



[REDACTED]
E: planning.decisions@gov.scot

[REDACTED]
Planning Officer
Scottish Borders Council

Your ref: 18/00181/LBC
Our ref: NAL-SBD-001

5 July 2019

Dear [REDACTED]

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) (SCOTLAND) ACT 1997
THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) (NOTIFICATION OF APPLICATIONS) DIRECTION 2015
ALTERATIONS (INCLUDING PARTIAL DEMOLITION), EXTENSION AND CONVERSION OF EXISTING BUILDING TO FORM 11 RESIDENTIAL APARTMENTS WITH ASSOCIATED PARKING AND SERVICE ARRANGEMENTS AT CASTLE VENLAW HOTEL, EDINBURGH ROAD, PEEBLES**

I refer to your e-mail of 29 March 2019 notifying the above application to Ministers following consideration by Scottish Borders Council who were minded to grant listed building consent against the advice of Historic Environment Scotland.

Having considered the proposal, Ministers have decided, in terms of Section 11 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 to require the application to be referred to them for determination. Accordingly, a Direction, given in terms of Section 11, is enclosed.

Ministers have given this Direction in view of the proposed development's potential conflict with national historic environment policies.

The planning authority are requested to serve notice on the applicant for listed building consent of the terms of this Direction, the reasons for issuing it, that the application has been referred to Ministers and that the decision of Ministers will be final. The application should now be submitted to Planning and Environmental Appeals Division (DPEA) in Falkirk for examination by a reporter of all the evidence submitted. I would be grateful if you prepare all the application documentation and send it to [REDACTED] Head of Performance and Administration, 4 The Courtyard, Callendar Business Park, Callendar Road, Falkirk, FK1 1XR who will make arrangements for processing the case. Information can also be sent



electronically via DPEA's eplanning and Sharepoint sites by contacting the DPEA office mailbox, dpea@gov.scot, for access and advice on use. Thereafter, the appointed reporter has been asked to submit a report, with recommendations, to Scottish Ministers for their consideration and determination.

Any queries relating to the future handling of the case should be directed to DPEA.

Yours sincerely

[Redacted signature]

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) (SCOTLAND) ACT 1997
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ALTERATIONS (INCLUDING PARTIAL DEMOLITION), EXTENSION AND CONVERSION OF EXISTING BUILDING TO FORM 11 RESIDENTIAL APARTMENTS WITH ASSOCIATED PARKING AND SERVICE ARRANGEMENTS AT CASTLE VENLAW HOTEL, EDINBURGH ROAD, PEEBLES

The Scottish Ministers, in exercise of the powers conferred on them by Section 11 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, and of all other powers enabling them in that behalf, hereby direct that Scottish Borders Council refer to them for determination an application for listed building consent under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, received by them from Derek Scott Planning & EMA Architects, on behalf of Rikeja Limited, for alterations (including partial demolition) extension and conversion of existing building to form 11 residential apartments with associated parking and service arrangements at Castle Venlaw Hotel, Edinburgh Road, Peebles.

This Direction is given in view of the proposed development's potential conflict with national historic environment policies.

This Direction may be cited as the Planning (Listed Building Consent and Conservation Area Consent) (Reference of Application) (Scottish Borders Council) (alterations (including partial demolition), and conversion of existing building to form 11 residential apartments with associated parking and service arrangements at Castle Venlaw Hotel, Edinburgh Road, Peebles) Direction 2019.

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Planning Decisions

Scottish Government
Directorate for Local Government and Communities
Planning and Architecture Division
Planning Decisions
Victoria Quay
EDINBURGH
EH6 6QQ

5 July 2019