

Dear Sir/Madam

**PLANNING APPLICATION NO: 06/01975/FUL**

**PROPOSAL: Alterations to form dwellinghouse**

**LOCATION: Derelict Church Townhead Of Cavers Hawick Scottish Borders TD9 8LJ**

With reference to the above planning application I can now advise you that this was considered by the Teviot & Liddesdale Area Committee of the Council at their meeting on 18th September 2007. Following consideration of all observations received and all representations submitted, including your own, the Committee agreed that the application be approved subject to the following condition(s):

- 1 All parts of the approved plans to be read in conjunction with, and where relevant superseded by, the letter from the agent dated 3 August 2007.  
Reason: To safeguard the site which contains a listed building and is of archaeological interest, and to enable the Council to maintain effective control of the development.
- 2 No development to be commenced until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the Heritage Officer and approved by the Planning Authority.  
Reason: To safeguard the site which is of archaeological interest.
- 3 Pedestrian access to be maintained unobstructed at all times and in perpetuity into the graveyard and to the front door of the former church.  
Reason: To maintain public right of access into the site.
- 4 Further details of the fencing and gates shown on the approved plan to be submitted for the approval of the Planning Authority and implemented before the dwellinghouse is occupied.  
Reason: To safeguard the site which contains a listed building and is of archaeological interest, and to enable the Council to maintain effective control of the development.
- 5 The graveyard shown hatched on the approved plan to be preserved and maintained in a safe and accessible condition for public access in perpetuity as detailed in the agent's letter dated 3 August 2007.  
Reason: To maintain public right of access into the site.
- 6 The Douglas Burial Vault tablet to be retained exposed and in situ with membrane protection around it, as described in the agent's letter dated 3 August 2007 and all to the specification of the Planning Authority.  
Reason: To safeguard the site which contains a listed building and is of archaeological interest, and to enable the Council to maintain effective control of the development.
- 7 Further details of the steel flue within the belfry to be submitted for the approval of the Planning Authority.  
Reason: To safeguard the site which contains a listed building and is of archaeological interest, and to enable the Council to maintain effective control of the development.
- 8 Notwithstanding the detail shown on the submitted drawings, all new windows and doors shall be completed in accordance with a scheme of details, which shall include materials, dimensions and method of construction, which shall first have been submitted to and approved in writing by the Planning Authority.  
Reason: To ensure a form of construction appropriate to this Category B Listed Building.
- 9 The studio to be used on an ancillary basis to the main house and not as a separate or self-contained residence.  
Reason: Use as a self-contained dwellinghouse would be contrary to the Council's policies on Housing in the Countryside, listed buildings and sites of archaeological interest.

- 10 Notwithstanding the provisions of Classes 3, 4, 5 and 7 of The Town and Country Planning (General Permitted Development) (Scotland) Order 1992, the prior consent of the Planning Authority to be obtained for any buildings, structures or means of enclosure within the curtilage of the property.  
Reason: To safeguard the site which contains a listed building and is of archaeological interest, and to enable the Council to maintain effective control of the development.
- 11 Existing trees on the site to be retained to the specification of the Planning Authority.  
Reason: To safeguard the visual amenity of the area.
- 12 Access to the site to be taken only from the route shown in red on the approved plan.  
Reason: In the interests of road safety.

If you require any further information on this application please contact the case officer whose name and contact number is given above.

Yours faithfully

Brian Frater

Head of Planning & Building Standards