



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	Bd	MARKER POST	MP
BOREHOLE	BH	MILE STONE	MS
BRITISH TELECOM	BT	MOORING RING	MR
BUCHAN TRAP	BT	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	TELEGRAPH POLE	TP
GAS VALVE	GV	THRESHOLD LEVEL	TL
GATE POST	GP	TRAFFIC CONTROL BOX	T.C.B.
GULLY	G	TRAFFIC LIGHT	TL
HALDO PILLAR	HP	TRIAL PIT	T. Pit
INSPECTION COVER	IC	UNABLE TO LOCATE	UTL
INVERT LEVEL	IL	UNABLE TO RAISE	UTR
JUNCTION BOX	JB	VENT PIPE	VP
KERB OUTLET	KO	WATER METER	WM
LAMP POST	LP	WATER LEVEL	WL
LITTER BIN	LB		
LIGHT	Light		

Accuracy commensurate with scale of drawing.

THE SURVEY ASSOCIATION

constructiononline

chartered ices

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

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

HELEN LUCAS ARCHITECTS LTD

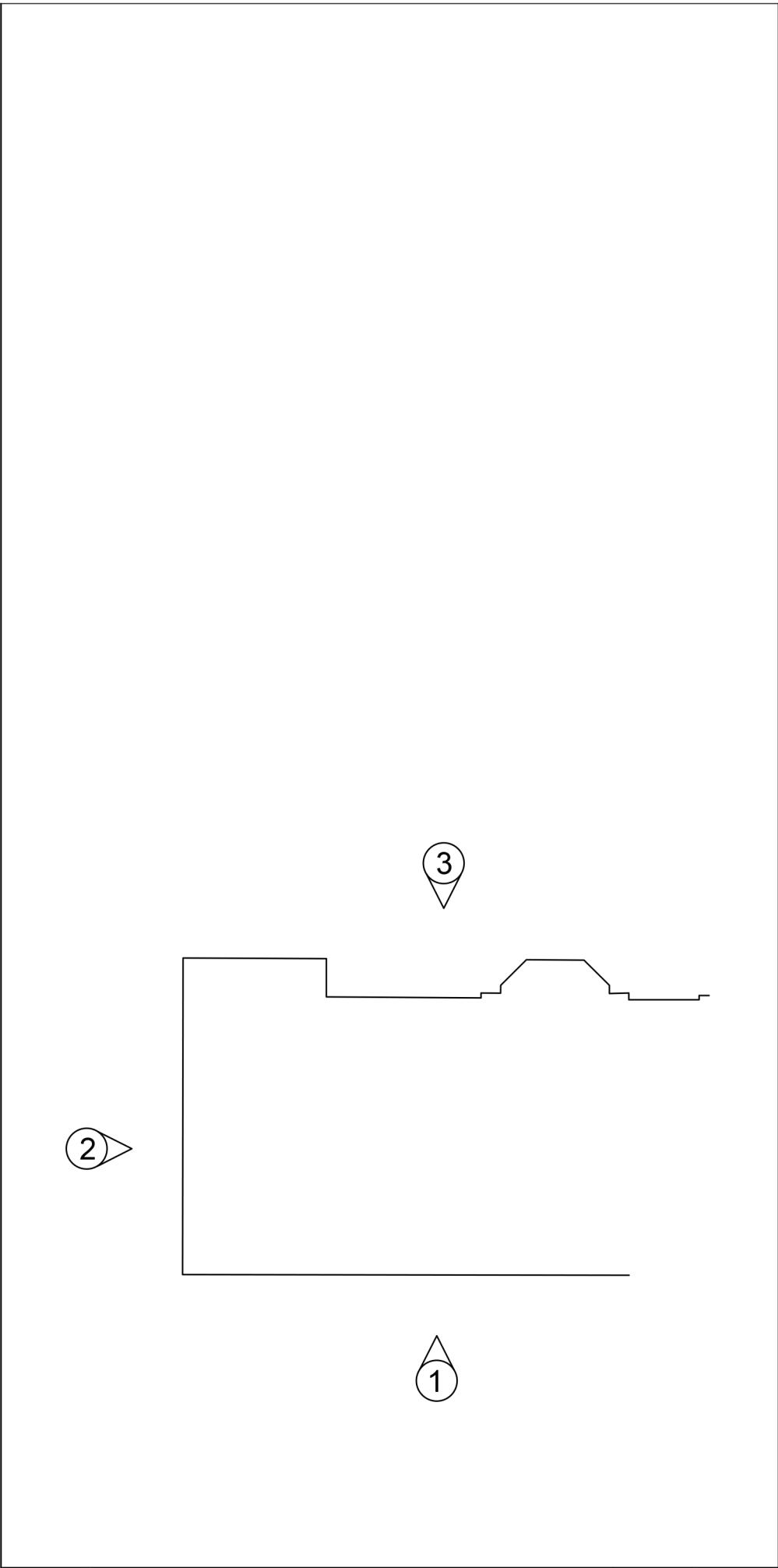
RBS, NORTH BERWICK

TOPOGRAPHICAL SURVEY

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





ELEVATION 1



ELEVATION 2

REV.	NOTES	OWN	DATE



Notes:

Grid is arbitrary.

All levels relate to OS Datum OSGM15.

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

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ELEVATION SURVEY
ELEVATIONS 1 & 2

Job No	Rev	Drawing Number
18/683		18/683/02A
Date :	November 2018	

20m

15m

10m

5m



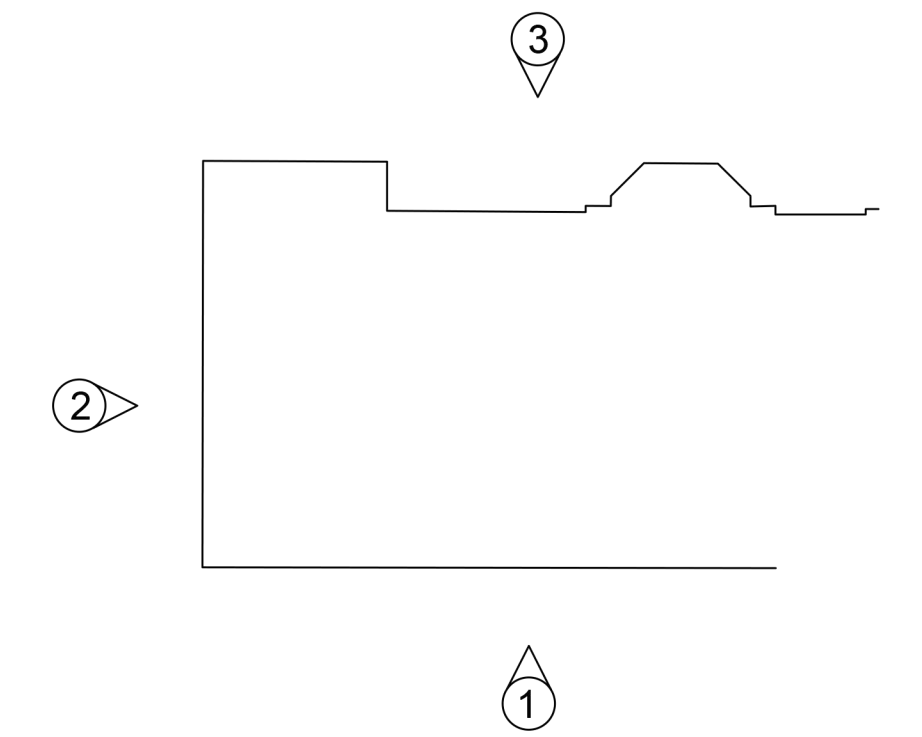
ELEVATION 3

20m

15m

10m

5m



REV.	NOTES	OWN	DATE
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Notes:
Grid is arbitrary.
All levels relate to OS Datum OSGM15.

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

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ELEVATION SURVEY ELEVATION 3		
Job No	Rev	Drawing Number
18/683		18/683/02B
Date :	November 2018	

OFFICER REPORT

26th February 2025

App No. **24/01290/P**

Application registered on **3rd December 2024**

Target Date **2nd February 2025**

Proposal	Alterations, extensions and change of use of bank to form 1 house, formation of off road parking, hardstanding areas and associated works	SDELL	Y/
		CDEL	N
Location	12 Westgate North Berwick EH39 4AF	Bad Neighbour Development	N

APPLICANT: **Dr and Mrs Sharp**

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

**c/o Gray Planning & Development Ltd
Per Neil Gray
AYE House
Admiralty Park
Rosyth
Dunfermline
KY11 2YW**

DECISION TYPE:

Application Refused

REPORT OF HANDLING

The property to which this application relates is part of the ground floor of the two storey stone building of 12 Westgate and its single storey flat roofed extension, which were last in use as a branch of the Royal Bank of Scotland. The eastern part of the two storey stone building is in residential use being the property of no. 12B Westgate. The site includes the front garden of the former bank. The application property is located on the north side of Westgate within North Berwick Town Centre and within the North Berwick Conservation Area. The original stone villa building which contains the eastern part of the application property and the neighbouring residential property of no.12B Westgate is listed as being of special architectural or historic interest (Category B). Historic Environment Scotland granted a direction to exclude the single storey flat roof banking hall extension from the listing of 10-12 Westgate in November 2020 as such that part of the building is no longer listed but remains attached to the part of the building which remains listed.

The application building and site are bound to the west by the two storey building of the former Blenheim House Hotel which is listed as being of special architectural or historic interest (Category B) and its curtilage. To the east by the two storey stone building which comprises the residential property of no.12B Westgate, to the 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).

PLANNING HISTORY

Planning permission 18/00254/P and accompanying listed building consent 18/00255/LBC 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.

Planning application 19/00472/P 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 and accompanying listed building consent application 19/00493/LBC for the part demolition, alterations and extension to building, alterations to boundary wall and associated works were refused planning permission and listed building consent respectively in July 2019. The reason for refusal for planning application 19/00472/P being:

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 reason for refusal of listed building consent application 19/00473/LBC were:

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.

The refusal of both planning application 19/00472/P and accompanying listed building consent application 19/00493/LBC were appealed by the applicant.

The appeal against the refusal of planning application 19/00472/P went to the Local Review Body of East Lothian Council on 16 January 2020 which agreed by majority to uphold the decision and refuse the application for the reasons set out in the Decision Notice dated 12 July 2019. The appeal against the refusal of listed building consent 19/00493/LBC was refused by a Reporter of the Scottish Government Department of Environment and Appeals Division on 10 December 2019.

Planning application 20/00594/P for the alterations, extension and change of use of the bank building to form 1 house, erection of commercial building, widening of vehicular access and associated works was refused planning permission in August 2020. The reason for refusal for planning application 20/00594/P being:

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, and alignment 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 widening of the vehicular access and the formation of the associated hardstanding area, with vehicle turntable, in the front garden ground of the former bank building 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.

Following the refusal of planning application 19/00472/P and accompanying listed building consent application 19/00493/LBC the applicant applied to Historic Environment Scotland to have the banking hall removed from the listing of the property of 10-12 Westgate. No decision had been made by Historic Environment Scotland prior to the determination of planning application 20/00594/P. However, on the 11 November 2020, after the decision was made on application 20/00594/P, Historic Environment Scotland subsequently granted a direction to exclude the single storey flat roof banking hall extension from the listing of 10-12 Westgate.

The refusal of planning application 20/00594/P was appealed by the applicant and went to the Local Review Body of East Lothian Council on 19 November 2020. Members were made aware at the Local Review Body that Historic Environment Scotland had excluded the single storey flat roof banking hall extension from the listing of 10-12 Westgate since application 20/00594/P had been refused. Notwithstanding this the Local Review Body agreed unanimously to uphold the decision and refuse the application for the reasons set out in the Decision Notice dated 14 August 2020.

Planning application 22/00233/P for the alterations and change of use of bank to form 1 flat was refused planning permission in May 2022. The reason for refusal for planning application 20/00233/P being:

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 scheme of development would result in a loss of residential amenity to the occupiers of the existing neighbouring residential property and would fail to provide the occupants of the proposed residential property with an acceptable level of residential amenity contrary to Policy DP5 of the adopted East Lothian Local Development Plan 2018.

The refusal of planning application 22/00233/P was appealed by the applicant and went to the Local Review Body of East Lothian Council on 6 October 2022. The Local Review Body agreed unanimously to uphold the decision and refuse the application for the reasons set out in the Decision Notice dated 6 May 2022.

Accompanying listed building consent application 22/00303/LBC was approved in May 2022. Listed building consent 22/00303/LBC has been partly implemented with internal

works having been undertaken to the building to remove internal fixtures and fittings of the former bank including a safe and kitchen area. No external works have been undertaken.

Planning permission 22/01299/P was granted in February 2023 for the alterations, extension and subdivision of building and part change of use to form 2 class 2 units and class 3 café. Planning permission 22/01299/P has not been implemented and remains extant.

Listed building consent 22/01300/LBC was granted in February for alterations to the building for works associated with planning permission 22/01299/P. Listed building consent 22/01300/LBC has not been implemented and remains extant.

Listed building consent application 24/01291/LBC for the part demolition, alterations and extension to the building, alterations to the boundary wall and associated works was refused on 11 February 2025.

The reason for refusal of listed building consent application 24/01291/LBC was:

1 The proposed extension by virtue of its size, scale, alignment and height would not be subservient to the existing listed building and as such would be harmful to the special architectural and historic interest of the listed building and would neither preserve nor enhance the character and appearance of this part of the North Berwick Conservation Area contrary to Policy 7 of NPF4 Policies CH1 and CH2 of the adopted ELLDP 2018.

PROPOSAL

Through this current planning application planning permission is again sought for the alterations, extensions and change of use of bank to form 1 house, formation of off road parking, hardstanding areas and associated works. The alterations and extension to the building comprise of the following:

- i) the change of use of the ground floor part of the original stone listed building and single storey flat roof extension from a bank (class 1A) to residential;
- ii) the erection of a two storey extension with a lower basement level as a replacement for the existing single storey flat roofed part of the former bank building (class 1A) with the resulting building formed to be in entirely residential use;
- iii) the part removal of a section of boundary wall to widen an existing access to enable the formation of a vehicular access and parking area off Westgate.

SUPPORTING STATEMENT

The applicant has submitted a design statement in support of the application which states:

'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 proposals seek to interpret these features in a contemporary manner that give cognisance to and complements the existing Victorian building that it joins onto.

Height, light and bright is what is achieved in this scheme along with an element of "wow" everywhere one looks creating a home that will be a delight to live in whilst respecting its environs and context in which it lies.'

The applicant has also submitted a planning statement in support of the application which states:

'A search of East Lothian Council's planning database indicates previous planning history associated with the proposal site. This is a material consideration in the planning decision making process.

The planning history demonstrates that multiple alterations and improvements have been approved by the planning authority but there have been more recent refusals of permission for a change of use to residential or flatter use the most recent approval 22/01299/P and associated listed building consent 22/01300/LBC (February 2023) allowed for the change of use to form a class 3 cafe and Class 2 business within the application site (the single storey flat roofed extension) of the banking hall.

The evidence presented in this statement will demonstrate that despite enjoying this consent the result of a significant marketing campaign has concluded that there is no interest in acquiring the property and operating a class 3 café from it. The new change of land use proposed, to a dwelling house, is argued in this statement to be the most viable option for its continued use, and for protecting the character and appearance of the conservation area.

It is a material consideration that the applicants have twice marketed the property. As the evidence submitted shows the property was advertised for a reasonable price with the benefit of it existing as a flexibly altered white box almost ready for a business to move in. The property also enjoys the commercial uses planning permission for three units with different use classes and a prime town centre location. We also emphasise that in the marketing periods of two years prices for property in the town have continued to increase.

The evidence shows that few interest was given to purchasing a commercial property with the benefit of the commercial land use consent. The evidence also shows that there was not a "low offer" submitted by an opportunistic developer or investor as has often been the case with property transactions in the past in the Lothians. This evidence suggests that there is no interest in a commercial use for the property does evidential that only East Lothian Council speculates that commercial use of the property is required and the market and the landowner evidence presents clear facts on the country.

The results of the marketing campaign confirmed that three years further on, there remains no reasonable interest in the reuse of the property for commercial purposes. The applicants themselves wish to repurpose the property for residential use and to live in the newly adapted floor space which will fulfil their requirements for accessible and adaptable accommodation

The proposed development seeks to create a new high quality, low-carbon dwelling within the North Berwick Conservation Area. The proposal will partially reuse a single storey flat roofed extension of a long vacant banking hall. The proposal includes works to an existing drawing room in the joining villa which is part attached and a listed building. The proposal will complement the historic character and seeks to enhance the visual appearance of the conservation area.

The proposed works include alterations to the single storey flat roofed extension to enable the property to be formed and used as a dwelling house. This would be formed over the existing footprint and extend beyond only slightly by a minor gable extrusion towards Westgate.

Proposals within consist of:

- i) removal and replacement of the existing front elevation;
- ii) retention of existing side walls and rear wall the rear wall to have last stone and coin detailing restored repainted and repaired;
- iii) removal of rear window;
- iv) internal alterations to remove all existing passageways and partitions and reconfiguration of floor layout to form habitable rooms;
- v) construction of a new upper level floor level (first floor) including installation of a lift;
- vi) formation of a lower ground floor level;
- vii) there will be a new landscape garden formed to the front including use of sandstone flagstone and lawn. This will result in a change to 50%:50% hard and soft landscaping proposed compared to 67%:33% existing;
- viii) the existing low rise stone boundary wall to the front is to be retained;
- ix) a new permeable surface driveway with turntable would be formed in stand stone;
- x) at the front entrance new cast iron gates to match pattern of original existing stone boundary to be retained. This will require modest widening of the existing access;
- xi) bin stores would be created

These proposals seek to showcase local traditional architectural elements in a contemporary manner that recognise it is subservient to and complements the existing adjoining Victorian dwelling house with the main element for high quality stone the proposal will sit well within its surrounding residential context.'

DEVELOPMENT PLAN

The development plan is the approved National Planning Framework 4 (NPF4) which was adopted by The Scottish Government on the 13th February 2023 and the adopted East Lothian Local Development Plan 2018 (ELLDP).

Relevant to the determination of the application are policies 1 (Tackling the climate and nature crises), 3 (Biodiversity), 7 (Historic assets and places), 9 (Brownfield, Vacant and Derelict Land and Empty Buildings), 13 (Sustainable transport), 14 (Design, quality and place), 15 (Local Living and 20 Minute Neighbourhoods), Policy 16 (Quality Homes) and 27 (City, town, local and commercial centres) of NPF4 and TC2 (Town and Local Centre), CH1 (Listed Buildings), CH2 (Development Affecting Conservation Areas), DP2 (Design), DP5 (Extensions and Alterations to Existing Buildings), DP7 (Infill, Backland and Garden Ground development), T1 (Development locations and accessibility) and T2 (General Transport Impact) of the adopted ELLDP.

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 affecting the setting of a listed building and development within a conservation area given in the Historic Environment Policy for Scotland (HEPS): April 2019.

Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states 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 and enhancing the building, its setting and any features of special architectural or historic interest which it possesses.

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states 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.

Also material to the determination of this application is the planning history of the site.

REPRESENTATIONS

Fifteen letters of written representation to the application have been received. All fifteen letters of written representation object to the proposed scheme of development. The main grounds of objection are:

- i) Contrary to Policy TC2 loss of ground floor commercial use;
- ii) Contrary to Policy CH1 and CH2 detrimental impact on listed buildings and conservation area. Inappropriate development in a conservation area and adjacent to listed buildings;
- iii) Contrary to Policy CH3 the building is capable of beneficial use in its current location, physical form and state of repair;
- iv) Contrary to Policy DP2, DP5 and DP7 in terms of design and impact on privacy and amenity of neighbouring residential properties, overlooking, loss of daylight;
- v) This is the fifth planning application for this property and continues to follow the same pattern as the previous applications which have all been refused permission on multiple grounds, including at subsequent appeals, and contravene the Council's Local Development Plan for our town;
- vi) The property is set in an immediate context of adjacent and attached listed buildings on both sides. There is an unacceptable level of risk associated with the proposed excavations for the basement. The risk of destabilisation of these listed building has been pointed out previously in 2019 (Scottish Government Reporter);
- vii) Objector states 'the applicant's planning statement seeks to assert that there is no commercial appetite for the property despite an extensive marketing campaign. We (objector) would argue that the asking price stated in the marketing material was well above a sensible commercial rate, and on a "price per square foot" basis was more in line with premium residential property prices in the most expensive postcodes of the capital. It is not surprising therefore that parties with a commercial interest were not prepared to meet the asking price. The property has not been marketed at a reasonable commercial value and there is nothing in the current application which would justify a shift in the Planning Department's position on this point;
- viii) Has been marketed but reason it remains unsold is because the asking price is unrealistic for this commercial building;
- ix) The apparent failure to sell or rent the premises appears to stem from the owners' decision to seek an 'above market rate' for the property which is unrelated to its viability;
- x) The applicant set a price which anyone with an understanding of commercial property and the local market would realise was far higher than any comparable values and instead

with an asking price in excess of £595,000 was valuing their property as though it were already residential. The price being demanded is far greater than any other commercial property offered to the market in North Berwick in recent times;

xi) Property has failed to attract a tenant or buyer which appears to stem from the owners' decision to purchase the property for approximately £555,000—significantly above its market value (marketed by RBS for offers over £225,000)—suggesting poor due diligence or speculative expectations of change of use approval. The overvaluation of the property is not a valid basis for granting a change of use;

xii) The applicant has purchased, above market rate, a commercial premises which they intended to change into a residential development. The building is listed and within a Conservation people should check the situation before purchasing a property as to what you are allowed to do;

xiii) 12 Westgate is a business premise and was so when sold to the applicants. Clearly, they never had any intention to use it for that purpose and have repeatedly requested change of use. 12 Westgate is in the heart of North Berwick and is perfect for continued business use for local people;

xiv) It is common knowledge that the applicant was the successful bidder for the property when it was marketed for sale by GVA on behalf of the bank. The price the applicant paid for the property is available for anyone to see through the Land Registry being over twice the asking price. Naturally it is entirely up to a person to decide what they want to pay for a property and in this instance, given the planning history, it is abundantly clear that the applicant was looking to secure the property solely for residential use and not to retain it for a 'town centre use'. However, in purchasing a property at a certain price, this should not then influence any argument as to whether the property is viable or not in context of an application to change the use of the property;

xv) The former banking hall was a busy branch of RBS for several decades. It is untrue that it is not viable as a commercial premises like an office or shop. It is a sizeable, purpose-built office premises in a prime location just off the busy High Street. There are many long-standing shops and offices in Westgate;

xvi) Approval of this application would establish a dangerous precedent, potentially encouraging speculative developers to purchase shops and offices in North Berwick, allow them to fall into disrepair, and subsequently seek change of use to convert these properties into high-value residences. Such conversions would prioritise short-term financial gain, including high sale prices or rental incomes from platforms like Airbnb, at the expense of the town's commercial vibrancy and community character;

xvii) Building should remain in commercial use it is in a prime location which would accommodate a business and create local jobs;

xviii) North Berwick is a vibrant High Street with very few commercial premises lying empty so there is a clear requirement for commercial space;

xix) Plan is to squeeze in a modern house which is entirely out of character with the surrounding streetscape, inappropriate in design and materials;

xx) 12 Westgate is not in its entirety a standalone property being attached in some format on both its side boundaries despite what the submitted plans might show. The proposal will directly affect properties outside of the applicants' control and ownership;

xxi) The grounds/basis for all previous planning application refusals for change of use to form 1 house remain;

xxii) The neglected state of the garden reflects the owners' apparent attempt to diminish the property's condition, demonstrating an unfortunate disregard for the town, its neighbours, the High Street, and local community initiatives such as North Berwick in Bloom, which strive to enhance the area's appeal;

xxiii) Over the years 12 Westgate has stood empty, the front garden has been poorly managed and now looks unkempt and untidy. The applicants have made little effort to secure any business offer to lease the property and have relied on hoping to eventually get the change of use approved. The potential for North Berwick to remain a thriving, local, niche small town relies on the success of the high street which has been described by many articles as a place that has bucked the trend of high street deterioration and closure of businesses;

xxiv) The Design and Access statement, on page 13, states "The Applicants will be converting a property, historically designed and built as residential, back into this use in a sympathetic manner." This statement is misleading, indeed factually incorrect. The majority of the subject property was purposely built as a banking hall in 1983.

xxv) Objector states that there have been refusals of planning permission for driveways off Westgate and this application is for a driveway and installation of a turntable which would result in the loss of on street parking. This would set a precedent;

xxvi) sensitivity of the site which concerns a listed building, an unlisted building, an adjacent and abutting listed building and all are located in the North Berwick Conservation Area. In addition, the north and south elevations are exceptionally visible. Proposal building design and materials is visually dominant and awkward in this sensitive location in North Berwick. The fenestration is exceptionally poorly thought through being a random variety of window treatments. There is no consistency and the effect is therefore unsympathetic and inauthentic.

xxvii) The daylight and sunlight report continues to assert full BRE compliance whilst ignoring the fact that its own calculations plainly state that three windows in the first-floor east elevation (Flat 14C) and a single window in the first-floor west elevation of 12B would all fail the Vertical Skylight Component (VSC) test. Visible sky is a significant element in terms of residential amenity. The occupants of the rooms mentioned would be presented with a blank wall at close quarters directly opposite these windows adversely impacting their amenity.

Objections relating to works being undertaken which may damage neighbouring properties which are outwith the applicant's ownership are separate legal matters and are not material considerations in the determination of this listed building consent application.

This application stands to be determined on its own merits however as the planning history of a site is a material consideration in the determination of an application objections relating to the Reporters Decision Notice for application 19/00493/LBC which proposed a near identical physical scheme of development may raise matters which are also relevant to this current planning application.

COMMUNITY COUNCIL COMMENTS

North Berwick Community Council as a consultee on the application state that both this planning application and accompanying listed building consent application 24/01291/LBC were discussed at the North Berwick Community Council meeting on 7 January 2025 and decided to object to it on grounds of loss of office space.

PLANNING ASSESSMENT

The Council's Environmental Health Officer as a consultee on the application advises he has no adverse comment to make on the application, being satisfied that the development would not have an adverse impact on any neighbouring land uses.

Scottish Water raise no objection to the planning application.

The application property and site are located within North Berwick Town Centre as defined by Policy TC2 of the adopted ELLDP.

Policy 27 of NPF4 states that with regards to town centre living:

- e) Development proposals for residential development within city/town centres will be supported, including:
 - i. New build residential development;
 - ii. The re-use of a vacant building within city/ town centres where it can be demonstrated that the existing use is no longer viable and the proposed change of use adds to viability and vitality of the area;
 - iii. The conversion, or reuse of vacant upper floors of properties within city/town centres for residential.
- f) Development proposals for residential use at ground floor level within city/town centres will only be supported where the proposal will:
 - i. retain an attractive and appropriate frontage;
 - ii. not adversely affect the vitality and viability of a shopping area or the wider centre; and
 - iii. not result in an undesirable concentration of uses, or 'dead frontages'.

The principle purpose of Policy TC2 of the ELLDP is to ensure that expansions or changes of use within town and local centres will not compromise the centre's vibrancy, vitality and viability. Town centre uses that are acceptable in principle include retailing, business and office use, restaurants, leisure and entertainment and the principle of a change of use from one of these uses to another will be supported. Policy TC2 states that residential use may be acceptable, particularly in a backland or above ground floor location. However, changes of use from a ground floor town or local centre use to residential use will only be permitted where there is evidence that the premises is no longer viable as a town or local centre use. New buildings within town or local centres will be expected to reflect the prevailing vertical mix of land uses by providing town centre uses on the ground floor and residential or other town centre use above where this would be appropriate in their context.

The application building comprising part of the ground floor of the Category B listed stone building together with the unlisted single storey extension on the west elevation were both last in commercial use as the North Berwick Branch of The Royal Bank of Scotland with a floor area of some 110 square metres. The application building has been lying vacant since the branch closed in 2018. As such the authorised planning use of the building remains as a bank, a commercial use which falls within class 1A of the Town and Country Planning (Use Classes) (Scotland) Order 1997). As such the application building could be used for any commercial class 1A use (Shops and financial, professional and other services) without the need for planning permission. The building may also my suitable for alternative town centre uses within use classes 3, 10 and 11 however planning permission for a change of use to such uses would be required and any planning application proposing a change of use of the building for such uses would require to be assessed and determined on its own merits.

Following the closure of The Royal Bank of Scotland the property was marketed for sale in 2018 as a commercial property with an asking price of over £225,000. The Council is aware that at that time a number of offers were made for the premises for commercial uses

including an offer submitted by East Lothian Land Limited, which was over the asking price, for the whole building for commercial purposes, which was unsuccessful. The applicant submitted an offer for the premises which was successful and they purchased the application property in 2018. Since then the building has been lying vacant.

Since the applicant purchased the property in 2018 they have sought planning permission for the change of use of the application property to residential on three separate occasions through three separate planning applications, (two of which included some form of small commercial element), namely applications 19/00472/P, 20/00594/P and 22/00233/P all of which have been refused. The applicant appealed the refusal of both application 19/00472/P and 20/00594/P both of which went to two separate Local Review Bodies where both Local Review Bodies upheld the decisions and refused the applications for the reasons set out in the Decision Notices

Most recently the applicant submitted a planning application, 22/01299/P, for the alterations, extension and subdivision of the building and part change of use to form 2 class 2 units and a class 3 café which was granted planning permission in February 2023. This planning permission has not been implemented and remains extant.

As stated in the applicants supporting Planning Statement evidence of the first marketing of the property was previously submitted in support of previous planning application 22/00233/P. Given the considerable difference in asking price of the applicant's marketing of the property at offers over £595,000 when compared to when the property was purchased by the applicant when it was marketed by The Royal Bank of Scotland in 2018 for offers over £225,000 and given the requirements of Policy TC2 as part of the determination process of planning application 22/00233/P East Lothian Council, as Local Planning Authority, sought the advice of the District Valuer to establish the value of the premises to establish whether the property had been marketed at a 'reasonable price'. The District Valuer provided a report at the time of the determination of previous application 22/00233/P which concluded that the property was being marketed at offers over £595,000 which the District Valuer stated was excessive and which did not reflect the current planning position of the premises nor did it account for conversion costs should a change of use be granted. As such it was reasonably concluded that at the time of the determination of previous application 22/00233/P that the asking price of offers over £595,000 for the Class 2 (now class 1A) property was not reasonable and as such the proposed change of use of the bank building to residential proposed through application 22/00233/P was contrary to Policy TC2 of the adopted ELLDP.

As was the case in the determination of previous planning applications, in relation to the assessment of this current planning application for the proposed change of use of the bank to residential the ELLDP states in relation to Policy TC2 that "The Council seeks to ensure that expansions or changes of use within town centres and local centres will not compromise the centre's vibrancy, vitality and viability. In principle, changes of use from one town centre use to another will normally be acceptable. Changes of use from a ground floor town centre use to residential use will be permitted only where there is evidence that the premises is no longer viable as a town centre use. In practice this will mean an applicant providing evidence of a formal marketing campaign for town centre uses at a reasonable price for a minimum of six months, including details of methods of marketing, relevant dates, copies of particulars, and details of all interest and offers received. 'Town centre uses' in the context of this policy will include uses within classes 1, 2, 3, 10, and 11, and any other uses with similar characteristics that generates significant footfall." (now use classes 1A, 3, 10 and 11).

As such in relation to the requirements of Policy TC2 what is relevant and a material consideration in the determination of this application, as indeed was the case in the determination of previous planning application 22/00233/P, is whether the existing commercial property has been marketed at a 'reasonable price'.

In support of the application a sales brochure from the selling agent Galbraith stamped 'Draft' stating that the building, as existing, has a ground floor size of some 123.93 square metres with an asking price of "Offers over £595,000 are invited for the Heritable interest. Only unconditional offers will be considered." was submitted with the application as evidence of the marketing of the property.

In this regard as part of the determination of this current application East Lothian Council, as Local Planning Authority, has again sought the advice of the District Valuer to establish the value of the premises and establish whether the commercial premises has been marketed at a reasonable price. The District Valuer has provided a report which states the subjects externally are in a reasonable state of repair, with no material defects noted. The internal accommodation is essentially in a poor condition with exposed brickwork and concrete flooring and the property could best be described as being in shell condition. The District Valuer states that their previous valuation (during the determination of previous application 22/00233/P when a site inspection was not undertaken) assumed a reasonable standard of repair, with minor upgrades and fit out required by a potential purchaser. However, on inspection for the current Valuation Report for the consideration of this application it was noted that WC facilities have been removed, and the former ATM opening has not been sealed and is only boarded up. The electrical unit is exposed and the windows appear to be in a poor state of repair requiring replacement. The front garden area was also overgrown at the time of inspection. As such the District Valuer states that works would therefore be required by a potential purchaser in order to bring the property to a reasonable standard. The District Valuer gives a capital value of £300,000 for the property in its existing use and condition with vacant possession prior to the consideration of any hope value. The District Valuer states that they have also considered whether planning permission for the first floor extension and proposed reconfiguration to provide two ground floor offices and a café over ground and first floors (planning permission 22/01299/P) would result in a higher value. The District Valuer states the proposal is fairly speculative, and they are not convinced that the proposed layout, particularly that associated with the café, would be viewed as attractive to potential purchasers such that any enhancement in value associated with this proposal would be outstripped by the costs to undertake the works. Should planning permission be granted in the future for residential the District Valuer concludes that the market value of the owner's heritable interest with vacant possession is £415,000, calculated assuming a floor area for a residential property similar to that proposed for the café and office scheme. The District Valuer states that a change of use is a possibility if commercial demand is proven to be non-existent. However, this can only be proved if the property is marketed at a price reflective of commercial value. In this regard the District Valuer states that they are aware that the property has been marketed at offers over £595,000 however the District Valuer is of the view that this figure is excessive, even for residential value, particularly given the internal condition of the property and of course lack of planning permission. The District Valuer concludes that in their view the property should be marketed at a figure closer to £300,000 to demonstrate whether there is any demand for commercial use at this location, with the applicant potentially expecting to realise offers in the region of £415,000 from potential purchasers factoring in hope value for residential use.

Therefore, given that the District Valuer states that the property should be marketed at a figure closer to £300,000 to demonstrate whether there is any demand for commercial use at this location and the applicant has marketed the property at offers over £595,000, almost double the District Valuer's value, it can reasonably be concluded that the current asking price of offers over £595,000 for the existing commercial Class 1A property is not reasonable.

The Council's Economic Development Service concurs with the view of the District Valuer, and would additionally note that demand for commercial premises within East Lothian and North Berwick Town Centre remains buoyant. The marketing of the building at the price quoted and in the manner presented in the particulars has not established that it is unsuitable as commercial space.

Accordingly The Council's Economic Development Service objects to the change of use proposal on the following grounds:

- i) The conversion of the current Class 1A commercial space to residential use represents an unacceptable loss of ground floor commercial floor space contrary to policy TC2 of the adopted East Lothian Local Development Plan 2018;
- ii) Whilst a further period of marketing has been undertaken by the current owner this has not established that the building is no longer suitable for commercial use. The Council's Economic Development Service note that the marketing particulars suggested that the building was suitable for conversion or demolition and re-build despite the previous refusals and dismissed appeals for change of use;
- iii) The applicant has provided an office use viability statement that suggests the payback period on the investment required to bring the property up to a good lettable standard would be 6.77 years (or 5.12 years if consequential costs are deducted), which The Council's Economic Development Service would consider reasonable;
- iv) The marketing of the building was at an 'offers over' price far in excess of a reasonable market value for the building as commercial space or as a prospect for conversion in this location.

The information stated in the submitted Planning statement advises that despite the excessive asking price of offers over £595,000 there has been considerable interest in the property with Galbraith having 'carried out some 80 viewings since September 2023'. If the property was marketed at a reasonable price, for the existing commercial premises and authorised planning use, as stated by the District Valuer, there may well be interest and offers for the continued commercial use of the building.

Accordingly, as the proposed scheme of development would result in the loss of a ground floor Class 1A 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, this proposal is contrary to Policy 27 of NPF4 and Policy TC2 of the ELLDP.

This current application is the fourth planning application the applicant has submitted in recent years seeking a change of use of the commercial premises to residential. Since purchasing the property the applicant has previously alleged that it is not the asking price of the property that is preventing her from selling it but in fact the planning history of the property. However, the recent planning history of the property is as a result of the applicant having purchased a commercial premises which was marketed by the Royal Bank of Scotland

for offers over £225,000 for which she intended to use for residential purposes and as such made a successful offer of £555,555 (more than double the commercial asking price). As a purchaser the applicant was obviously entitled to pay whatever she wished for the commercial property (at her own risk) and likewise the applicant as the current owner of the property is entitled to accept or reject any offer for the property however this does not demonstrate that the property is not viable as a commercial premises. What the applicant paid for the property or is willing to accept for the sale of the property is not a material consideration in the determination of this planning application and as such should not dictate the use of the property, it does not outweigh Development Plan Policies. Therefore the planning history of the building does not outweigh the fact that the change of use of it to residential would result in the loss of a ground floor Class 1A 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, given that the property has not been marketed at a 'reasonable price', contrary to Policy 27 of NPF4 and Policy TC2 of the adopted ELLDP.

The existing single storey part of the former bank building has its rear elevation on the northern boundary of the application site where it delineates the boundary between the former bank premises and the garden ground of the neighbouring residential property of no. 12B Westgate which is located to the immediate north and east. A single window which served the kitchen area of the former bank building is located within the north elevation of the existing single storey part of the former bank along with a bay window within the rear elevation of the bank building, within the original Victorian building which served the bank office. The single storey part of the bank has its west elevation on the western boundary of the application site with the curtilage of the Category B listed former Blenheim House Hotel building, its front elevation in line with the building frontage of the entrance vestibule of the former bank which is located within the western part of the Category B listed stone building which is set back from the principal frontage of the main part of the listed building. The existing single storey flat roof part of the former bank building has a largely rectangular footprint and extends some 10 metres in width from the original west elevation of the original stone building of 12 Westgate to the west boundary wall of the application site and some 9 metres in depth.

Drawings submitted with the application indicate alterations and extensions to the existing building to facilitate its change of use to a house which would provide living accommodation over three levels. It is indicated that the existing main entrance door of the former bank and sidelight windows within the southern (front) elevation of the original listed stone villa would be retained as existing but that the door would be locked shut with the sidelight windows serving a proposed kitchen which would occupy the eastern part of the former bank building with the proposed kitchen and dining area of the proposed new house to be located within the western part of the ground floor of the original stone listed villa. The existing bay window within the north elevation of the western part of the ground floor of the original stone listed villa would be retained to serve the proposed dining area.

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 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 reinstated along the same building line as that of the existing single storey banking hall extension building. This section would consist of, at

ground floor level, a glazed pedestrian access door entrance into the ground floor of the proposed house with a glazed floor to ceiling window on the western side of the door. At first floor level it is proposed that a flat roofed glazed extension be formed measuring some 2.3 metres in width and some 8.2 metres in length from north to south elevations with a roof height of some 6 metres. The proposed first floor extension within the eastern part would be some 1.8 metres from the west elevation of the neighbouring residential property of 12B Westgate.

The second component of the proposed two storey extension being the western part of the proposed extension would be gable fronted onto Westgate and have a pitched roof clad in slate. The walls of the south elevation would be finished in stone while the walls of the north elevation would be clad in timber effect cement cladding coloured turquoise. This part of the proposed extension would have a ridge height of some 9 metres, being the same height as the ridge height of the adjoining listed building of no.12B Westgate and neighbouring listed building of no.14 Westgate, with the pitched roof measuring some 10.5 metres in length along the north to south roof slopes. The extension would have grey coloured aluminium framed windows and doors.

The western part of the south elevation would be some 5.6 metres wide and would be reinstated some two metres forward from the existing south elevation building line, with a projecting floor to ceiling glazed bay window some 2.8 metres in width projecting a further 0.5 metres further forward being some 2.5 metres forward from the existing south elevation building line. As proposed the ground floor would measure at most some 13 metres in length from its furthestmost points of the north and south elevations. The south elevation (frontage) of the first floor extension would have the same building line as the ground floor, with the exception of the projecting ground floor bay window which would project 0.5 metres forward, while the north elevation of the first floor extension would be set back at most some 2.5 metres and at its closest point some 1 metre from the ground floor north elevation as such the first floor extension would be some 10 metres in length.

The proposed scheme of development also proposes the formation of a third floor of accommodation which would be formed through excavation to form a lower ground floor level which would provide a recreation room, shower room, utility/plant room a store internal staircase and lift.

At first floor level the proposed extension would provide a bedroom with ensuite, lounge with kitchenette, a flat roof (inaccessible) and internal stair and lift with. While at ground floor level the proposed extension would accommodate an entrance hall, living room/library, bedroom with ensuite, w.c. together with the dining/kitchen which would be located in the western part of the original stone listed building.

The scheme of development the subject of this application has been slightly reduced in size when compared to the scheme of development the subject of previous applications 19/00493/LBC and 19/00472/P. As now proposed the western component of the proposed 2 storey extension including the projecting bay window would now project some 2.5 metres forward from the existing south elevation building line of the former banking hall building rather than the 4.5 metres proposed previously in the scheme of development and now would be slightly behind the south (front) elevations of both the adjoining listed building of no.12B Westgate and neighbouring listed building of no.14 Westgate. However, the proposed extension would still protrude some 2.5 metres forward of the existing main entrance door of

the former bank which is located within the western part of the adjacent listed building. The proposed extension at first floor level would now be a further 0.3 metres off the western elevation of the adjacent listed building of 12B Westgate being 1.8 metres off this elevation rather than the previously proposed 1.5 metres with the exception of these changes and changes to the north elevation ground floor windows the proposed scheme of development is largely unchanged. Therefore, the proposed scheme of development remains for a two storey gabled pitch roofed extension with a ridge height of some 9 metres and a front building line some 2.5 metres forward of the existing flat roof single storey building it is proposed to replace. It proposes a two storey extension which would be some 2 metres off the east boundary of the adjacent listed building of no.14 Westgate and some 1.8 metres off the west elevation of the adjoining listed building of no.12B Westgate.

The existing single storey former banking hall building is subservient to the adjoining and adjacent listed buildings in terms of its physical form, scale, massing, height and forward building lines.

The proposed scheme of development of a building with three differing roof levels (ground floor flat roof, first floor flat roof and first floor apex roof) would grow the scale, mass and prominence with distance from the adjoining listed building. This design is forced by the presence of the existing first floor side window within the west elevation of the adjoining listed building no.12B Westgate to the east. The proposed scheme of development would also result in a narrow gap (some 2 metres) between the first floor of the proposed building and the adjacent neighbouring listed building of no.14 Westgate located to the west. In terms of impact on the conservation area, this part of the North Berwick Conservation Area is characterised by buildings from the late 19th and early 20th century with subservient more recent extensions also present. The application site occupies a prominent location on Westgate within the North Berwick Conservation and the proposed scheme of development with the proposed two storey gabled pitched roof extension, window details and materials would make for a tight fitting, overly dominant and awkward addition to this part of the North Berwick Conservation Area, additionally the north (rear) elevation of the proposed building would be clearly visible in public views from various parts of Elcho Green and from the harbour when looking in its direction. As such the proposed scheme of development, by virtue of its height, scale and size, would neither preserve or enhance the special architectural or historic character or appearance of this part of the North Berwick Conservation Area contrary to Policies 7 and 14 of NPF4 and DP2 and CH2 of the adopted ELLDP.

The North Berwick Conservation Character statement states 'Glimpses of the sea between buildings are part of the seaside town's character'. However, in this case public views of the sea from Westgate are already obscured by the existing single storey extension. Consequently, there would be no loss of public views of the sea by the proposed development.

Within the north elevation of the proposed extension are a number of openings, at ground floor level two new high level rectangular window openings are proposed, one serving a bedroom and one serving an ensuite, the existing bay window within the original part of the building which previously served the office of the bank would serve the proposed open plan dining/kitchen of the proposed house.

Given that the north elevation of the application property is located on the mutual boundary with the residential garden of the neighbouring residential property of no. 12B Westgate it is

not possible to erect any boundary screening at ground floor level to prevent direct looking into the existing garden ground of the residential property of no. 12B Westgate which is located immediately outside the windows within the north elevation of the building.

As such the drawings submitted with the application indicate that the existing window within the north elevation of the building which served the kitchen of the former bank would be blocked up in stone to match the existing building. It is indicated that two new high level window openings would be formed at ground floor level within the north elevation, one serving a bedroom and one serving an ensuite. The submitted drawings also indicate that at first floor level within the north elevation five floor to ceiling doors which the drawings state would have a sliding opening mechanism would be formed to serve the proposed first floor lounge with kitchenette. The layout plan submitted with the application also indicates that an open plan dining/kitchen would be provided within the eastern part of the building at ground floor level which would be served by the existing bay window, which served the office of the former bank, within the north elevation of the building, the former bank main entrance door and two narrow sidelight windows on either side within the south elevation. In addition to the existing former bank main entrance door and two narrow sidelight windows the layout plan submitted with the application also indicates that a new three pane floor to ceiling projecting bay window would be formed in the south (front) elevation of the western part of the proposed two storey extension at ground floor level to serve a proposed living room/library and a new glazed entrance door with side glazed panel would be formed in the central part of the proposed new south (front) elevation to serve an entrance hall, while at first floor level a new 12 pane astragal window would serve a proposed bedroom and two floor to ceiling pane windows would serve the first floor hall within the flat roof element of the proposed two storey extension.

East Lothian Council Supplementary Planning Guidance 'Design Standards for New Housing Areas' whilst being produced in relation to new housing developments none the less provides relevant guidance in relation to privacy distances, overlooking and residential amenity for residential properties. It states that 'in designing new developments sensitive consideration requires to be given to maintaining the outlook and levels of privacy for both occupants of existing residential dwellings and new residential dwellings. New dwellings close to plots boundaries, in particular flats, can be intrusive when viewed from existing gardens or from within existing dwellings. In assessing whether or not a proposed new development would result in harmful overlooking and therefore loss of privacy to existing neighbouring residential properties it is the practice of the Council, as Planning Authority, to apply the general rule of a 9 metres separation distance between the windows of a proposed new building and the garden boundaries of neighbouring residential properties and an 18 metres separation distance between directly facing windows of the proposed new building and the windows of existing neighbouring residential properties.' While this application is not for the erection of a new housing area it is for the change of use and extension of a building to create a new residential dwelling which is not close to but actually positioned on the mutual boundary with an existing residential dwelling and as such the guidance for privacy distances, overlooking and residential amenity for residential properties is relevant to the determination of this application.

The physical relationship of the application property with the area of garden ground to the immediate north which is in separate ownership and use as the residential garden ground of the neighbouring residential property of no.12B Westgate would appear to be something that cannot be altered. As such the juxtaposition of the house proposed through this application

with its bay window on the boundary with the existing neighbouring residential property and its associated garden ground requires to be assessed with regards to the residential amenity of both the occupants of the existing neighbouring residential property of no. 12B Westgate and that of the occupants of the proposed residential property.

It is proposed that in an attempt to protect the residential amenity of the existing residential property of no. 12B Westgate the existing bay window in the north elevation which would serve the dining/kitchen of the proposed house would have its lower panes fitted with obscure glazing to prevent overlooking of the garden immediately outside this window. While the fitting of obscure glazing within the existing bay window may prevent overlooking it would also prevent the occupants of the proposed house from having any outlook from the proposed dining/kitchen to the north as such the only outlook from the proposed dining/kitchen would be the two narrow sidelight windows on either side of the existing former main entrance door within the south elevation fronting onto Westgate. Likewise, the two high level windows proposed to serve the bedroom and ensuite while they may prevent direct overlooking they would also prevent the occupants of the proposed house from having any outlook from either of these rooms particularly the bedroom. In this regard it is not unusual for bathrooms or ensuites to have no outlook and as such the ensuite having no outlook would not itself be unacceptable.

As was the case with previous refused applications 19/00472/P, 20/00594/P and 22/00233/P given that the proposed house would be formed through the proposed change of use of the existing building which has its north elevation on the boundary of the site with the residential property of no. 12B Westgate, the proposed house cannot be provided with any garden ground to the north. As such the ground floor windows within the north elevation including the two proposed high level windows, one serving a bedroom and one serving an ensuite and the bay window serving the dining/kitchen of the proposed house even with obscure glazing would not be private given the use of the land to the immediate north as the garden ground of the neighbouring residential property of no. 12B Westgate.

With the physical relationship of the existing bay window and proposed high level bedroom and ensuite windows on the mutual boundary and fronting immediately into the garden of the neighbouring residential property of no.12B Westgate there would be no separation distance provided between the existing occupants of the residential property of no.12B and the occupants of the proposed house. In such a close arrangement the occupants of the existing residential property of no.12B would experience a significant reduction in the residential amenity currently provided to them and the occupants of the proposed house would not be provided with an acceptable level of residential amenity given that the garden ground immediately in front of those windows would be in use by the occupants of a separate residential property. The existing occupants of the residential property of no.12B are entitled to use their garden ground however they chose, having a windows at ground floor level serving a separate residential property directly facing into their garden is likely to result in residential amenity issues for the occupants of both the existing residential property of no. 12B Westgate and the occupants of the proposed residential property.

The fact is that the garden to the immediate north of the proposed residential property is part of the private rear garden of the neighbouring residential property of no. 12B Westgate. While there is an existing window within the north elevation of the existing single storey part of the former bank building this served the kitchen of the former bank and both it and the existing north facing bay window in the main part of the stone building, which was last in use

as an office for the bank, were only used during the business hours of the bank. The building and the windows within it were not in use 24 hours a day seven days a week.

The submitted drawings also indicate that at first floor level within the north elevation five floor to ceiling doors which the drawings state would have a sliding opening mechanism would be formed to serve the proposed first floor lounge with kitchenette. A flat roof which is stated on the drawings as being inaccessible is proposed between the five floor to ceiling glazed doors within the north elevation of the first floor extension and north elevation ground floor wall, as such the first floor clear glazed doors would be set back at most some 2.5 metres and at their closest point some 1 metre from the ground floor north elevation (mutual boundary with the neighbouring residential property of no.12B Westgate) with an obscurely glazed parapet wall installed along the north elevation at first floor level in an attempt to prevent overlooking from the first floor glazed doors into the neighbouring residential gardens. While it is stated on the drawings that the flat roof would be inaccessible, given that the drawings detail five glazed floor to ceiling sliding doors there would be nothing to prevent occupants of the proposed house opening the five sliding doors and gaining access to the flat roof and utilising it as a first floor roof terrace which would enable direct overlooking of the neighbouring residential properties and gardens.

While the planning history of a site is a material consideration in the determination of an application and the scheme of development approved through the grant of planning permission 22/01299/P did include windows at first floor level within the north elevation these, were not to serve a residential property but a rather a commercial use and comprised of four high level window panes with their bottom cills at a height of some 1.8m above the first floor finished floor level (FFL) and as such preventing direct views from these windows to the north and overlooking of the neighbouring residential properties and their garden grounds. The Officer Report on that application stated 'Given the close relationship of the proposed first floor extension and windows within this elevation to the northern boundary of the site, windows would not be supported should they be of a normal height which would enable views out to the north while occupants of the first floor were seated or standing as this would result in unacceptable overlooking and a reduction in residential amenity to the occupiers of the neighbouring residential properties. In the particular circumstances of this application the windows are only acceptable as they are now proposed to be high level such that the bottom cill of the windows would be set at a height of some 1.8 metres above the first floor finished floor level (FFL).' Additionally in the scheme of development the subject of planning permission 22/01299/P the proposed first floor extension together with its high level windows was set back at most some 3m from the ground floor north elevation building line and at its closest point some 2m from the northern boundary.

The proposed scheme of development with five floor to ceiling glazed doors set back at most some 2.5 metres and at their closest point some 1 metre from the ground floor north elevation (mutual boundary with the neighbouring residential property of no.12B Westgate) and enabling access onto a flat roof which could be used as a roof terrace even with an obscurely glazed low parapet wall installed would enable views out to the north while occupants of the first floor lounge with kitchenette were seated or standing and this would result in unacceptable overlooking and a reduction in residential amenity to the occupiers of the neighbouring residential properties. As such the proposal would be contrary to Policies 16 of NPF4 and DP5 and DP7 of the adopted ELLDP.

The submitted drawings indicate that the proposed two storey extension would be built on the west boundary of the former bank premises some 2 metres from the east elevation of the listed former Blenheim House Hotel Building and some 1.8 metres from the west elevation of the residential property of no. 12B Westgate. The former Blenheim House Hotel building is now in residential use as four flats. There are two windows at ground floor level within the east elevation of the former Blenheim House Hotel building one serving a utility and one serving a bathroom and three windows at first floor level one serving a bedroom, and the other two serving a living room. There would be no openings within the west elevation of the proposed extension. Given the height of the proposed extension with its ridge height of 9 metres and eaves height of some 6 metres, the occupants of the first floor residential property within the former Blenheim Hotel building would be presented with a blank wall some 2 metres from the windows which serve the rooms of that property, reducing the level of residential amenity to that property. A corner floor to ceiling window would be present within the east elevation of the first floor flat roofed element of the extension with the remainder of that elevation having no openings. Given this, the occupants of the residential property of no. 12B Westgate would be presented with a solid wall some 1.8 metres from the bedroom window which is positioned within the west elevation of that property reducing the level of residential amenity to that property.

The applicant has submitted in support of the application a 'Daylight and Sunlight Report' prepared by Malcolm Hollis dated 07 June 2019 together with an update assessment dated 01 June 2020. It is noted that the 'Daylight and Sunlight Report' dated 07 June 2019 is the identical report previously submitted for the scheme of development which was the subject of previous refused application 19/00472/P and that the update assessment dated 01 June 2020 is the identical report previously submitted for the scheme of development which was the subject of previous refused application 20/00594/P. In that the scheme of development which was the subject of refused application 20/00594/P was for a completely different physically form of development being a two storey flat roof extension the update assessment dated 01 June 2020 is of no relevance to the assessment of the current scheme of development the subject of this planning application.

However, the 'Daylight and Sunlight Report' dated 07 June 2019 previously submitted with refused application 19/00472/P given that the scheme of development in its physical form in height and massing for that refused application is near identical to the scheme of development the subject of this current application which is for a two storey pitched roof extension with ridge height of some 9 metres is relevant. This report demonstrates in Appendix D 'Daylight Study' that the proposed scheme of development would result in a significant reduction in daylight to the first floor windows of the residential property within no.14 Westgate, the former Blenheim Hotel building, indeed it shows that the amount of available daylight from the sky (Vertical Sky Component) received by the three windows on the east elevation as a result of the proposed development would be reduced such that it would fail to meet the BRE Compliant standard. Likewise the amount of daylight to the first floor window on the west elevation of the residential property of no.12B Westgate which serves a bedroom would also be reduced as a result of the proposed scheme of development to below the BRE Compliant standard. While the ground floor residential property within no.14 Westgate, the former Blenheim Hotel building, has a utility window and a bathroom window some 2 metres from the existing boundary wall the proposed two storey extension would by virtue of its increased, scale, height and massing have a detrimental impact on the residential amenity of this property. As such the proposal would be contrary to Policies 16 of NPF4 and DP5 and DP7 of the adopted ELLDP.

The proposed scheme of development indicates that grassed areas would be provided to serve as garden ground for the proposed house to the immediate south (front) of the proposed house. This area of garden ground fronting onto Westgate would not be private given the low level boundary walls which front Westgate. Given that the proposed extension would be built on the boundary of the site with the residential property of no. 12B Westgate, the proposed house cannot be provided with any garden ground to the north. As such the ground floor windows within the north elevation of the proposed extension serving the rooms of the proposed house, namely a bedroom, ensuite and dining/kitchen, would not be private given the use of the land to the immediate north as the garden ground of the neighbouring residential property of no. 12B Westgate. Given this the occupants of the proposed house would not be provided with a satisfactory level of privacy or amenity contrary to Policies 16 of NPF4 and DP7 of the adopted ELLDP.

The existing bank has a pedestrian access off the classified road (B1346) of Westgate. It is proposed that the existing access be widened to facilitate the formation of a vehicle access and driveway to serve the proposed house. The driveway would be formed through the hardsurfacing of the southern part 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. In addition two grassed areas are to be formed between the proposed driveway and the south (front) elevation of the proposed house. The proposed area of garden ground fronting onto Westgate would not be private given the low level boundary walls which front Westgate.

The Council's Standards for Development Roads states that a new access onto a classified road requires a turning space within the site to ensure vehicles can access/egress the public road in a forward gear. Rather than provide the required turning space it is proposed that a vehicle turntable would be provided.

The Council's Road Services advise that the proposed single off-street parking space is in line with ELC parking standards for a residential dwelling of this scale. Road Services state that while provision of the off-street space would potentially lead to a small loss of on-street parking, this would be accepted given availability elsewhere. Road Services state that they note that the existing pedestrian access would be widened to accommodate vehicular access, that inward opening gates would be installed, that the driveway would be surfaced with sandstone flag paving and that a vehicle turntable is proposed. Road Services advise that the proposal is acceptable subject to the following:

- (i) Driveway should be permeable to reduce water run-off, and any run-off should be directed away from the road;
 - (ii) The gradient of the driveway should be a maximum of 10%, and there should be an accessible path (maximum gradient 5%), from the driveway to an external door to the house;
 - (iii) The proposed vehicle turntable should be installed and operational prior to the driveway being brought into use and should be retained and maintained in full working order and be available for use at all times to enable vehicles to access/egress the site in a forward gear.
- These matters could be controlled through a condition of a grant of planning permission. As such subject to the aforementioned requirements the Council's Road Services raise no objection to the proposal being satisfied that it would not have an adverse impact on pedestrian or road safety. Accordingly the proposal would not be contrary to Policies 13 of NPF4 and T1 and T2 of the adopted ELLDP.

The former bank building occupies a prominent roadside position fronting onto the classified road (B1346) of Westgate to the south. Westgate is characterised on its north and south sides by buildings with front gardens of various sizes which are generally enclosed by low stone roadside boundary walls to their front. All of this significantly contributes to the character of the streetscape and of this part of the Conservation Area. Vehicle accesses and parking in the front gardens of buildings are not an established characteristic of this part of the Conservation Area.

The proposed vehicular access would be formed through the widening of the existing access. This would require the removal of sections of the listed low wall along the southern boundary of the site that encloses the roadside boundary of the building. 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 two areas of grass to the immediate south (front) elevation of the proposed building the southern part of the site between the proposed extension and grassed areas and the road frontage would be hard surfaced in sandstone flagstone paving. 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 and the contribution it, in its relationship with the building and the existing low boundary wall, makes to the character of the streetscape of Westgate and of the Conservation Area. With the exception of the long established access and car park that serves the former Blenheim House Hotel building, there are no other vehicular accesses formed in the roadside boundaries of neighbouring residential properties and no associated hardstanding areas formed in their front gardens.

Due to the visual prominence of the application site, the proposed widening of the access and formation of the hardsurfaced area with vehicle turntable to facilitate the parking of a vehicle on site would be an intrusive and incongruous change to the character and appearance of the streetscape of Westgate and of this part 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 and would also have a detrimental impact on the setting of the Category B listed building contrary to Policies 7 of NPF4 and CH1 and CH2 of the adopted ELLDP.

The proposed house given its location within North Berwick town centre would be capable of being accessible by foot to local services as such it would not be contrary to Policy 15 of NPF4.

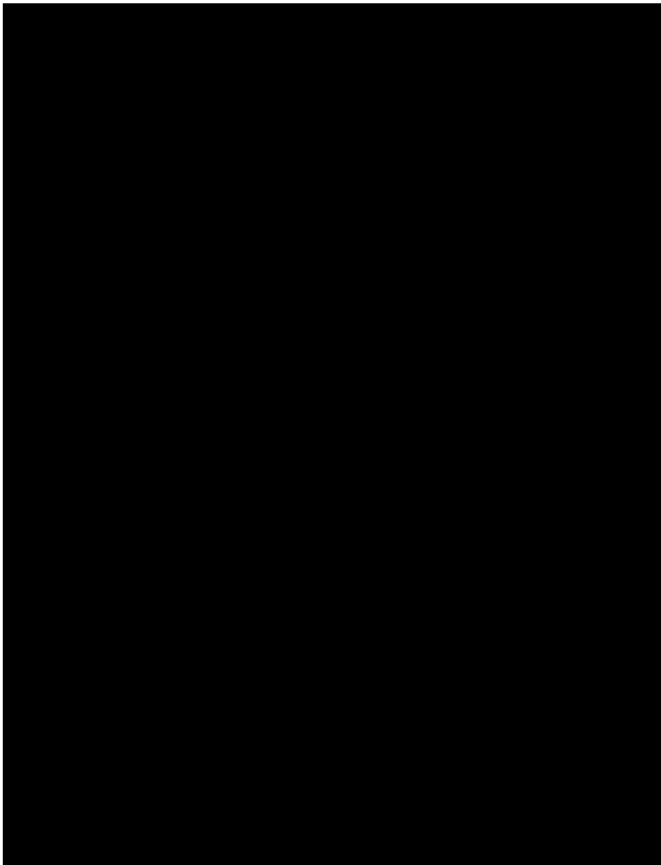
In conclusion the proposed scheme of development is not in accordance with the Development Plan and there are no material planning considerations that outweigh the fact that the proposed scheme of development is not in accordance with the Development Plan.

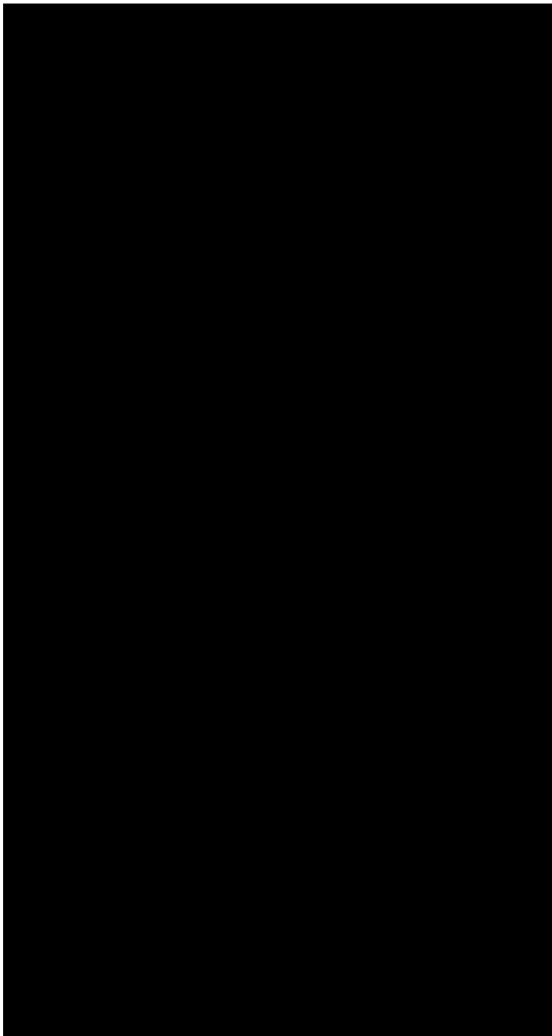
Reasons for Refusal:

- 1 The proposed scheme of development would result in the loss of a ground floor Class 1A 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 Policies 27 of NPF4 and TC2 of the adopted ELLDP.

- 2 The proposed extension by virtue of its size, scale, alignment and height would not be subservient to the existing listed building and as such would be harmful to the special architectural and historic interest of the listed building and would neither preserve nor enhance the character and appearance of this part of the North Berwick Conservation Area contrary to Policy 7 of NPF4 and Policies CH1 and CH2 of the adopted ELLDP.
- 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 7 of NPF4 and Policy CH2 of the adopted ELLDP.
- 4 The proposed scheme of 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 16 of NPF4 and Policy DP5 of the adopted ELLDP.
- 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 ELLDP.

LETTERS FROM





26th February 2025

App No. 24/01290/P

**EAST LoTHIAN COUNCIL
DECISION NOTICE**

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013**

**Dr and Mrs Sharp
c/o Gray Planning & Development Ltd
Per Neil Gray
AYE House
Admiralty Park
Rosyth
Dunfermline
KY11 2YW**

APPLICANT: Dr and Mrs Sharp

With reference to your application registered on 3rd December 2024 for planning permission under the above mentioned Acts and Regulations for the following development, viz:-

**Alterations, extensions and change of use of bank to form 1 house, formation of off road parking, hardstanding areas and associated works
at
12 Westgate
North Berwick
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 1A 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 Policies 27 of NPF4 and TC2 of the adopted ELLDP.

- 2 The proposed extension by virtue of its size, scale, alignment and height would not be subservient to the existing listed building and as such would be harmful to the special architectural and historic interest of the listed building and would neither preserve nor enhance the character and appearance of this part of the North Berwick Conservation Area contrary to Policy 7 of NPF4 and Policies CH1 and CH2 of the adopted ELLDP.
- 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 7 of NPF4 and Policy CH2 of the adopted ELLDP.
- 4 The proposed scheme of 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 16 of NPF4 and Policy DP5 of the adopted ELLDP.
- 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 ELLDP.

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>
DWG 1	-	22.11.2024
1141-PL-02	-	22.11.2024
1141-PL-03	-	22.11.2024
1141-PL-04	-	22.11.2024
1141-PL-09	-	22.11.2024

DWG 2	-	02.12.2024
1141-PL-05	A	02.12.2024
1141-PL-06	A	02.12.2024
1141-PL-07	A	02.12.2024
1141-PL-08	A	02.12.2024
1141-PL-11	-	02.12.2024
1141-PL-12	-	02.12.2024
1141-PL-13	-	02.12.2024
1141-PL-01	A	03.12.2024
1141-PL-10	-	03.12.2024

7th March 2025



Keith Dingwall
Service Manager - Planning
(Chief Planning Officer)

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.



Installation Guide

Models covered

3800C

4100C

4500C

5000C

6000C



MADE IN BRITAIN, **SPINNING** ALL OVER THE WORLD



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The owner of the turntable must ensure that the safety devices provided are kept in good order.

Operators must have read and understood the instructions and safety precautions contained in this document before being permitted to use the turntable.

Any recommended maintenance regime suggested by this manual must be put into place by the owner.

Under no circumstances may protection devices be overridden, removed, or interfered with in any way during the normal production process.

Guards or protection devices removed or overridden for maintenance, setting, or other essential work, should only be done with electrical power isolated from the turntable. Safety devices must be replaced before bringing the turntable back into operation. Under no circumstances should the turntable be run with any safety features removed.

It is essential that only cars that are within dimension and weight specifications be used on this turntable.

Repairs and modifications carried out by the owner, or third party on the owners behalf, not specifically authorised by manufacturer, will be the sole responsibility of the owner who will take responsibility for any related rectification and damage issues.

Do not operate the turntable if either the control cabinet or the motor housing are exposed.



These areas have live electrics and hazardous moving parts that can cause harm

Models covered by this manual

This installation manual covers the 3800c, 4100C, 4500C, 5000C & 6000C variants of Spin-It Car Turntables.

Both motorised and manual options are covered in this manual.

Ensure the turntable base is flat

Any un-evenness in the finished surface will result in the turntable running uneven.

Ensure that the finished base is firm

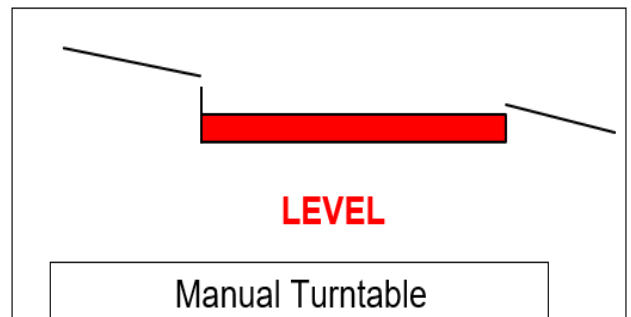
Any settlement in the groundwork will result in the table moving down and may cause aesthetic or even mechanical faults to occur. A concrete base is preferred.

Groundwork's for a Manual Turntable

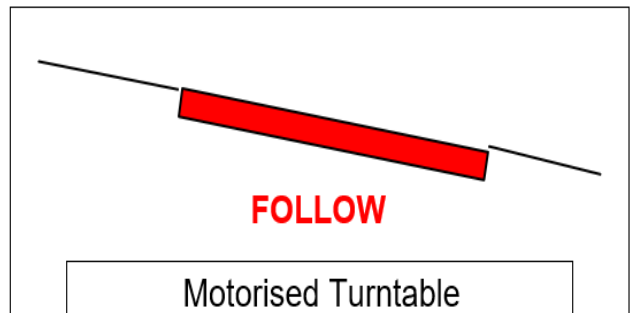
Note that for a manual turntable there is NO NEED to excavate the hole to fit a motor housing. Also note that for a manual turntable there is no motor acting as a break.

It is important to fit the MANUAL turntable TO A LEVEL

If there is any incline in the way a manual turntable is fitted there is a chance that a pendulum effect could occur with the heavy end of a car swinging downhill un-attended. **This must be avoided.**

**Groundwork's for a Motorised Turntable**

The breaking effect that is provided by the motor in a motorised turntable means that a motorised turntable CAN BE FITTED at an incline. This gives the option of following the level of the surrounding ground and avoiding having to blend a level turntable into a sloping area.

**The Maximum slope for a motorised installation**

The maximum recommended slop for a turntable installation is 3.5 degrees (1 in 16) This equates to a physical slope of 60mm per meter.



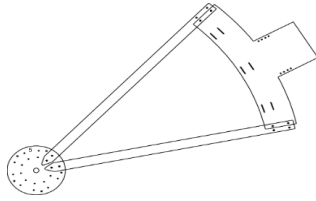
Example of an installation fitted on to an oversize base



Example of an installation fitted into a cast circular pit

Step 1

Position central bearing, motor housing and two spiders



SPLIT the centre bearing and only position the **BOTTOM** in position



Ensure the motor housing section is in the correct position for the finished drive system

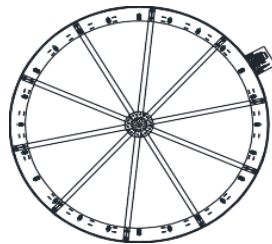


Ensure the turntable centre bearing is in the correct position for the turntable centre

Step 2

Position other outer rim & spider parts

At this stage **DO NOT** use any tools to tighten up any bolting sets.



Loosely fix fasteners by hand



Once loosely assembled, place rubber shims under the bottom running track beneath each wheel

Step 3

Set and fix outer rim joints



Fit brackets to the Outer rim as shown above.

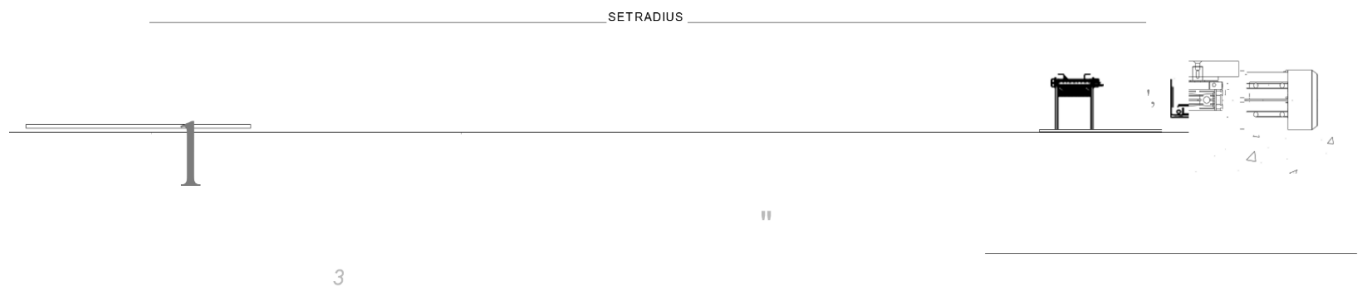


Lift and level the stainless-steel sections to give good joints and tighten fasteners

Step 4

Set outer rim radius and lock spiders

Check the distance from the centre bearing spindle to the inside of the outer rim **for consistency**.



Making sure you have a true circle at this stage will ensure an even gap between the turntable disc and the stainless-steel rim

Step 5

Fix down centre bearing and build up



Fix down the Centre bearing base to the concrete slab

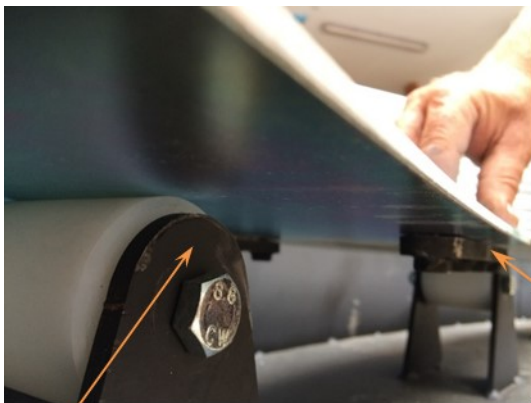


Build up the centre bearing.

- Make sure to fill the spindle void with grease.
- Make sure NOT to over tighten the bearings.
- Make sure to fit a split pin once assembled.

Step 6

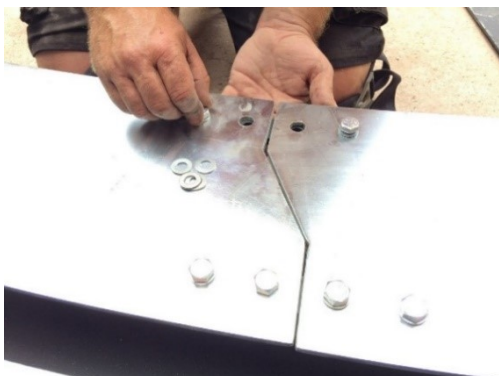
Loosely assemble top running track



Place Running Track sections on top of wheels.

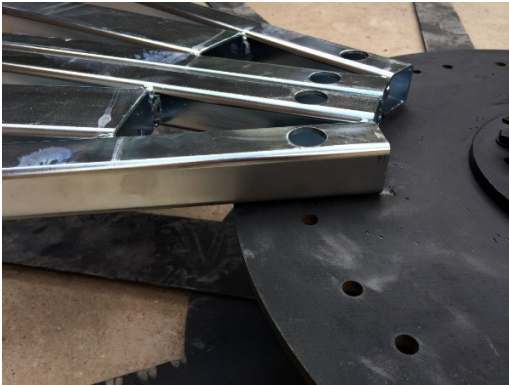


Fix together using brackets provided.
NOTE – the strap on the bottom face of the track.

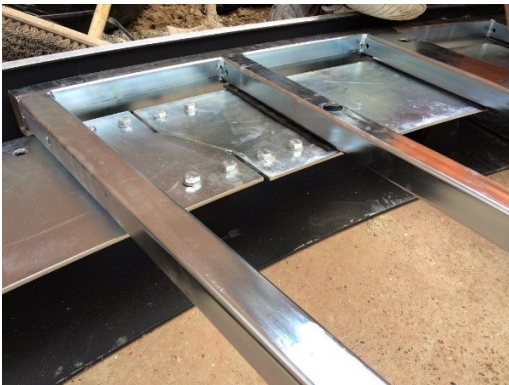


Step 7

Place frames in to position



Place frames **ONE AT A TIME** over the centre bearing and the running track.

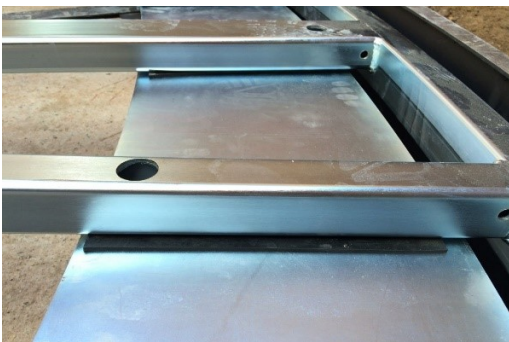


Lock the frames together using the tabs welded on to the underside of each frame.

Make sure to fit rubber shims between the frames and the running track

HINT - Fit M10 bolting sets to each frame as you go, do not leave it all to the end.

HINT - Use the frame with **NO TABS** as the **LAST** one to fit. Do not miss out the M10 x 110 frame to frame bolts.



Once all parts have been loosely assembled, check that the gap between the outer rim and the turntable frames is consistent then tighten up **ALL** bolts.



Step 8

Fit top plates



Place top plates on to frames **ONE AT A TIME** maintaining a 10mm gap to the outer rim.

Place the centre disc in to position to give a good guide to work to.

Make sure to place the outer edges of the top plates on the 80mm wide central span of a frame and **NOT** on a frame to frame joint.

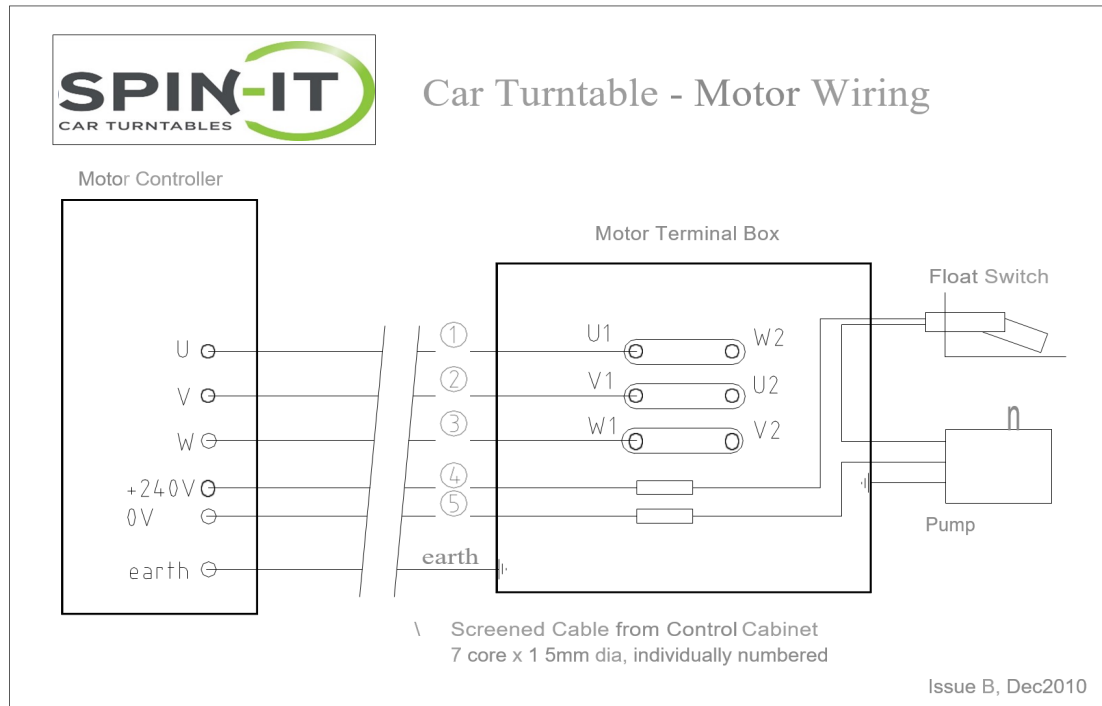


Drill through fixing holes and fasten down once in correct position.

Follow the schematic wiring diagram below.

ENSURE that all earth points are properly connected.

The Sump Pump and float switch are an optional extra and will NOT normally be fitted.



Scheduled Maintenance

Regularly check the following:

- That the turntable is clean and that all debris etc. is not fouling the safe turning of the turntable
- That the electrical supply connection is in good safe order.
- That the electrical earth trip (RCD) facility fitted to the supply ring is in good working order.
- That there are no loose screws on the aluminium top plates.

www.spin-it.co.uk

sales@spin-it.co.uk

0800 612 8830



MIDLANDS OFFICE
Unit 1, Brabazon Court
Borman
Lichfield Road Ind Est
Tamworth, Staffs
B79 7TA



Step-by-step Guide

Build up process for a SPIN-IT Recessed Turntable



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Contents

Steps 1, 2, 3 & 4 **3**

Measure and mark out turntable position

Excavate To Correct Depth

Prepare the excavation to enable a concrete base foundation

Pour and tamp flat to the correct level below finished floor level

Results of inadequate drainage and Steps 5 & 6 **4**

Turntable assembly

Block fitting within the turntable recess and cutting in to outer perimeter

Steps 7 & 8 **5**

Control Cabinet Mounting.

Completed turntable

Step 1—Measure and mark out turntable position

3



Step 2 - Excavate To Correct Depth



The turntable diameter and finish will determine the overall depth and size

Spin It will advise on all necessary details

Step 3 - Prepare the excavation to enable a concrete base founda-



IMPORTANT - Ensure that a drainage point is included at this stage as per drawing or speak to us for advice

Step 4 - Pour and tamp flat to the correct level below finished





Step 5 - Turntable assembly



Step 6 - Block fitting within the turntable recess and cutting in to outer perimeter



Step 7—Control Cabinet Mounting

5



Position control cabinet within the vicinity of the turntable. Single phase 240v 13 amp supply. For outdoor use a waterproof outdoor socket or spur will be required. Route for the power cable from the control cabinet to motor unit to be given



Inverter, receiver and aerial shown

Step 8 - Completed turntable



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Technical Guide



 MADE IN BRITAIN, **SPINNING** ALL OVER THE WORLD



Contents

How it works	1
Technical Details	2
Dimensions and Weights	3

The SPIN-IT Car Turntable is designed so that a user can drive a vehicle onto the turntable and then park safely.

After safely stopping the vehicle, the turntable can be rotated, either at the press of a button on a remote control, or by turning a switch on the control cabinet. Once the desired rotation of the vehicle has been achieved the car can then be driven off the turntable safely.

The heart of the turntable is the spindle around which the whole assembly rotates. The spindle is very low maintenance. Under normal operating conditions the spindle will run maintenance free. The spindle is firmly anchored to the ground and the complete turntable assembly is then fixed to the central bearing.

This method of construction eliminates any wandering of the turntable once it is in use and makes for a stable long-term installation.

The main turntable structure comprises of sturdy mild steel box section frames. The frames are Bright Zinc Plated for long term weather proofing. Each framework is finished with a top plate.

A standard turntable finish is aluminum chequer plate, giving both a rust free and high grip exposed top surface. A recessed steel top surface is also available for landscaped finishes.

Under normal operating conditions, no maintenance of these parts is necessary

A large number of custom manufactured wheels are used to evenly distribute the vehicle load and make it very easy to spin the vehicle. All the bearings and running gear parts are designed to run for long periods of time without any maintenance. Each of the nylon wheels has two sealed roller bearings fitted to give a long maintenance free life.

To ensure a tidy and clean finish the turntable has an outer rim fitted that caps the outer circumference of the installation. This ensures a tidy finish to the installation and makes sure there is nothing to foul against the turntable whilst it is running.

The top surface of the outer rim is manufactured from stainless steel to give a robust and maintenance free finish.

The motorised version of the turntable is driven by a friction wheel that is driven by either, a 0.37KW or 0.75Kw, 240V single phase electric motor.

The friction wheel pushes horizontally against the outside of the turntable and is fitted into a motor housing that is sunk into the ground. The motor housing is fabricated from robust steel plate and has a flush finish lid.

All electrical controls are housed in a dedicated control box. The electrical control box houses a safety stop; a key-lock remote control and an inverter controller for the motor. All motor housings run from a three-pin plug flying lead and are fully PAT tested prior to use.

The electrical supply for the control cabinet is a standard domestic 240V single phase 13Amps.

Any part of the turntable that has moving parts is safely guarded away from the operator by enclosing hazardous areas in either a steel motor housing or a lockable electrical control cabinet.

Heavy Duty Steel Fabrication

Manufactured in our state-of-the-art UK manufacturing facilities. Designed with surplus strength in mind to exceed expected working loads. Fabricated by skilled steel fabrication engineers and finished to withstand the harsh UK weather for many years.

Inverted Running Gear

All running gear wheels are stationary on the ground and the turntable runs over them. Designed to give ease of access to all key equipment through inspection chambers set in the turntable top.

Engineered Nylon Running Gear

Our Nylon 66 running gear is manufactured in-house to our own design. Our running gear is designed to produce very low running noise. Each nylon wheel is finished off with two heavy duty sealed for life bearings giving a load capacity of 750kg per wheel.

Bespoke Drive Wheel

SPIN-IT has developed a unique drive wheel that has been specifically designed to give high grip in the wet and also maintain very low wear characteristic. This unique solution has resulted in a very reliable, long lasting solution.

Durable Electrical Motor Drive

All our motorised car turntables are driven by heavy duty, industry grade electric motors and gearboxes. We use 0.75Kw drive motors as a standard on all systems. A lower powered 0.375Kw motor can be used in certain circumstances. The turntable drive system runs off a standard domestic 240V single phase supply and is controlled by means of an industrial grade inverter. The inverter gives control of direction and speed as well as giving Soft Start / Soft Stop and safety monitoring functionality.

Key-Fob Remote Control

To make operating the turntable as comfortable as possible, SPIN-IT can offer an integrated FM remote-control system that allows the turntable to be operated from the comfort of the car. The remote-control system comes with added Key Lock security features that ensure your turntable will not accidentally pick up other remote controls and start to operate without warning.

A Corporate Member of the Guild of Master Craftsmen

SPIN-IT is a member of The Guild of Master Craftsmen which has a long-established tradition of bringing together skilled artisans engaged in a trade, craft or profession in order to safeguard the interests of the public and ensure they receive a premium service from recommended tradesmen.

One Stop Shop Facility

To make matters simpler for customers, SPIN-IT can offer a complete start to finish installation service. From carrying out groundwork's, right through to finishing off with a landscaping service. SPIN-IT can simplify your project management by carrying out all key turntable installation tasks as a single project.

Diameter	Minimum depth of turntable	Turntable weight	Maximum vehicle weight	Motor	Capacity
3.8 m	200mm	1000 Kilos	1 * 3500 Kilos	0.375Kw	1 Family hatchback
4.1 m	200mm	1250 Kilos	1 * 3500 Kilos	0.375Kw	1 Medium car or van
4.5 m	200mm	1500 Kilos	1 * 3500 Kilos	0.375Kw	1 Large car or van
5 m	200mm	1750 Kilos	2 * 3500 kilos	0.375Kw	1 Large car or van or 2 small cars
6 m	200mm	2000 Kilos	2 * 3500 kilos	0.375Kw	Up to 2 Large cars or vans

Note: Specifications may vary depending on final turntable finish and driveway levels

www.spin-it.co.uk

sales@spin-it.co.uk

0800 612 8830



MIDLANDS OFFICE
Unit 1, Brabazon Court
Borman
Lichfield Road Ind Est
Tamworth, Staffs
B79 7TA

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Is it dangerous to reverse out of your driveway, because you live on a busy road, blind bend, have back strain or limited mobility?

SPIN-IT turntables are the answer, and are perfect for new and existing driveways and garages.



SPIN-IT is not just for driveways

SPIN-IT designs and manufactures turntables for interior and exterior settings: from underground parking garages, car showrooms and vehicle preparation centres to exhibitions, display areas and so much more.



**To find out more about
our custom design, build
and installation services,
contact our team at**

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Litchfield Road Ind Est
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- Available in 7 sizes, from 3.6m-7.5m diameter and bespoke sizes on request
- Your choice of surface finish
- Remote controlled
- Spins 360° in either direction
- Connects to standard domestic electricity supply
- Low power consumption
- No hidden costs
- Self-install or full installation service available
- Unrivalled 5-year warranty on all turntables installed by us on the UK mainland

SPIN-IT turntables are highly regarded across the world by:

- home-owners
- architects
- house builders
- car enthusiasts
- the motor industry
- designers
- event organisers



SAVE TIME • SAVE SPACE • SHOWROOMS • FEATURE DISPLAYS • EXHIBITIONS • EVENTS • ARTWORKS • BESPOKE APPLICATIONS