
COMMITTEE: Planning Committee
MEETING DATE: 31 March 2026
BY: Depute Chief Executive – Resources and Economy
REPORT TITLE: Application for Planning Permission for Consideration

7

Note: This application was called off the Scheme of Delegation List by Councillor Collins for the following reason: I believe it would be beneficial to reassess this application at Committee.

Application no. **25/01358/LBC**
Proposal Alterations to building
Location **17 Hunter Steading
Innerwick
Dunbar
EH42 1SR**

Applicant Mr Sandesh Pal

RECOMMENDATION Application Refused

PLANNING ASSESSMENT

Thurston Home Farm, also known as Hunter Steading, is a Category A listed group of former farm buildings located in the countryside at Thurston, to the west of Innerwick.

As a group of Category A listed buildings, Thurston Home Farm is of national architectural and historic importance. It is one of the best surviving examples of a 19th Century agricultural improvement steading, retaining much of its original character.

APPLICATION HISTORY

In January 1999 planning permission (97/00977/HIS_P) and listed building consent (97/00977_LBC) were granted for the conversion of Thurston Steading to form 17 dwellings and associated works, including the formation of a new access road and car parking facilities. The works approved through the grant of planning permission

(97/00977/HIS_P) and listed building consent (97/00977/HIS_L) are complete and the 17 dwellings are now occupied.

In May 2025, listed building consent (25/00309/LBC) was refused for the (i) installation of a roof window in the west facing inner pitched roof slope, (ii) installation of a roof window in the east facing inner pitched roof slope, (iii) enlargement of the existing single door opening in the rear (southeast) elevation of the building and in this space, the installation of a set of fully glazed patio doors, and (iv) the removal of the existing full length glazed opening in the rear (southeast) elevation and installation of fixed full length glazed opening positioned in line with the elevation wall of the building. The proposed alterations were refused as they would not preserve or enhance the character and appearance of the listed building but would detract from it.

This listed building consent was subsequently appealed to the Planning and Environmental Appeals Division, but the appeal was dismissed with the Reporter stating that the proposed alterations to form double doors at the location proposed would harm the special interest of the listed building. The desire for improved accessibility was considered not to outweigh the significant adverse impact of the proposed works, particularly when alternative accessible routes could be explored for adaptation. Therefore, the enlargement of an original door opening was deemed to have an adverse impact on the special architectural or historic interest features of the Category A listed Hunter Steading.

PROPOSAL

This application relates to the dwelling of 17 Hunter Steading, which is part of the east range of the steading

Listed building consent is again sought for the enlargement of the existing single door opening in the rear (southeast) elevation of the building and in this space, the installation of a set of fully glazed patio doors, all as proposed through the previously refused application.

The proposed patio doors would be timber framed and painted in a black colour, to match the colour of the existing window and door frames. The enlarged opening created for the proposed doors would be dressed with a stone lintel at the top and stone quoins down each side, to match existing openings within the building. The existing timber shutter would be removed to facilitate this part of the proposal.

The applicant has submitted a supporting statement explaining that the proposed widening of the existing door opening is required to provide independent wheelchair access for family members. The statement demonstrates that alternative access routes are impractical, intrusive, and do not offer a reasonable or dignified solution for users with mobility impairments. It highlights that the proposed alteration represents the most practical and accessible option available. As the proposal involves modifying an existing opening rather than creating a new one, the established vertical proportions of the building would be retained. The supporting statement further notes that the proposal constitutes a minimum intervention approach, avoiding the greater cumulative harm that would result from more extensive internal alterations. A photographic survey, along with a drawing illustrating the alternative options considered, has also been provided in support of the statement.

DEVELOPMENT PLAN

Material to the determination of the application is Section 14 of the Planning (Listed

Buildings and Conservation Areas) (Scotland) Act 1997 and the Scottish Government's policy on development affecting a listed building given in the Historic Environment Policy for Scotland (HEPS): April 2019.

HEPS and National Planning Framework 4 (NPF4) echoes the statutory requirements of Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 that in considering whether to grant listed building consent for any works to a listed building the planning authority shall have special regard to the desirability of preserving the building or any features of special architectural or historic interest which it possesses.

Policy 7 (Historic Assets and Places) of NPF4 is relevant to the determination of this application. Policy CH1 (Listed Buildings) of the ELLDP is also relevant to the determination of this application.

REPRESENTATION

One representation has been received in relation to the application, objecting to the proposal. The main concern outlined within the objection states that the proposed double doors on the east elevation would result in an imbalance and permanent removal of existing storm shutters, resulting in the loss of historic fabric. This would harm the special interest of the listed steading.

PLANNING ASSESSMENT

Historic Environment Scotland (HES) have no comments to make on the proposals. However, it is stated that their decision not to provide comments should not be taken as their support for the proposals. They advise that the application should be determined in accordance with national and local policy on listed building consent, together with related policy guidance.

The principal material consideration in the determination of this application is whether or not the proposed alterations would preserve or enhance the special architectural and historic interest of the listed building.

The opening that is proposed to be enlarged is positioned in the long east range of the former steading, which is seen and read as a whole. Through the scheme of conversion approved by planning permission and listed building consent (97/00977/FUL & 97/00977_LBC) this elevation wall has six full height openings formed within it. Four of those openings are single door openings each of which has an associated external timber shutter. The other two openings which are at either end of the east range are double door openings with associated fixed flanking windows and timber cladding. Such alterations whilst facilitating the conversion of the former steading building to residential use, were and are sympathetic to the special architectural or historic interest of the listed building.

The enlargement of one of the single door openings to form a double doorway and the installation of a set of patio doors within it would be a modern intervention in the building that would create an opening that would not replicate the character or appearance of any other opening within the east range of the building. Consequently, such a modern intervention which would take no reference from the existing building, would not be sympathetic to the character of the former steading building, a category A listed building, or to the scheme of development approved by planning permission and listed building consent (97/00977/FUL & 97/00977/LBC) to facilitate its conversion to housing. Instead, by its modern form and appearance the enlarged opening with the set of patio doors installed within it would harmfully disrupt and imbalance the east range of the steading and the scheme of development approved for it previously. Consequently, the proposed

enlargement of the existing single door opening and the installation of a set of patio doors within this space would not preserve or enhance but would be harmful to the special architectural or historic interest of the listed building contrary to Policy 7 of NPF4 and Policy CH1 of the adopted ELLDP 2018.

The supporting information explaining the accessibility rationale has been considered; however, it is not regarded as sufficient to outweigh the significant adverse impact the proposed works would have on the special architectural or historic interest of this Category A listed building.

The proposed alterations would be contrary to Policy 7 of NPF4, Policy CH1 of the adopted ELLDP 2018 and with the HEPS: April 2019. There are no material considerations that outweigh the policies of the development plan.

REASON FOR REFUSAL:

- 1 The proposed enlargement of the door opening and installation of a set of patio doors in this space would harmfully disrupt and unbalance this elevation of the east range of the listed building. It would result in the introduction of large, modern patio doors within the centre of this elevation wall would be an alien and incongruous addition which would not be in keeping with this part of the listed building. Consequently, the proposed alteration would not serve to preserve or enhance, but instead, would harm the special architectural and historic character, integrity and appearance of the listed building, contrary to Policy 7 of NPF4, Policy CH1 of the adopted East Lothian Local Development Plan 2018 and with the Historic Environment Policy Statement: April 2019.