

Local Review Body: Review of Planning Application Reg. No. 14/00132/DPP

PMAS Ltd
17 Blackford Bank
Edinburgh
EH9 2PR

Midlothian Council, as Planning Authority, having considered the review of the application by Mr And Mrs S MacIntosh, 14 Hillhead, Bonnyrigg, EH19 2AH, which was registered on 15 April 2014 in pursuance of their powers under the above Act, hereby **grant** permission to carry out the following proposed development:

Installation of replacement windows at Edgerton, 14 Hillhead, Bonnyrigg, in accordance with the application and the following plan:

<u>Drawing Description.</u>	<u>Drawing No/Scale</u>	<u>Dated</u>
Location Plan	1:500	24.02.2014
Proposed elevations	13/01/021 1:25	24.02.2014
Photograph		24.02.2014

The Local Review Body (LRB) considered the review of the planning application at its meeting of 3 June 2014. The LRB carried out an unaccompanied site visit on the 2 June 2014.

In reaching its decision the LRB gave consideration to the following development plan policies and material considerations:

Development Plan Policies:

1. RP20 Midlothian Local Plan – Development within the built-up area
2. RP22 Midlothian Local Plan – Conservation Areas

Material Considerations:

1. The individual circumstances of the site; and
2. The quality of the proposed UPVC windows.

In determining the review the LRB concluded:

The replacement of the existing timber windows with uPVC windows is acceptable if the design, means of opening and the size and scale of the frames are a like for like replacement. The presence of uPVC elsewhere on the building and the continuing improvement in the design of uPVC windows means that the use of none traditional materials does not undermine the Conservation Area.

Dated: 03/06/2014

Councillor J Bryant
Chair of the Local Review Body
Midlothian Council

NOTICE TO ACCOMPANY REFUSAL ETC.

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

Notification to be sent to applicant on refusal of planning permission or on the grant of permission subject to conditions, or

Notification to be sent to applicant on determination by the planning authority of an application following a review conducted under section 43A(8)

1. 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 question the validity of that decision by making an application to the Court of Session. An application to the Court of Session must be made within 6 weeks of the date of the decision.

2. 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 reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by 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

Advisory note:

If you have any questions or enquiries regarding the Local Review Body procedures or this decision notice please do not hesitate to contact Peter Arnsdorf, Development Management Manager tel: 0131 2713310 or via peter.arnsdorf@midlothian.gov.uk