

From:Barbara Elborn
Sent:Fri, 13 Jan 2023 17:03:44 +0000
To:Small, Stuart
Subject:NDCC response to 22/01982/FUL
Importance:High

CAUTION: External Email

Hi Stuart

I have submitted a support response on the portal as the CC but wasn't aware my full home address would be exposed to all. Can you remove this please and accept this written email as the response.

22/01982/FUL NDCC wishes to express its support for this application given the limitations that the conservation status imposes on residents. The conservation status relates to the format and layout of the community, which was designed and built on a grid format, it does not extend to the type of buildings, or their presentation and should not inhibit in any way a resident's right to improve their property, or discriminate against them to make their properties more energy efficient

Thank you

B

Barbara Elborn, Secretary & Treasurer (temporary)

Newcastleton Community Council

Buccleuch House, 4 South Hermitage Street, Newcastleton, TD9 0QR

E: barbara.elborn@newcastletoncommunitytrust.co.uk

M: 07989 968 756 W: 01387 375 273

From:Roberts, Sanne
Sent:Thu, 9 Feb 2023 13:29:06 +0000
To:Small, Stuart
Subject:RE: [OFFICIAL] 22/01982/FUL: Installation of photo voltaic array to roof

Hi Stuart,

The council has a statutory duty toward preservation and enhancement of the character and appearance of its conservation areas (PLBCA Scotland 1997, section 64).

Newcastleton Conservation Area covers the historic village. The Conservation Area Statement sets out that the village was founded in 1793 and is a good example of a late 18th century planned village. It has a distinct grid iron layout, strong symmetry and hierarchy. Douglas Square is the main focal point of the village and its formal layout, and there are clear views across the square to surrounding buildings.

Predominant materials are sandstone, harling and slate. Architectural details include sash and case windows, transom lights, tripartite windows, margins and rybats. The Statement identifies the layout as the most important feature of the Conservation Area. It however also notes that individual elements of the built fabric may not appear significant, but their collective contribution to the conservation area forms its character. Any new development or alterations must therefore aim to respect the individual building and the wider conservation area and take account of these important features.

The property in question faces on to Douglas Square, the main focal point of the conservation area. Its form is characteristic of the area and contributes to the hierarchy of buildings. Its materials including slate roof are also characteristic of the elements of built fabric mentioned in the Conservation Area Statement. The roof is prominent in vistas across Douglas Square.

The introduction of solar panels to the roofscape in this key area of the conservation area will detract from the area's integrity and character, and therefore would not meet the statutory duty toward conservation areas. Historic Environment Policy for Scotland 4 sets out that 'Steps should be taken to demonstrate that alternatives have been explored, and mitigation measures should be put in place'. It is noted that there is an outbuilding to the rear of the property with a south facing roofslope. Installation of solar panels in this location would significantly reduce the impact on the conservation area. The proposal should be relocated to this position, or alternatives explored.

Sanne

Sanne Roberts

Heritage and Design Officer