

Mr Geoff Longstaff
per Ferguson Planning
54 Island Street
Galashiels
Scottish Borders
TD1 1NU

**Please ask
for:**


Alla Hassan
01835 824000 Ext 5931

Our Ref:

23/00647/FUL

Your Ref:

E-Mail:

alla.hassan@scotborders.gov.uk

Date:

15th November 2023

Dear Sir/Madam

PLANNING APPLICATION AT Garden House Linthill Melrose Scottish Borders TD6 9HU

PROPOSED DEVELOPMENT: Replacement roof to glasshouse

APPLICANT: Mr Geoff Longstaff

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

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (as amended)

**Town and Country Planning (Development Management Procedure) (Scotland) Regulations
2013**

Application for Planning Permission

Reference : 23/00647/FUL

**To : Mr Geoff Longstaff per Ferguson Planning 54 Island Street Galashiels Scottish
Borders TD1 1NU**

With reference to your application validated on **19th May 2023** for planning permission under the
Town and Country Planning (Scotland) Act 1997 (as amended) for the following development :-

Proposal : Replacement roof to glasshouse

at : Garden House Linthill Melrose Scottish Borders TD6 9HU

The Scottish Borders Council hereby **refuse** planning permission for the **reason(s) stated on the
attached schedule.**

**Dated 14th November 2023
Planning and Regulatory Services
Environment and Infrastructure
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

**John Hayward
Planning & Development Standards Manager**

APPLICATION REFERENCE : 23/00647/FUL

Schedule of Plans and Drawings Approved:

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

REASON FOR REFUSAL

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.

SCHEDULE OF CONDITIONS

- 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.

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 require the planning authority to review the case under Section 43A of the Town and Country Planning (Scotland) Act 1997 (as amended) within three months from the date of this notice. To seek a review of the decision, please complete a [request for local review](#) form and return it to the Clerk of the Local Review Body, Democratic Services, Council Headquarters, Newtown St Boswells, Melrose TD6 OSA.

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).