

# Speaking for Scotland's Buildings



Carlos Clarke  
Planning and Economic Development  
Scottish Borders Council  
Council Headquarters  
Newtown St. Boswells  
Melrose TD6 0SA

30th January 2026

Dear Mr Clarke,

## **25/01849/LBC - Former Glasite Chapel Botany Lane Roxburgh Street Galashiels Scottish Borders**

The AHSS Forth and Borders Cases Panel has examined this application to demolish the category B listed former Glasite Chapel in Galashiels and OBJECTS.

This building has been on the Buildings at Risk Register (BARR) since 1993. Built in 1842 and described in the Buildings of Scotland: Borders, 2006, as 'an elongated block of whinstone rubble, the church to the N and the minister's house to the S. The former has tall round-headed windows with intersecting glazing; the latter has two storeys of rectangular windows and a stair offshoot behind'. The house was probably occupied by a housekeeper with a room for a visiting preacher, as at the Glasite Meeting House in Barony Street, Edinburgh.

We note from the BARR narrative that '[on] 19 July 1994: The Borders Telegraph reports that a demolition application has been lodged. 23 August 1994: Press reports note that both SCT and the Architectural Heritage Society of Scotland are opposing the plans. The latter has called for a Repairs Notice to be served. 13 September 1994: The Borders Telegraph reports that Regional Councillors have refused permission to demolish.' The refusal of permission to demolish was welcome but it was disappointing that a repairs notice was not served in 1994.

The building seems to have been used as a store with the windows boarded over. However the owners have failed to maintain the roof. A 2024 application to reinstate the roof with reclaimed slate on a breathable membrane on sarked pre-fabricated trusses was withdrawn. We assume that that application was submitted following the Building Survey and Report prepared in March 2024 by Marsh and Riddell. This shows, amongst other things, the original chapel window glazing bars and some remnants of cornice in the photographic record of the interior and identifies priority work.

The application for demolition does not include a design statement demonstrating that there is an understanding of the significance of the former Glasite Chapel and its unusual qualities.

No information has been submitted to justify demolition. The presumption of National Planning Framework 4 (NPF4), Policy 7, is for the retention of listed buildings. To say that the building is derelict does not justify demolition. It has become derelict because it has not been maintained by its owners.

Were the Council to grant consent for demolition of this building they would be rewarding neglect and acting in a way which would undermine their own policies.

The Local Development Plan of 2024 includes the following:

Policy EP7 : Listed Buildings - the demolition of a listed building will not be permitted unless there are over-riding environmental, economic, social or practical reasons. It must be satisfactorily demonstrated that every effort has been made to continue the present use or find a suitable new use.

On page 367 of Volume 2 the following statement appears as policy zR06 'The Category B listed former Glasite Chapel and Botany Mill and Category C listed Morrison and Murray Engineering Works and their setting must be protected and retained.'

Section 59(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires that in the consideration of planning applications, special regard must be given by the decision maker to the desirability of preserving the building or its setting or any features of special architectural or historic interest. The AHSS believes that this building should be retained and repaired and we therefore place an objection to the proposed demolition and trust that the Council will refuse consent for this application and investigate ways of repairing and preserving this building.