

SCOTTISH BORDERS COUNCIL

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

PART III REPORT (INCORPORATING REPORT OF HANDLING)

REF : 23/00647/FUL

APPLICANT : Mr Geoff Longstaff

AGENT : Ferguson Planning

DEVELOPMENT : Replacement roof to glasshouse

LOCATION: Garden House Linthill
Melrose
Scottish Borders
TD6 9HU

TYPE : FUL Application

REASON FOR DELAY:

DRAWING NUMBERS:

Plan Ref	Plan Type	Plan Status
10355-CSY-XX-XX-D-A-1301	Location Plan	Refused
10355-CSY-XX-XX-D-A-1302	Proposed Site Plan	Refused
Drawing 01	Proposed Elevations	Refused
Drawing 02	Proposed Plans	Refused
Drawing 03	Proposed Plans & Elevations	Refused
Drawing 04	Proposed Roof Plan	Refused
Drawing 05	Proposed Roof Plan	Refused
Photo 1	Photos	Refused

NUMBER OF REPRESENTATIONS: 1

SUMMARY OF REPRESENTATIONS:

Community Council: No reply at time of writing this report

Heritage and Design Officer: Objection due to harm to the listed building (full response published online)

Architectural Heritage Society of Scotland: No reply at time of writing this report

Historic Environment Scotland: No comments to make

Scottish Civic Trust: No reply at time of writing this report

1 objection letter was received raising the following main concerns:

- Other works have been completed without relevant consents
- Works have an adverse impact on the host listed building

1 letter of support was also received on the following basis:

- Works in-keeping with listed building

PLANNING CONSIDERATIONS AND POLICIES:

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

National Planning Framework 4
Policy 7: Historic Assets and Places
Policy 14: Design, Quality and Place

Scottish Borders Local Development Plan (2016)
PMD2 - Quality standards
EP7 - Listed buildings
EP8- Archaeology

Recommendation by - Alla Hassan (Assistant Planning Officer) on 14th November 2023

The above applications relate to Garden House Linthill in Melrose. This combined report relates to planning permission and listed building consent for the retrospective replacement roof from glasshouse to a solid roof.

The application site is subject to the following site-specific constraints:

- o Category B listed building
- o In an archaeologically sensitive location

The site has the following site history:

-15/01301/FUL- Erection of detached garage- Approved

-20/01580/FUL- Erection of garage block- Approved

-07/01619/FUL- Erection of dwellinghouse and pergola

-07/01618/LBC- Erection of dwellinghouse incorporating existing garden wall

The principal consideration in the assessment of the above applications is the potential impact on the significance of the listed building.

As noted above, the Heritage and Design Officer has raised an objection to the replacement roof materials. The original glasshouse was considered vital to the understanding of the original building and how it has functioned, having a positive contribution to its special architectural and historic interest. The original glasshouse structure is thought to have been replaced c2019 but the replacement structure closely reflects the original. However, the deviation from a glass to a solid roof alters the fundamental character of the host listed building and is considered to be harmful to its character and will erode its overall appearance. Furthermore, the detailing of the roof form eg fascias and eaves further accentuates the identified harm.

As such, the proposal cannot be supported.

REASON FOR DECISION :

The proposed development does not preserve the special architectural and historic interest and therefore harms the significance of the listed building. The proposal fails to comply with Policy 7 of the National Planning Framework 4 and Policy EP7 of the Scottish Borders Local Development Plan 2016.

Recommendation: Refused

- 1 The proposed development does not preserve the special architectural and historic interest and therefore harms the significance of the listed building. The proposal fails to comply with Policy 7 of the National Planning Framework 4 and Policy EP7 of the Scottish Borders Local Development Plan 2016.

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