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**APPLICATION FOR PLANNING PERMISSION 24/00411/DPP FOR THE  
ERECTION OF A DWELLINGHOUSE AND ASSOCIATED WORKS AT  
LAND NORTH OF CRICHTON VILLAGE, PATHHEAD**

Report by Chief Officer Place

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**1 SUMMARY OF APPLICATION AND RECOMMENDED DECISION**

- 1.1 The planning application is for the erection of a dwellinghouse and associated works at land north of Crichton Village, Pathhead. The site is located within the Borthwick and Crichton Conservation Area.**
- 1.2 There have been six representations and consultations responses from The Council's Ecological Advisor and The Council's Senior Manager Protective Services.**
- 1.3 The relevant development plan policies are policies 1, 2, 3, 4, 5, 6, 7, 14, 17, 19, 23 and 29 of National Planning Framework 4 (NPF4) and policies DEV5, DEV6, DEV7, TRAN5, IT1, RD1, ENV4, ENV6, ENV7, ENV10, ENV11, ENV15, ENV18, ENV19 and NRG3 of the Midlothian Local Development Plan 2017.**
- 1.4 In addition, material to the assessment of the application is Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997; Historic Environment Policy for Scotland; Historic Environment Scotland's 'Managing Change in the Historic Environment Document on New Design in Historic Settings'; The Scottish Government's Policy on Architecture for Scotland; and Designing Places - A Policy Statement for Scotland.**
- 1.5 The recommendation is to grant planning permission subject to conditions.**

**2 LOCATION AND SITE DESCRIPTION**

- 2.1 The application site is located on the northern edge of Crichton Village, to the west of the B6367. The site is located to the rear of 9 Crichton Village, within the countryside, a Special Landscape Area and the Borthwick and Crichton Conservation Area.**

- 2.2 The application site comprises an agricultural field used for grazing, with a small timber stable block located in the southern corner. The site is contained by trees and hedgerows along the field boundaries and measures approximately 1550 square metres. The site is predominantly flat.
- 2.3 Crichton is a small hamlet, defined by single storey and two storey dwellings with the second floor of accommodation within the roof, sometimes referred to as 1½ storey dwellings, of traditional design and form.

### **3 PROPOSAL**

- 3.1 The proposal is for the erection of a contemporary designed detached dwellinghouse and associated infrastructure and landscaping works.
- 3.2 The proposed dwellinghouse comprises a two-storey building, with the upper storey being entirely within the roof space – this is sometimes referred to as a 1½ storey building, with a single pitched roof and dormer on the south elevation. The dwelling is simple in its form, similar to a ‘T’ plan layout. The proposed house is contemporary in design and is to be finished in Scottish Larch, placed horizontally, anthracite grey sinusoidal metal roofing, aluminium clad windows and anthracite grey and galvanised metal guttering. A shed is also proposed in the southeast of the site, adjacent to the existing shed. It is to be timber clad with timber windows and doors and a felt roof membrane. The development also includes an air source heat pump.
- 3.3 A new access will be formed from the east off the B6367. The parking and turning area will be formed using a cedagravel system, comprising plastic honeycomb holding trays laid out on hardcore substrate with gravel set into the trays so as to form a porous surface.
- 3.4 To accommodate the proposal a number of trees will be removed. A Rowan hedgerow to the north will be removed as well as a cluster of three trees on the west boundary to allow for an access point to the neighbouring paddock. To allow for suitable visibility splays at the access some vegetation clearance will occur adjacent to the B6367. The hedgerow to the north will be replaced by a Beech and Hawthorn hedgerow and tree replanting is proposed throughout the site utilising a mix of Birch, Hawthorn, Rowan and Scots Pines.

### **4 BACKGROUND**

- 4.1 Planning application 17/00939/DPP for the erection of dwellinghouse; garage and stable block; formation of access; areas of hard standing and associated works was granted planning permission by Committee at its meeting of April 2018. This planning permission was not implemented and has lapsed.

- 4.2 The current application has been 'called in' to Committee for consideration by Councillor Smaill because of the character of the proposal in relation to the conservation area.

## **5 CONSULTATIONS**

- 5.1 The **Council's Ecological Advisor – The Wildlife Information Centre (TWIC)** does not object to the application subject to conditions restricting works to trees and hedges during the bird breeding season (March to August). If this is unavoidable, a check for nesting birds should be carried out by a suitably qualified Ecologist prior to works commencing.
- 5.2 The **Council's Senior Manager Protective Services** does not object to the application subject to conditions limiting the noise from the proposed air source heat pump and in relation to ground conditions/contamination.
- 5.3 The **Council's Senior Manager Neighbourhood Services (Roads)** did not comment on the application.

## **6 REPRESENTATIONS**

- 6.1 There have been six representations received, which can be viewed in full on the online planning application case file. Five of the representations support the application and one representation objects to the application.
- 6.2 A summary of the main points raised in support of the application are as follows:
- The proposed dwellinghouse is of appropriate design and materials; and
  - The proposed dwellinghouse will be an environmentally sustainable house.
- 6.3 A summary of the main points raised in objection of the application are as follows:
- The proposed residential use is an inappropriate use of countryside land and prime agricultural land;
  - The proposed dwellinghouse will have a detrimental visual impact; and
  - The proposed dwellinghouse will result in a detrimental impact on road safety.
- 6.4 The above matters will be addressed within the planning issues section of the report.

## 7 PLANNING POLICY

- 7.1 The development plan is comprised of National Planning Framework 4 and the Midlothian Local Development Plan 2017. The following policies are relevant to the proposal

### National Planning Framework 4 (NPF4)

- 7.2 **Policy 1 Tackling the climate and nature crises**; sets out to encourage, promote and facilitate development that addresses the global climate emergency and nature crisis.
- 7.3 **Policy 2 Climate mitigation and adaptation**; sets out to encourage, promote and facilitate development that minimises emissions and adapts to the current and future impacts of climate change.
- 7.4 **Policy 3 Biodiversity**; sets out to protect biodiversity, reverse biodiversity loss, deliver positive effects from development and strengthen nature networks.
- 7.5 **Policy 4 Natural Places**; sets out to protect, restore and enhance natural assets making best use of nature-based solutions.
- 7.6 **Policy 5 Soils**; sets out to protect carbon-rich soils, restore peatlands and minimise disturbance to soils from development. The policy also sets out acceptable scenarios for development on prime agricultural land.
- 7.7 **Policy 6 Forestry, woodland and trees**; sets out to protect and expand forests, woodland and trees.
- 7.8 **Policy 7 Historic assets and places**; sets out to protect and enhance historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places.
- 7.9 **Policy 14 Design, quality and place**; sets out to encourage, promote and facilitate well designed development that makes successful places by taking a design-led approach and applying the Place Principle.
- 7.10 **Policy 17 Rural Homes**; supports development proposals or new homes in rural areas where the development is suitably scaled, sited and designed to be in keeping with the character of the area and the development, and meets set conditions including where the site is allocated for housing within the local development plan. Development proposals for new homes in rural areas shall consider how the development will contribute towards local living.
- 7.11 **Policy 19 Heating and Cooling**; sets out to encourage, promote and facilitate development that supports decarbonised solutions to heat and cooling demand and ensure adaptation to more extreme temperatures.

- 7.12 **Policy 23 Health and Safety**; sets out to protect people and places from environmental harm, mitigate risks arising from safety hazards and encourage, promote and facilitate development that improves health and wellbeing.
- 7.13 **Policy 29 Rural development**; sets out to encourage rural economic activity, innovation and diversification whilst ensuring that the distinctive character of the rural area and the service function of small towns, natural assets and cultural heritage are safeguarded and enhanced.

Midlothian Local Development Plan (MLDP)

- 7.14 **Policy DEV5: Sustainability in New Development** sets out the requirements for development with regards to sustainability principles.
- 7.15 **Policy DEV6: Layout and Design of New Development** states that good design and a high quality of architecture will be required in the overall layout of development proposals. This also provides guidance on design principles for development, materials, access, and passive energy gain, positioning of buildings, open and private amenity space provision and parking.
- 7.16 **Policy DEV7: Landscaping in New Development** requires development proposals to be accompanied by a comprehensive scheme of landscaping. The design of the scheme is to be informed by the results of an appropriately detailed landscape assessment.
- 7.17 **Policy TRAN5: Electric Vehicle Charging** seeks to support and promote the development of a network of electric vehicle charging stations by requiring provision to be considered as an integral part of any new development or redevelopment proposals.
- 7.18 **Policy IT1: Digital Infrastructure** supports the incorporation of high speed broadband connections and other digital technologies into new homes, business properties and redevelopment proposals.
- 7.19 **Policy RD1: Development in the Countryside** sets out where appropriate development would be acceptable in the countryside subject to defined criteria. The policy states that proposals for development will be of an appropriate scale and character appropriate to the rural area and well-integrated to the rural landscape.
- 7.20 **Policy ENV4: Prime Agricultural Land** does not permit development that would lead to the permanent loss of prime agricultural land unless there is appropriate justification to do so.
- 7.21 **Policy ENV6: Special Landscape Areas** states that development proposals will only be permitted where they incorporate high standards

of siting and design and where they will not have significant adverse effect on the special landscape qualities of the area.

- 7.22 **Policy ENV7: Landscape Character** states that development will not be permitted where it significantly and adversely affects local landscape character. Where development is acceptable, it should respect such character and be compatible in terms of scale, siting and design. New development will normally be required to incorporate proposals to maintain the diversity and distinctiveness of the local landscapes and to enhance landscape characteristics where they have been weakened.
- 7.23 **Policy ENV10: Water Environment** requires that new development pass surface water through a sustainable urban drainage system (SUDS) to mitigate against local flooding and to enhance biodiversity and the environment.
- 7.24 **Policy ENV11: Woodland, Trees and Hedges** states that development will not be permitted where it could lead directly or indirectly to the loss of, or damage to, woodland, groups of trees (including trees covered by a Tree Preservation Order, areas defined as ancient or semi-natural woodland, veteran trees or areas forming part of any designated landscape) and hedges which have a particular amenity, nature conservation, biodiversity, recreation, landscape, shelter, cultural, or historical value or are of other importance.
- 7.25 **Policy ENV15: Species and Habitat Protection and Enhancement** presumes against development that would affect a species protected by European or UK law.
- 7.26 **Policy ENV18: Noise** requires that where new noise sensitive uses are proposed in the locality of existing noisy uses, the Council will seek to ensure that the function of established operations is not adversely affected.
- 7.27 **Policy ENV19: Conservation Areas** states that development will not be permitted within or adjacent to conservation areas where it would have any adverse effect on its character or appearance.
- 7.28 **Policy NRG3: Energy Use and Low & Zero-Carbon Generating Technology** requires that each new building shall incorporate low and/or zero-carbon generating technology projected to contribute an extra percentage reduction in greenhouse gas emissions beyond the emissions standard to which the building is subject under the Building Regulations.

#### Other National Policy and Relevant Guidance

- 7.29 Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 places a duty on planning authorities to pay

special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

- 7.30 **Historic Environment Policy for Scotland 2019** seeks wherever possible to protect conserve or enhance the special characteristics and qualities of the historic environment.
- 7.31 **Historic Environment Scotland's 'Managing Change in the Historic Environment Document on New Design in Historic Settings'** states that there is a view that new buildings in historic settings should seek to replicate existing buildings in design, appearance and materials. While this may be appropriate in specific circumstances, for example where part of a larger architectural composition had been lost, in general Historic Environment Scotland believe that new interventions in historic settings do not need to look 'old' in order to create a harmonious relationship with their surroundings. Some of the best recent examples are contemporary design responses. This approach suggests an honesty and confidence in our modern architecture which will be valued by future generations.
- 7.32 The **Scottish Government's Policy on Architecture for Scotland** sets out a commitment to raising the quality of architecture and design.
- 7.33 **Designing Places, A Policy Statement for Scotland** sets out the six key qualities which are at the heart of good design namely identity, safe and pleasant environment, ease of movement, a sense of welcome, adaptability and good use of resources.
- 7.34 **Supplementary Guidance for Housing Development in the Countryside and Green Belt** has been adopted which expands policy RD1 and the criteria to be met in such proposals. This provides some support the development of one house where there is a group of 5 or more existing dwellinghouses. A house may be permitted where there is small-scale infill within such groups. Houses should generally be located within any gaps in the group. Where there are no gaps, consideration will be given to locations adjoining the existing group, particularly where there is a site that adjoins the group on two sides. Where there are existing physical or visual barriers separating the site or where distance results in the site being remote from the host group, development will not be acceptable. Proposals in open fields adjoining a group, which have not physical features to provide containment will not be acceptable. Proposals which impact adversely on trees, hedgerow and boundary features, or are located on the opposite side of physical features which form strong boundaries for a group will not be acceptable. The design of any proposed dwelling is an important consideration. Development must be small-scale in relation to the existing group and respect the character, cohesiveness and amenity of the group being extended.

## 8 PLANNING ISSUES

- 8.1 The main planning issue to be considered in determining this application is whether the proposal complies with development plan policies unless material planning considerations indicate otherwise. The representations and consultation responses received are material considerations as is the Committee's decision in 2018 to grant planning permission for a dwellinghouse on the site.

### Principle of Development

- 8.2 A previous planning application for the erection of dwellinghouse and associated works (see paragraph 4.1 of this report) on the site was granted planning permission by the Committee in 2018 and was considered in relation to MLDP, which remains part of the development plan. However, the development plan now also includes NPF4, which was adopted in February 2023 and is an essential consideration in the assessment of planning applications.
- 8.3 The primary focus of NPF4 is to ensure development is sustainable and gives consideration to the global climate and nature crises. In addition, the related Supplementary Guidance (SG) states (see paragraph 7.35 of this report) that new houses have to be either within a mile of services such as shops or schools or to a bus service of at least one per hour. The application site is not near any bus stops and the nearest settlement (Pathhead) is approximately 1.4 miles from the site. The majority of trips to and from the site are likely to be done by car, which is not in line with NPF4's focus on sustainability. However, it is clear that there has been a concerted effort to make the house as efficient as possible with measures to minimise greenhouse gas emissions through the use of low and zero-carbon technology.
- 8.4 The planning authority has restrictive policies relating to proposal for new housing developments within the countryside. These aim to prevent the creeping suburbanisation of the countryside which is under significant pressure due to the convenient commuting distance to Edinburgh. However, there are enabling policies within NPF4 and MLDP which support residential developments within the countryside in some instances, subject to specific criteria. The intent of policy 17 of NPF4 is to encourage, promote and facilitate the delivery of more high quality, affordable and sustainable rural homes in the right locations. Proposals should be suitably scaled, sited and designed to be in keeping with the character of the area. Policy 17 sets out a range of situations where new houses can be supported in the countryside. It has not been demonstrated that this proposal would comply with any of these specific requirements.
- 8.5 MLDP policy RD1 outlines that development within the countryside needs to demonstrate a requirement for a countryside location. Unallocated housing development within the countryside will only be



permitted where; it demonstrates it is required for the furtherance of an established countryside activity (agriculture, horticulture, forestry, countryside recreation or tourism); it is classed as a housing grouping development; it comprises the conversion of redundant rural buildings; or is required to secure the long term future of a heritage asset.

- 8.6 Should the principle of a dwellinghouse be deemed acceptable, then any building should satisfy the following criteria set out in MLDP policy RD1 it should; be of a scale and character appropriate to the rural area; be well integrated into the rural landscape; be capable of being serviced with an adequate and appropriate access; be capable of being provided with drainage and public water supply; and take account of accessibility to public transport and services (where appropriate). New houses should be designed so as to enhance the appearance of the countryside.
- 8.7 The housing group element of MLDP policy RD1 sets out a Council desire to see limited housing development in the countryside. The SG identifies and provides guidance on the criteria used for identifying acceptable plots; identifies housing groups which the planning authority considers having potential to accommodate additional units; and, includes guidance on where development could be accommodated within the identified housing groups. Crichton was identified as a housing group that could accommodate three additional units (none of these units have planning permission or have been built to date). The guidance notes that the fields to the north and south of the village are very open with no physical features to provide containment. It also notes that due to the housing group being located within a conservation area, as well as comprising of the large number of listed buildings, care should be taken in relation to the effect of any development on the character, appearance and setting of these historic features.
- 8.8 The boundary treatment on the north of the application site presents a clear definable boundary between the open grazing fields to the north of the site and the dwellings and other rural buildings to the south and as such a dwellinghouse on the proposed site will be interpreted as an additional dwelling to the established housing of Crichton. Furthermore the orientation of the buildings at 9 Crichton Village (The Old Joiners Shop) turn the corner of the built form from Crichton Village along the B6367 and as such the proposed dwelling can be seen as a 'natural' evolution of the village. As such, while the proposal does not strictly comply with all of the requirements of policy 17 of NPF4 the proposal is compliant with the policy considerations of policy RD1 of the MLDP and the associated supplementary guidance and therefore on balance can be considered acceptable in principle when the additional weight of the Committee's previous approval of a dwellinghouse on this site is also taken into consideration.

### Site Layout

- 8.9 Policy 14 of NPF4 and policy DEV6 of the MLDP set out the national and local policy considerations for the design of new development. Other guidance such as the Designing Places, A Policy Statement for Scotland are also relevant.
- 8.10 The shape and size of the application site presents the potential for a flexible approach to the siting of a dwellinghouse. However, the single storey dwellinghouse known as The Old Joiners Shop, located on the corner of the B6367 and Colegate Road, to the south of the application site provides a guide on an acceptable location for the proposed dwelling. The proposed siting of the dwelling to the north of the plot protects the privacy of the neighbouring dwelling and setting it back from the road aligns it appropriately and presents the opportunity for landscaping at the front of the site to protect and enhance its rural character.
- 8.11 Between the proposed dwelling and the existing shed and stable block a gravel turning and parking area is to be formed. This will utilise a cedagravel system (a plastic honeycomb holding trays laid out on hardcore substrate with gravel set into the trays to form porous surface). The dwelling will then have approximately 710 square metres of useable garden ground which significantly exceeds best practice. The overall layout of the site maximises its potential whilst respecting the character of the area and has been demonstrated to be compliant with the relevant national and local policy considerations.

### Design

- 8.12 Policy 14 of NPF4 and policy DEV6 of the MLDP apply again in this instance to set out the national and local policy considerations for design guidance for new development. Additionally, The Scottish Government's Policy on Architecture for Scotland also provides relevant guidance in this regard.
- 8.13 The proposed dwelling is of a contemporary design in a simple form to reflect the traditional form of many of the dwellings in Crichton. The dwellinghouse is to be finished in a simple Scottish Larch which would be left untreated to naturally age and weather. A similar material has been effectively used on a recent extension to a nearby dwelling – Scottish Larch cladding is an appropriate material in this location. The appropriate use of glazing and simple roof form and material contributes to an attractive contemporary appearance. The flat roof component and dormer are passive to the pitched roof component and will be interpreted as subservient to the traditional form of the dwelling.
- 8.14 The height of the proposed dwelling is consistent with the neighbouring houses. The visual scale and siting of the proposed dwelling would not be dominant or out of character in its location. Furthermore, the

majority of representations submitted suggest that the dwelling would be a welcome addition to the village. The objection submitted provides an alternative view suggesting it would be out of character with the village and its conservation area. There is variation in the design and scale of the buildings in Crichton and the proposal seeks to complement this form rather than mirror it. Guidance and good practice with regard to the historic environment seeks to secure quality development, this can include the use of contemporary architecture in the right locations and where a settlement or cluster of buildings does not have a uniform design there is scope for designs which do not mirror those in situ.

- 8.15 Overall, the introduction of a contemporary dwelling house finished in an appropriate palette of materials is an acceptable approach which respects its rural setting and historic environment. The proposed landscaping approach also helps to nestle the proposed building into its rural location.

#### Landscaping

- 8.16 The site boundaries are defined by trees and planting, some of which will be removed and replaced as part of the development proposal. The submitted landscape plan and tree survey specify which trees are to be removed to facilitate the development. The initial proposal included a large number of mature trees being removed. Through negotiation during the application process the dwelling was moved to the east to ensure most of these trees would be retained. An improved replanting proposal was also submitted which will ensure that the landscaping reflects the character and appearance of the area whilst providing a complementary setting that is compatible with a contemporary dwelling. Furthermore, the planting will contribute towards the character and appearance of the special landscape area and conservation area.

#### Impact on Amenity

- 8.17 The rear elevation of the closest neighbouring dwelling is approximately 30 metres from the application site boundary and a further 20 metres from the south elevation of the proposed dwelling. The scale of the separation and the site's relatively flat topography means there will be no loss of amenity to the neighbouring properties.
- 8.18 The proposal includes an air source heat pump (ASHP) which raises the potential for some noise concerns. The Council's Senior Manager Protective Services has advised that specialist advice should be sought when selecting a model and rating of ASHP to ensure they can comply with the recommended planning conditions, rather than being required to carry out noise attenuation work post installation – it is proposed to impose a condition based on the Scottish Government's standard condition in the General Permitted Development Order on the grant of planning permission.

### Access/Road Safety

- 8.19 The proposal provides a parking and turning area via an access point taken from the B6367. While the Senior Manager Neighbourhood Services (Roads) has not provided comment the application has been supported by a plan showing the visibility splays which will be achieved and would be acceptable given its situation. Sufficient parking provision is also provided. The access point is comparable to the previously approved scheme which was considered to be acceptable in road safety terms.

### Land Stability and Contamination

- 8.20 The Council's Senior Manager Protective Services has advised that the site may have existing site contamination and as such has advised that relevant planning conditions are attached to any grant of planning permission to ensure any contamination is appropriately dealt with. The application site is within a Low Risk Development Zone as identified by the Coal Authority and so the relevant advice note can also be included on any grant of planning permission.

## **9 RECOMMENDATION**

- 9.1 That planning permission be granted for the following reason:

*The proposed dwellinghouse and associated works in terms of the site layout, design and materials will be compatible with the built form and landscape fit of Crichton Village and will not have an adverse impact on the amenity of nearby properties. The proposals will not detract from the character, appearance or setting of the Borthwick and Crichton Conservation Area. The proposals comply with the aims of Historic Environment Scotland's Policy Statement, Historic Environment Scotland's Managing Change in the Historic Environment Guidance Notes and the sustainability principles in National Planning Framework 4 and the Midlothian Local Development Plan.*

Subject to the following conditions:

1. The development to which this permission relates shall commence no later than the expiration of three years beginning with the date of this permission.

**Reason:** *To accord with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended by the Planning (Scotland) Act 2019).*

2. Development shall not begin on site until a bat assessment (to identify the potential for roosting bats) has been undertaken by a qualified ecologist and any mitigation measures identified are

implemented in accordance with details to be submitted and approved in writing by the planning authority.

***Reason:*** *In the interests of safeguarding bats in accordance with policy 3 of National Planning Framework 4 and policy ENV15 of the Midlothian Local Development Plan and to ensure that an up-to-date understanding of those species on the site is available prior to development commencing.*

3. The development shall not begin until a scheme to deal with any contamination of the site and/or previous mineral workings has been submitted to, and approved by, the planning authority. The scheme shall contain details of the proposals to deal with any contamination and/or previous mineral workings and include:
  - i. the nature, extent and types of contamination and/or previous mineral workings on the site;
  - ii measures to treat or remove contamination and/or previous mineral workings to ensure that the site is fit for the uses hereby approved, and that there is no risk to the wider environment from contamination and/or previous mineral workings originating within the site;
  - iii measures to deal with contamination and/or previous mineral workings encountered during construction work; and
  - iv the condition of the site on completion of the specified decontamination measures.
4. On completion of the decontamination/ remediation works referred to in Condition 3 above and prior to the proposed dwelling being occupied, a validation report or reports shall be submitted to the planning authority confirming that the works have been carried out in accordance with the approved scheme. The dwelling shall not be occupied unless or until the planning authority have approved the required validation.

***Reason for conditions 3 and 4:*** *To ensure that any contamination on the site is adequately identified and that appropriate decontamination measures are undertaken to mitigate the identified risk to site users and construction workers, the built development on the site, landscaped areas and the wider environment. This is in compliance with policy 23 of National Planning Framework 4.*

5. The air source heat pump hereby approved shall comply with MCS Planning Standards or equivalent (MCS Planning Standards means the product and installation standards for air source heat pumps specified in the Microgeneration Certification Scheme MCS 020).

***Reason for condition 5:*** *To safeguard the existing amenity currently enjoyed by neighbouring dwellings and to ensure that the*

*proposal does not introduce any detrimental noise impacts in accordance with policies 14 and 17 of the National Planning Framework 4 and policy ENV18 Midlothian Local Development Plan policy.*

6. Development shall not begin until details, including a timetable of implementation, of superfast broadband have been submitted to and approved in writing by the planning authority. The details shall include delivery of superfast broadband prior to the occupation of the dwellinghouse. The delivery of superfast broadband shall be implemented as per the approved details.

**Reason:** *To ensure the quality of the development is enhanced by the provision of appropriate digital infrastructure in accordance with the requirements of policy IT1 of the Midlothian Local Development Plan.*

7. Development shall not begin until details of the provision and use of an electric vehicle charging station have been submitted to and approved in writing by the planning authority. Development shall thereafter be carried out in accordance with the approved details, or such alternatives as may be approved in writing by the planning authority.

**Reason:** *To ensure the development accords with the requirements of policy TRAN5 of the Midlothian Local Development Plan.*

**Peter Arnsdorf**  
**Planning, Sustainable Growth and Investment Manager**

**Date:** 18 October 2024

**Application No:** 24/00411/DPP  
**Applicant:** Mr Martin Street  
**Agent:** Annie Macpherson  
**Validation Date:** 03 July 2024  
**Contact Person:** Jack Wilson  
**Email:** Jack.Wilson2@midlothian.gov.uk  
**Attached Plans:** Location plan, site plan and elevation plans



**Planning Service  
Place Directorate**

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Erection of a dwellinghouse and associated works.

Land north of Crichton Village, Pathhead

File No. 24/00411/DPP

Scale 1:1000





New Tree Schedule			
No. Plan	Qty.	Plant Schedule	Size
1	2	Betula Pubescens (Birch)	10-12cm girth
2	3	Crataegus Monogyna (Hawthorn)	6-8cm girth
3	3	Sorbus Aucuparia (Rowan)	10-12cm girth
4	6	Pinus Sylvestris (Scots Pines)	2-2.5m High

- Tree Key**
- Proposed Tree
  - Existing Tree
  - Root Protection
  - Remove Tree

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**Replant Hedge**  
Remove Number of Sparse and Spindly Rowan Hedge to the North Side of the Proposed House and replace with beech and Hawthorn hedge.

**Proposed Trees**  
Group of New Trees as per the Tree Schedule



**Retain Existing Trees**  
Retain Existing Trees to west of the Site

**ASHP & Bin Store**  
ASHP Unit, General Waste & Recycling Bins

**Existing Fence**  
Keep Existing Fence Line

**Proposed Fence**  
Create New Fence Line Between House & Existing Stables

**Boundary**  
Site Boundary (Red Line)

**Existing Stables**  
Retain Existing Stables on the Site

**Existing Hedge**  
Retain Existing Hedge on the Site

**Proposed Trees**  
Plant Additional Trees in Paddock to west of the Site

**Planning Amendments**  
Proposal moved approx. 7m to east to retain existing trees & avoiding Root Protection Areas.

Additional trees planted in paddock to west of the site to compensate for removal of trees to north of proposal and to entrance of paddock.

Proposed Beech & Hawthorn hedge planted in-leu of removed sparse and spindly Rowan hedge to north of proposal.

Additional trees planted to south of proposal to compensate for removal of trees to north of proposal and to entrance of paddock.

**Proposed Block Plan**  
Proposed - 1:200@A1

0 1 2 5 10 20m

**Existing Road**  
B6367

**Grass Mound**  
Remove Portion of Grass Mound to form New Access Road

**Access Road**  
New Access Road in Tarmac

**Driveway**  
Cedagravel System  
(Plastic Honeycomb Holding Trays Laid Out on Hardcore Substrate, Gravel Set into Trays)  
Porous Surface

**Soakaway**  
25m<sup>2</sup> Soakaway  
(To Be Confirmed after Porosity Tests)

**Green Curtilage**  
Retain Trees to road

**Septic Tank**  
Klargester Alpha Septic Tank  
3800 litres. Min. 5m from Boundary

**Proposed Shed**  
Proposed Timber Shed - 3.00 x 3.65m

**Existing Shed**  
Proposed Timber Shed - 3.00 x 3.65m

**Boundary**  
Ownership Boundary (Blue Line)

**NOTES**

- This drawing is for the purpose of obtaining Local Authority Approval.
- This drawing must not be scaled from or used for measurements for construction purposes. Check all dimensions on site.
- All drawings to be read in conjunction with consultant drawings. Any discrepancies between consultants to be reported to the Architect before any work commences.
- These items should not be considered as a full and final list.

**KEY**

- Boundary
- Demolitions
- Additions

Rev	Date	Signature	Description
A	10/06/2024	A.R.	Planning Submission
B	01/07/2024	A.R.	Planning Submission Additional Information
C	10/09/2024	A.R.	Planning Amendment

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www.graymacphersonarchitects.co.uk

**Job:**  
Crichton Heb House

**Client:**  
Mr & Mrs Street

**Phase:**  
Planning

**Job No.**  
721

**Drawing Title:**  
Proposed Block Plan

**Drawing No.**  
721-P03

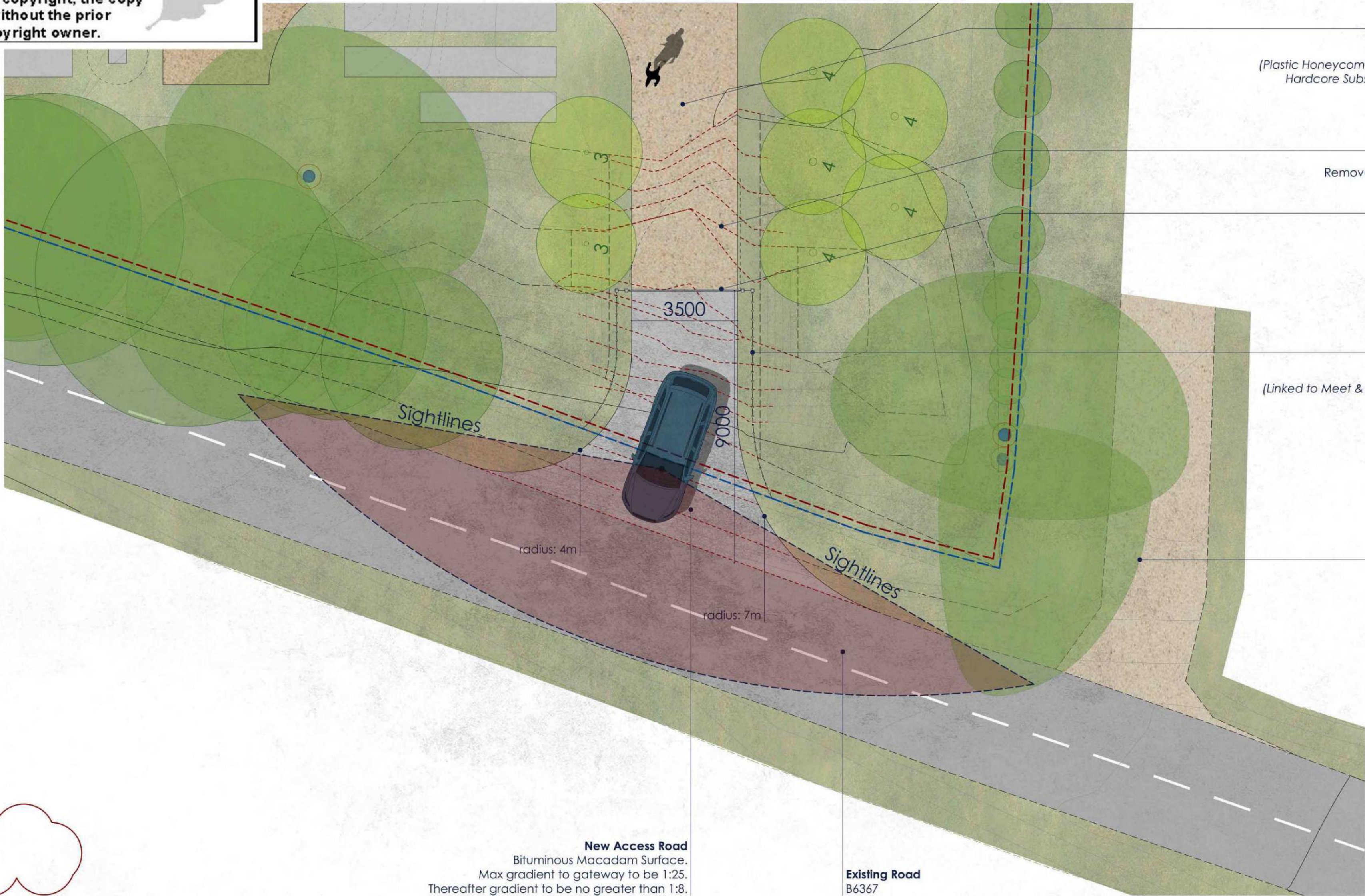
**Scale**  
1:200@A1

**Date**  
10/09/2024

**Revision**  
8



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**Driveway**  
Cedagravel System  
(Plastic Honeycomb Holding Trays Laid Out on  
Hardcore Substrate, Gravel Set into Trays)

Porous Surface

**Grass Mound**  
Remove Portion of Grass Mound to  
form New Access Road

**Gateway**  
3.5m Wide Gate

**Fence**  
New Fence to Site  
(Linked to Meet & Match Existing Field Fence)

**Green Curtilage**  
Retain Trees to road

**New Access Road**  
Bituminous Macadam Surface.  
Max gradient to gateway to be 1:25.  
Thereafter gradient to be no greater than 1:8.

**Existing Road**  
B6367

**Planning Amendments**  
Tree Information updated.

**Access Road**  
Proposed - 1:100@A2

0 1 2 4 10m

G M A

NOTES				KEY		Rev			Date	Signature	Description	Gray Macpherson Architects		Job	Job No.	Scale	
- This drawing is for the purpose of obtaining Local Authority Approval.				 Boundary		A			10/06/2024	A.R.	Planning Submission	The Clubhouse 106		Crichton Heb House		721	1:100@A2
- This drawing must not be scaled from or used for measurements for construction purposes. Check all dimensions on site.				 Demolitions		B			01/07/2024	A.R.	Planning Submission Additional Information	106/7 Biggar Road		Client	Drawing Title	Date	
- All drawings to be read in conjunction with consultant drawings. Any discrepancies between consultants to be reported to the Architect before any work commences.									10/09/2024	A.R.	Planning Amendment	Edinburgh EH10 7DU		Mr & Mrs Street		Proposed Access Road	10/09/2024
- These items should not be considered as a full and final list.				 Additions								United Kingdom					
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												www.graymacphersonarchitects.co.uk		Planning		721-P13	8





Proposed Materials

**Walls:** Scot-Larch Horizontal Timber Cladding left to Weather Silver/Grey  
**Roof:** Corrugated Metal Roofing in Anthracite Grey  
**Windows:** Aluminium-Clad Timber Windows in Anthracite Grey  
**Gutters:** Galvanised Metal

East Elevation

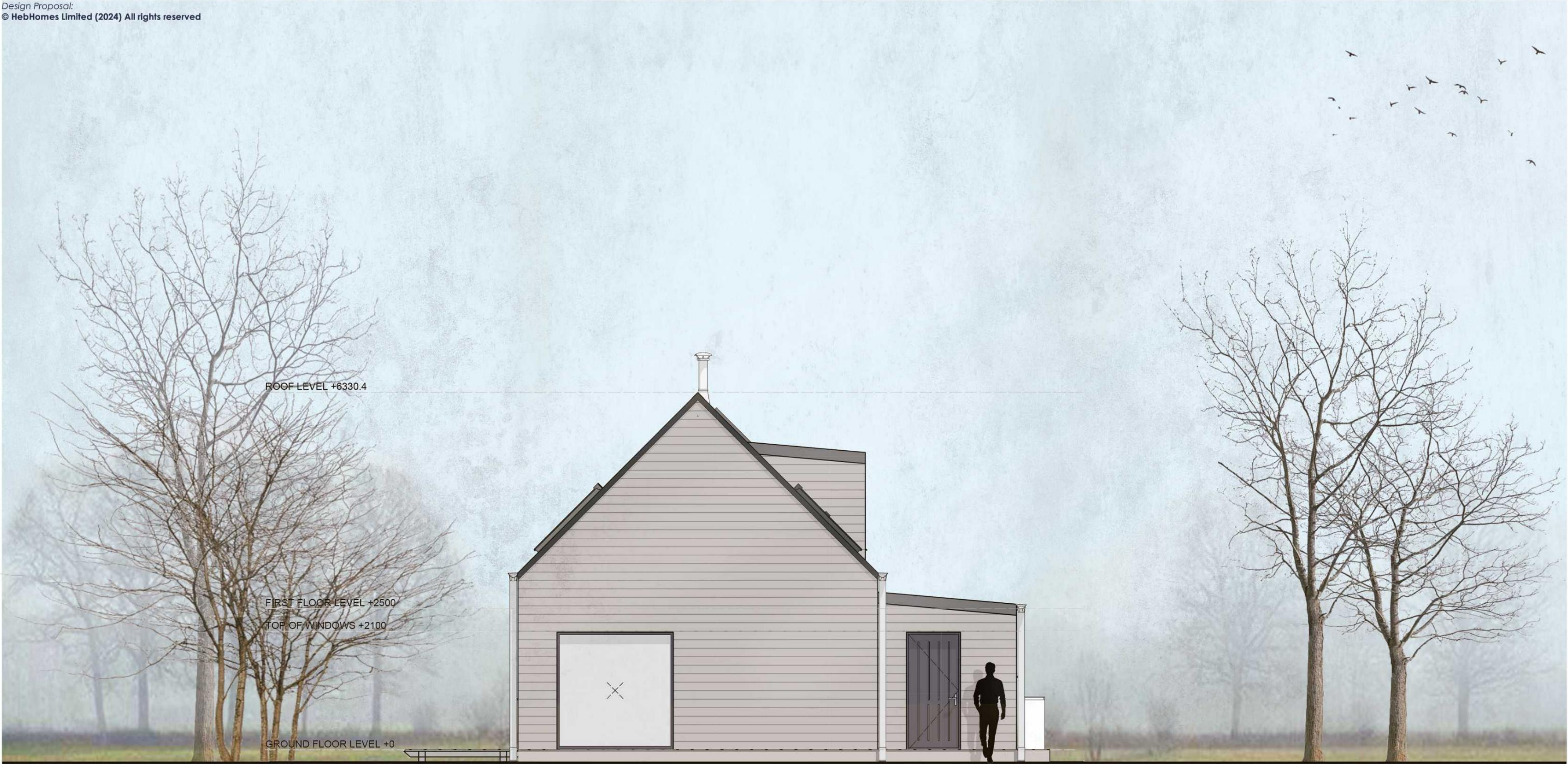
Proposed - 1:50@A2



G M A

<div>NOTES</div> <ul style="list-style-type: none"><li>- This drawing is for the purpose of obtaining Local Authority Approval.</li><li>- This drawing must not be scaled from or used for measurements for construction purposes. Check all dimensions on site.</li><li>- All drawings to be read in conjunction with consultant drawings. Any discrepancies between consultants to be reported to the Architect before any work commences.</li><li>- These items should not be considered as a full and final list.</li></ul>	<div>KEY</div> <div><div></div>Boundary</div> <div><div></div>Demolitions</div> <div><div></div>Additions</div>	Rev	Date	Signature	Description	<div>Gray Macpherson Architects</div> <div>The Clubhouse 106</div> <div>106/7 Biggar Road</div> <div>Edinburgh</div> <div>EH10 7DU</div> <div>United Kingdom</div> <div></div> <div>+44 (0)131 445 2223</div> <div>www.graymacphersonarchitects.co.uk</div>	Job	Job No.	Scale
			10/06/2024	A.R.	Planning Submission		Crichton Heb House	721	1:50@A2
							Client	Drawing Title	Date
							Mr & Mrs Street	Proposed East Elevation	10/06/2024
							Phase	Drawing No.	Revision
							Planning	721-P09	





Proposed Materials

**Walls:** Scot-Larch Horizontal Timber Cladding left to Weather Silver/Grey  
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**Gutters:** Galvanised Metal

West Elevation

Proposed - 1:50@A2



G M A

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				<div>Client</div> <div>Mr &amp; Mrs Street</div>	<div>Drawing Title</div> <div>Proposed West Elevation</div>	<div>Date</div> <div>10/06/2024</div>
				<div>Phase</div> <div>Planning</div>	<div>Drawing No.</div> <div>721-P10</div>	<div>Revision</div>





Proposed Materials

**Walls:** Scot-Larch Horizontal Timber Cladding left to Weather Silver/Grey  
**Roof:** Corrugated Metal Roofing in Anthracite Grey  
**Windows:** Aluminium-Clad Timber Windows in Anthracite Grey  
**Gutters:** Galvanised Metal

North Elevation

Proposed - 1:50@A1



G M A

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							<b>Client:</b> Mr & Mrs Street	<b>Drawing Title:</b> Proposed North Elevation	<b>Date:</b> 10/06/2024
							<b>Phase:</b> Planning	<b>Drawing No.:</b> 721-P08	<b>Revision:</b>





Proposed Materials

**Walls:** Scot-Larch Horizontal Timber Cladding left to Weather Silver/Grey  
**Roof:** Corrugated Metal Roofing in Anthracite Grey  
**Windows:** Aluminium-Clad Timber Windows in Anthracite Grey  
**Gutters:** Galvanised Metal

South Elevation

Proposed - 1:50@A1



G M A

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							<b>Client:</b> Mr & Mrs Street	<b>Drawing Title:</b> Proposed South Elevation	<b>Date:</b> 10/06/2024
							<b>Phase:</b> Planning	<b>Drawing No.:</b> 721-P07	<b>Revision:</b>