

Application No: 19/00472/P

12 Westgate
North Berwick

Applicant's Submission
Part 3

OFFICER REPORT

2nd July 2019

App No. **19/00493/LBC**

Application registered on **16th May 2019**
Target Date **15th July 2019**

| | | | |
|----------|------------------------------------------------------------------------------------------------------------------|------------------------------|---|
| Proposal | Part demolition, alterations and extension to building, alterations to boundary wall and associated works | SDELL | Y |
| | | CDEL | N |
| Location | 12 Westgate North Berwick East Lothian EH39 4AF | Bad Neighbour Development | N |

APPLICANT: **Mr/ Mrs Nigel Sharp**

Is this application to be approved as a departure from structure/local plan? N

**c/o Andrew Megginson Architecture
Per Andrew Megginson
No. 1
29 Jamaica Mews
New Town
Edinburgh
EH3 6HL**

DECISION TYPE:

Application Refused

PLANNING ASSESSMENT

This application relates to the property of 12 Westgate, part of a former bank manager's house, which was later extended and subdivided, which is listed as being of special architectural or historic interest (Category B). The application premises was last in use as a branch of the Royal Bank of Scotland and comprises of part of the ground floor of the two storey stone building of 12 Westgate and its single storey flat roofed extension. The application site also includes the front garden of the former bank building. The application property is located on the north side of Westgate within North Berwick Town Centre and within the North Berwick Conservation Area.

The application building and site are bound to the west by the two storey building of the former Blenheim House Hotel which is also listed as being of special architectural or historic interest (Category B) and its curtilage. To the east by the remainder of the two storey stone building which comprises the residential property of no.12B Westgate, to the immediate north by the garden ground of the residential property no. 12B Westgate and to the south by the public road of Westgate, which is a one-way, west bound classified road (B1346).

Listed building consent 18/00255/LBC and accompanying planning permission 18/00254/P were granted in May 2018 for alterations to the building comprising the removal of the branding and signage associated with the use of the property as a bank as well as the removal of an ATM.

Listed building consent is now sought for the part demolition, alterations and extension to the building and for alterations to the boundary wall and associated works. The proposed works consist of:

- i) the demolition of the existing single storey flat roofed part of the bank building;
- ii) the erection of a two storey extension, with a lower basement level as a replacement for the existing single storey extension which is to be removed.
- ii) the part removal of a section of boundary wall to widen an existing access.

Through separate application 19/00472/P planning permission is sought for the alterations, extension and change of use of the bank building to form 1 house, the erection of an office (class 2) and the formation of a vehicular access and associated works. That application stands to be determined on its own merits.

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 South East Scotland Strategic Development Plan (SESplan) and the adopted East Lothian Local Development Plan 2018.

There are no relevant policies of the approved South East Scotland Strategic Development Plan (SESplan). Policies CH1 (Listed Buildings) and CH2 (Development Within Conservation Areas) of the adopted East Lothian Local Development Plan 2018 are relevant to the determination of this application.

Material to the determination of the application is Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and the Scottish Government's policy on development affecting a listed building given in the Historic Environment Scotland Policy Statement June 2016 and Scottish Planning Policy: June 2014.

The Historic Environment Policy Statement and Scottish Planning Policy echo the statutory requirements of Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 that in considering whether to grant listed building consent for any works to a listed building the planning authority shall have special regard to the desirability of preserving the building or any features of special architectural or historic interest which it possesses.

Also material to the determination of the application is Section 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: June 2014.

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 within conservation areas and proposals outwith which will impact on its appearance, character or setting, should preserve or enhance the character and appearance of the conservation area. Proposals that do not harm the character and appearance of the conservation area should be treated as preserving its character and appearance.

13 Letters of representation to the application have been received. 11 letters from members of the public object to the listed building consent application. The main grounds of objection are:

- i) the property is listed and the applicant has done nothing to demonstrate why the property is not worthy of being retained;
- ii) the proposal will see an existing subservient addition to the original listed villa replaced with a substantially larger and imposing infill property which will have a significant detrimental impact on the listed property and adjoining listed property;
- iii) the property is listed and there is no justification for its demolition;
- iv) the proposal is an overdevelopment of the site out of keeping with the listed building and the neighbouring listed building;
- v) the proposal is not development that respects a listed building but instead dominates an existing listed building;
- vi) the development is incongruous with the listed building;
- vii) no report is included within the planning application to indicate that the building is unsound or requiring repair;
- viii) the building got its listed status for a good reason and that reason is still valid, it would be ludicrous to demolish parts of a perfectly viable commercial premise;
- ix) The proposal would require the removal of the listed boundary wall of the adjacent listed former Blenheim Hotel building.

Two letters of support to the application have been received both of which are from members of the public who reside outwith North Berwick. The grounds of support are:

- i) I love the design, in my opinion they are appropriate for the High Street with its pretty Victorian architecture. They very much enhance the site; and
- ii) The proposal is an excellent enhancement to the streetscape and is keeping with its environment.
- iii) The proposed architecture and materials reflect the surrounding buildings and the layout of the proposed building reflects contemporary living requirements. It will be a great improvement to the current building for sure.

The applicant has submitted a Design and Access statement in support of the application titled 'New home at 12 Westgate, North Berwick'. The statement states that at present the site comprises a flat roofed single storey banking hall adjoining a B-listed Victorian house located within a generous amount of grounds which would have originally formed part of a row of large residential villas. The bank hall at present does not have any architectural value and seems to simply be a functional add on to the original residential villa which has also itself been subdivided to accommodate the bank operations. The proposal will make the most efficient use of a previously developed infill site which benefits from its accessible and sustainable location. Development would be respectful of the character and amenity of the residential area. The traditional form, features and elements are important to the existing streetscape and form an

underlying design strategy. The applicant whom lives locally, in a dwelling containing stairs up to the front door and within the house, is looking to build the house as a final place to live suitable to their needs. Nigel, has a medical condition meaning that the new home will need to be designed to accommodate specific requirements in this regard. The floor plan is designed to be accessible at all levels with the provision of a lift and wide hall and doorways. Along with the house an office space is provided to the ground floor facing Westgate. This is to retain a commercial use within the site in line with Council policy.

It is proposed that the existing single storey flat roofed section of the former bank building be removed and a new two storey extension with pitched roof and a basement be erected in its place. The proposed extension would have a similar footprint to the existing single storey building apart from a projecting section in the southwest corner which would extend some 4.5 metres forward of the existing frontage of the existing single storey building and would be some 5.5 metres in width.

The proposed extension and alteration to the former bank building are to facilitate its change of use to a house with an office provided within part of the ground floor. The inclusion of the office element of the proposal, as stated in the Design and Access statement submitted by the applicant, is to seek to satisfy the policy requirements of Policy TC2 of the adopted East Lothian Local Development Plan with regards to the loss of ground floor commercial property within town centres. However, the applicant's submitted Design and Access Statement goes on to state that 'there is justification for the property to be wholly residential'.

The application building of 12 Westgate, including the boundary walls and the existing single storey flat roofed part of the building, is listed category B as being a building of special architectural or historic merit and which occupies a prominent location within the North Berwick Conservation Area. The application proposes the removal of the existing single storey part of the building and the erection of a new two storey extension in its place.

Policy CH1 of the adopted East Lothian Local Development Plan 2018 states that internal or external alterations or extensions to listed buildings will only be permitted where they do not harm the architectural or historic character of the building. The demolition of a listed building will not be permitted unless the building is no longer of special interest, is incapable of repair or there are overriding environmental or economic reasons, and it must be satisfactorily demonstrated that every effort has been made to continue the present use or to find a suitable new use. New development that harms the setting of a listed building will not be permitted.

No justification for the demolition of the existing part of the listed building has been submitted by the applicant on the grounds that this part of the building is incapable of repair or that there are overriding environmental or economic reasons and it has not been demonstrated that any effort has been made to continue the present use or find a suitable new use for the building. Rather the demolition of the existing flat roofed part of the building is solely to facilitate the erection of the proposed two storey extension which is promoted to facilitate the development of a house and office. The Design and Access statement submitted by the applicant states 'The bank hall at present does not have any architectural value and seems to simply be a functional add on to the original residential villa which has also itself been subdivided to accommodate the bank operations'. None the less this part of the building, by virtue of being attached to the original stone building, is listed. The Design and Access statement goes on to state 'The proposal will make the most efficient use of a previously developed infill site which benefits from its accessible and sustainable location.'

The application site is currently occupied by a category B listed building. The proposed demolition of part of the listed building to create an infill site without any justification for the proposed demolition of it would be contrary to Policy CH1 of the adopted East Lothian Local Development Plan 2018.

The existing single storey flat roof part of the former bank building by virtue of its size, form proportion and scale is subservient to both the original listed stone building to which it is attached and also the neighbouring listed building of the former Blenheim House Hotel which is also category B listed as being of special architectural or historic importance. The existing single storey flat roofed part of the former bank building has a height considerably lower than that of the two storey listed buildings and it has a frontage in line with the western part of the original stone building which served as the bank entrance with the entire former part of the bank building being set back from the principal elevation and bay window of the main section of the original stone building which contains the residential property of 12B Westgate.

The proposed two storey extension would consist of two components. The eastern part of the proposed extension would consist of a two storey flat roofed section some 4 metres wide with its frontage in line with that of the existing single storey flat roofed part of the bank building on site. This section would provide a glazed entrance door to provide access into the proposed house with a flat roofed glazed section measuring some 2.7 metres provided at first floor level with a height of some 6 metres and some 1.5 metres from the west elevation of the neighbouring residential property of 12B Westgate. The western part of the proposed extension would be gable fronted onto Westgate finished in stone and would have a pitched roof clad in slate with a ridge height of some 9 metres. It would measure some 12.5 metres in length from its proposed north to south elevations, some 5.5 metre wide and would protrude some 4.5 metres forward of the frontage of the eastern part of the extension. In such a position the proposed two storey extension would be in line with the bay window on the south elevation of the original stone building of 12B Westgate and would protrude forward of the existing building frontage of the neighbouring, listed, former Blenheim Hotel building. By virtue of its height, size, form, proportion and scale the proposed extension would not be subservient to or inkeeping with the existing listed building to which it would be attached. Rather it would compete with the original building and the principal elevation of that building in a manner which would be harmful to the architectural and historic character of the listed building contrary to Policy CH1 of the adopted East Lothian Local Development Plan 2018.

The existing bank building has a pedestrian access off the classified road (B1346) of Westgate. It is proposed that the existing access be widened through the removal of a section of the listed low stone wall along the southern boundary of the site that encloses the roadside boundary to form a vehicular access to serve the proposed house. Additionally it is proposed that the driveway be formed through the hardsurfacing of the area of land to the front of the property with flagstone paving and that a vehicle turntable would be provided within the area of hardsurfacing to allow access and egress from the site to be made in a forward gear. While the existing area of ground to the south of the former bank building is surfaced with a mixture of gravel and paving slabs, it is proposed that with the exception of the small area of grass which is to serve as a garden the remainder of the ground between the proposed extension and road frontage would be hard surfaced in sandstone flagstone paving. The proposed removal of sections of the listed boundary wall and formation of the proposed hardstanding with vehicle turntable and parking of a vehicle on it, would radically alter the character and appearance of

the front garden of the building to the detriment of the setting of the listed building, contrary to Policy CH1 of the adopted East Lothian Local Development 2018.

Historic Environment Scotland state that subject to any concerns over scale, if the principle of a two storey extension is accepted Historic Environment Scotland would suggest that the new building is set back behind the listed building's front (south) elevation - similar to the 80's extension - so that it appears less dominant to the visible frontage (south elevation). Historic Environment Scotland state that the additional massing, which is now extending to the front elevation (accommodating office space at ground floor), can be gained instead by extending a bit further out on the rear (north) elevation.

The proposed scheme of development would be harmful to the architectural and historic character of the listed building and given the buildings prominent location on Westgate within the North Berwick Conservation it would neither preserve or enhance this part of the North Berwick Conservation Area, contrary to Policy CH2 of the adopted East Lothian Local Development Plan 2018.

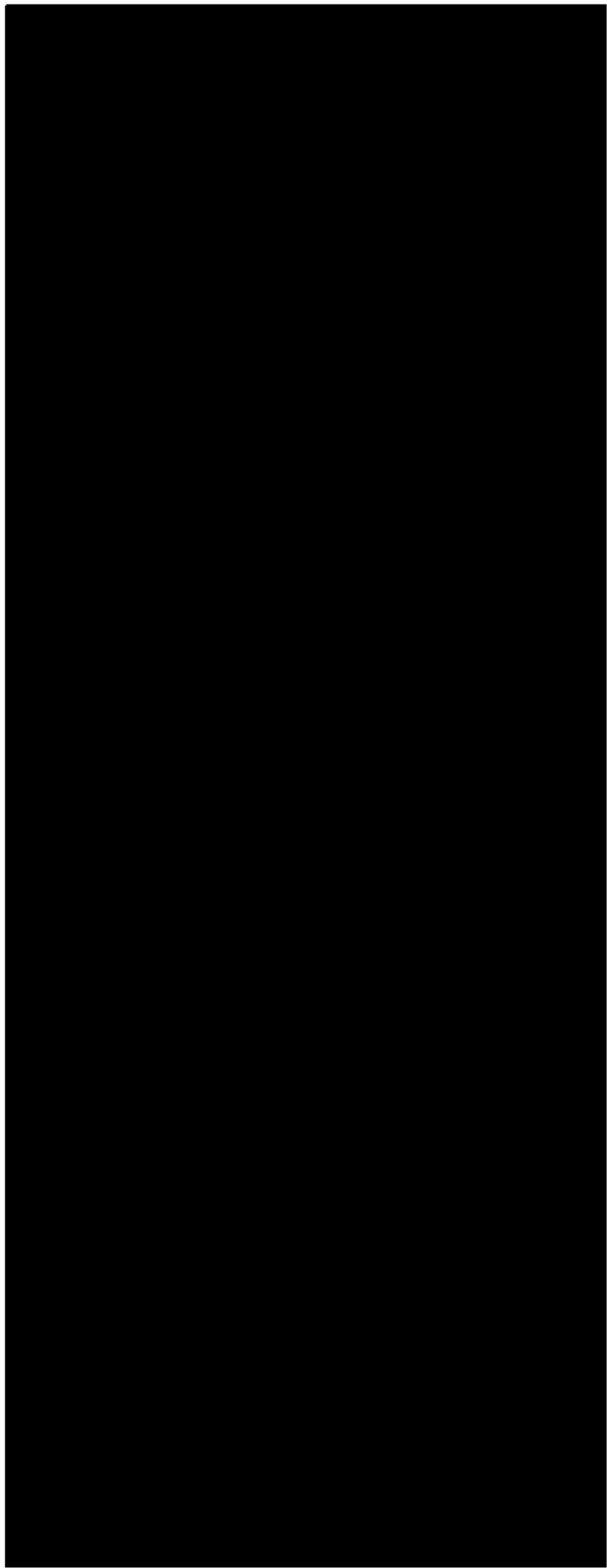
In conclusion there are no material planning considerations that outweigh the fact that the proposed scheme of development is contrary to Policy CH1 (Listed Buildings) and CH2 (Development Affecting Conservation Areas) of the adopted East Lothian Local Development Plan 2018 and Scottish Planning Policy: June 2014.

REASONS FOR REFUSAL:

- 1 The proposed scheme of development would require the demolition of part of the listed building with no evidence that the building is no longer of special interest, incapable of repair or suitable for use, contrary to Policy CH1 of the adopted East Lothian Local Development Plan 2018.
- 2 The proposed extension would by virtue of its size, scale, alignment and height not be subservient to the existing listed building and as such would be harmful to the architectural and historic character of the listed building and the setting of that listed building, contrary to Policy CH1 of the adopted East Lothian Local Development Plan 2018.
- 3 The proposed removal of a section of the listed boundary wall, vehicular access and formation of hardstanding area would be intrusive and incongruous changes to the setting of the listed building, contrary to Policy CH1 of the adopted East Lothian Local Development Plan 2018.

LETTERS FROM





2nd July 2019



App No. 19/00472/P

**EAST LoTHIAN COUNCIL
DECISION NOTICE**

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2008**

**Mr/ Mrs Nigel Sharp
c/o Andrew Megginson Architecture
Per Andrew Megginson
No. 1
29 Jamaica Mews
New Town
Edinburgh
EH3 6HL**

APPLICANT: Mr/ Mrs Nigel Sharp

With reference to your application registered on 16th May 2019 for planning permission under the above mentioned Acts and Regulations for the following development, viz:-

**Alterations, extension and change of use of bank building to form 1 house, erection of office (Class 2), formation of vehicular access and associated works
at
12 Westgate
North Berwick
East Lothian
EH39 4AF**

East Lothian Council as the Planning Authority in exercise of their powers under the above-mentioned Acts and Regulations hereby **REFUSE PLANNING PERMISSION** for the said development.

The reasons for the Council's refusal of planning permission are:-

- 1 The proposed scheme of development would result in the loss of a ground floor Class 2 commercial premises within North Berwick Town Centre where there is no evidence that the premises is no longer viable as a town or local centre use, contrary to Policy TC2 of the adopted East Lothian Local Development Plan 2018.

- 2 The proposed extension would by virtue of its size, scale, alignment and height not be subservient to the existing listed building and as such would be harmful to the architectural and historic character of the listed building and the character and appearance of the North Berwick Conservation Area contrary to Policies CH1 and CH2 of the adopted East Lothian Local Development Plan 2018 and Scottish Planning Policy: June 2014.
- 3 The proposed vehicular access and hardstanding area would be intrusive and incongruous changes to the character and appearance of the streetscape of Westgate and of the North Berwick Conservation Area. Therefore the proposals would neither preserve nor enhance but would be harmful to the character and appearance of the Conservation Area, contrary to Policy CH2 of the adopted East Lothian Local Development Plan 2018 and Scottish Planning Policy: June 2014.
- 4 The proposed development would not be subservient to or complement the existing building and would result in an unacceptable loss of residential amenity to the occupiers of neighbouring residential properties by virtue of direct overlooking and loss of daylight. Therefore the proposal is contrary to Policy DP5 of the adopted East Lothian Local Development Plan 2018.
- 5 The occupants of the proposed house would not be afforded an acceptable level of privacy and amenity. Therefore the proposal is contrary to Policy DP7 of the adopted East Lothian Local Development Plan 2018.

The report on this application is attached to this Decision Notice and its terms shall be deemed to be incorporated in full in this Decision Notice.

Details of the following are given in the application report:

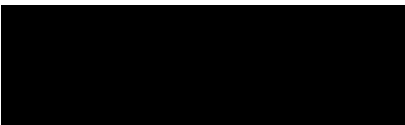
- the terms on which the Planning Authority based this decision;
- details of any variations made to the application in terms of Section 32A of the Town and Country Planning (Scotland) Act 1997.

The plans to which this decision relate are as follows:

| <u>Drawing No.</u> | <u>Revision No.</u> | <u>Date Received</u> |
|--------------------|---------------------|----------------------|
| DWG001 | - | 09.05.2019 |
| DWG002 | - | 09.05.2019 |
| 1141-PL-04 | - | 09.05.2019 |
| 1141-PL-04-1 | - | 09.05.2019 |
| 18/683/01A | - | 09.05.2019 |
| 18/683/02A | - | 09.05.2019 |

| | | |
|--------------|---|------------|
| 18/683/02B | - | 09.05.2019 |
| 18/683/03 | - | 09.05.2019 |
| 1141-PL-08 | - | 16.05.2019 |
| 1141-PL-01 | A | 16.05.2019 |
| 1141-PL-02 | A | 16.05.2019 |
| 1141-PL-02-1 | A | 16.05.2019 |
| 1141-PL-03 | A | 16.05.2019 |
| 1141-PL-06 | - | 16.05.2019 |
| 1141-PL-07 | - | 16.05.2019 |
| 1141-PL-08 | - | 16.05.2019 |

12th July 2019



Iain McFarlane
Service Manager - Planning

NOTES

If the applicant is aggrieved by the decision to refuse permission for the proposed development, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. The notice of review should be addressed to the Clerk to the Local Review Body, Committee Team, Communications and Democratic Services, John Muir House, Haddington, East Lothian EH41 3HA.

If permission to develop land is refused or granted subject to conditions 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 of the land may serve on the Planning Authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

App No. 19/00493/LBC

EAST LoTHIAN COUNCIL

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS)
(SCOTLAND) ACT 1997
AS AMENDED BY THE HISTORIC ENVIRONMENT SCOTLAND ACT 2014**

**Mr/ Mrs Nigel Sharp
c/o Andrew Megginson Architecture
Per Andrew Megginson
No. 1
29 Jamaica Mews
New Town
Edinburgh
EH3 6HL**

APPLICANT: Mr/ Mrs Nigel Sharp

With reference to your application registered on 16th May 2019 for listed building consent under the above mentioned Act for the following development, viz:-

**Part demolition, alterations and extension to building, alterations to boundary wall and associated works
at
12 Westgate
North Berwick
East Lothian
EH39 4AF**

the Council in exercise of their powers under the above-mentioned Act hereby **REFUSE LISTED BUILDING CONSENT** for the said development.

The reasons for the Council's decision are:-

- 1 The proposed scheme of development would require the demolition of part of the listed building with no evidence that the building is no longer of special interest, incapable of repair or suitable for use, contrary to Policy CH1 of the adopted East Lothian Local Development Plan 2018.
- 2 The proposed extension would by virtue of its size, scale, alignment and height not be subservient to the existing listed building and as such would be harmful to the architectural

and historic character of the listed building and the setting of that listed building, contrary to Policy CH1 of the adopted East Lothian Local Development Plan 2018.

- 3 The proposed removal of a section of the listed boundary wall, vehicular access and formation of hardstanding area would be intrusive and incongruous changes to the setting of the listed building, contrary to Policy CH1 of the adopted East Lothian Local Development Plan 2018.

12th July 2019



Iain McFarlane
Service Manager - Planning

NOTES

If the applicant is aggrieved by the decision of the Planning Authority to grant conservation area consent for the proposed development subject to conditions, the applicant may, within three months from the receipt by the applicant of this notice, appeal to the Scottish Ministers under Section 18 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as amended by the Historic Environment Scotland Act 2014. The appeal should be made by notice served in the prescribed manner to Directorate for Planning and Environmental Appeals, 4 The Courtyard, Callendar Business Park, Callendar Road, Falkirk, FK1 1XR. A copy of the notice of appeal must at the same time be sent to Development Management, East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA.

Section 7(2)(b) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires recipients of consent to demolish a listed building or an unlisted building in a conservation area to give Historic Environment Scotland notice of this consent being issued. They can be notified at Historic Environment Scotland, Longmore House, Salisbury Place, Edinburgh, EH9 1SH. Historic Environment Scotland will complete any necessary recording within 3 months of the receipt of notification. Recording carried out by Historic Environment Scotland is not a substitute for any recording that may be required as a condition of consent. Historic Environment Scotland will respond to consent application notifications to confirm if recording is to be carried out. Where recording is not to be undertaken by Historic Environment Scotland it will confirm this to the recipients of consent within 28 days of receipt of notification.



EAST LOTHIAN COUNCIL
 Plan/Drawing listed on the Decision Notice of
 refusing a grant of planning permission 19/00472JP
 12/07/2019

West End Place



Church Road



EAST LoTHIAN COUNCIL
 refusing a grant of planning permission 19/00472JP
 Plan/Drawing listed on the Decision Notice of 12/07/2019



| | | | | | |
|---------|-----------------------------------------------------------------|-------------|------------|------|------|
| CLIENT | Mr & Mrs N Sharp | | | | |
| PROJECT | Proposed Dwelling and Alterations to 12 Westgate, North Berwick | | | | |
| DRAWING | Proposed Streetscape (Annotated) | | | | |
| STATUS | PLANNING | | | | |
| ISSUED | AM | 19TH MAY 19 | 1914-PL-04 | 1141 | 1914 |
| SCALE | 1:200 @ A0 | | | | |

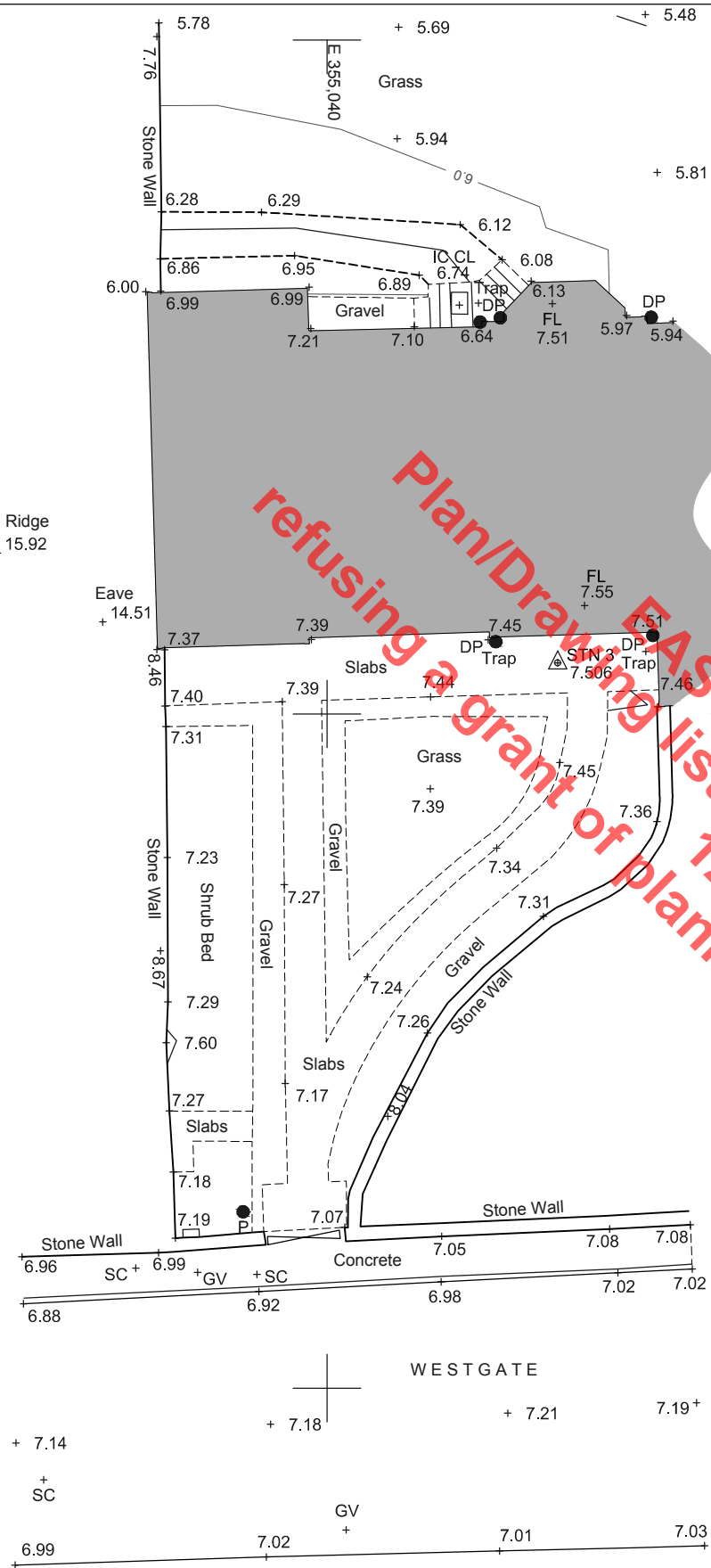
No. 1
 29 Jamaica Mews
 New Town
 Edinburgh
 EH3 9JH
 Tel: 0131 467 5951
 Email: info@andrewmeggisonarchitecture.com



ANDREWMEGGISONARCHITECTURE

N 685,300

E 355,020



N 685,280

N 685,260

| Station | Easting | Northing | Elevation | Description |
|---------|------------|------------|-----------|-------------|
| 1 | 355006.460 | 685342.625 | 5.295 | Nail |
| 2 | 355046.614 | 685304.375 | 5.350 | Peg |
| 3 | 355046.854 | 685281.516 | 7.506 | Nail |

LEGEND

| | | |
|---------------------------------------------------|----------------------|--|
| TOP OF EMBANKMENT | ROAD CHANNEL | |
| BOTTOM OF EMBANKMENT | FENCE | |
| FOLIAGE & HEDGES | CRASH BARRIER | |
| TREE | WALL | |
| BUSH | OVERHEAD TELECOMMS | |
| NOTE:- SPREADS AND HEIGHTS ARE INDICATIVE ONLY | OVERHEAD ELECTRICITY | |
| GATE | BUILDING | |
| VERGE | OPEN SIDED BUILDING | |
| CONCRETE / TARMAC EDGE | CONTOURS | |
| | ROCK OUTCROP | |

ABBREVIATIONS (WHERE APPLICABLE)

| | | | |
|------------------|-------|---------------------|-----------|
| AIR VALVE | AV | LIGHT BOX | L. Box |
| BED LEVEL | BL | MANHOLE | MH |
| BOLLARD | Bo | MARKER POST | MP |
| BORERHOLE | BH | MILE STONE | MS |
| BRITISH TELECOM | BT | MOORING RING | MR |
| BULCHAN TRAP | Trap | PARKING METER | PM |
| BUS STOP | BS | POST | P |
| CABLE TV | CTV | POST BOX | PB |
| CCTV | CCTV | POWER POINT | Power Pt. |
| COVER LEVEL | CL | REFLECTING POST | RP |
| DOWN PIPE | DP | ROAD SIGN | RS |
| ELECTRICITY POLE | EP | RODDING EYE | RE |
| ELECTRICITY BOX | EB | RETAINING WALL | RTW |
| EARTH ROD | ER | SIGN | SN |
| FIRE HYDRANT | FH | STOP VALVE | SV |
| FLOOR LEVEL | FL | STOP COCK | SC |
| FLAG POLE | FP | TREE STUMP | ST |
| GAS VALVE | GV | TELEGRAPH POLE | TP |
| GATE POST | GP | THRESHOLD LEVEL | TH |
| GULLY | G | TRAFFIC CONTROL BOX | TCB |
| HALDO PILLAR | HP | TRAFFIC LIGHT | TL |
| INSPECTION COVER | IC | TRIAL PIT | T. Pit |
| INVERT LEVEL | IL | UNABLE TO LOCATE | UTL |
| JUNCTION BOX | JB | UNABLE TO RAISE | UTR |
| KERB OUTLET | KO | VENT PIPE | VP |
| LAMP POST | LP | WATER METER | WM |
| LITTER BIN | LB | WATER LEVEL | WL |
| LIGHT | Light | | |

Accuracy commensurate with scale of drawing.



| REV. | NOTES | DWN | DATE |
|------|-------|-----|------|
| | | | |

Notes:

Grid relates to OS Active Network OSTN15.
 All levels relate to OS Datum OSGM15.
 Drawing Scale Factor : 1
 Contours drawn at 0.5m intervals.

SIGMA SURVEYS

PAVILION 2
 BUCHANAN BUSINESS PARK
 STEPPS
 GLASGOW, G33 6HZ
 TEL: 0141 779 7971
 WWW.SIGMA-SURVEYS.COM

10 LOCHSIDE PLACE
 EDINBURGH PARK
 EDINBURGH
 EH12 9RG
 TEL: 0131 202 7861
 QUOTES@SIGMA-SURVEYS.COM

| | | |
|----------|-----------|------------------|
| SURVEYED | S. BROWN | SCALE |
| DRAWN | S. BROWN | 1:200 (A3 Sheet) |
| CHECKED | R. RENNIE | |

HELEN LUCAS ARCHITECTS LTD

RBS, NORTH BERWICK

TOPOGRAPHICAL SURVEY

| Job No | Rev | Drawing Number |
|--------|---------------|----------------|
| 18/683 | | 18/683/01A |
| Date : | November 2018 | |

Plan/Drawing refusing a grant of planning permission 19/00472/P
 EAST Lothian Council listed on the Decision Notice of 12/07/2019

15m

10m

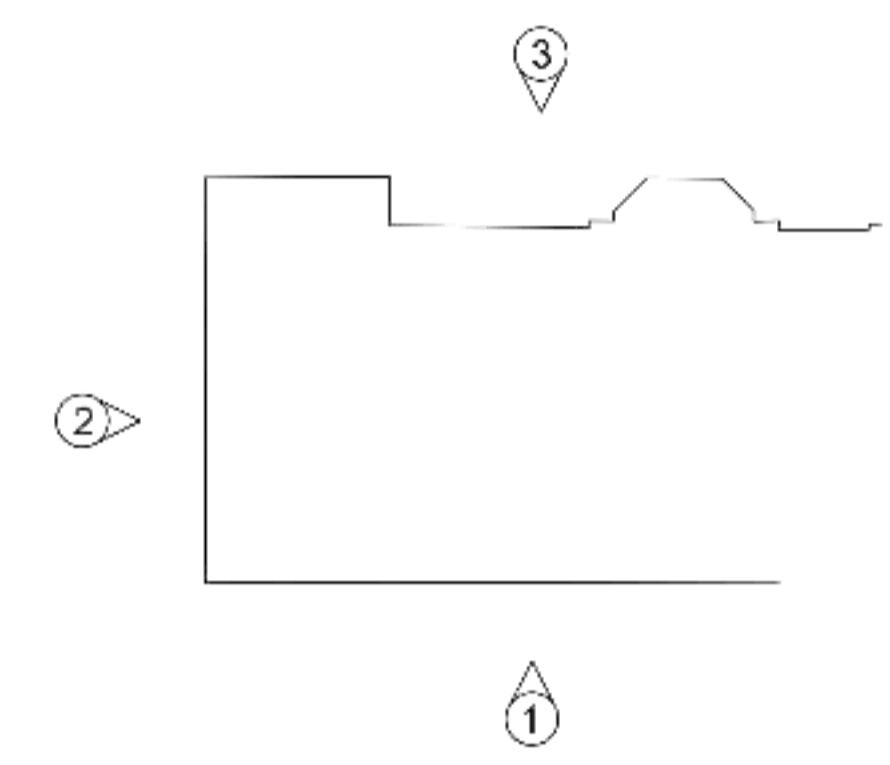


ELEVATION 1

*Plan/Drawing listed on the Decision Notice of
 refusing a grant of planning permission 19/00472/P
 EAST LoTHIAN COUNCIL
 12/07/2019*

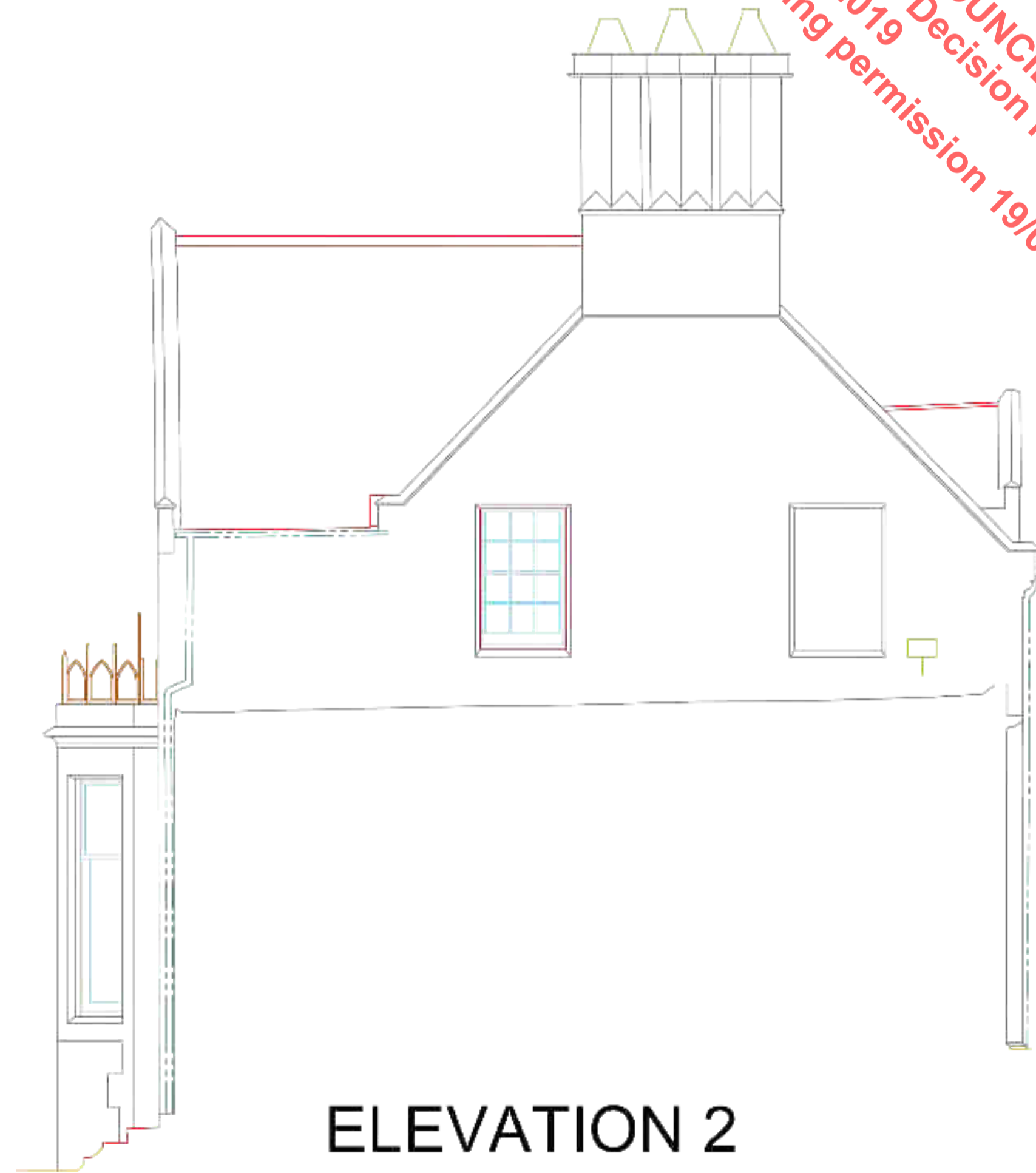
15m

10m



15m

10m



ELEVATION 2

15m

10m

| REV | NOTES | BY | DATE |
|-----|-------|----|------|
| | | | |



Notes:
 Grid is arbitrary.
 All levels relate to OS Datum OSGM15.



PAVILION 2
 BUCHANAN BUSINESS PARK
 BTEPPE
 GLASGOW G3 7JZ
 TEL: 0141 779 1971
 WWW.SIGMA-SURVEYS.COM

10 LOCHSIDE PLACE
 EDINBURGH PARK
 EDINBURGH
 EH12 9JG
 TEL: 0131 202 7861
 INFO@SIGMA-SURVEYS.COM

| | | |
|----------|-----------|-----------------|
| SURVEYED | G. QUAIL | SCALE |
| DRAWN | GQ / JT | 1:50 (A1 Sheet) |
| CHECKED | R. RENNIE | |

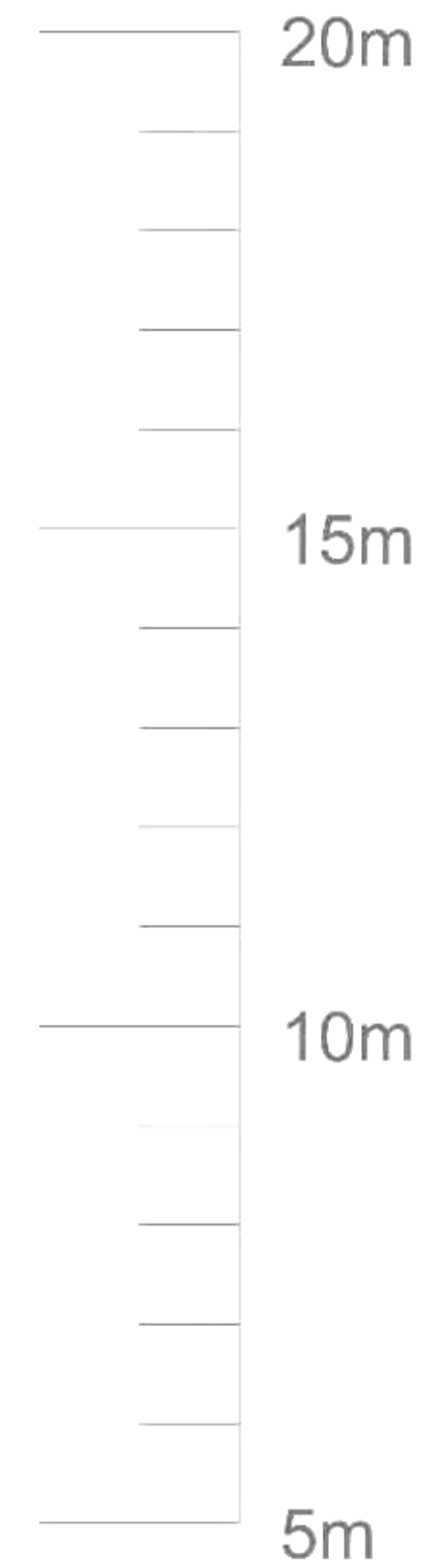
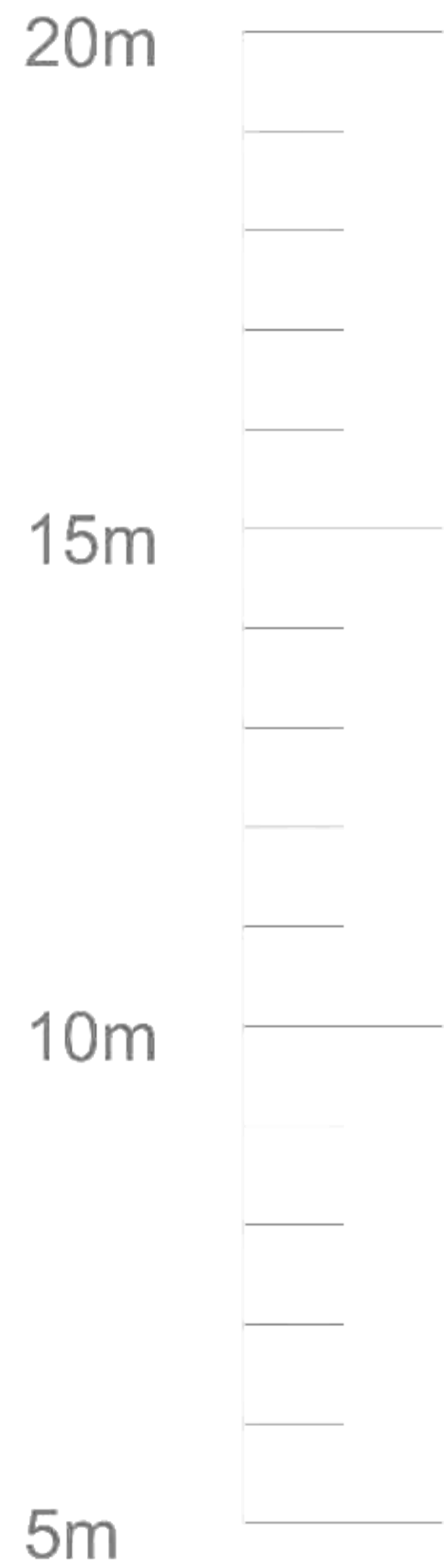
HELEN LUCAS ARCHITECTS LTD

RBS, NORTH BERWICK

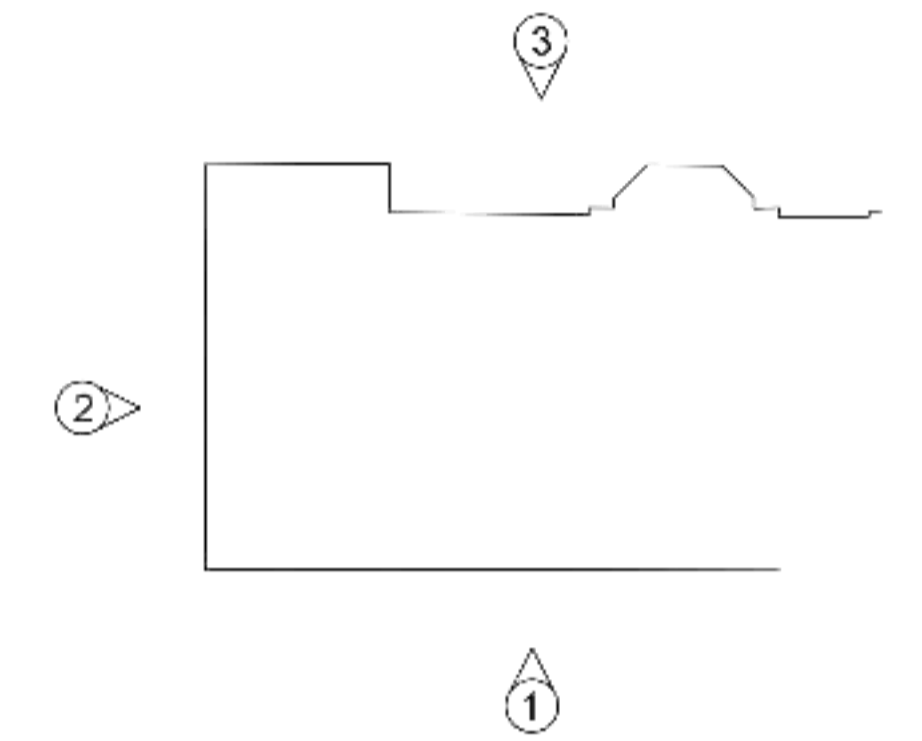
ELEVATION SURVEY
ELEVATIONS 1 & 2

| Job No | Rev | Drawing Number |
|--------|-----|----------------|
| 18/683 | | 18/683/02A |

Date: November 2018



ELEVATION 3



| REV | NOTES | BY | DATE |
|-----|-------|----|------|
| | | | |



Notes:
Grid is arbitrary.
All levels relate to OS Datum OSGM15.



PAVILION 2
BUCHANAN BUSINESS PARK
STEPPE
GLASGOW G3 7JZ
TEL: 0141 779 1971
WWW.SIGMA-SURVEYS.COM

10 LOCHSIDE PLACE
EDINBURGH PARK
EDINBURGH
EH12 9JG
TEL: 0131 202 7861
OFFICE@SIGMA-SURVEYS.COM

| | | |
|----------|-----------|-----------------|
| SURVEYED | G. QUAIL | SCALE |
| DRAWN | GQ / JT | 1:50 (A1 Sheet) |
| CHECKED | R. RENNIE | |

HELEN LUCAS ARCHITECTS LTD

RBS, NORTH BERWICK

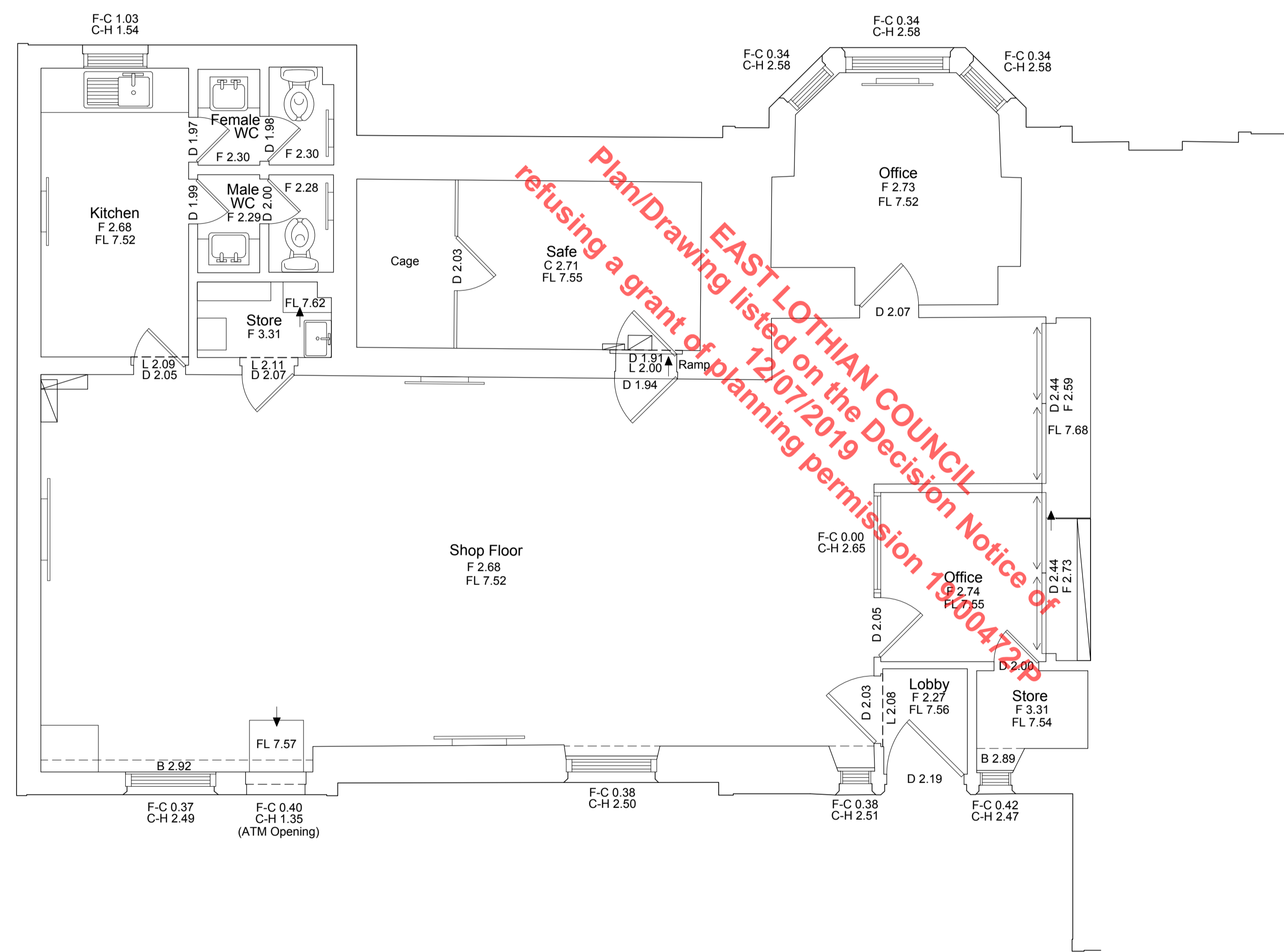
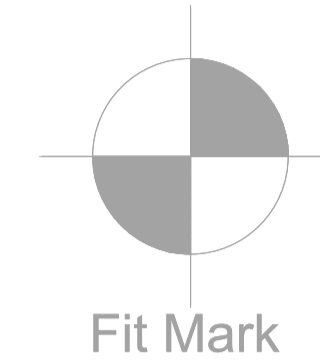
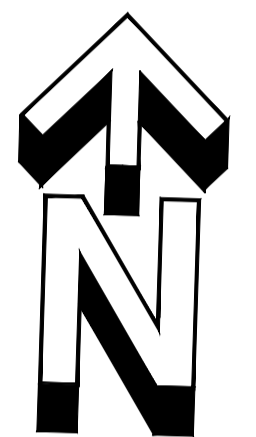
ELEVATION SURVEY
ELEVATION 3

| Job No | Rev | Drawing Number |
|--------|---------------|----------------|
| 18/683 | | 18/683/02B |
| Date: | November 2018 | |

LEGEND

| | | | |
|---------------------------|--|--------------------------|--|
| ACCESS HATCH | | FLUORESCENT LIGHTING | |
| AIR CONDITIONING | | FLOOR LEVEL | |
| A/C CONTROL PANEL | | FUSED SPUR | |
| ALARM SENSOR | | HAND DRYER | |
| ARCH HEAD HEIGHT | | HOSE REEL | |
| ARCH SPRINGER HEIGHT | | HOT WATER BOILER | |
| BEAM HEIGHT | | INSPECTION COVER | |
| BELL | | LINTEL HEIGHT | |
| BLANKING PLATE | | LIGHT SWITCH / SINGLE | |
| BREAK GLASS | | LIGHT SWITCH / DOUBLE | |
| CEILING | | LIGHT SWITCH / TRIPLE | |
| CEILING LIGHT | | LIGHT SWITCH / QUADRUPLE | |
| CALL TO HEAD | | LOW VOLTAGE SUPPLY | |
| CLOSE CIRCUIT CAMERA | | PHONE / DATA POINT | |
| DISTRIBUTION BOARD | | PULL CORD SWITCH | |
| DOOR HEAD HEIGHT | | RADIATOR | |
| DOOR RELEASE | | RAIN WATER PIPE | |
| DOUBLE SOCKET | | SINGLE SOCKET | |
| DUCTING | | SKYLIGHT | |
| EMERGENCY DOOR RELEASE | | SLOPED CEILING | |
| EMERGENCY EXIT LIGHTING | | SMOKE DETECTOR | |
| EMERGENCY LIGHTING | | SERVE PIPE | |
| EXTRACTOR FAN | | SPOTLIGHT | |
| FALSE / SUSPENDED CEILING | | SWITCH | |
| FAN | | SWITCHED FUSED SPUR | |
| FIRE ALARM BELL | | UNKNOWN SERVICE | |
| FIRE EXTINGUISHER | | WALL LIGHT | |
| FLOOR TO GILL | | | |

Accuracy commensurate with scale of drawing.



| REV. | NOTES | DWN | DATE |
|------|-------|-----|------|
| | | | |



Notes:
 Grid is arbitrary.
 All levels relate to OS Datum OSGM15.



PAVILION 2
 BUCHANAN BUSINESS PARK
 STEPPES
 GLASGOW, G33 6HZ
 TEL: 0141 779 7971
 WWW.SIGMA-SURVEYS.COM

10 LOCHSIDE PLACE
 EDINBURGH PARK
 EDINBURGH
 EH12 9RG
 TEL: 0131 202 7861
 QUOTES@SIGMA-SURVEYS.COM

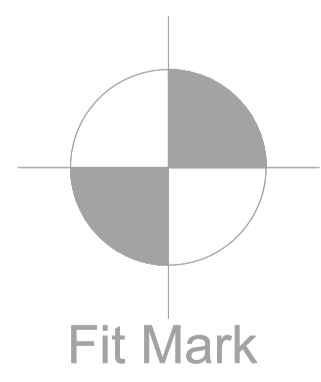
| | | |
|----------|-----------|-----------------|
| SURVEYED | G. QUAIL | SCALE |
| DRAWN | G. QUAIL | 1:50 (A1 Sheet) |
| CHECKED | R. RENNIE | |

HELEN LUCAS ARCHITECTS LTD

RBS, NORTH BERWICK

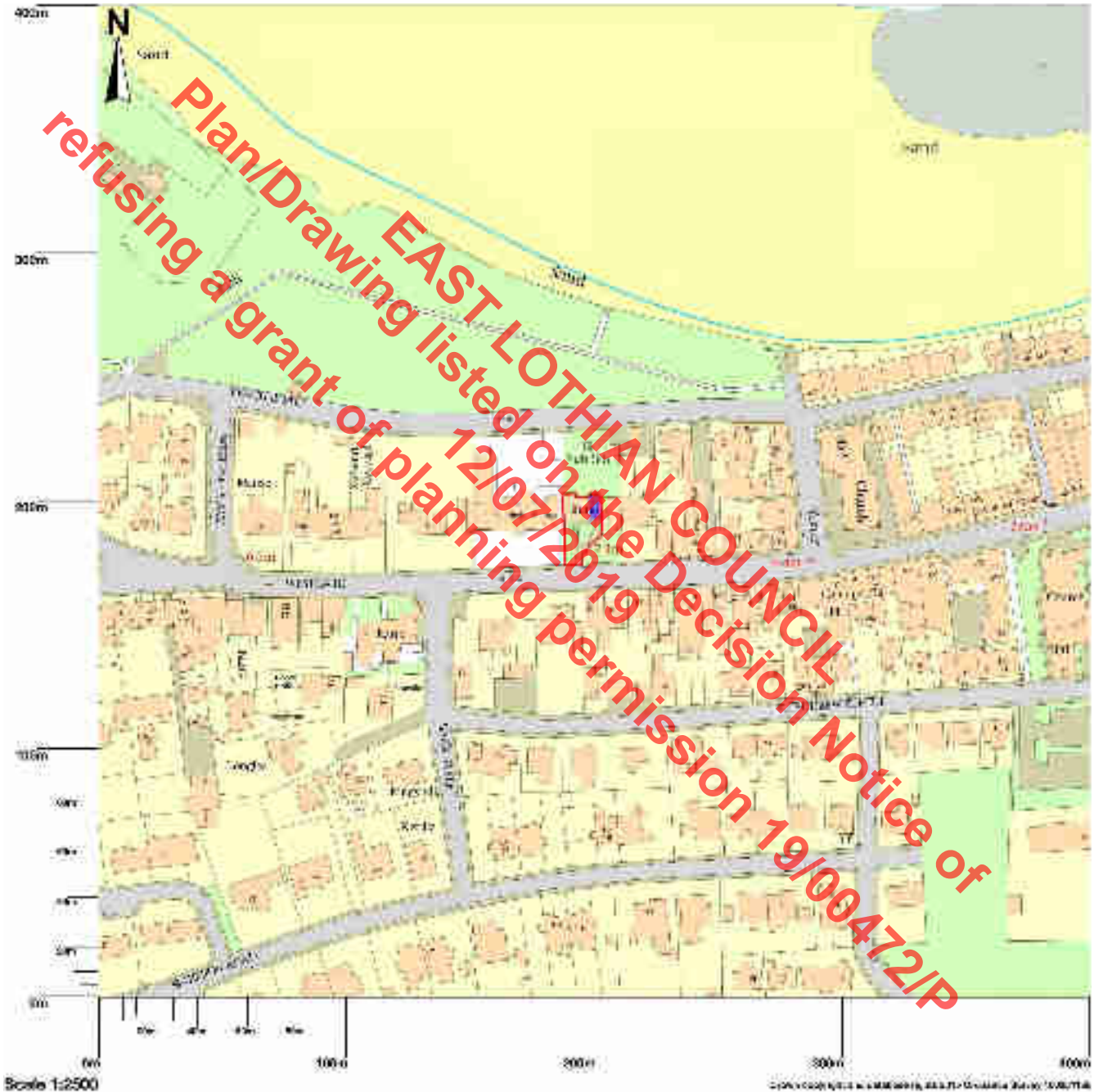
MEASURED BUILDING SURVEY
 GROUND FLOOR

| | | |
|--------|---------------|----------------|
| Job No | Rev | Drawing Number |
| 18/683 | | 18/683/03 |
| Date : | November 2018 | |






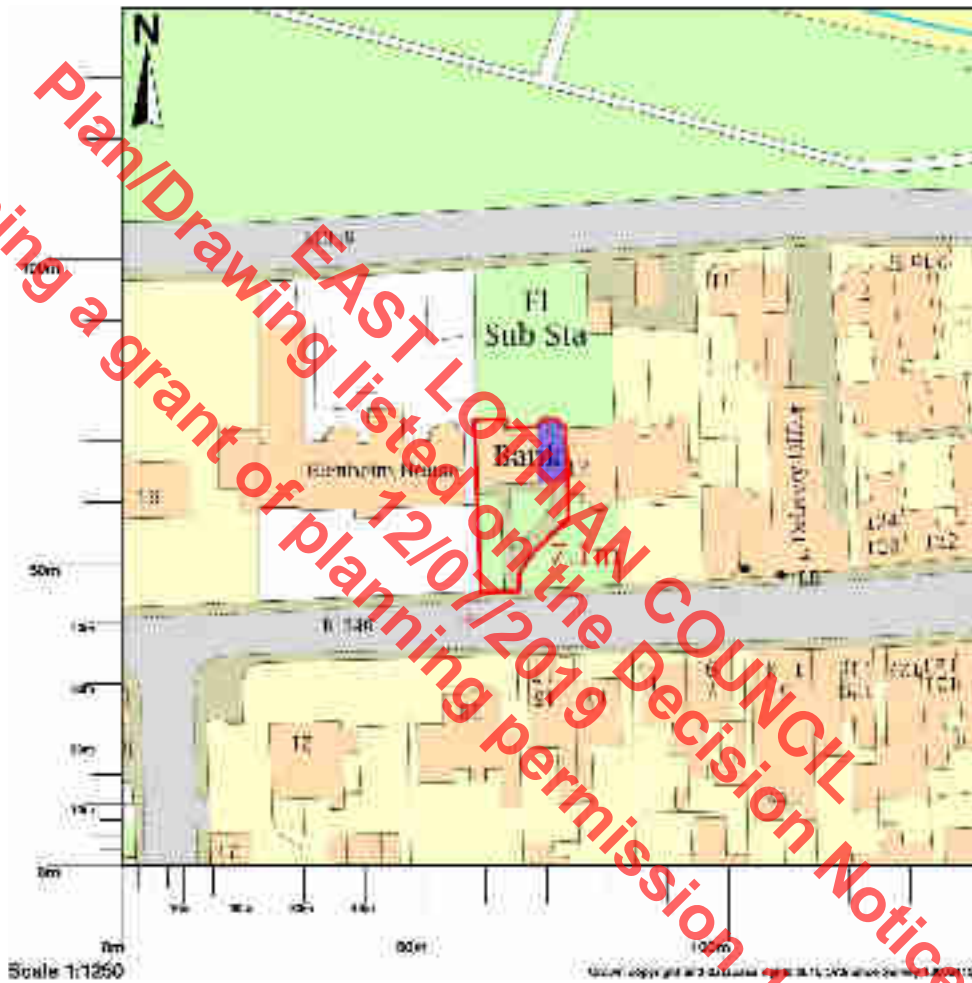
57a, Westgate, North Berwick, EH13 9AQ

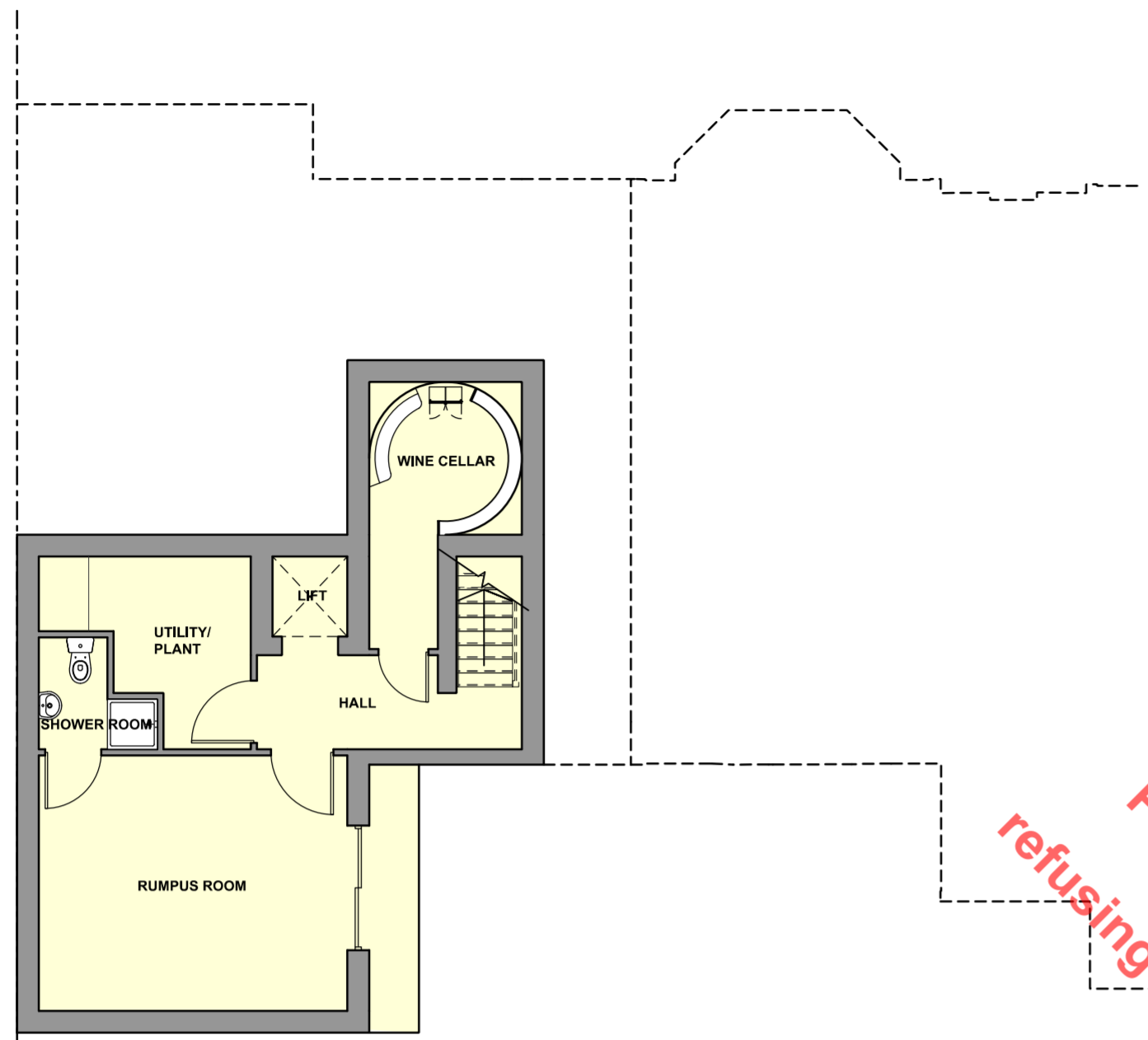
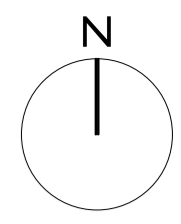


Map area bounded by: 374847,685090 357247,607490. Produced on 29 March 2019 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2019. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: p16ouk/333954/454080

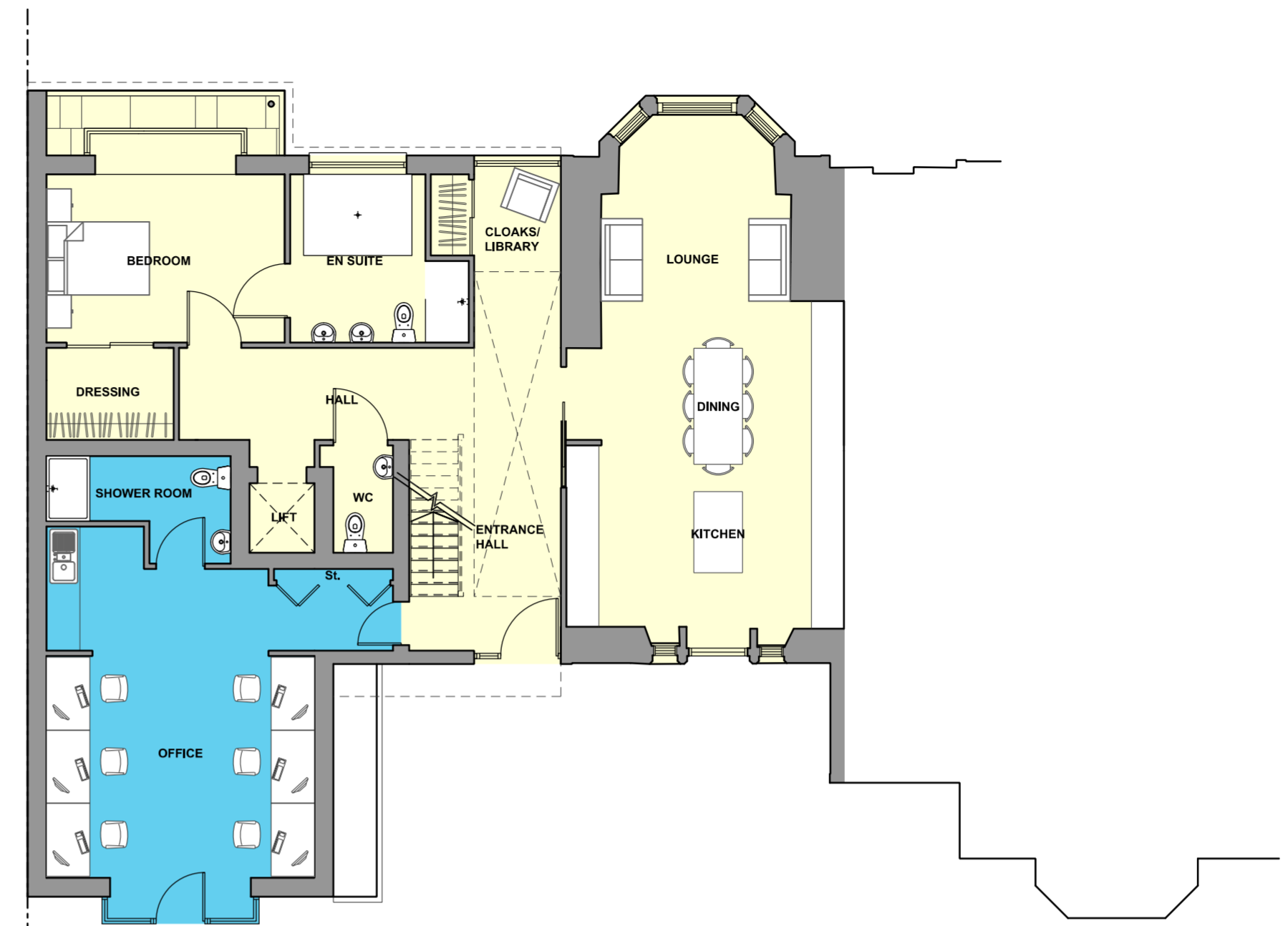
 Denotes ownership of GFL only

57a, Westgate, North Berwick, EH139 4AQ

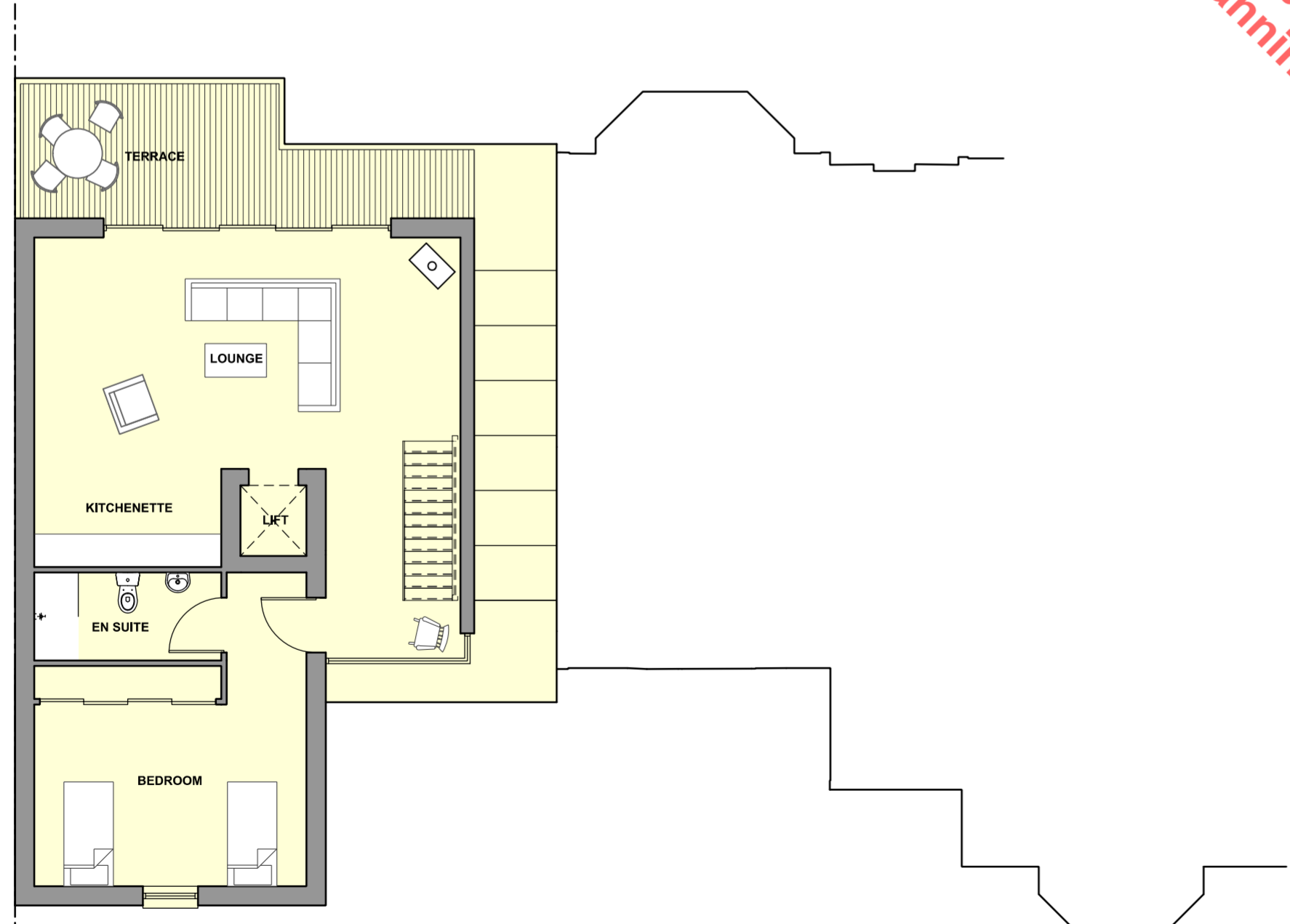




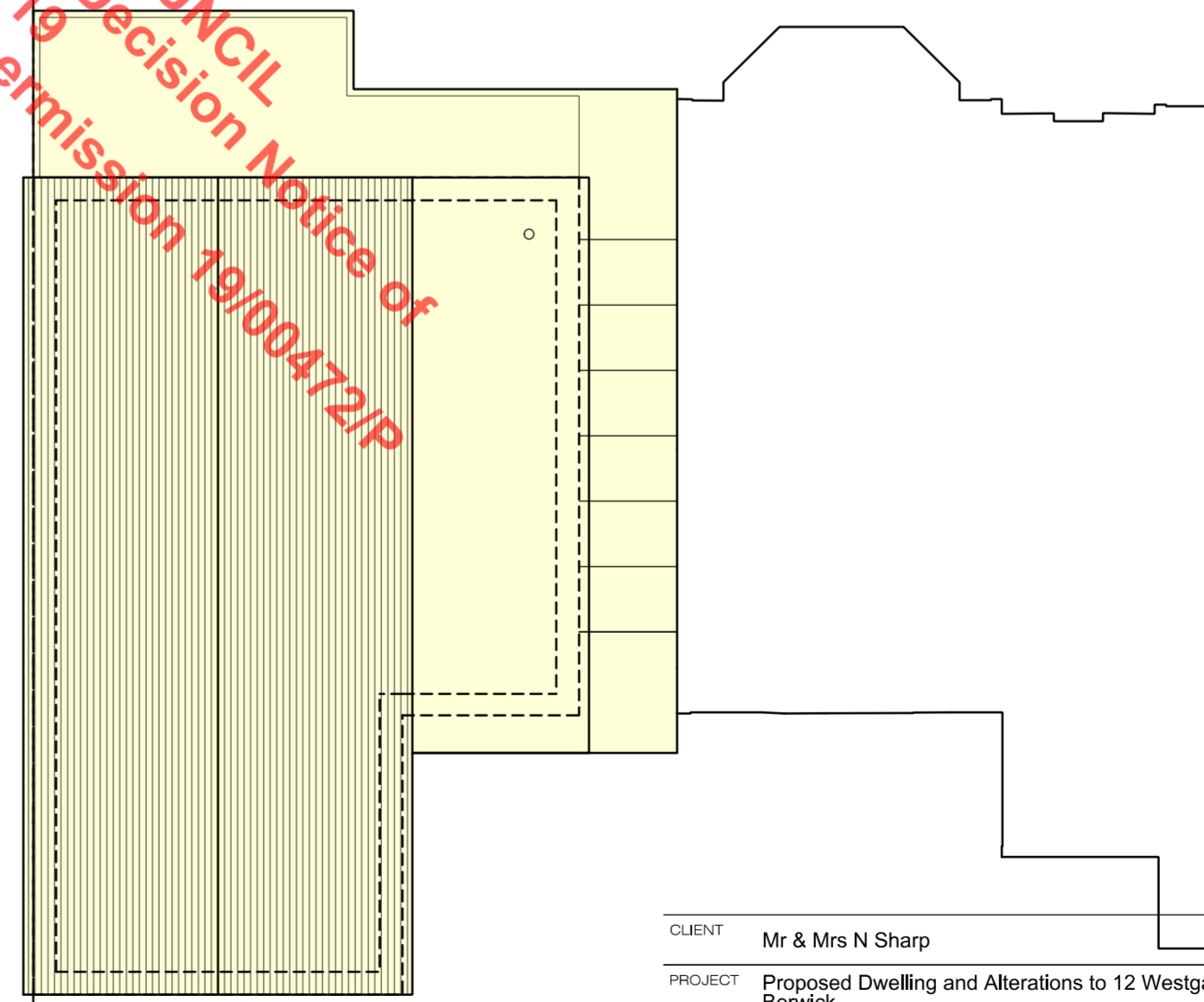
Basement Plan



Ground Floor Plan



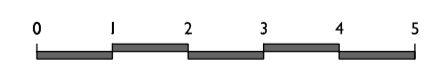
First Floor Plan



Roof Plan

EAST LOTHIAN COUNCIL
refusing a grant of planning permission 19/00472/P
Plan/Drawing listed on the Decision Notice of 12/07/2019

■ Denotes proposed office
■ Denotes proposed dwelling



| | | | | | |
|---------|-----------------------------------------------------------------|------|--------|--------|------------|
| CLIENT | Mr & Mrs N Sharp | | | | |
| PROJECT | Proposed Dwelling and Alterations to 12 Westgate, North Berwick | | | | |
| DRAWING | Proposed Plans | | | | |
| STATUS | PLANNING | | | | |
| DRAWN | AM | DATE | MAY 19 | DRG NO | 1141-PL-01 |
| | | | | JOB | 1141 |
| | | | | REV | A |
| | | | | SCALE | 1:100 @ A2 |

No. 1
29 Jamaica Mews
New Town
Edinburgh
EH3 6HL
Tel: 0131 467 5951
Email: info@andrewmegginsarchitecture.com



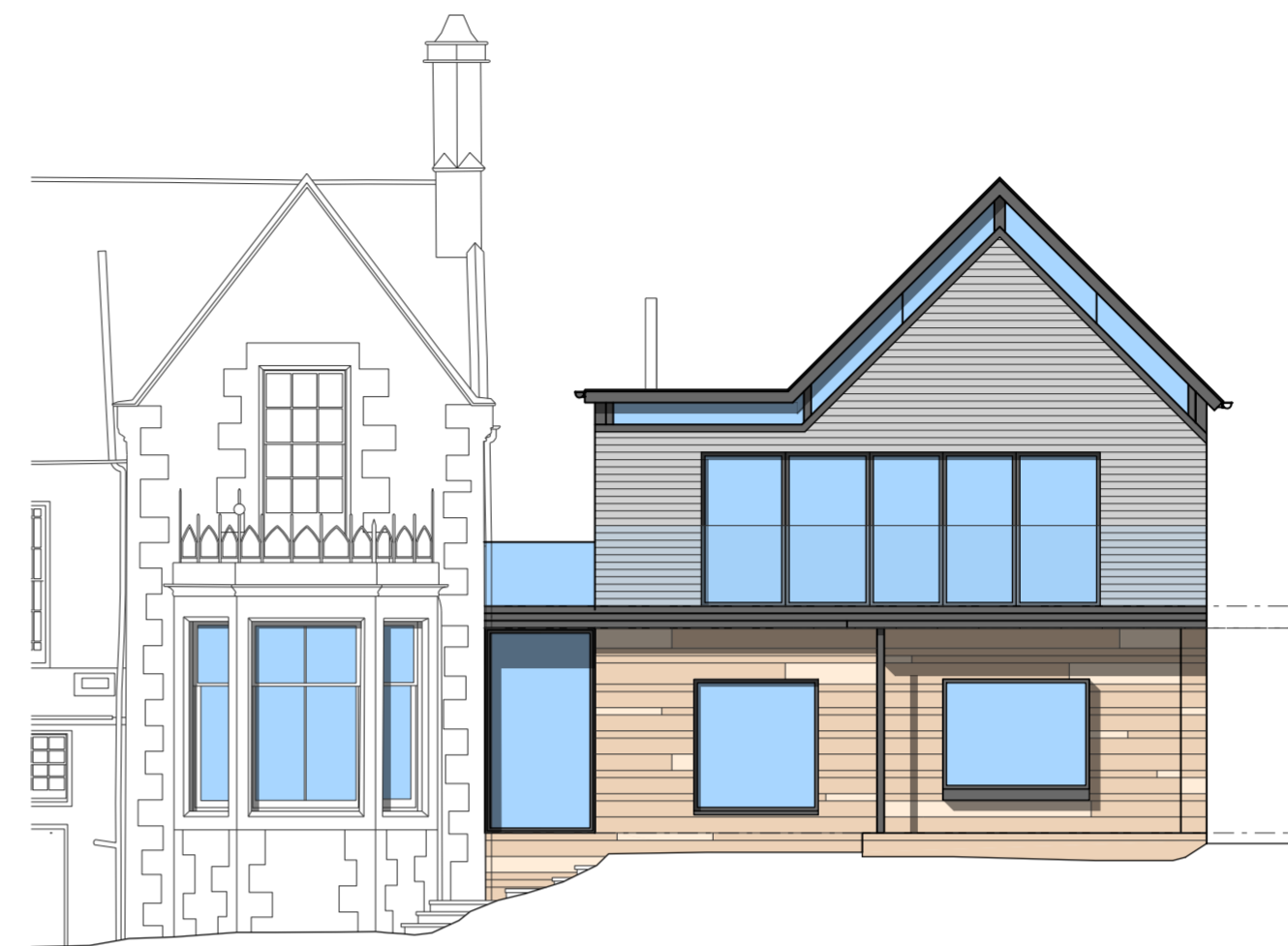
ANDREWMEGGINSONARCHITECTURE

| | | | |
|-----------|-------|---------|------------------------------------------------------|
| Rev A | AM | 15/5/19 | Drawings amended following receipt of invalid letter |
| Rev | Drawn | Date | |
| Revisions | | | |

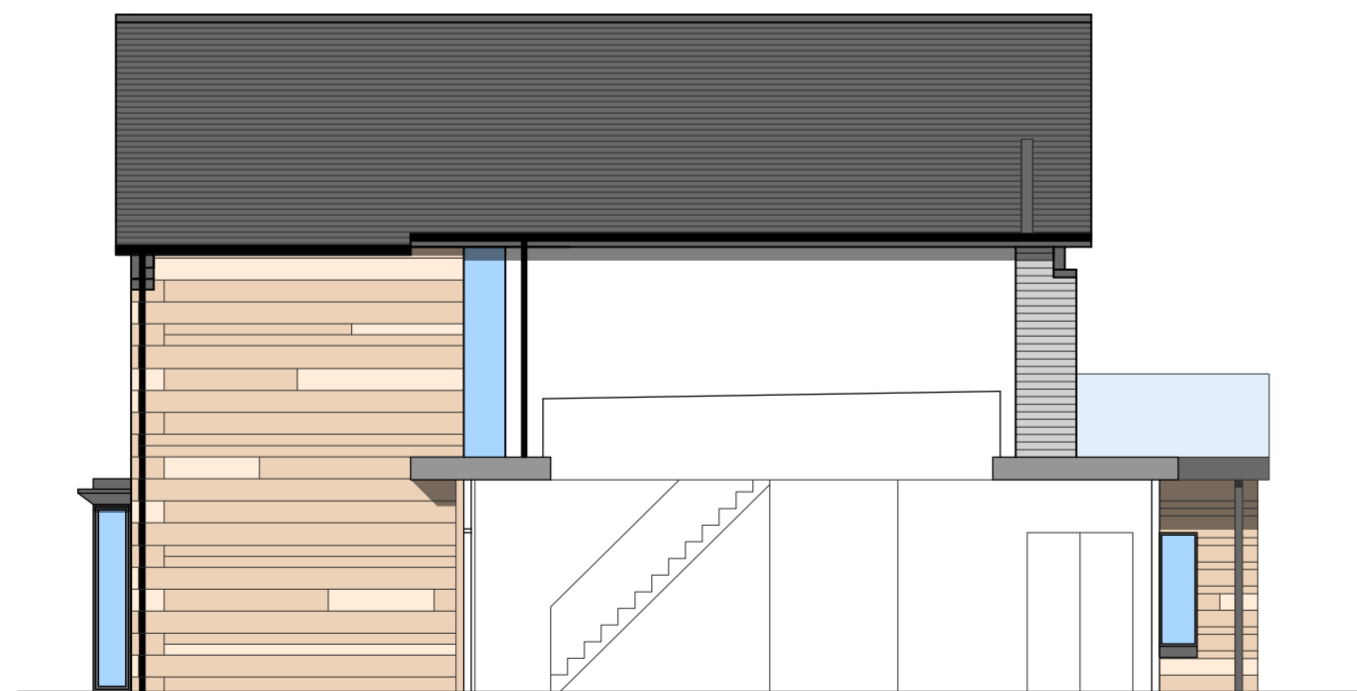
This drawing and its data are property of AMA and should not be reproduced without written consent. All dimensions to be checked on site prior to any works and ordering of materials, with any discrepancies reported immediately. Drawings should be read in conjunction with all other relevant building consultants drawings and information. This drawing was prepared to obtain planning and/or building standards permission and can only be used as a working drawing. AMA's liability ends upon receipt of a decision from the planning department and/or the building standards department. AMA accepts no responsibility for any inaccuracy in printing of this drawing by any parties.



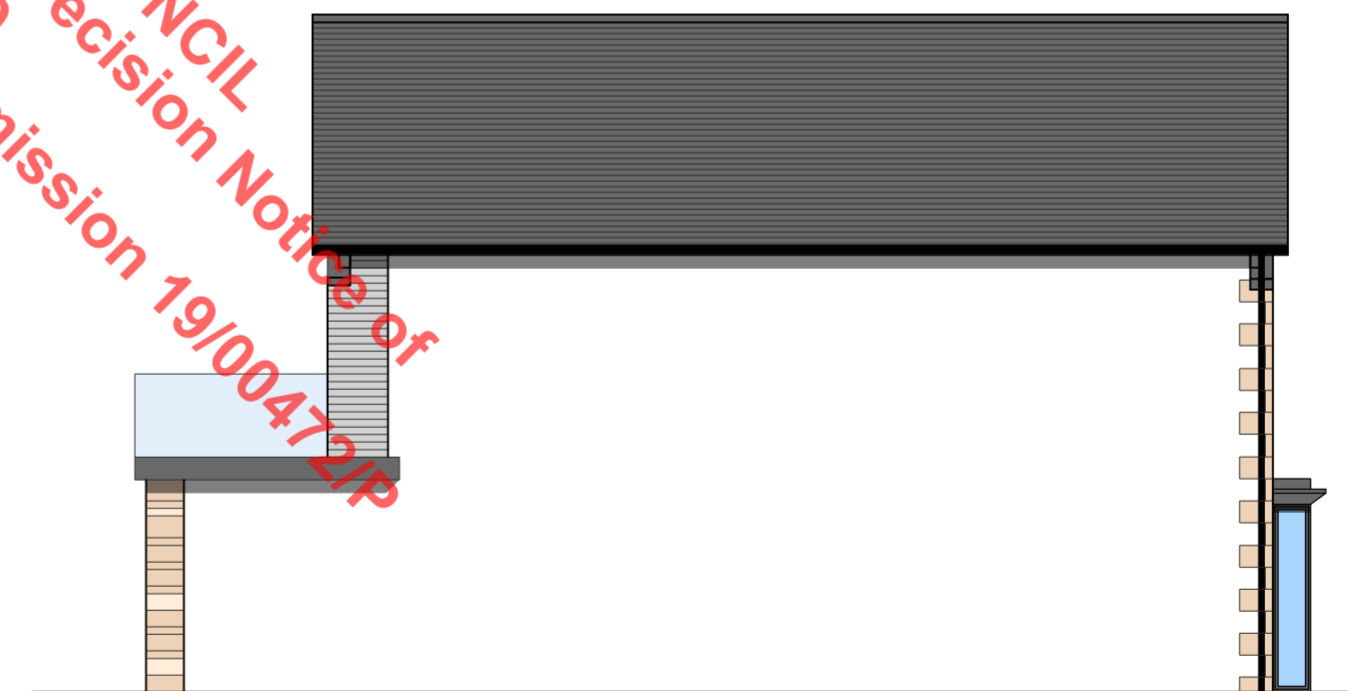
Front Elevation (South)



Rear Elevation (North)



Side Elevation Thru Entrance Hall (East)



Side Elevation (West)

EAST LOTHIAN COUNCIL
 refusing a grant of planning permission 19/00472/P
 Plan/Drawing listed on the Decision Notice of
 12/07/2019



| | | | | | |
|---------|-----------------------------------------------------------------|------|--------|--------|------------|
| CLIENT | Mr & Mrs N Sharp | | | | |
| PROJECT | Proposed Dwelling and Alterations to 12 Westgate, North Berwick | | | | |
| DRAWING | Proposed Elevations | | | | |
| STATUS | PLANNING | | | | |
| DRAWN | AM | DATE | MAY 19 | DRG NO | 141-PL-02 |
| | | | | JOB | 1141 |
| | | | | REV | A |
| | | | | SCALE | 1:100 @ A2 |

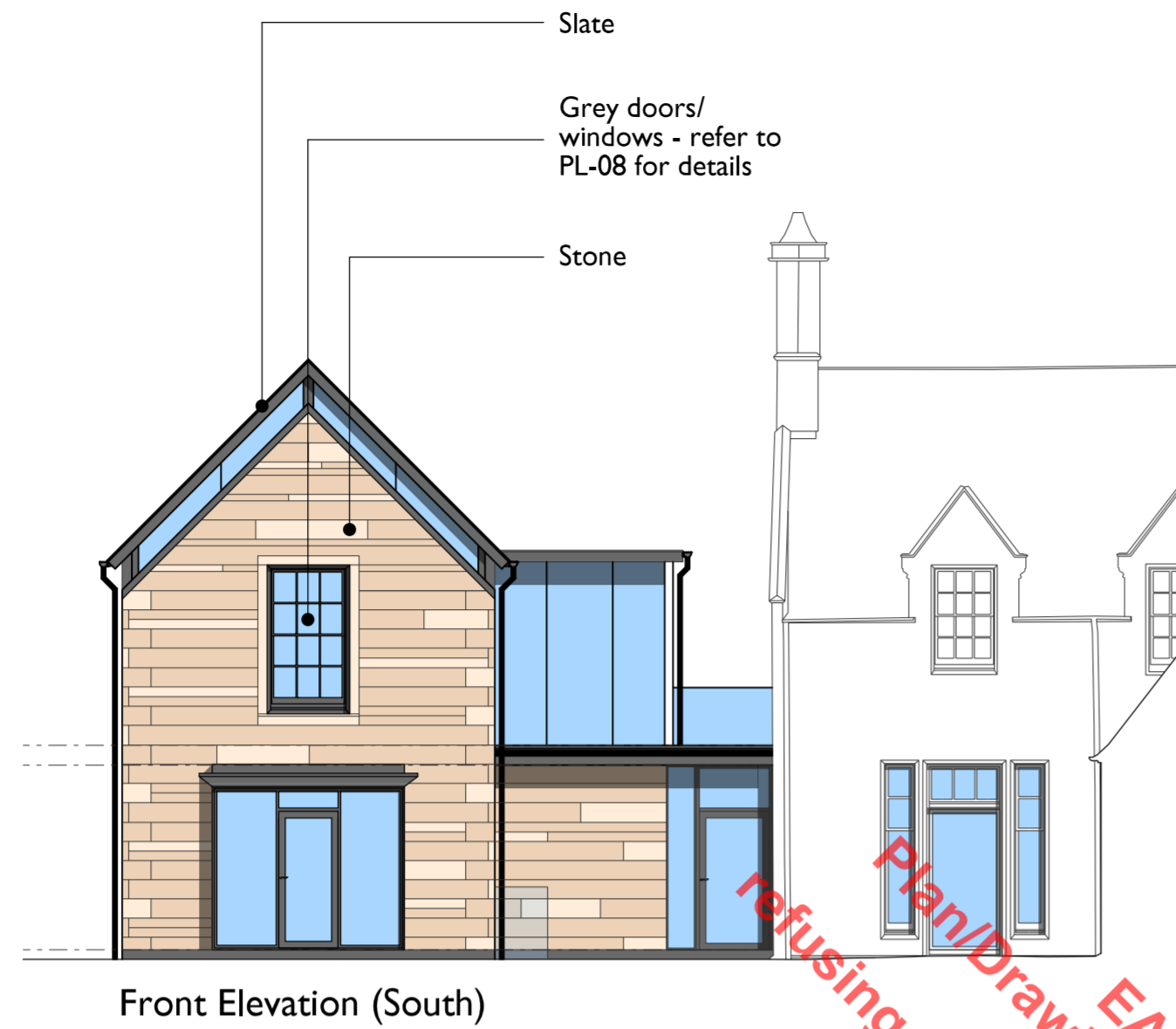
This drawing and its data are property of AMA and should not be reproduced without written consent. All dimensions to be checked on site prior to any works and ordering of materials, with any discrepancies reported immediately. Drawings should be read in conjunction with all other relevant building consultants drawings and information. This drawing was prepared to obtain planning and/or building standards permission and can only be used as a working drawing. AMA's liability ends upon receipt of a decision from the planning department and/or the building standards department. AMA accepts no responsibility for any inaccuracy in printing of this drawing by any parties.

No. 1
 29 Jamaica Mews
 New Town
 Edinburgh
 EH3 6HL
 Tel: 0131 467 5951
 Email: info@andrewmegginsarchitecture.com



ANDREWMEGGINSONARCHITECTURE

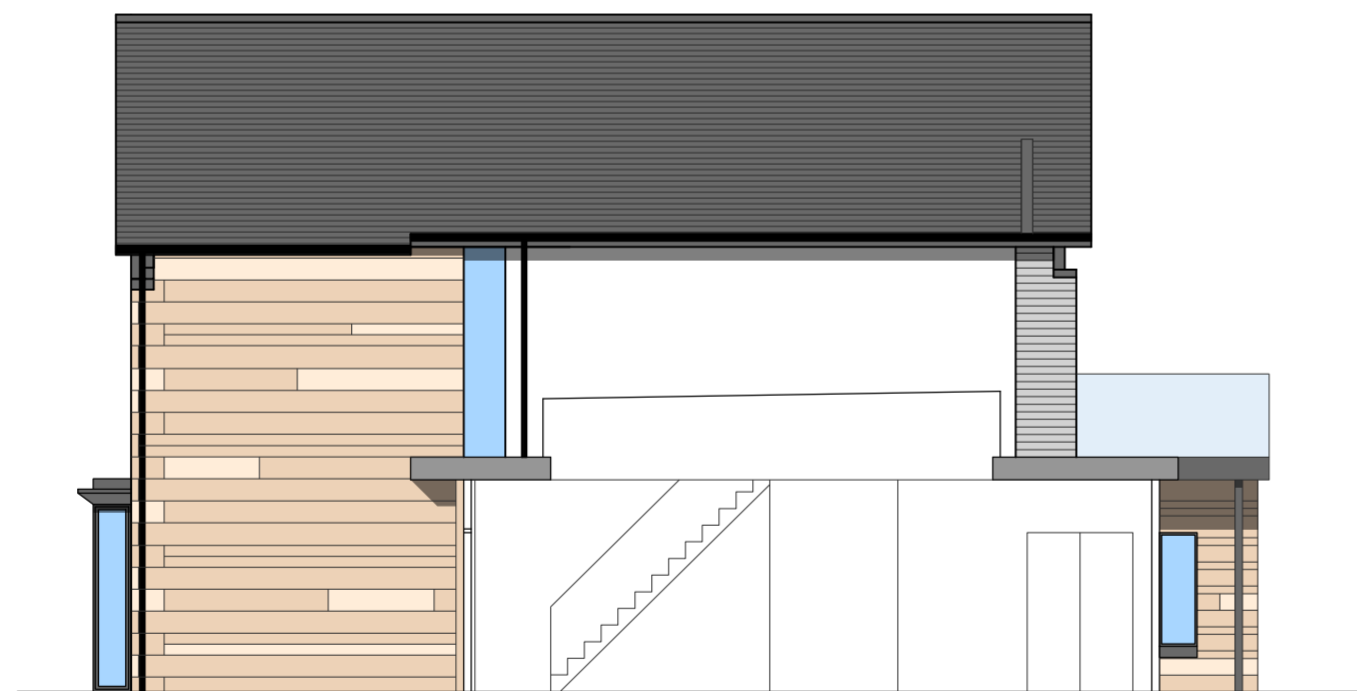
| Rev | Drawn | Date | Revisions |
|-------|-------|----------|-----------------------------------------------------|
| Rev A | AM | 25/11/15 | Drawing amended following receipt of invalid letter |



Front Elevation (South)



Rear Elevation (North)



Side Elevation Thru Entrance Hall (East)



Side Elevation (West)

EAST LoTHIAN COUNCIL
 refusing a grant of planning permission 19/00472/P
 Plan/Drawing listed on the Decision Notice of
 12/07/2019



| | | | | | |
|---------------------------------|-----------------------------------------------------------------|------|--------|--------|-------------|
| CLIENT | Mr & Mrs N Sharp | | | | |
| PROJECT | Proposed Dwelling and Alterations to 12 Westgate, North Berwick | | | | |
| DRAWING | Proposed Elevations (Materiality) | | | | |
| STATUS | PLANNING | | | | |
| DRAWN | AM | DATE | MAY 19 | DRG NO | 141-PL-02-1 |
| | | | | JOB | 1141 |
| | | | | REV | A |
| | | | | SCALE | 1:100 @ A2 |
| Do not scale from this drawing. | | | | | |

This drawing and its data are property of AMA and should not be reproduced without written consent. All dimensions to be checked on site prior to any works and ordering of materials, with any discrepancies reported immediately. Drawings should be read in conjunction with all other relevant building consultants drawings and information. This drawing was prepared to obtain planning and/or building standards permission and can only be used as a working drawing. AMA's liability ends upon receipt of a decision from the planning department and/or the building standards department. AMA accepts no responsibility for any inaccuracy in printing of this drawing by any parties.

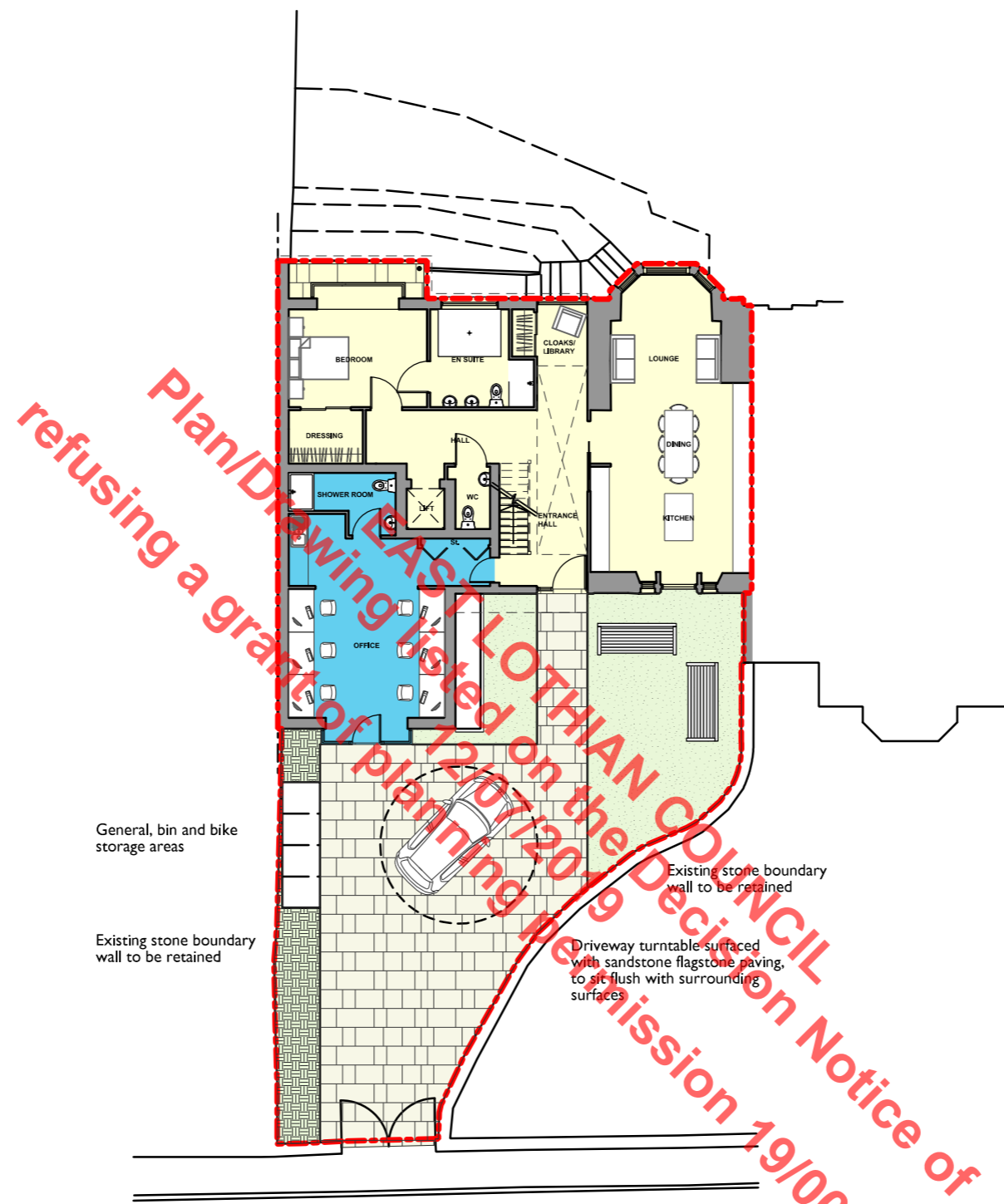
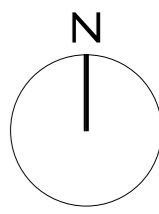
No. 1
 29 Jamaica Mews
 New Town
 Edinburgh
 EH3 6HL
 Tel: 0131 467 5951
 Email: info@andrewmeggisonarchitecture.com



ANDREWMEGGINSONARCHITECTURE

| Rev | Drawn | Date | Revisions |
|-------|-------|---------|-----------------------------------------------------|
| Rev A | AM | 15/5/19 | Drawing amended following receipt of invalid letter |

Note: Pea gravel border around front of building






General, bin and bike storage areas

Existing stone boundary wall to be retained

Existing stone boundary wall to be retained

Driveway turntable surfaced with sandstone flagstone paving, to sit flush with surrounding surfaces

New cast iron gates to match pattern of original
Existing stone boundary to be retained generally, there will require some widening of the existing access where the existing opening details should be replicated

-  Denotes low mixed planting where existing is retained and enhanced
-  Denotes sandstone flagstone paving
-  Denotes lawn



| | | | | | | | | | | | |
|--------------------------------|-----------------------------------------------------------------|------|--------|--------|------------|-----|------|-----|---|-------|------------|
| CLIENT | Mr & Mrs N Sharp | | | | | | | | | | |
| PROJECT | Proposed Dwelling and Alterations to 12 Westgate, North Berwick | | | | | | | | | | |
| DRAWING | Proposed Site Plan | | | | | | | | | | |
| STATUS | PLANNING | | | | | | | | | | |
| DRAWN | AM | DATE | MAY 19 | DRG NO | 1141-PL-03 | JOB | 1141 | REV | A | SCALE | 1:200 @ A3 |
| Do not scale from this drawing | | | | | | | | | | | |

No. 1
29 Jamaica Mews
New Town
Edinburgh
EH3 6HL
Tel: 0131 467 5951
Email: info@andrewmegginsonarchitecture.com



| Rev | Drawn | Date | Revisions |
|-------|-------|---------|------------------------------------------------------|
| Rev A | AM | 15/5/19 | Drawings amended following receipt of invalid letter |

This drawing and its data are property of AMA and should not be reproduced without written consent. All dimensions to be checked on site prior to any works and ordering of materials, with any discrepancies reported immediately. Drawings should be read in conjunction with all other relevant building consultants drawings and information. This drawing was prepared to obtain planning and/or building standards permission and can only be used as a working drawing. AMA's liability ends upon receipt of a decision from the planning department and/or the building standards department. AMA accepts no responsibility for any inaccuracy in printing of this drawing by any parties.

ANDREWMEGGINSONARCHITECTURE

B1346



El
Sub Sta

11

Blenheim House

Bank 12

Delivery Office

4

LB

Plan/Drawing listed on the Decision Notice of refusing a grant of planning permission 19/00472/P
7.1m

B1346



| | |
|----------|----------------------------------------------------------------|
| CLIENT | Mr & Mrs N Sharp |
| PROJECT | Proposed Dwelling and alterations to 12 Westgate North Berwick |
| LOCATION | Existing Site Plan (Roof Level) |
| SCALE | PLANNING |
| DATE | 14/05/19 |
| NO. | 6 |
| DATE | 14/05/19 |
| NO. | 2 |
| DATE | 14/05/19 |
| NO. | 3 |
| DATE | 14/05/19 |
| NO. | 4 |
| DATE | 14/05/19 |
| NO. | 5 |
| DATE | 14/05/19 |

No: 1
29 Clutha Road Mowbray
New Town
Edinburgh
EH3 8JL
Tel: 0131 467 5351
Email: info@andrewmeggisonarchitects.com



B1346



El
Sub Sta

Blenheim House

Delivery Office

7.1m

Plan/Drawing listed on the Decision Notice of refusing a grant of planning permission 19/00472/P

EAST LoTHIAN COUNCIL
12/07/2019

12

11

4

LB

B1346

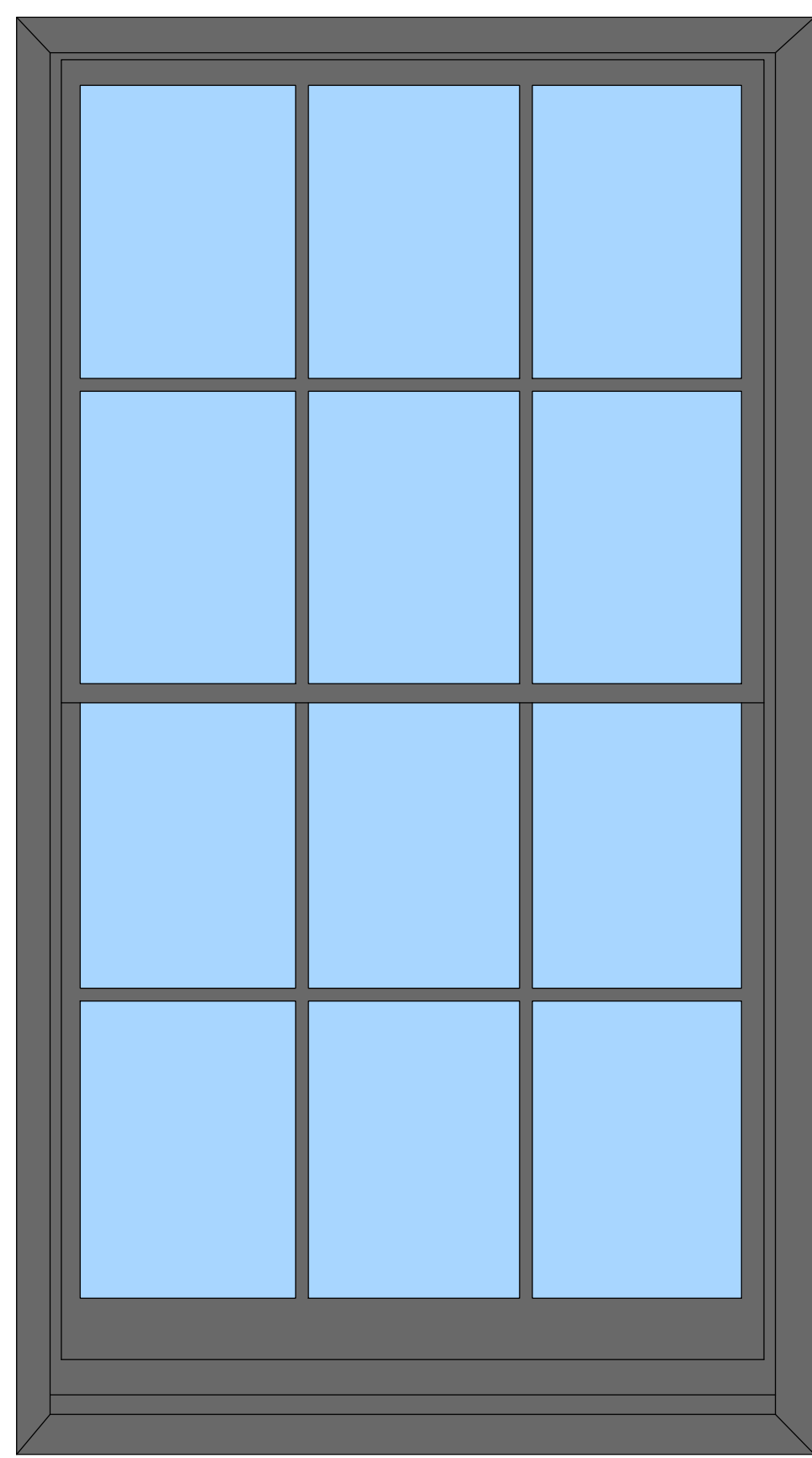


- Denotes new building works
- Denotes hard landscaping
- Denotes soft landscaping

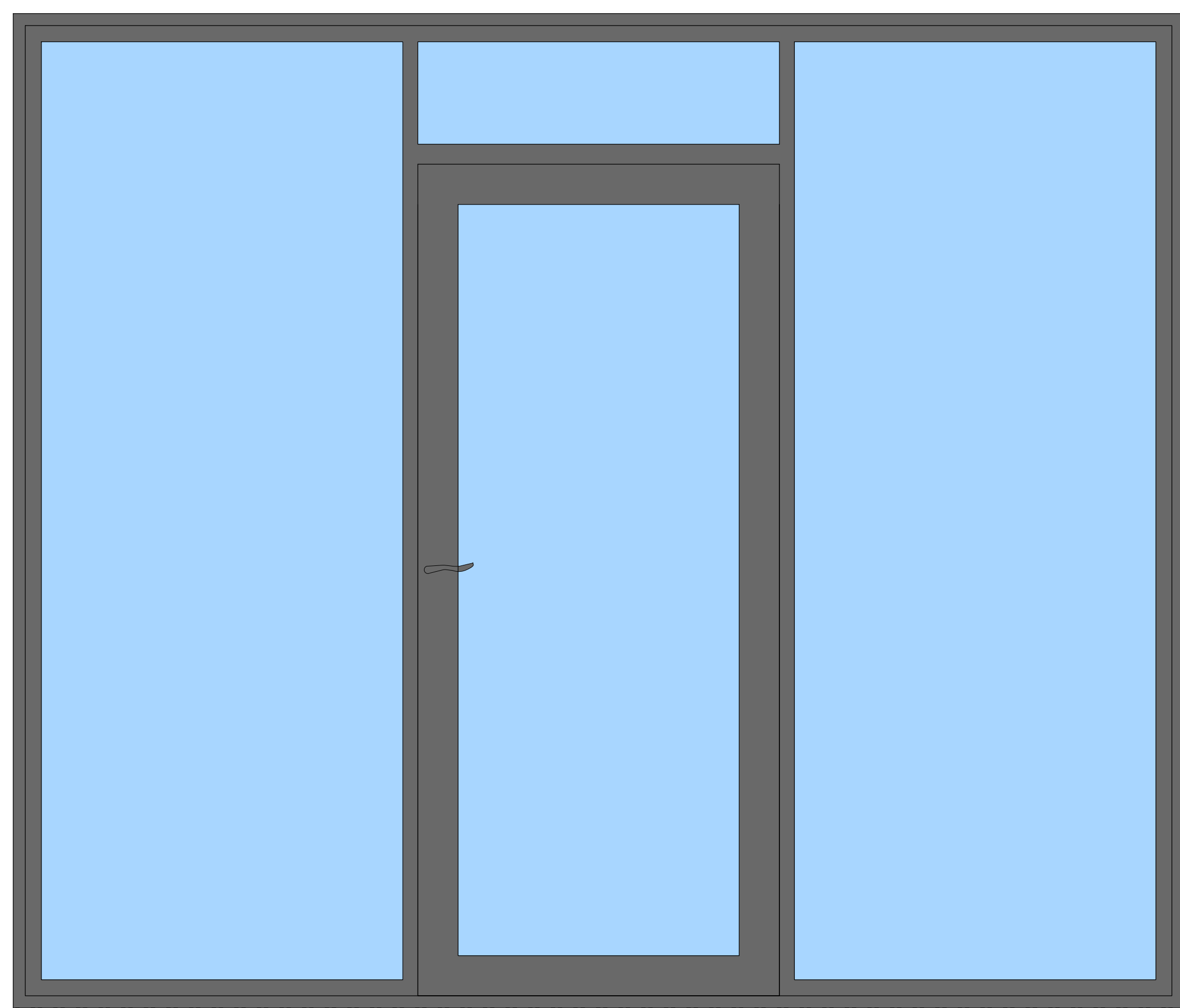
| | |
|----------|----------------------------------------------------------------|
| CLIENT | Mr & Mrs N Sharp |
| PROJECT | Proposed Dwelling and Extensions to 12 Westgate, North Berwick |
| LOCATION | Proposed Site Plan (Roof Level) |
| SCALE | PLANNING |
| DATE | 14/07/19 |
| NO. | 1 |
| DATE | 14/07/19 |
| SCALE | 1:200 |

20 Clutha Road, New Town, Edinburgh, EH3 8JL
Tel: 0131 467 5351
Email: info@andrewmeggisonarchitects.com

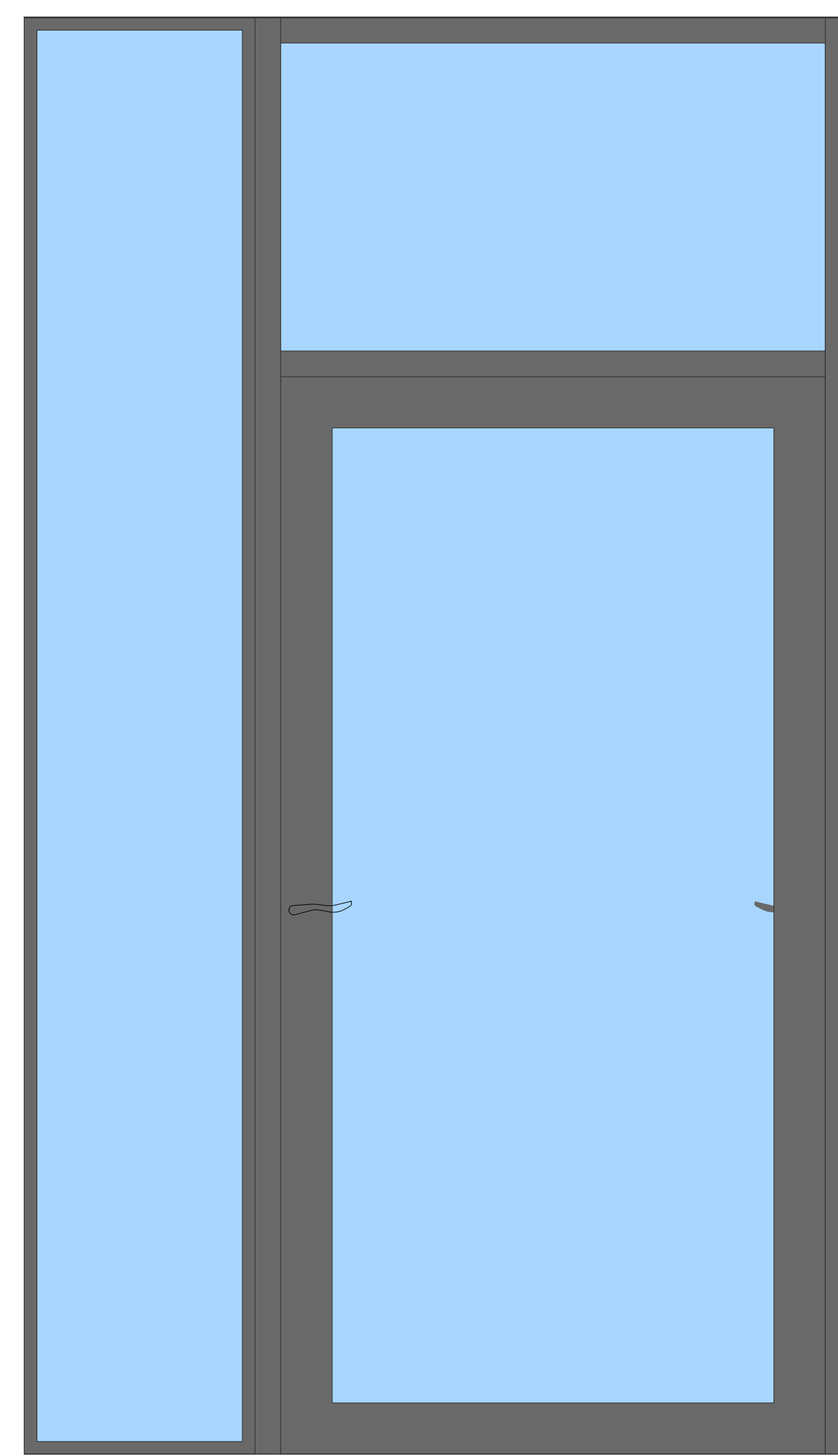
ANDREWMEGGISONARCHITECTURE



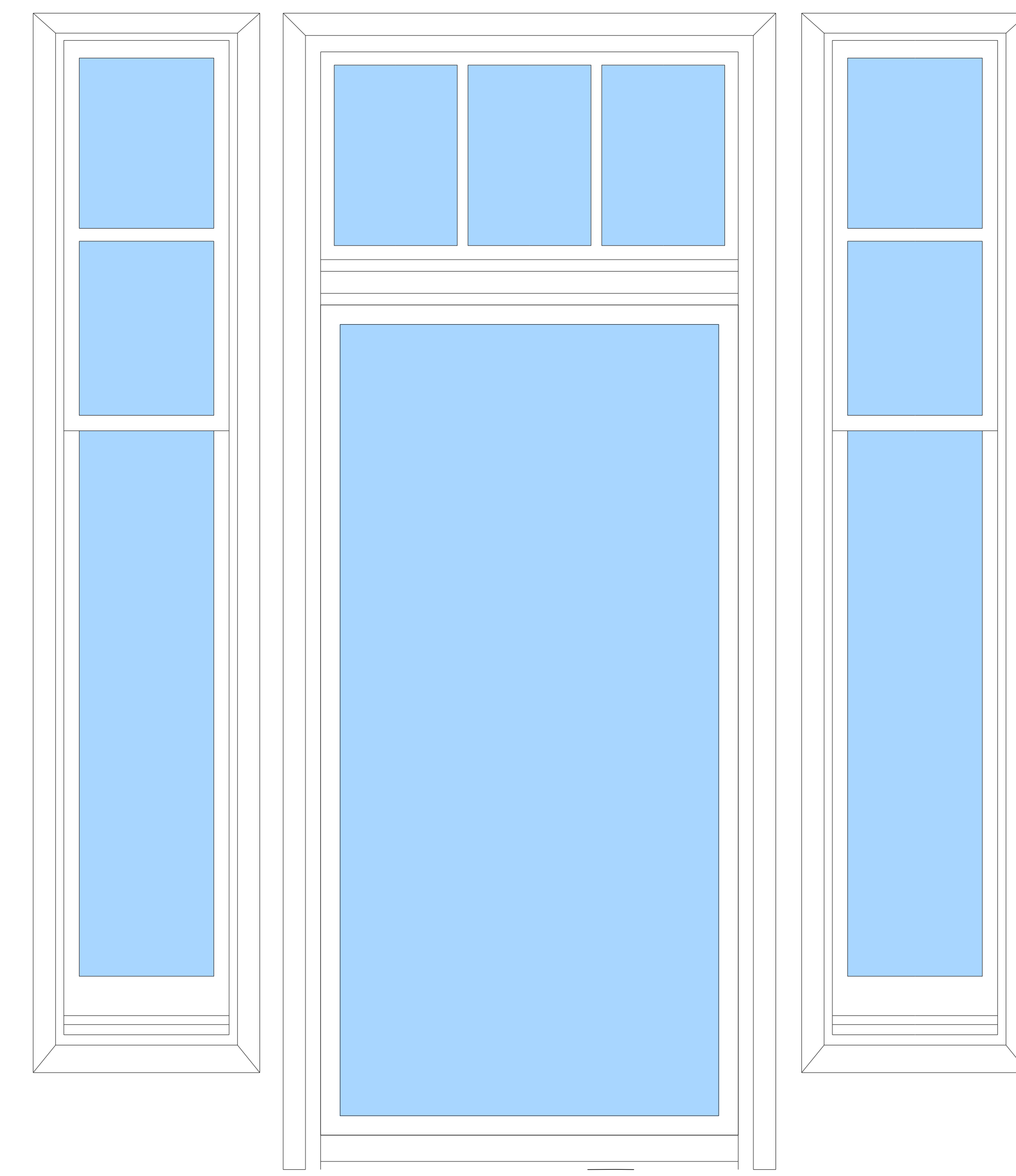
Front elevation (South) FFL window
 Grey painted timber
 Clear double glazed with Slimlite and max gap of 6mm



Front elevation (South) GFL door/ windows
 Grey aluminium
 Clear double glazed
 Side panes to be same specification as above

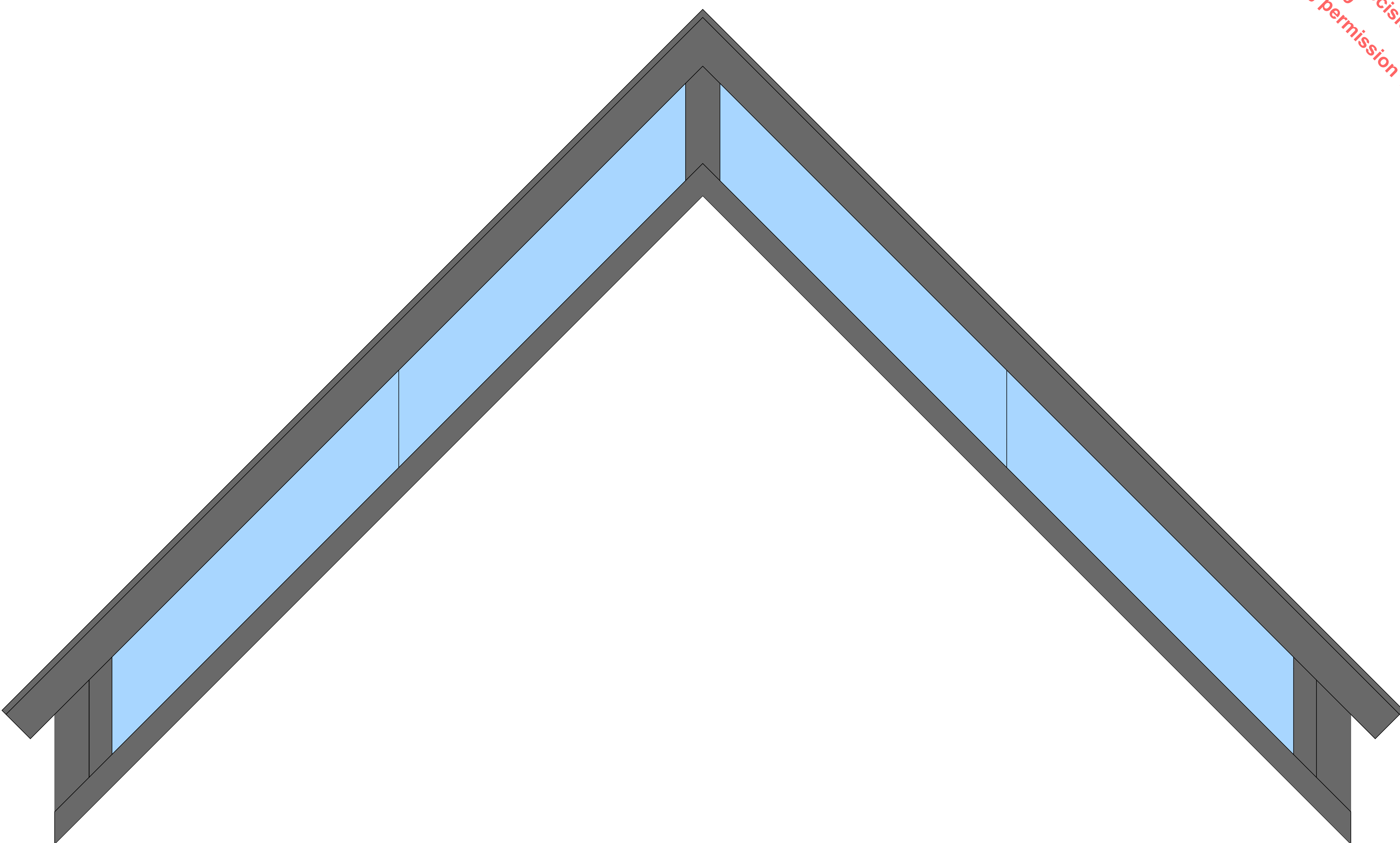


Front elevation (South) GFL door/ windows
 Grey aluminium
 Clear double glazed

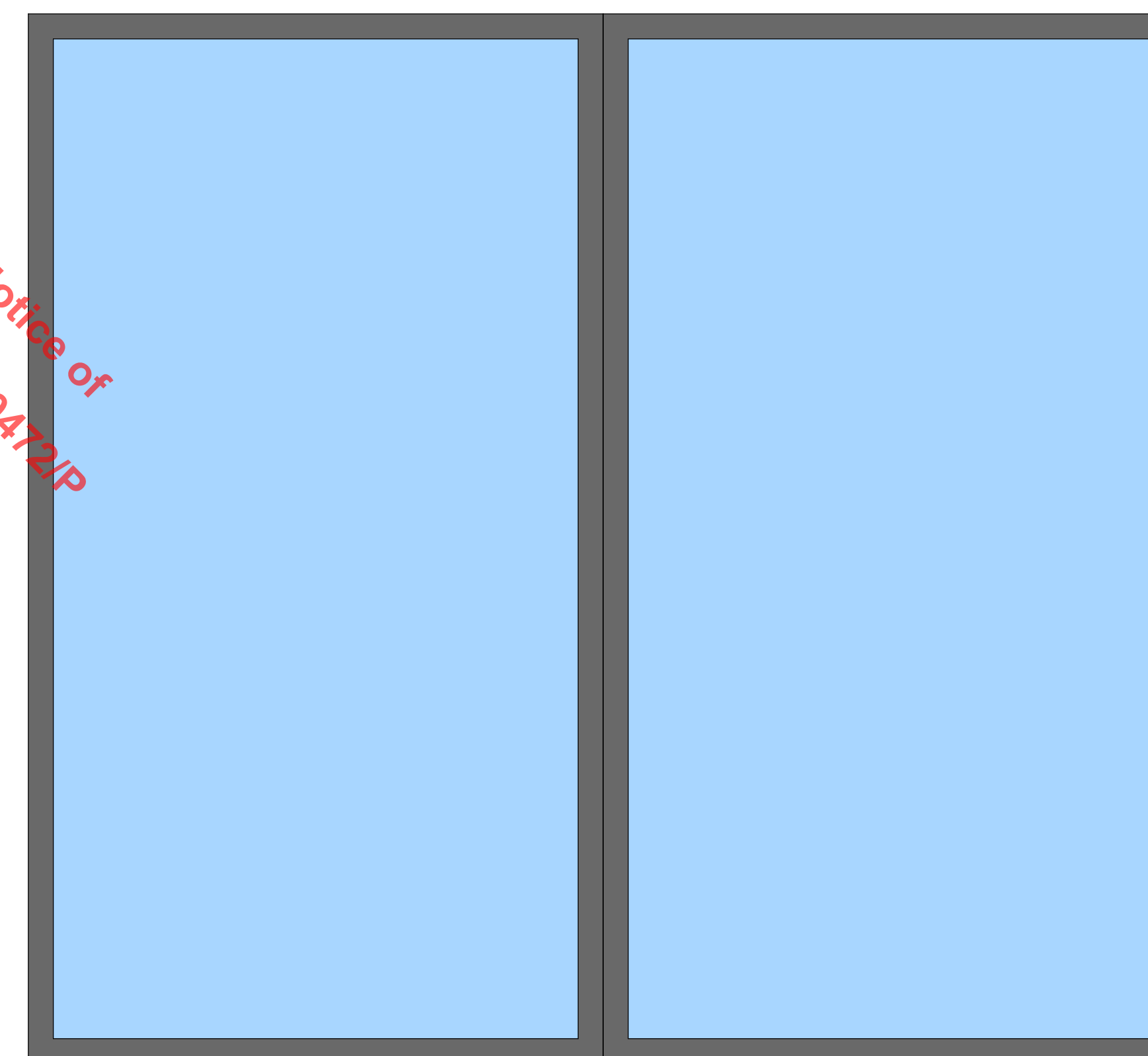


Front elevation (South) GFL windows
 White timber
 Clear double glazed with Slimlite and max gap of 6mm
 Existing fan light and side lights retained and refurbished with new fully glazed window replacing the door

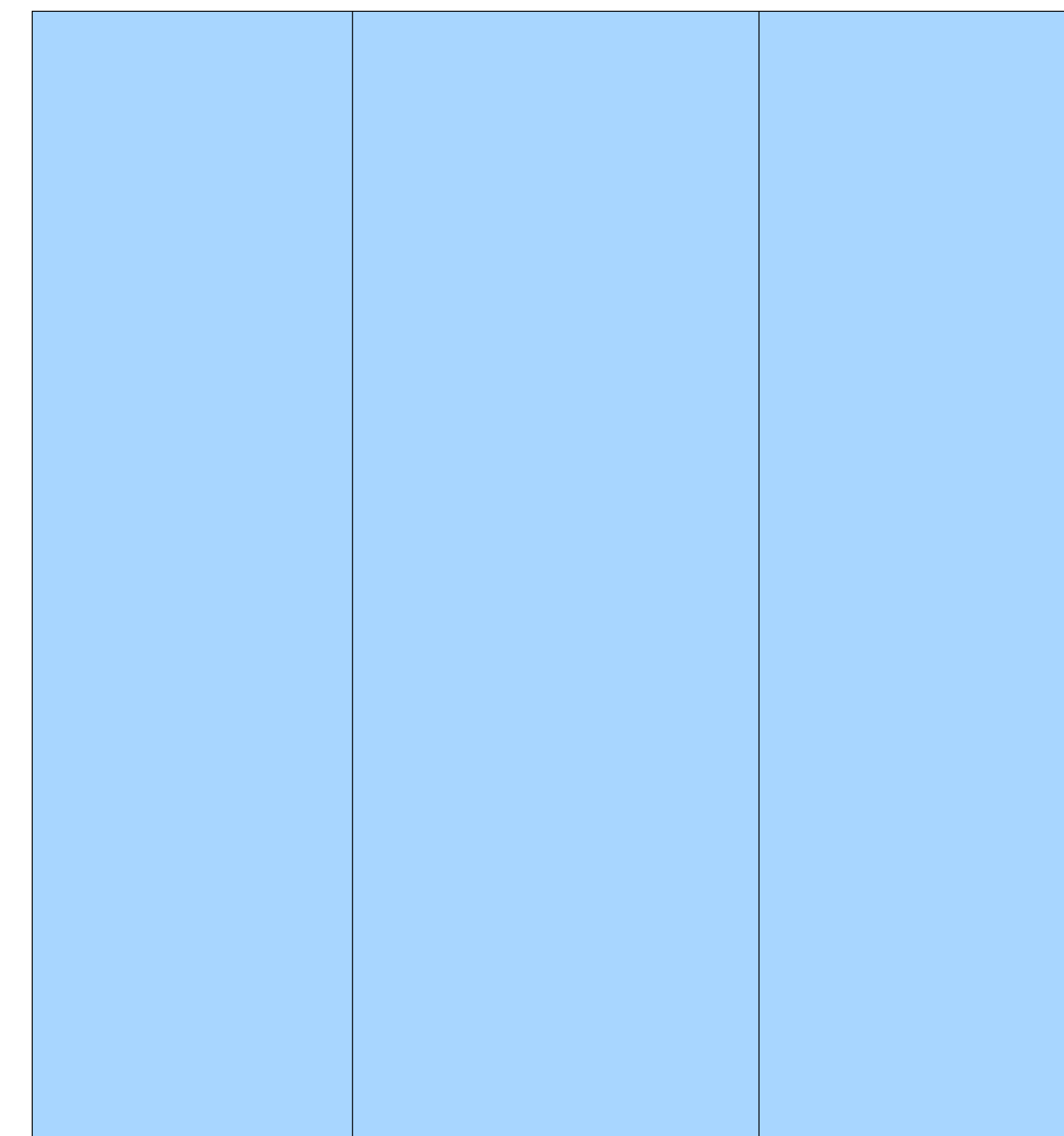
EAST LoTHIAN COUNCIL
 Plan/Drawing listed on the Decision Notice of
 12/07/2019
 refusing a grant of planning permission 19/00472JP



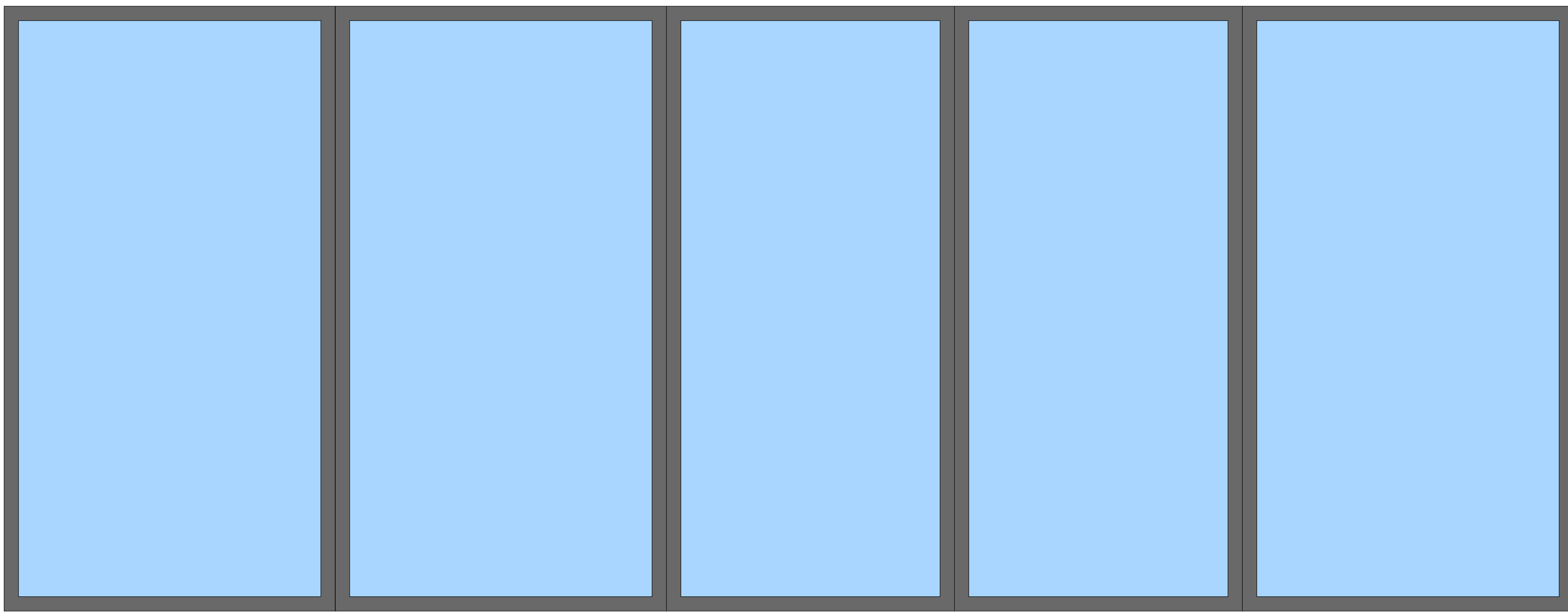
Front elevation (South) clerestory windows
 Grey aluminium
 Clear double glazed
 Rear clerestory windows to be same specification as above



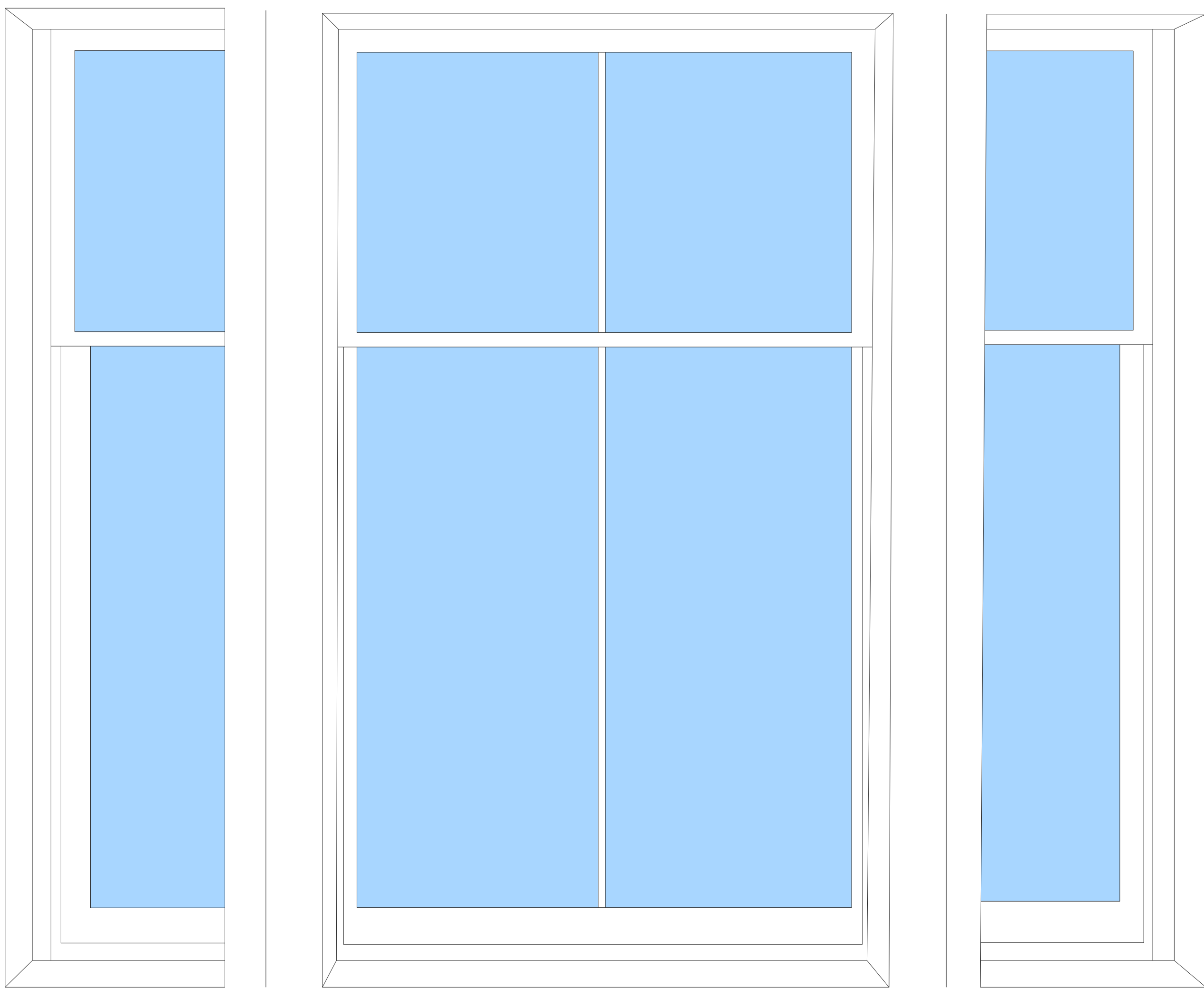
Side elevation (West) BFL doors
 Grey aluminium
 Clear double glazed



Front elevation (South) FFL window
 Frameless glass with silicone joints
 Clear double glazed
 Side pane to be same specification as above



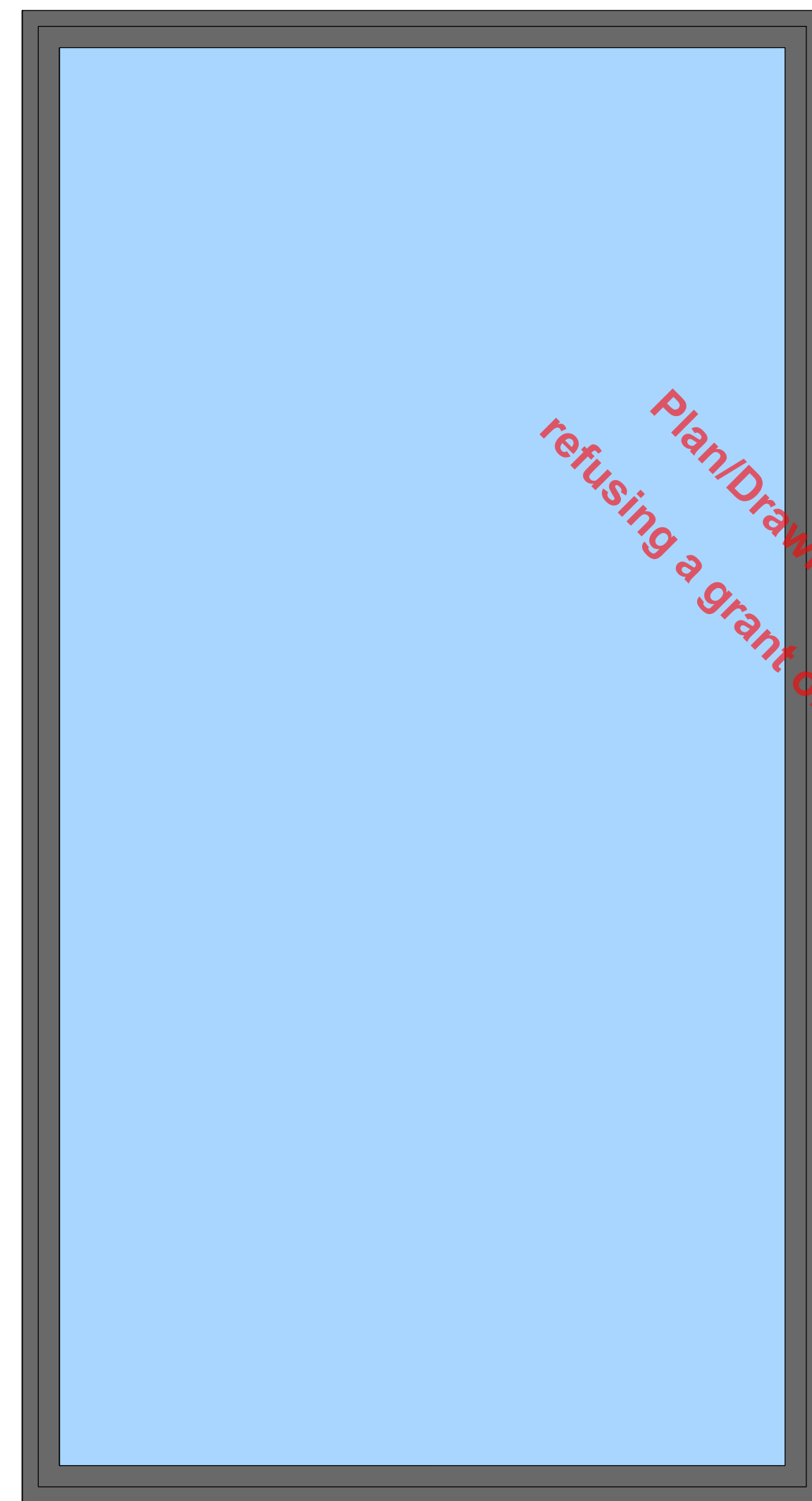
Rear elevation (North) FFL doors
Grey aluminium
Clear double glazed



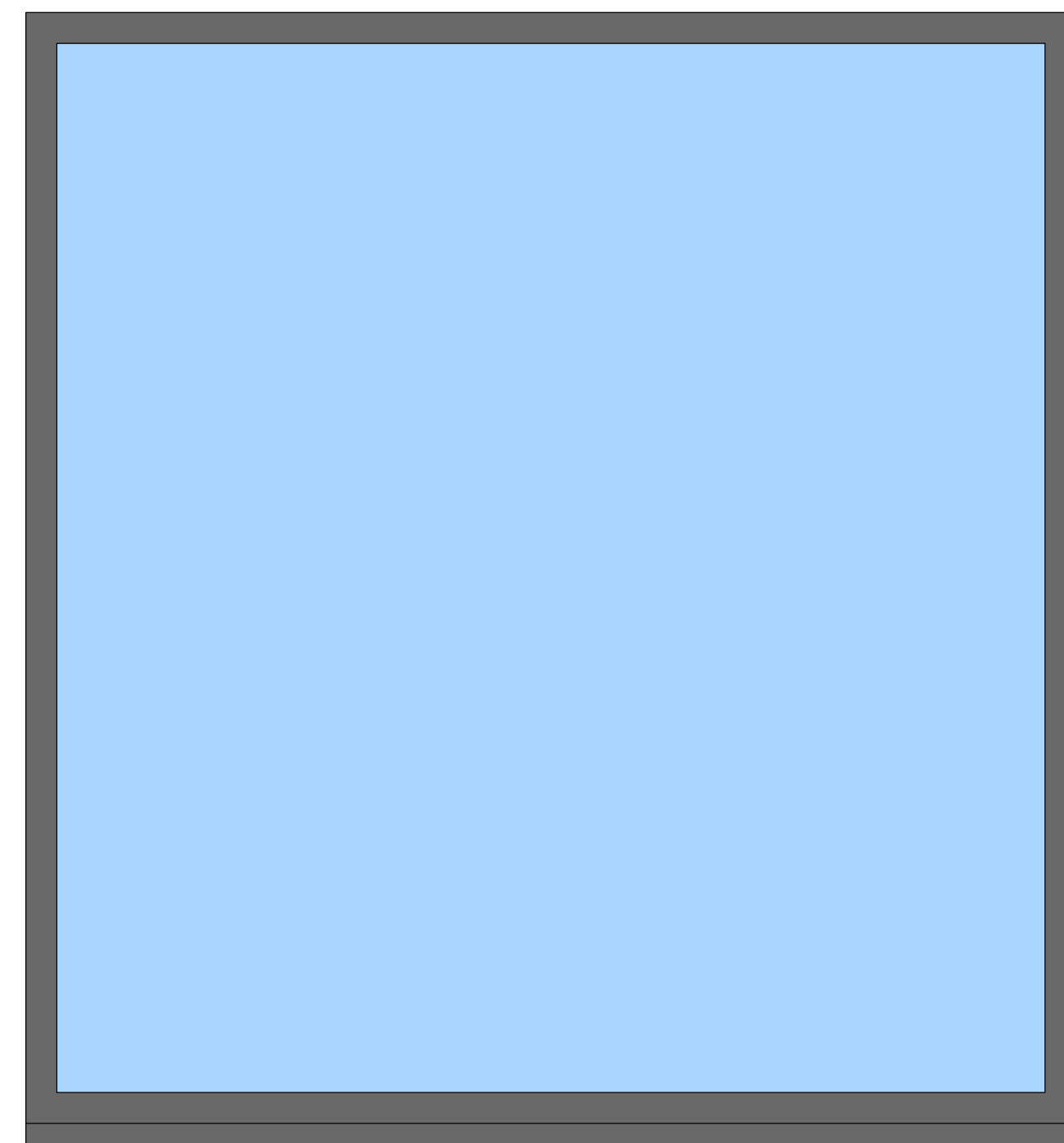
Rear elevation (North) GFL windows
White timber
Clear double glazed with Slimlite and max gap of 6mm
Existing windows retained and refurbished



Rear elevation (north) GFL window
Grey aluminium
Clear double glazed
Side panes to be same specification as above



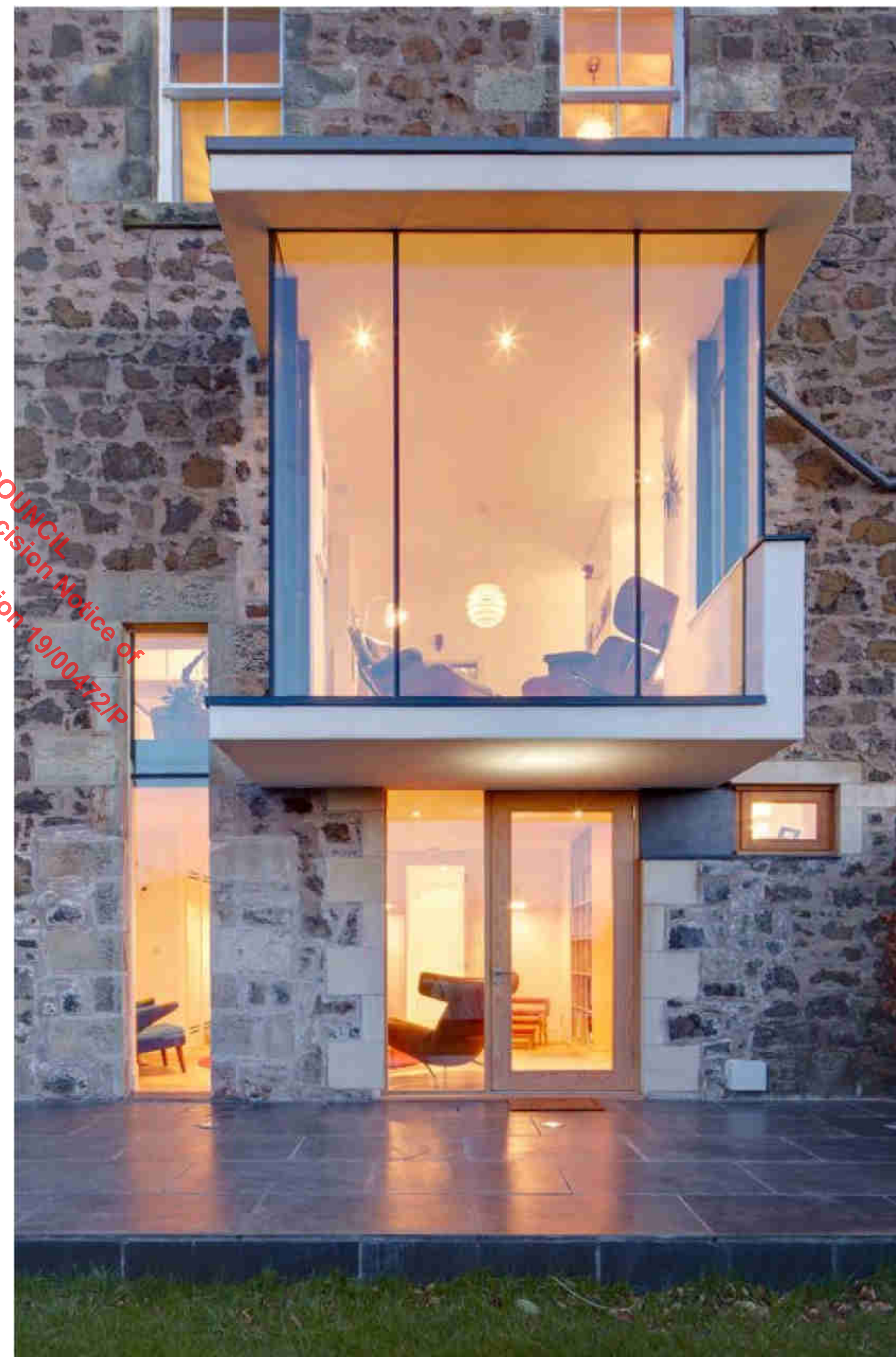
Rear elevation (north) GFL window
Grey aluminium
Clear double glazed



Rear elevation (north) GFL window
Grey aluminium
One way privacy glass double glazed



Frameless rooflight precedent



Frameless glazing precedent



Glazed balustrade precedent

*EAST LOTHIAN COLLEGE
Plan/Drawing listed on the Decision Notice of
12/07/2019
refusing a grant of planning permission 19/00472/P*





