

PLANNING NOTE

The Proposals

At: Land 8 metres west of 14 Northumberland Street North West Lane, Edinburgh

- Full Planning Application REF 13/03480 – Description of Development: 'Erection of proposed two storey mews house'
- Listed Building Consent Application REF 13/03481/LBC – Description of Development: 'Demolish existing 1400mm high boundary wall and erect 2 storey mews house'

Applicant: Torran LLP

Introduction

This note identifies the specific Development Plan policy and material considerations which are relevant to the City of Edinburgh Council's assessment of the above proposals. Briefly, Section 25 of the Town & Country Planning (Scotland) Act 1997 (as amended) states that a Planning Authority's decision on a planning application must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

The Development Plan (of greatest, statutory weight in the planning process)

-South East Scotland Strategic Development Plan, modified (approved June 2013)

-Edinburgh City Local Plan (ECLP) (adopted January 2010)

Policy ENV 1 – World Heritage Site

Policy ENV3 – Listed Buildings – Setting

Policy ENV6 – Conservation Areas – Development

Policy ENV12 - Trees

Policy Des 1 – Design Quality and Context

Policy Des 3 – Development Design

The six above-listed Edinburgh City Local Plan (ECLP) policies are the most relevant in terms of the applications and will have the greatest (statutory) weight in the Council's assessment of the proposals, therefore letters of representation should focus on these. Related key points are detailed overleaf. The full wording of the above policies can be found at this link, at chapters 3 and 4 of the local plan written statement:

http://www.edinburgh.gov.uk/info/178/local_and_strategic_development_plans/1005/edinburgh_city_local_plan

Material Considerations (relevant to the determination, non-statutory)

- Broughton and New Town Conservation Area Appraisal (June 2005)
http://www.edinburgh.gov.uk/downloads/file/1503/new_town_conservation_area_character_appraisal
- Scottish Planning Policy (Scottish Government 2010)
<http://www.scotland.gov.uk/Publications/2010/02/03132605/0>
- Guidance for Householder Development (City of Edinburgh Council 2012)
http://www.edinburgh.gov.uk/downloads/file/9579/householder_guidance_2012

Key points for representations to CEC

Letters of objection to CEC must be based upon matters which are relevant to planning. The following are considered material in the context of the applications: