

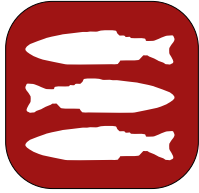
CONSULTATION RESPONSE TO PLANNING OR RELATED APPLICATION



Comments provided by	SR Heritage & Design Officer	
Date of reply	28/03/23	
Planning Application Reference	22/00788/FUL	Case Officer: RD
Proposed Development	Alterations and dormer extension to dwellinghouse	
Site Location	11 Tweed Avenue Peebles Scottish Borders EH45 8AS	
<p><i>The following observations represent the comments of the consultee on the submitted application as they relate to the area of expertise of that consultee and on the basis of the information provided. A decision on the application can only be made after consideration of all relevant information, consultations and material considerations.</i></p>		
Background and Site description	<p>The property is located in Peebles Conservation Area. It forms one of a group of 5 similar properties, which display matching built forms, including particularly their massing and roof forms. This contributes positively to the character of the street and this part of the conservation area.</p>	
Principal Issues (not exhaustive)	<p>The principal legislative and policy considerations from a heritage perspective in this case are;</p> <ul style="list-style-type: none"> • Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires that local planning authorities ensure that, “special attention shall be paid to the desirability of preserving or enhancing the character or appearance” of any buildings or other land in a conservation area in fulfilling its planning functions. • Scotland’s rich heritage, culture and outstanding environment are national assets which support our economy, identity, health and wellbeing (NPF4). • Policy 7 of the NPF4 seeks to protect and enhance historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places. It recognises the social, environmental and economic value of the historic environment, to our economy and cultural identity. • Policy 7(a) requires development proposals with a potentially significant impact on historic assets or places to be accompanied by an assessment which is based on an understanding of the cultural significance of the place and that identifies likely visual or physical impacts as a basis for managing impacts of change. • Policy 7 (a) indicates that proposals should be informed by national policy and guidance on managing change in the historic environment. The Managing Change documents are available from Historic Environment Scotland’s website. • Part (d) indicates that proposals in or affecting conservation areas will only be supported where the character of appearance of the conservation area and its setting is preserved or enhanced. Relevant considerations include the: architectural and historic character of the area; existing 	

	<p>density, built form and layout; and context and siting, quality of design and suitable materials.</p> <ul style="list-style-type: none"> • Historic Environment Policy for Scotland sets out a series of principles and policies for the recognition, care and sustainable management of the historic environment. Relevant policies include: <ul style="list-style-type: none"> ○ HEP4: Changes to specific assets and their context should be managed in a way that protects the historic environment. Opportunities for enhancement should be identified where appropriate. If detrimental impact on the historic environment is unavoidable, it should be minimised. Steps should be taken to demonstrate that alternatives have been explored, and mitigation measures should be put in place. • 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. This should accord with the scale, proportions, alignment, density, materials, and boundary treatment of nearby buildings, open spaces, vistas, gardens and landscapes (Policy EP9). • Design Statements will be required for all applications for alterations, extensions, or for demolition and replacement which should explain and illustrate the design principles and design concepts of the proposals (Policy EP9). <p>Therefore, the principal consideration(s) from a heritage perspective from this case are;</p> <ul style="list-style-type: none"> • Whether the proposed works would preserve or enhance the historic character and appearance of the Conservation Area 			
Assessment	<p>The proposal is to raise the ridge height to the property to provide accommodation in the roofspace. This will result in a significant alteration to the roof form, being taller in height, with a steeper roof slope and distorted proportions between the walls and roof. This will be particularly apparent because the building forms part of a group of buildings with matching form and proportions. The uniformity of the group contributes to the character of the conservation area. The proposal would erode this characteristic in the conservation area and therefore does not preserve or enhance the conservation area.</p> <p>If it is considered that a habitable room above ground level gives adequate resilience against flooding, alternative proposals should be investigated to achieve this whilst preserving the roof form of the main building. This may include further extension to the existing extension to the rear.</p>			
Recommendation	<input checked="" type="checkbox"/> Object	<input type="checkbox"/> Do not object	<input type="checkbox"/> Do not object, subject to conditions	<input type="checkbox"/> Further information required
Recommended Conditions				

Recommended Informatives	
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**Peebles
Civic
Society**

"Dedicated to the preservation, improvement and development of amenity in and around Peebles"

14th June 2022

**22/00788/FUL Alterations and dormer extension to dwellinghouse 11 Tweed Avenue
Peebles Scottish Borders EH45 8AS**

We have no objection to this application.

Yours

Anthony Newton

(Secretary, Peebles Civic Society)

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