenity of this residential area. There are no other material considerations that are sufficient to overcome the adverse visual impact resulting from the proposed development.

Recommendation: Refused

- 1 The development would be contrary to policies EP9 and PMD2 of the Local Development Plan 2016 in that the alterations to the gates would have an unacceptably adverse impact on the character and appearance of the conservation area and on the visual amenity of this residential area. There are no other material considerations that are sufficient to overcome the adverse visual impact resulting from the proposed development.

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