

# CONSULTATION RESPONSE TO PLANNING OR RELATED APPLICATION

Comments provided by	SR Heritage & Design Officer	
Date of reply	27/06/23	
Planning Application Reference	23/00646/LBC	Case Officer: AH
Proposed Development	Replacement roof to glasshouse	
Site Location	Garden House, Linthill, Melrose, TD6 9HU	
<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 building in question is a Category B listed building of special architectural and historic interest as a major example of an early 19<sup>th</sup> century walled garden, including flat-coped rubble walls, ashlar portico and brick-based glass house. Permission was granted for a new house within the gardens (now implemented). Subsequent to this, the glass house was largely rebuilt and a link added to the house. Given the works to the glass house generally sought to match the detailing and character of the original, it was accepted that listed building consent was not required for these works.</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"> <li>• Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires the local planning authority to, “<i>have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses</i>” in considering whether to grant Listed Building Consent.</li> <li>• Section 59 of the Town and Country Planning (Scotland) Act 1997 Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires the local planning authority to, “<i>have special regard to the desirability of preserving the building or its setting or any features of special architectural interest which it possesses</i>”, in considering whether the grant planning permission affecting a listed building.</li> <li>• 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 <a href="#">Historic Environment Scotland’s website</a>.</li> <li>• Policy 7 (c) states that development proposals for the reuse, alteration or extension of a listed building will only be supported where they will preserve its character, special architectural or historic interest and setting.</li> <li>• 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"> <li>○ HEP4: Changes to specific assets and their context should be managed in a way that protects the historic environment.</li> </ul> </li> </ul>	

	<p>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.</p> <ul style="list-style-type: none"> <li>• Alterations to Listed Buildings should be of the highest quality, respect the original structure in terms of setting, scale, design and materials, maintain or enhance architectural and historic qualities of the building and demonstrate an understanding of its significance (Local Development Plan Policy EP7).</li> <li>• Design Statements will be required for all applications for listed building consent or applications affecting the setting of Listed Buildings, which should explain and illustrate the design principles and design concepts of the proposals and demonstrate an understanding of the significance of the asset (Policy EP7).</li> </ul> <p>Therefore, the principal considerations from a heritage perspective from this case are;</p> <ul style="list-style-type: none"> <li>• Whether the proposed works would preserve or enhance the special interest of the listed building, including any contribution made by its setting</li> </ul>			
<b>Assessment</b>	<p>Works have been undertaken to replace the roof of the listed glass house with a solid roof.</p> <p>A 19<sup>th</sup> century glass house is characterised through its materiality, design and detailing. The comprehensive use of glass to the walls and roof in particular are fundamental to understanding its original purpose, how the building functioned and to its overall design and detailing. This is therefore a key aspect of its special architectural and historic interest.</p> <p>Replacement of the glass roof with a solid roof fundamentally alters the character of the building, eroding its appearance and our understanding of its historic function. The change from a glass roof to a solid roof is not supported in principle.</p> <p>In addition to the in principle objection to a solid roof above, the material and detailing of the replacement roof does not respect the historic character of the listed building. This includes the fascia/eaves/verge detailing, detailing to the gable, internal roof detailing and the materials used for the roof, fascias and rainwater goods.</p> <p>It is acknowledged that the glass house was largely rebuilt in c.2019. The rebuilding was however undertaken to generally match the original, and retained the character of a glasshouse. Although the fabric that has been removed was not historic, the traditional detailing and overall character of the listed building has still been considerably eroded through installation of the solid roof.</p>			
<b>Recommendation</b>	<input checked="" type="checkbox"/> <b>Object</b>	<input type="checkbox"/> <b>Do not object</b>	<input type="checkbox"/> <b>Do not object, subject to conditions</b>	<input type="checkbox"/> <b>Further information required</b>

<b>Recommended Conditions</b>	
<b>Recommended Informatives</b>	