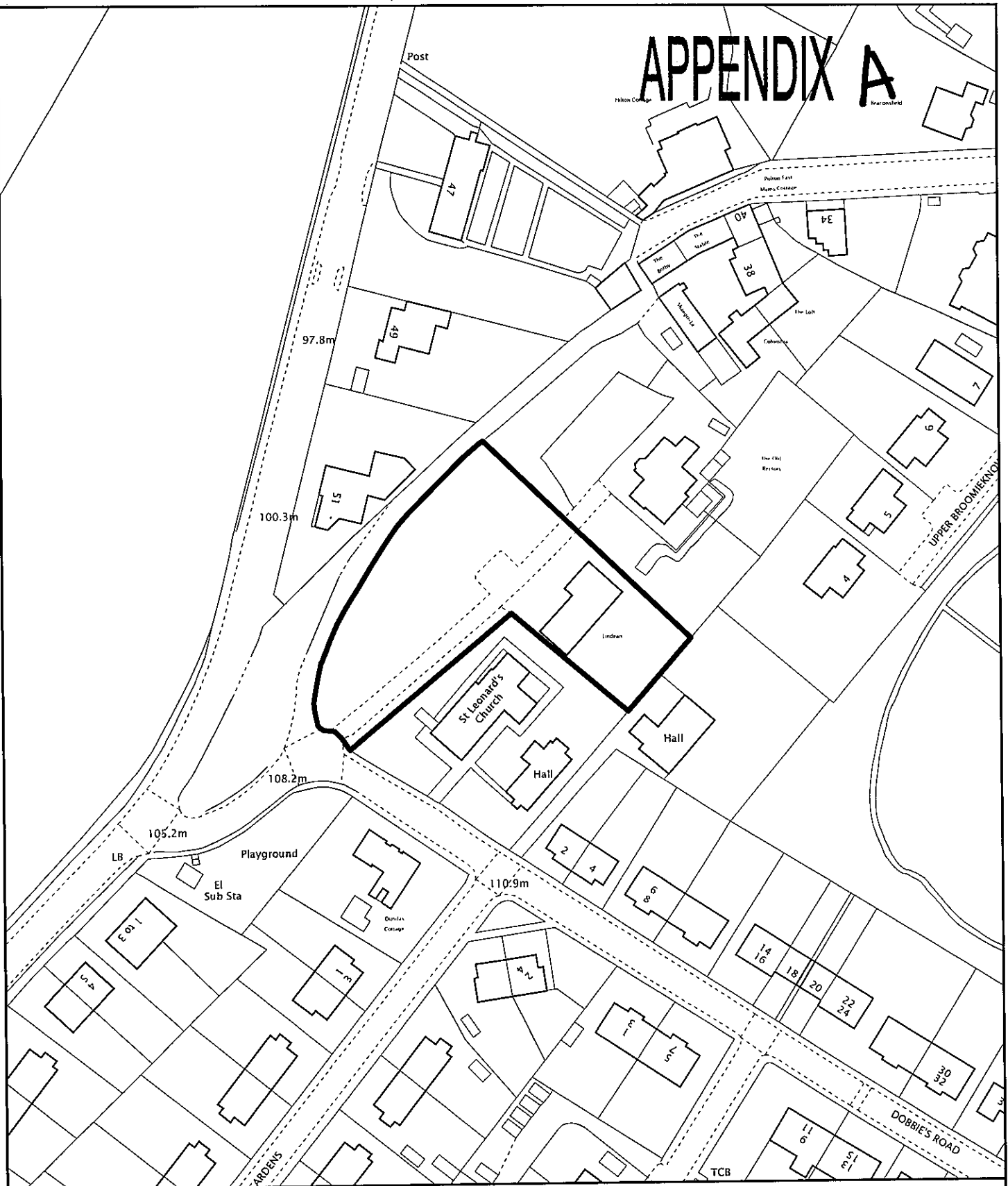


APPENDIX A



Midlothian

Corporate Resources

Midlothian Council
Fairfield House
8 Lothian Road
Dalkeith EH22 3ZQ

Installation of replacement windows at Lyndean,
St Leonards, Lasswade.

Reproduced from the Ordnance Survey map with the permission of the controller of Her Majesty's Stationary Office. Crown copyright reserved. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings

Midlothian Council Licence No. 100023416 (2012)

File No: 12/00153/DPP

Scale: 1:1,250



CORPORATE RESOURCES
FILE: 12/000135/DPP
RECEIVED 01 MAY 2012

NOTICE OF REVIEW IF

Under Section 43A(8) Of the Town and Country Planning (SCOTLAND) ACT 1997 (As amended) In Respect of Decisions on Local Developments

The Town and Country Planning (Schemes Delegation and Local Review Procedure) (SCOTLAND) Regulations 2008

The Town and Country Planning (Appeals) (SCOTLAND) Regulations 2008

IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.

PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS ELECTRONICALLY VIA <https://eplanning.scotland.gov.uk>

1. Applicant's Details

Title	DR.
Forename	WILLIAM
Surname	MACKENZIE
Company Name	
Building No./Name	
Address Line 1	LYNDEAN
Address Line 2	ST. LEONARDS
Town/City	LASSWADE
Postcode	EH18 1LR
Telephone	
Mobile	
Fax	
Email	

2. Agent's Details (if any)

Ref No.	
Forename	
Surname	
Company Name	
Building No./Name	
Address Line 1	
Address Line 2	
Town/City	
Postcode	
Telephone	
Mobile	
Fax	
Email	

3. Application Details

Planning authority	MIDLOTHIAN
Planning authority's application reference number	12/000135/DPP 12/00153/DPP
Site address	

LYNDEAN ST LEONARDS LASSWADE EH18 1LR.

Description of proposed development

3 replacement windows

Date of application

13.03.12

Date of decision (if any)

16.04.12.

Note. This notice must be served on the planning authority within three months of the date of decision notice or from the date of expiry of the period allowed for determining the application.

4. Nature of Application

Application for planning permission (including householder application) ☒

Application for planning permission in principle ☐

Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission and/or modification, variation or removal of a planning condition) ☐

Application for approval of matters specified in conditions ☐

5. Reasons for seeking review

Refusal of application by appointed officer ☒

Failure by appointed officer to determine the application within the period allowed for determination of the application ☐

Conditions imposed on consent by appointed officer ☐

6. Review procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

Further written submissions ☐

One or more hearing sessions ☒

Site inspection ☒

Assessment of review documents only, with no further procedure ☐

If you have marked either of the first 2 options, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing necessary.

Those who review could benefit from seeing exactly where our house lies and exactly what surrounds it.

7. Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

Can the site be viewed entirely from public land? ☒

Is it possible for the site to be accessed safely, and without barriers to entry? ☒

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

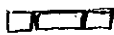
None.



8. Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

We are on the western edge of Broomknowe conservation area. St. Leonards church is final boundary. It is situated in Dobblers Rd, surrounded by local authority housing. Next to it is a dilapidated church hall, + a rectangular Guide Hut. We are tucked in behind church, unseen by all. The Old Rectory is not part of the church. The minister lives in Dalkeith. Our driveway is large, obscured, off the road + private to our houses. Lyndean's garden (huge) surrounds this driveway. 13 neighbours submitted comments of support for our application, knowing that we would be refused permission. What we request is simple: i)  window 1

 window 2.  window 3. These are opening windows on 1 + 2 + 3, with 1 double fixed pane on window 1.

We are a 1979 bungalow. Only one mullion will be removed (not mullions). In 2006 we were refused the request for windows on basis of erroneous site plans. See Comments + documents on our planning application website.

Have you raised any matters which were not before the appointed officer at the time your application was determined?

Yes ☒ No ☐

If yes, please explain below a) why you are raising new material b) why it was not raised with the appointed officer before your application was determined and c) why you believe it should now be considered with your review.

Interpretation of plans talked of windows 2 + 3 as asymmetrical. We wish all panes on 2 + 3, together with side panes on 1 to be same size. We submitted a ^{later} plan showing this, which we were told would not be considered - this was before letter of refusal was received, 2 days after delegated decision. ~~Why the~~

9. List of Documents and Evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review

List of documents held on website.
under application ref. number — is this sufficient?

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

10. Checklist

Please mark the appropriate boxes to confirm that you have provided all supporting documents and evidence relevant to your review:

Full completion of all parts of this form



Statement of your reasons for requesting a review



All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review. (if you access website)



Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

DECLARATION

I, the applicant/agent hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

Signature:

Name:

DR W.C. MACKENZIE

Date:

30 March 2012

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

MIDLOTHIAN COUNCIL**DEVELOPMENT MANAGEMENT
PLANNING APPLICATION DELEGATED WORKSHEET:****Planning Application Reference:** 12/000135/DPP**Site Address:** Lyndean, St Leonards, Lasswade**Site Description:**

The application premises comprise a single storey detached dwellinghouse for which planning permission was granted in 1979. Despite being relatively modern in age, the building incorporates some traditional features, such as a slate roof, stone (albeit reconstituted) finish and sash and case windows (aluminium) with thick timber mullions on the front elevation. The property is located within the Broomieknowe Conservation Area on a private road which also provides access to St Leonards Rectory. The front garden of the property occupies both the North West and South East sides of the private road.

Proposed Development:

Installation of replacement windows

Proposed Development Details:

It is proposed to replace the windows on the front elevation with white uPVC windows. The lounge window will have the three mullions removed and a large un-opening picture window fitted, flanked by two side hung casement windows. The central window, serving the central bedroom will be replaced with an asymmetrical arrangement of a fixed window and a side hung casement window. The rightmost windows, serving the right hand side bedroom will be replaced in a similar manner to the lounge windows. In this case, the fixed picture window will be of a smaller size.

Background (Previous Applications, Supporting Documents, Development Briefs):

The application which has direct bearing upon the determination of this application is:

06/00810/FUL

Lyndean, St Leonards, Dobbie's Road, Bonnyrigg, Midlothian

*Installation of replacement windows and front door**Case Officer: Ingrid Forteath.***Decision:** REF

The above application included similar alterations to what is proposed in the current application.

The original planning application for the dwellinghouse, **576/79**, shows the existing window design with the timber mullions as part of the original design of the dwellinghouse.

Consultations:

None

Representations:

There have been 42 13 submissions made to the planning authority in support of the planning application. (*See file note dated 17/04/2012 for explanation of change)

Relevant Planning Policies:

Midlothian Local Plan 2008:

Policy RP20 – Development in the built-up area

Policy RP22 – Conservation areas

DP5 – Conservation areas: Development Management

Planning Issues:

Policy RP20 of the adopted Midlothian Local Plan states that development must not detract materially from the character and appearance of the surrounding area. Policy RP22 states that particular care in the design of replacement windows and doors will be required on the public frontage of buildings within conservation areas. Policy DP5 gives detailed guidance on proposals within the Broomieknowe Conservation area and states that particular attention should be paid to window design on developments within its boundary.

The access to the Old Rectory is the only road from which the proposed alterations will be visible. The applicant and those who have made comment in support of the application state that this is not a public road. And that therefore there is no adverse impact upon the character and appearance of the Conservation Area. This issue was addressed in the assessment of planning application 06/00810/FUL which refers to the front elevation as the “*pubic frontage*” i.e. the principal elevation from which the house is viewed. It is the planning authority’s position that the interpretation of the front elevation as “*public frontage*” is correct in terms of the assessment of this application.

The proposed alterations to the windows are very similar to the alterations proposed in application 06/00810/FUL. In 2008, a new local plan was adopted by the planning authority. The 2008 Midlothian Local Plan contains policies analogous to those used to assess the previous application.

Application 06/00810/FUL was refused on the basis that:

“The removal of the mullions and the modern design with more of a horizontal emphasis, and method of opening of the proposed replacement windows on the front elevation will detract from the character of the principal elevation of the building and would neither preserve or enhance the character of this part of the Broomieknowe Conservation Area.”

There are some small differences in the proposed window arrangements between the 2006 planning application and the present planning application. In 2006, tilt and turn windows were proposed, in 2012, these are replaced by side hung casement windows. There are also some small differences in individual window dimensions. The applicant has not however submitted any information indicating that the design

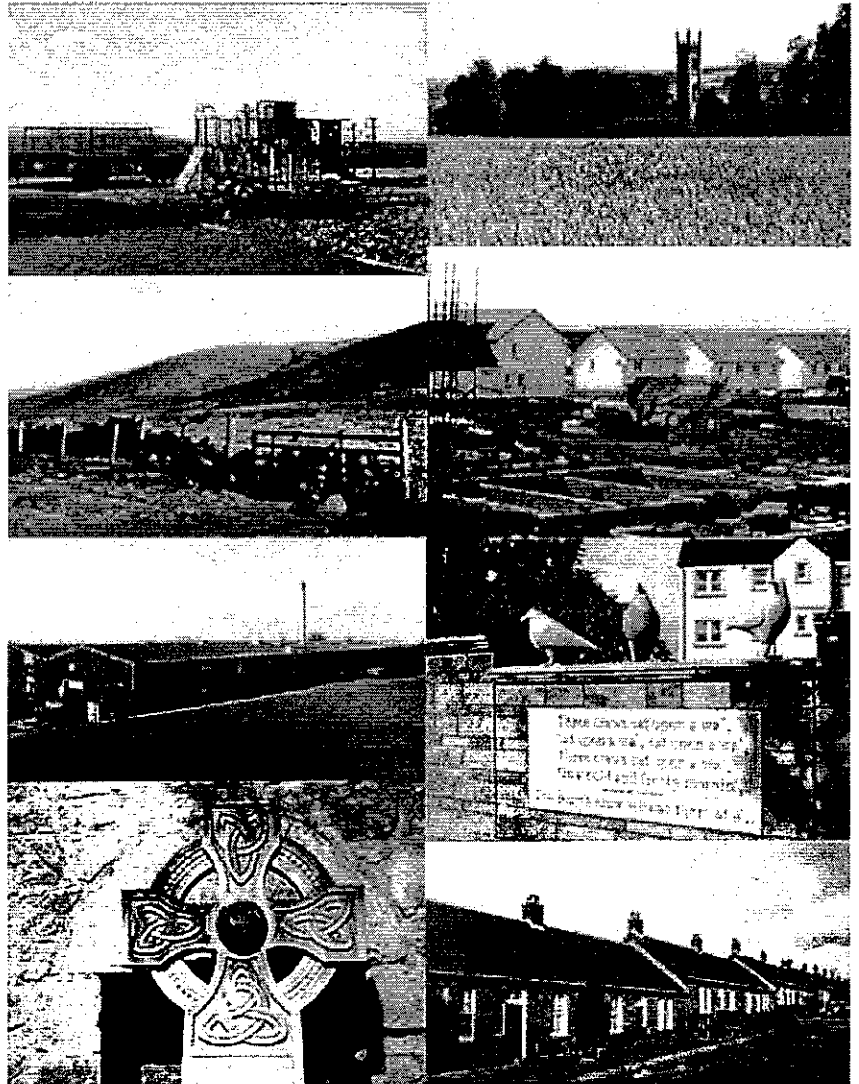
of the proposed windows is significantly different from the previous proposal. The windows, as proposed, would have a significant adverse impact on the character and appearance of this building and on the conservation area. For this reason planning permission should be refused.

Recommendation:

Refuse Planning Permission

Further note: DR (SPO) attended a site meeting with the applicants and Cllr Milligan on 30 March 2012. This was at the request of Cllr Milligan. At this meeting the applicants stated their case for the replacement windows and identified that they were keen to maximise the view from their lounge which is currently obstructed by the timber mullions. DR explained the previous decision to refuse the application and stated that the new windows could be plastic but would need to retain the vertical emphasis, which is prevalent in nearby buildings. DR also explained that there had been little change in circumstances since the previous decision and that as the earlier refusal had been a Council decision (a report had been circulated to the members) there would be no reason to alter the decision. The applicants stated that they felt the windows had a vertical emphasis. DR asked that the applicants submit amended drawings should the applicants wish to apply for windows with vertical emphasis. It was clear that there was a difference of opinion and that it was not going to be possible to agree on a window design which satisfied the applicant and planning authority. DR advised that the best course of action for the applicant, should they wish to pursue it, would be to accept the refusal of their application and then appeal to the Local Review Body. The applicants appeared to reluctantly accept this. DR 16/4/12

Midlothian Local Plan



Midlothian



Midlothian Local Plan

ADOPTED BY RESOLUTION OF
MIDLOTHIAN COUNCIL
ON 23 DECEMBER 2008

This Plan has been produced by the
Planning Unit Strategic Services

Midlothian Council
Fairfield House
8 Lothian Road
Dalkeith
Midlothian
EH22 3ZN

2.2 The Built Heritage

Policy Title

RP20 DEVELOPMENT WITHIN THE BUILT-UP AREA

2.2.1 National Planning Policy National policy as set out in SPP 1 *The Planning System* states that one of the three general objectives of development plans and development control is "to maintain and enhance the quality of the natural heritage and built environment". In addition, the importance of good design is highlighted as a priority for the planning system, given that "mistakes cannot be easily or cheaply rectified".

2.2.2 SPP 3 Planning for Housing (now replaced by SPP 3 *Planning for Homes* – see para. 3.2.6) encourages the full and effective use of land within existing built areas, giving priority to reusing derelict and vacant land. However, it also requires that "infill development respects the scale, form and density of its surroundings and enhances rather than detracts from the character and amenity of existing residential areas". It indicates that this should be an important consideration for planning authorities when preparing development plans and in determining applications, and for developers when preparing proposals.

2.2.3 Structure Plan Policy The ELSP 2015 recognises the importance of protecting and

enhancing the amenity of all urban areas to safeguard and improve the quality of life of residents of the Lothians. Policy ENVIG requires local plans, in encouraging the development of infill sites, the redevelopment of brownfield land and the conversion of existing buildings, to promote a high quality of design in all new development.

2.2.4 Local Plan Policy Midlothian is not characterised by large areas of brownfield land ripe for redevelopment. It follows therefore that the main areas of new development will be on greenfield sites on the edge of the built-up areas. There will, however, be opportunities for new development within the existing urban areas, including conversion, intensification, infill or redevelopment.

2.2.5 Policy RP20 applies to the existing built-up area of all towns and villages, and the areas of new housing allocations. The Local Plan Proposals Map defines the urban boundaries of the main settlements and also identifies village envelopes. The purpose of the policy is to ensure that new development does not damage or blight land uses which are already established in the neighbourhood, particularly where residential amenity will be affected. Sections 3.7 and 4 contain guidance with regards to wind turbines (policies NRG1 and NRG2), energy for buildings (policy NRG3), the form and layout of development on greenfield sites (policy DP2), extensions to existing housing (policy DP6) and control over advertising (policy DP8), which may be relevant to proposals for development within the built-up area.

RP20 DEVELOPMENT WITHIN THE BUILT-UP AREA

Development will not be permitted within existing and future built-up areas, and in particular within residential areas, where it is likely to detract materially from the existing character or amenity of the area.

Policy and Proposal Titles

RP22 CONSERVATION AREAS**RP23 CONSERVATION AREAS – AMENDMENTS (PROPOSAL)****RP24 LISTED BUILDINGS**

2.2.9 National Planning Policy Special controls in respect of buildings and areas of special architectural or historic interest are brought into force under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. Under this Act, the Scottish Ministers are required to compile a list of buildings of special architectural or historical interest (listed buildings). Local authorities are required to determine if there are areas of special architectural or historic interest (conservation areas) and if so, to designate these. Both are afforded additional protection through development plan policies seeking to preserve and enhance their character and appearance whilst taking into account that such areas must function successfully as places for social and economic activity. Guidance is set out in NPPG 18 *Planning and the Historic Environment* and in Historic Scotland's *Memorandum of Guidance on Listed Buildings and Conservation Areas*.

2.2.10 Structure Plan Policy Strategic policy takes on board conservation objectives in conservation areas, and in urban areas generally, and supports the conservation of all listed buildings. ELSP policies ENVI and ENVI0 require that policies for maintaining and enhancing conservation areas, and protecting all listed buildings and their settings, are contained in local plans.

2.2.11 Local Plan Policy Midlothian's towns and villages have many historically and architecturally interesting areas and individual buildings of special architectural or historic interest. These contribute to the distinctive character of the urban and rural environment and to the quality of life in Midlothian generally. As part of our heritage, they are valuable for education, recreation and tourism.

2.2.12 Conservation area and listed building status does not mean that development, including new building and alterations to existing buildings, is necessarily opposed. Development proposals must be of an appropriate character, scale and appearance. Consideration requires to be given to opportunities for the preservation and enhancement of these important areas. Policies RP22 and RP24 set out the requirements where new development is proposed in conservation areas, or affecting listed buildings,

and identify where there is scope for enhancing any special qualities.

2.2.13 Minor changes to properties, which normally would not require planning consent, could erode the character and appearance of a conservation area. In Midlothian's Conservation Areas, the Council has put in place Article 4 Direction Orders to remove permitted development rights in order to ensure control over all changes. Requirements specific to individual Conservation Areas (Newtongrange, Broomieknowe and Lasswade & Kevock) are contained in detailed policy DP5. Supplementary planning guidance specific to other Conservation Areas may be approved during the lifetime of the Plan. Work is currently in progress to prepare Conservation Area appraisals for all of Midlothian's Conservation Areas and, when approved as supplementary planning guidance, these will assist with planning decisions relating to development proposals and also help to guide any future enhancement schemes. Conservation Area appraisals and any subsequent enhancement schemes will be the subject of consultation with appropriate organisations including community groups.

2.2.14 There are twenty designated Conservation Areas in Midlothian, three of which are classified as outstanding for grant purposes. Defined on the Local Plan Proposals Map, their locations are: Borthwick & Crichton (outstanding), Broomieknowe, Carrington, Dalkeith (outstanding), Dewartown, Edgehead, Eskbank & Ironmills, Fala, Fala Dam, Gorebridge, Howgate, Lasswade & Kevock, Mavisbank (outstanding), Newbattle, Newlandrig, Newtongrange, Pathhead & Ford, Penicuik, Roslin, and Temple & Arniston. The Local Plan makes provision for the designation of a new Dalhousie Conservation Area, the boundary for which is shown on the Local Plan Proposals Map. In addition, amendments are to be made to the boundaries of the Lasswade & Kevock, Mavisbank and Penicuik Conservation Areas (policy RP23) to ensure that they better reflect the architectural and historic significance of these areas. Statutory procedures are required to implement these proposals, and to update the Article 4 Direction Orders applicable within the Conservation Areas.

2.2.15 In conjunction with the Dalkeith town centre regeneration project, the Council is proposing a Townscape Heritage Initiative within the Dalkeith Conservation Area. This is a Heritage Lottery-funded grant initiative which supports schemes led by partnerships of local, regional and national interests that aim to regenerate the historic parts of their towns and cities. The proposed project focuses on:

- ❖ protecting the historic/architectural fabric of Dalkeith;
- ❖ enhancing the Conservation Area and improving the quality of the public realm;
- ❖ encouraging additional investment in the social and economic infrastructure of Dalkeith, including the reuse of historic buildings; and
- ❖ promoting greater awareness of conservation and the historic environment.

The initiative seeks to involve all sections of the local community in the project and has attracted initial support from the local business community. The Council will seek developer contributions from the proposal HOUS1 sites in Dalkeith as part of the project partnership (refer to policy IMP3).

RP22 CONSERVATION AREAS

Within or adjacent to a Conservation Area, development will not be permitted which would have any adverse effect on its character and appearance.

New Buildings, Extensions and Alterations

In the selection of site, scale, choice of materials and details of design, it will be ensured that new buildings, and extensions and alterations to existing buildings, preserve or enhance the character and appearance of the Conservation Area. Traditional natural materials appropriate to the locality or building affected will be used in new buildings, extensions or alterations. Particular care in the design of replacement windows and doors will be required on the public frontage of buildings.

Demolition

- A. Demolition to facilitate new development of part or all of a building or other structure that makes a positive contribution to a Conservation Area will only be permitted where it can be shown that:
- ❖ the structural condition of the building is such that it cannot be adapted without material loss to its character to accommodate the proposal; and
 - ❖ the Conservation Area will be enhanced as a result of the redevelopment of the site; and
 - ❖ there is no alternative location physically capable of accommodating the proposed development.
- B. Where demolition of any building or other structure within a Conservation Area is proposed, it must be demonstrated that there are acceptable proposals for the immediate future use of the site which enhance the character or appearance of the Conservation Area.

Detailed plans for an acceptable replacement building must be in receipt of planning permission before conservation area consent will be granted for demolition and redevelopment. Conditions will be applied to the planning permission to ensure that demolition does not take place in advance of the letting of a contract for the carrying out of a replacement building or alternative means of treating the cleared site having been agreed.

These requirements may not apply in circumstances where the building is of no architectural or historic value, makes no material contribution to the Conservation Area, and where its early removal would not detract from the character and appearance of the Conservation Area.

4.5 Conservation Areas: Development Management

DP5 CONSERVATION AREAS: DEVELOPMENT MANAGEMENT

Approved specific development management policies continue to apply to the Newtongrange Conservation Area and to the two Conservation Areas in Bonnyrigg, i.e. at Broomieknowe and at Lasswade/Kevock. These are as detailed below.

1 Newtongrange Conservation Area

- a) The erection of new buildings and extensions and alterations to existing buildings will only be permitted where their design will complement and relate satisfactorily to the character and appearance of the traditional housing in the area. Particular attention should be paid to scale, roof and window design, roofing materials and external wall finishes.
- b) Development of gap sites within the rows of miners' cottages should be compatible with the existing houses in both scale and materials.
- c) No extensions to the fronts of the miners' cottages will be permitted.
- d) No dormers or roof extensions to the miners' cottages will be permitted to the front elevation.
- e) The appropriate material for reroofing existing houses or for new buildings other than small extensions, garages, or garden huts at the rear of the houses will be natural slate of a type to match that used in the area.
- f) Existing window openings to the front of the cottages should not be enlarged and any replacement windows should retain the present character of the cottages.
- g) Replacement doors at the front of the miners' cottages should be in sympathy with the character of the building and where they exist the fanlight above the door should be retained.

2 Bonnyrigg Conservation Areas (Broomieknowe and Lasswade/Kevock)

- a) The Council will only permit residential developments which do not detract from the established character of the area in terms of density, individual plot size, and separation of dwellings.
- b) The erection of new buildings, and extensions and alterations to existing dwellings, will only be permitted where their design will complement and relate satisfactorily to the character and appearance of the traditional dwellings in the locality. Particular attention should be paid to scale, roof and window design, roofing materials, and external wall finishes.
- c) New dwellings will not be permitted unless both existing and proposed dwellings will enjoy a reasonable degree of privacy and amenity, in keeping with the established character of the area.
- d) The Council will require a comprehensive scheme of landscaping to be carried out and maintained in conjunction with all approved residential developments which are implemented in the area. Every effort must be made to retain existing trees and shrubs as part of landscape schemes.
- e) To ensure that the high quality of landscaping in the area is maintained and enhanced, the Council will encourage the proper care and maintenance of existing trees and the planting of new trees and shrubs.
- f) The Council will not normally permit the removal, or endangering by building works, of trees which make an important contribution to the appearance of the area or which are particularly fine examples of species.
- g) The roofs of new buildings will be clad in natural slate, or in certain circumstances, clay tiles may be used.
- h) *(Applies to Broomieknowe Conservation Area only).* As Lower Broomieknowe is of narrow width and substandard surface, proposals which are likely to generate any significant increase in traffic on this road will not be permitted. Any improvements to the standard of the road should avoid removal of the established roadside vegetation.

Refusal of Planning Permission

Town and Country Planning (Scotland) Act 1997

Reg. No. 12/00153/DPP

Stuart Baird
Houseplans
3B Redford Gardens
Edinburgh
EH13 0AR

Midlothian Council, as Planning Authority, having considered the application by Mr McKenzie, Lyndean, St. Leonards Lasswade, EH18 1LR, which was registered on 13 March 2012 in pursuance of their powers under the above Acts, hereby **refuse** permission to carry out the following proposed development:

Installation of replacement windows at Lyndean, St Leonards, Lasswade, EH18 1LR

in accordance with the application and the following plans:

<u>Drawing Description.</u>	<u>Drawing No/Scale</u>	<u>Dated</u>
Illustration/Photograph		13.03.2012
Location Plan	(1:1250)	13.03.2012
Site Plan	(1:1250)	13.03.2012
Location Plan	(1:500)	13.03.2012
Proposed elevations	1701/12 (1:100)	13.03.2012
Illustration/Photograph		11.04.2012

The reason(s) for the Council's decision are set out below:

1. The proposed replacement windows are not significantly different to the proposed replacement windows detailed in planning Application 06/00810/FUL. Sufficient justification as to why this proposal should be approved over the previous refusal has not been submitted.
2. The removal of the mullions on the front elevation of the dwellinghouse and the resultant installation of windows which do not have a vertical emphasis would detract from the appearance of the principal elevation of the house and the character and appearance of this part of the Broomieknowe Conservation Area.
3. For the above reason the proposal is contrary to policy RP22 of the adopted Midlothian Local Plan which seeks to safeguard the character and appearance of conservation areas and Policy DP5 of the Adopted Midlothian Local Plan which addresses specific issues within the Broomieknowe Conservation Area.

Dated 16 / 4 / 2012

A handwritten signature in black ink, appearing to be 'DR' with a stylized flourish.

.....
Duncan Robertson
Senior Planning Officer; Local Developments,
Fairfield House, 8 Lothian Road, Dalkeith, EH22 3ZN

PLEASE NOTE

If the applicant is aggrieved by the decision of the planning authority to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town & Country Planning (Scotland) Act 1997 within 3 months from the date of this notice. The notice of review should be addressed to The Development Manager, Development Management Section, Midlothian Council, Fairfield House, 8 Lothian Road, Dalkeith EH22 3ZN. A notice of review form is available from the same address and will also be made available online at www.midlothian.gov.uk

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 reasonable 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 V of the Town and Country Planning (Scotland) Act 1997.

Prior to Commencement (Notice of Initiation of Development)

Prior to the development commencing the planning authority shall be notified in writing of the expected commencement of work date and once development on site has been completed the planning authority shall be notified of the completion of works date in writing. Failure to do so would be a breach of planning control under section 123(1) of the Town and Country Planning (Scotland) Act 1997 (as amended by the Planning etc (Scotland) Act 2006). A copy of the Notice of Initiation of Development is available on the Council's web site www.midlothian.gov.uk

IMPORTANT NOTE REGARDING PUBLIC ACCESS TO INFORMATION

Making an application

Please note that when you submit a planning application, the information will appear on the Planning Register and the completed forms and any associated documentation will also be published on the Council's website.

Making comment on an application

Please note that any information, consultation response, objection or supporting letters submitted in relation to a planning application, will be published on the Council's website.

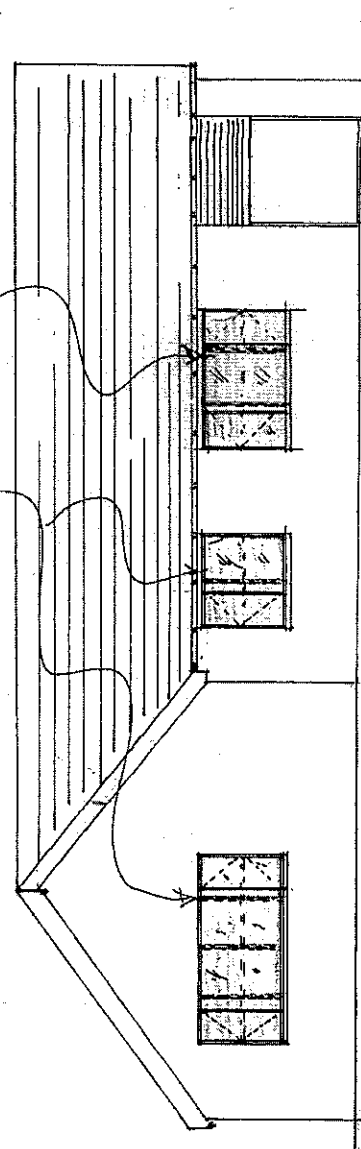
The planning authority will redact personal information in accordance with its redaction policy and use its discretion to redact any comments or information it considers to be derogatory or offensive. However, it is important to note that the publishing of comments and views expressed in letters and reports submitted by applicants, consultees and representatives on the Council's website, does not mean that the planning authority agrees or endorses these views, or confirms any statements of fact to be correct.

APPENDIX F

CORPORATE RESOURCES		
FILE:	12/00153	DPP
RECEIVED	13 MAR 2012	

CLIENT	Mr & Mrs. MCKENZIE		
LOCATION	LYNDEAN ST. LEONARDS		
PROJECT	REPLACE WINDOWS TO FRONT ELEVATION		
SCALE	1/100	DATE	March '12
		DWG. NO.	1701/12

REPLACE EXISTING WINDOWS
WITH NEW WHITE PVC
WINDOWS



FRONT ELEVATION