


Miss Julie Harrison  
Middle House  
Kingsmuir Hall  
Bonnington Road  
Peebles  
United Kingdom  
EH45 9HE

**Please ask  
for:**  


Ranald Dods  
01835 825239

**Our Ref:  
Your Ref:**

23/00140/LBC

**E-Mail:  
Date:**

ranald.dods@scotborders.gov.uk  
8th December 2023

Dear Sir/Madam

**PLANNING APPLICATION AT Middle House Kingsmuir Hall Bonnington Road Peebles  
Scottish Borders EH45 9HE**

**PROPOSED DEVELOPMENT: Replacement windows**

**APPLICANT: Miss Julie Harrison**

Please find attached the formal notice of refusal for the above application.

Drawings can be found on the Planning pages of the Council website at  
<https://eplanning.scotborders.gov.uk/online-applications/>.

Your right of appeal is set out within the decision notice.

Yours faithfully

John Hayward

Planning & Development Standards Manager

**PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) (SCOTLAND) ACT 1997 (as amended)**

**Town and Country Planning (Listed Buildings & Buildings in Conservation Areas) (Scotland) Regulations 1987**

**Application for Listed Building Consent**

**Reference : 23/00140/LBC**

**To : Miss Julie Harrison Middle House Kingsmuir Hall Bonnington Road Peebles United Kingdom**

With reference to your application validated on **14th February 2023** for listed building consent under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (as amended) for the following development :-

**Proposal : Replacement windows**

**at : Middle House Kingsmuir Hall Bonnington Road Peebles Scottish Borders EH45 9HE**

The Scottish Borders Council hereby **refuse** Listed Building Consent for the **reason(s) stated on the attached schedule.**

**Dated 7th December 2023  
Planning and Regulatory Services  
Environment and Infrastructure  
Council Headquarters  
Newtown St Boswells  
MELROSE  
TD6 0SA**

**John Hayward  
Planning & Development Standards Manager**

**APPLICATION REFERENCE : 23/00140/LBC**

**Schedule of Plans and Drawings Approved:**

<b>Plan Ref</b>	<b>Plan Type</b>	<b>Plan Status</b>
1 of 10	Location Plan	Refused
D001	Existing Elevations	Refused
D002	Proposed Elevations	Refused
4 of 10	Brochures	Refused
5 of 10	Brochures	Refused
6 of 10	Other	Refused
7 of 10	Other	Refused
8 of 10	Other	Refused
9 of 10	Other	Refused
10 of 10	Brochures	Refused

**REASON FOR REFUSAL**

The development would be contrary to policy EP7 of the Local Development Plan 2016, policy 7 of NPF4 and the council's SPG "Replacement Windows and Doors" in that that the material, frame dimensions and specifications of the proposed windows would have an unacceptable adverse impact on and detract from the special architectural and historic interest of the listed building. No overriding case for the development as proposed has been substantiated. These conflicts with the development plan are not overridden by other material considerations.

**FOR THE INFORMATION OF THE APPLICANT**

If the applicant is aggrieved by the decision of the Planning Authority to refuse planning permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may appeal to the Scottish Ministers under Section 47 of the Town and Country Planning (Scotland) Act 1997 (as amended) within three months from the date of this notice. The notice of the appeal should be addressed to Planning and Environmental Appeals Division, Scottish Government, Ground Floor, Hadrian House, Falkirk, Callendar Business Park, Callendar Road, FK1 1XR. A copy of the notice of the appeal must, at the same time, be sent to the Legal Services Section, Scottish Borders Council, Council Headquarters, Newtown St. Boswells, Melrose TD6 0SA.

If permission to develop land is refused or granted subject to conditions, whether by the Planning Authority or by the Scottish Ministers, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner may serve on the Planning Authority a purchase notice requiring the purchase of his interest in the land in accordance with the provisions of Part 5 of the Town and Country Planning (Scotland) Act 1997 (as amended).