

REPORT TO: Planning Committee

MEETING DATE: Tuesday 6 November 2012

BY: Executive Director (Services for Communities)

SUBJECT: Application for Planning Permission for Consideration

Note: this application was called off the Scheme of Delegation List by Councillor Goodfellow for the following reason: the large number of objections received concerning this RETROSPECTIVE application indicate that this should be heard by a full Planning Committee

Application No. **12/00410/P**

Proposal Alterations to building, formation of hardstanding, bin store/maitre d station, installation of awnings and erection of gate (Retrospective)

Location **Former Coastguard Station
26 Victoria Road
North Berwick
East Lothian
EH39 4JL**

Applicant Harbour House Hotel Ltd

Per Somner Macdonald Architects

Ward 5

RECOMMENDATION Consent Granted

PLANNING ASSESSMENT

The building and land of the former coastguard station are on the east side of Victoria Road, close to the junction of Victoria Road with Melbourne Road. The building is detached and is single storey in height. A narrow strip of land surrounds it on each of its four sides. That area of land is enclosed by a rubble stone wall and on the opposite sides of the wall is a footpath. A pedestrian gate in the length of wall on the west boundary provides access to the property from the adjacent length of footpath. That length of footpath is accessed from the adjacent part of the public road of Victoria Road.

The property is bounded to the south and east by part of an area of public open space known as Anchor Green. On the part of Anchor Green to the south is a memorial cross. To the north is the scheduled monument of St Andrews Church, including the Category B listed Old Parish Church Porch. Also to the north are residential properties, the

harbourmasters office and the buildings of the Scottish Seabird Centre. To the west is the public road of Victoria Road, beyond which are residential properties.

The application site is in a mixed use area as defined by Policy ENV2 of the adopted East Lothian Local Plan 2008. It is also within North Berwick Conservation Area.

On 11 January 2012 planning permission (ref.11/00064/P) was granted for; (i) the change of use of the former coastguard station building to use as a restaurant and takeaway with an external decked seating area, (ii) the installation of vents and a flue on the building, and (iii) the addition of a bin store onto the north elevation wall of the building. The use of the building as a restaurant and takeaway that is named 'The Rocketeer' has commenced therefore, planning permission 11/00064/P has been implemented.

Planning permission is now retrospectively sought for; (i) alterations that have been made to the building, (ii) the formation of hardstanding, (iii) the erection of a bin store/maitre d station, and (iv) the installation of awnings and the erection of a gate.

The alterations and additions made to the building comprise; (i) the addition of a painted timber bin store and maitre d station onto the west elevation wall of the building, (ii) the installation of a rectangular aluminium vent grille in west elevation wall of the building, (iii) the removal of the white rendered finish of the north and south elevation walls of the building and the cleaning of the resultantly exposed stonework of those elevation walls, (iv) the re-rendering of the east elevation wall of the building with a buff/brown coloured render, (v) the provision of a circular glass window in the entrance door in the south elevation wall of the building, (vi) the installation of two wall mounted lights (Type B), one to each side of the entrance door in the south elevation wall of the building, (vii) the installation of two wall mounted lights (Type A) on each of the north, east and south elevation walls of the building, (viii) the installation of two wall mounted heaters with associated wiring boxes on each of the north, east and south elevation walls of the building, (ix) the installation of a retractable awning on each of the south and east elevation walls of the building, and (x) the installation of a dark green coloured gas meter housing cabinet in a position low down on the north elevation wall of the building.

The hardstanding has been formed around the building; between the building and the rubble stone boundary wall. It is surfaced with Indian sandstone slabs.

The gate that has been erected across the pedestrian entrance in the west boundary wall is of a black painted metal open railing type, some 1 metre wide and 1.3 metres high.

In a statement submitted with the application it is explained that having obtained planning permission (ref.11/00064/P) for the change of use of the former coastguard station building to use as a restaurant and takeaway with an external decked seating area and for the associated external alterations and additions to the building to facilitate such use of it, the applicant "has since developed and thought through all of his detailed requirements for the successful operation of the servery and takeaway and now seeks planning permission for these in this application".

The explanations given in the statement are that; (i) the stone paving slabs that have been used to surface the hardstanding provide a more appropriate, durable and hygienic design solution for the surface of the external seating area compared with the timber decking previously proposed and approved, (ii) the wall mounted lights are discreet and visually unobtrusive, and enhance the environment for customers, (iii) given the exposed nature of the site the wall heaters enhance the environment for customers and they will only be in place during the opening season of the business, (iv) given the exposed nature of the site the retractable awnings on the south and east elevation walls enhance the environment for

customers and will only be in place during the opening season of the business, (v) the requirement for storage of waste and separation of that waste requires a larger bin storage area than is approved by the grant of planning permission 11/00064/P, (vi) the nature of the proposed operation of the business requires an external maitre d station which has been designed to be similar to the bin store that it is adjacent to, (vii) the new circular glass window in the entrance door on the south elevation of the building is required for safety purposes, (viii) the installation of the gas meter housing is a requirement of gas safety regulations.

In the statement it is also said that it is the intention of the applicant to extend the opening season of the restaurant and takeaway to include the month of April. Condition 3 of planning permission 11/00064/P places restrictions on the days and hours of operation of the business but not on the months of the year that it can be operated. Therefore, such extension of the opening season of the restaurant and takeaway does not require any further planning permission, and it is not, therefore, the subject of this application.

Through separate application 12/00522/ADV advertisement consent is retrospectively sought for two non-illuminated timber panel signs that are being displayed on the building; one on the south elevation wall and the other on the east elevation wall. A separate report on application 12/00522/ADV is, at this time, on the Committee Expedited List.

Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that the application be determined in accordance with the development plan, unless material considerations indicate otherwise.

The development plan is the approved Edinburgh and the Lothians Structure Plan 2015 and the adopted East Lothian Local Plan 2008.

Policies ENV1C (International and National Historic or Built Environment Designations), ENV1D (Regional and Local Natural and Built Environment Interests) and ENV1G (Design of New Development) of the approved Edinburgh and the Lothians Structure Plan 2015 and Policies ENV3 (Listed Buildings), ENV4 (Development within Conservation Areas), ENV7 (Scheduled Monuments and Archaeological Sites), DP2 (Design) and DP6 (Extensions & Alterations to Existing Buildings) of the adopted East Lothian Local Plan 2008 are relevant to the determination of the application.

Material to the determination of the application are Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and the Scottish Government's policy on development within a conservation area given in Scottish Planning Policy: February 2010.

Scottish Planning Policy echoes the statutory requirements of Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 that in considering whether to grant planning permission for development which affects a listed building or its setting a planning authority shall 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.

Scottish Planning Policy echoes the statutory requirements of Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 that a planning authority must have regard to the desirability of preserving or enhancing the character or appearance of a conservation area in exercising its responsibilities in the determination of any application for planning permission for development affecting a conservation area. It is stated in Scottish Planning Policy that proposed development that would have a neutral affect upon the character or appearance of a conservation area (i.e. does no harm) should be treated as one which preserves that character or appearance. The design, materials,

scale and siting of new development within a conservation area should be appropriate to the character of the conservation area.

Also material to the determination of the application are Scottish Historic Environment Policy: December 2011 and Scottish Planning Policy: February 2010 with regard to development on or within the setting of a scheduled monument.

It is stated in the Scottish Historic Environment Policy: December 2011 and Scottish Planning Policy: February 2010 that scheduled monuments are of national importance and that they should be preserved in situ and within an appropriate setting. Where works requiring planning permission would affect a scheduled monument, the protection of the monument and its setting are material considerations in the determination of whether or not planning permission should be granted for the proposed development.

With regard to archaeological sites and monuments Scottish Planning Policy states that they are an important finite and non-renewable resource and should be protected and preserved in situ wherever feasible. The presence and potential presence of archaeological assets should be considered by planning authorities when making decisions on planning applications. Where preservation in situ is not possible planning authorities should through the use of conditions or a legal agreement ensure that developers undertake appropriate excavation, recording, analysis, publication and archiving before and/or during development. If archaeological discoveries are made during any development, a professional archaeologist should be given access to inspect and record them. Planning Advice Note 2/2011: Planning and Archaeology similarly advises.

A total of 13 public representations to the application have been received. All of those representations raise objections to the application. The grounds of objection as summarised are that:

1. all of the alterations and additions the subject of the application have been carried out without first gaining the requisite planning permission and they disregard conditions set in the grant of planning permission 11/00064/P;
2. the character of the former coastguard station building has changed by its use as a restaurant and takeaway;
3. the alterations and additions to the building are out of keeping with the Conservation Area;
4. the olive green paint colour used on the bin store, maitre d station and door of the building is not in keeping with the harbour area;
5. the building is an eyesore as a result of the alterations and additions that have been carried out to it and is not in keeping with the character of the Conservation Area and setting and is harmful to the setting of the Category B listed Old Parish Church Porch and the scheduled ancient monument of St Andrews Church;
6. the changes that have been carried out to the building very much detract from the simplicity, purity and integrity of the building and the multiplicity of jarring colours creates disharmony on the building;
7. litter from the restaurant and takeaway use will detract from the attractiveness of the area;

8. the applicant had been asked not to proceed any further with the changes and additions to the building but ignored this request and continued to complete the development works, which makes a mockery of the planning process;

9. all of the alterations and additions the subject of the application are inappropriate and out of keeping with the building and area and make this iconic building resemble something out of 'Legoland';

10. signage is being displayed on the building that is not the subject of the application for advertisement consent;

11. the former surface finish between the building and the boundary walls surrounding it should be reinstated and the casings for the awnings should be painted a non-reflective dark grey colour and the metal grill of the west elevation wall should be painted black or a colour to match the stone of that elevation wall;

12. the new pointing of the stone of the north, west and south elevation walls should be re-done in lime based mortar with coloured sand and recessed joints;

13. the awnings by their size, form and colour are not in keeping with the building;

14. the opening times have been extended;

15. the stone paving is inappropriate in such an important site;

16. the position of the bin store and maitre d station is detrimental to the amenity of the neighbouring houses to the west;

17. the circular window in the door of the south elevation is completely out of character;

18. the removal of the harling on two of the walls of the building now means that the building is out of character with the adjacent listed church porch;

19. the development is not set in context with an overall plan for the harbour area and is not in keeping with the North Berwick 2015 Town Plan;

20. the development is not consistent with Policy ENV1A of the approved Edinburgh and the Lothians Structure Plan 2015;

21. the development causes annoyance to neighbouring properties and people;

22. the design statement does not address or advance any justification for the development to this building within the Conservation Area;

23. the clutter of unauthorised additions are entirely inappropriate for this historic and high profile building that is immediately adjacent to an ancient monument and is within a Conservation Area and are harmful to that ancient monument and Conservation Area; and

24. the new metal gate is not in keeping with the style of doors of the neighbouring Category B listed church porch.

Planning permission 11/00064/P approves the use of the building and surrounding ground as a restaurant and takeaway. In the determination of this application that approval is not for re-consideration. In the determination of this application the considerations must be restricted to those of the merits or otherwise of the alterations and works that have been

carried out at this property beyond those which were also approved by the grant of planning permission 11/00064/P.

Control of litter is already set by Condition 7 of the grant of planning permission 11/00064/P.

The grounds of objection concerning the use of the building and litter control are not material planning considerations in the determination of this application for planning permission.

The signage being displayed on the building is the subject of separate advertisement consent application 12/00522/ADV, which is at this time reported on the Committee Expedited List and of advertisement consent application 12/00737/ADV which at this time is not yet registered but in time will be brought to a separate determination.

In response to one of the grounds of objection to the application clarification is hereby given that the application site is not within a Natura 2000 area and therefore Policy ENV1A of the approved Edinburgh and the Lothians Structure Plan 2015 is not relevant to the determination of this application for planning permission.

North Berwick Community Council as a statutory consultee state that at their public meeting on Tuesday, 7th August 2012 no objections were raised to this planning application.

Historic Scotland have no comment to make on the application.

Whilst in the statement submitted with this application it is said that after planning permission 11/00064/P had been granted the applicant had thought through all of his detailed requirements for the successful operation of the servery and takeaway, the fact of the matter is that, without any discussion with the Council's development management service he went beyond that and proceeded to carry out the alterations and other works for which planning permission is now retrospectively sought.

It was due to the development management service's receipt of public complaints about these unauthorised alterations and other works that an enforcement investigation was undertaken through which the applicant was clearly informed of how the unauthorised alterations and other works were a breach of planning control. At that time he was also advised of concerns the development management service had over particular elements of the unauthorised alterations and other works and that because of this he should stop what he was doing to enable discussion to take place.

All that did thereafter happen was the applicant's submission to the Council of this retrospective application.

Notwithstanding the circumstances of this case and the retrospective nature of it, this application has to be determined on its merits or otherwise with due regard to the relevant policies of the development plan and other material considerations.

The hardstanding that has been formed on the narrow strips of ground between the external walls of the building of "The Rocketeer" and the rubble stone boundary wall that encloses those strips of ground are surfaced with Indian sandstone slabs, instead of the timber decking approved by the grant of planning permission 11/00064/P. In its enclosed positions at ground level on the narrow strips of ground the sandstone slabs of the hardstanding are not readily visible in public views of the property from Victoria Road to the west, from the north and from Anchor Green to the south and east. There are limited views

of it from the footpath that surrounds the stone boundary wall. However, in those public views of it the sandstone slabs of the hardstanding are seen in the context of the predominantly stone finish of the building and of the stone boundary wall. In this context the sandstone slabs harmonise with the building and the stone boundary wall in a manner acceptable to its place and consequently they do not appear as a harmfully intrusive and incongruous feature in its setting.

The 1.3 metres high black painted open railing type metal gate erected across the pedestrian entrance in the west boundary wall of the property is readily visible in public views from Victoria Road. However, in its position it is seen in the context of its association with the existing building and stone wall. Moreover, it is not dissimilar in its height, style, form, materials and colouring to metal railings that can be seen in the streetscape of Victoria Road. Thus, the metal gate, by virtue of its position, height, style, form, materials and colouring, is not inappropriate to its location and does not appear as a harmfully intrusive and incongruous feature in its setting.

At the time of the grant of planning permission 11/00064/P the north, east and south elevation walls of the building were finished with white render and the west elevation wall was of natural stone. The white render has been stripped from the north and south elevation walls to reveal the original stonework of them and that stonework has been repaired. Consequently the original form, character and appearance of those walls is restored, so as to match the form, character and appearance of the west elevation wall. This is an enhancement to the architectural character and appearance of the building. A characteristic of the wider area are the stone and rendered finishes of the existing buildings and the variety of colours of the rendered finishes, including white, buff, green, pink, blue and cream. In all of this context, the re-rendering of the east elevation of the building and the new buff/brown colour of it are appropriate to the character and appearance of the building. It does not cause the building to appear as a harmfully intrusive and incongruous feature in its setting.

Through the grant of planning permission 11/00064/P approval was granted for the installation of a small circular flue vent on the west elevation wall of the building. Instead, a rectangular aluminium vent grille has been installed in that position. The vent is visible from Victoria Road. However, it is small in size and flush fitted. If coloured to match as closely as possible the stone of the west elevation wall it is on, it will not appear as a harmfully obtrusive addition to the building. This planning control can be secured through a condition attached to the grant of planning permission. Subject to such planning control, the vent would be a sympathetic addition to the building that would not be harmful to the character and appearance of it and would not cause the building to appear as a harmfully intrusive and incongruous feature in its setting.

The bin store that is attached to the west elevation wall of the building measures some 3.6 metres wide and is some 1.0 metre in height. It projects some 400mm away from that elevation wall. Attached to its southern end is a maitre d station, which measures some 1.2 metres wide and is some 2 metres in height. The lower half of the maitre d station also projects some 400mm away from that elevation wall. Its upper half projects some 150mm away from that elevation wall. Together the bin store and maitre d station extend along the full width of the west elevation wall of the building. They each have a lean-to form with a shallow mono-pitched roof, and are of timber vertical boarded construction. The timber cladding of them is painted olive green and their mono-pitched roofs are clad with a grey Sarnafil roof cladding.

By their limited size and height and in their form and positioning the bin store and maitre d station are reflective of an architectural association of a small, ancillary outbuilding attached to a larger building that is a historic feature of older parts of towns and villages in

East Lothian. Only the upper part of the bin store and the maitre d station and their roofs are readily visible above the stone boundary wall of the property in public views from Victoria Road and parts of Anchor Green. The olive green colour of the timber parts of the bin store and maitre d station contrasts harmoniously with the colour of the stone work of the building and of the rendered east elevation wall of the building and their grey Sarnafil roof cladding has the traditional appearance of lead cladding. By their small size, scale, form and proportion the bin store and maitre d station are subservient additions to the building and are not out of keeping with its architectural form, character and appearance. As sympathetic additions to the building they are appropriate to their surroundings and do not cause the building to appear as a harmfully intrusive and incongruous feature in its setting.

The timber door of the south elevation wall of the building has been painted the same olive green colour as the timber cladding of the bin store and maitre d station. Into the upper third of that door a small circular window with a diameter of 300mm is fitted. On each side of the door an external wall light (Type B) is installed. Each of the lights has a polished nickel and glass finish and is positioned on the wall some 1.8 metres above ground level. In addition, two external wall lights (Type A) have been installed on each of the north, south and east elevation walls of the building at a height of some 850mm above ground level. Each of these external wall lights is small and round with a diameter of 22cms, and they have a stainless steel and glass finish.

The paint colour of the door matches that of the bin store and maitre d station and, therefore, also contrasts harmoniously with the colour of the stone work of the building and of the rendered east elevation wall of the building. The small circular window of the door does not detract from the form and character of the door. The lights are all small in size and have a lightweight form and appearance and are not harmfully obtrusive additions to the building. Due to them being no higher on the north, south and east elevation walls of the building than some 850mm above ground level, the small circular lights are not readily visible from Victoria Road or elsewhere within the locality due to the 1.2 metres height of the stone boundary wall of the property. In the limited views of them they do not appear as harmfully obtrusive additions to the building and combined with the two (Type B) lights they do not give the building a cluttered appearance. The paint colour applied to the door, the circular window of the door, the two Type B lights and the six Type A lights are not unsympathetic additions to the building. They are not harmful to the character and appearance of the building and do not cause the building to appear as a harmfully intrusive and incongruous feature in its setting.

The gas meter housing attached to part of the north elevation wall of the building is small in size and is positioned at the base of part of that elevation wall. It is not readily visible from Victoria Road or elsewhere within the locality due to the 1.2 metres height of the stone boundary wall of the property. In the limited views of it the gas meter housing does not appear as a harmfully obtrusive addition to the building and combined with the bin store and maitre d station, aluminium vent grille and lights it does not give the building a cluttered appearance. It is not harmful to the character and appearance of the building and it does not cause the building to appear as a harmfully intrusive and incongruous feature in its setting.

In that they are sympathetic to their place the hardstanding area, metal gate, the altered finishes to the building, the rectangular aluminium vent grille, the bin store and maitre d station, the painting of the timber door and the circular window of the door, the two external wall Type B lights and the six external wall Type A lights, and the gas meter housing are not harmful to the character and appearance of the Conservation Area; neither are they harmful to the setting of the scheduled monument of St Andrews Church and the Category B listed Old Parish Church Porch.

They are consistent with Policies ENV1C, ENV1D and ENV1G of the approved Edinburgh and the Lothians Structure Plan 2015, Policies ENV3, ENV4, ENV7, DP2 and DP6 of the adopted East Lothian Local Plan 2008, Scottish Planning Policy: February 2010 and the Scottish Historic Environment Policy: December 2011.

Due to its small size and its positioning on the west elevation of the existing building the proposed bin store and maitre d station do not result in a change to the existing impact of the building on daylight and sunlight received by the residential properties to the north and west.

On this consideration of overshadowing the bin store and maitre d station are consistent with Policies DP2 and DP6 of the adopted East Lothian Local Plan 2008.

The Council's Environmental Protection Manager has no comments to make on the application.

The two wall mounted heaters installed on each of the north, south and east elevation walls of the building (6 heaters in total) each measure 480mm (wide) by 120mm (high) by 120mm (thick). The wiring box of each of the heaters measures some 100mm (wide) by 100mm (high) by 60mm (thick). The heaters and their wiring boxes are coloured black. They are each positioned high up on the building, some 2.2 metres above ground level.

The retractable awning added to the south elevation wall of the building measures some 5.4 metres in width and the one added to the east elevation wall measures some 4.4 metres in width. Respectively, each retractable awning extends across the majority of the elevation wall it is on. When fully opened the south elevation awning projects some 2.0 metres out from the building and the east elevation awning projects some 2.5 metres out from the building. The plastic box housing of each of the two awnings is coloured white and the brackets of the housings are coloured black. The fabric of the awnings is coloured in blue and white stripes.

The applicant's agent advises in an email that the intention of the applicant is to have the wall heaters, wiring boxes, awnings and respective brackets removed outwith the operating season for the restaurant and takeaway.

As is stated earlier in this report there is no planning control over the months of opening of the approved restaurant and take-away of "The Rocketeer". Therefore, there is no planning control in respect of an operating season for the restaurant and takeaway.

"The Rocketeer" occupies a prominent position in the streetscape on the west side of Victoria Road and close to the junction of Victoria Road with Melbourne Road. The building is of a simple rectangular form and is of a traditional vernacular design that contributes to the special character and appearance of the Conservation Area and the setting of Anchor Green and of the scheduled monument of St Andrews Church and the Category B listed Old Parish Church Porch. At their height and by their size and distinctive form and colouring the wall heaters and their wiring boxes are readily visible on the building. So too are the plastic box housings of the retractable awnings.

They are readily visible in views from Victoria Road to the west, from Anchor Green, and from Melbourne Road to the south of Anchor Green. Due to their modern utilitarian form, size, colouring and prominence the wall heaters, wiring boxes, awning housings and their respective brackets do not respect the historic architectural character and appearance of building. They are each harmfully obtrusive additions to the building and together give a cluttered appearance to the building. In the case of the awnings the harmful affect of them is even more pronounced when they are extended out from their housings. Consequently

the wall heaters, wiring boxes, awning housings, awnings and respective brackets cause the building to appear intrusive and incongruous within its setting and cause the building to have a harmful affect on the character and appearance of the Conservation Area and the setting of Anchor Green and of the scheduled monument of St Andrews Church and the Category B listed Old Parish Church Porch.

On these considerations the wall heaters, wiring boxes, awning housings, awnings and respective brackets are all contrary to Policies ENV1C, ENV1D and ENV1G of the approved Edinburgh and the Lothians Structure Plan 2015, Policies ENV3, ENV4, ENV7, DP2 and DP6 of the adopted East Lothian Local Plan 2008, Scottish Planning Policy: February 2010 and the Scottish Historic Environment Policy: December 2011.

Because of this it should be made a condition of the grant of planning permission for the other elements of development included in this retrospective application that planning permission is not granted for the wall heaters, wiring boxes, awning housings, awnings and respective brackets.

If the wall heaters, wiring boxes, awning housings, awnings and respective brackets are not all removed permanently from the building within 1 month of the date of the decision notice for this application then enforcement action will be taken to secure the removal of the unauthorised wall heaters, wiring boxes, awning housings, awnings and respective brackets, with the period for compliance with the enforcement notice being one month.

CONDITIONS:

- 1 Within one month from the date of this grant of planning permission, the rectangular aluminium vent of the west elevation wall of the building shall be painted a red/brown colour to match the red/brown colour of the existing stonework of the west elevation wall of the building.

Reason:

To safeguard the character and appearance of the building, the character and appearance of the Conservation Area and the setting of the scheduled monument of St Andrews Church and the Category B listed Old Parish Church Porch.

- 2 Planning permission is not hereby granted for the wall heaters, wiring boxes, awning housings, awnings and respective brackets the subject of application 12/00410/P.

Reason:

The wall heaters, wiring boxes, awning housings, awnings and respective brackets are each harmfully obtrusive additions to the building that give a cluttered affect to the building all harmful to its architectural character and appearance and as such cause the building to appear intrusive and incongruous within its setting and cause the building to have a harmful affect on the character and appearance of the Conservation Area and the setting of Anchor Green and of the scheduled monument of St Andrews Church and the Category B listed Old Parish Church Porch. Accordingly, the wall heaters, wiring boxes, awning housings, awnings and respective brackets are all contrary to Policies ENV1C, ENV1D and ENV1G of the approved Edinburgh and the Lothians Structure Plan 2015, Policies ENV3, ENV4, ENV7, DP2 and DP6 of the adopted East Lothian Local Plan 2008, Scottish Planning Policy: February 2010 and the Scottish Historic Environment Policy: December 2011.