

Local Review Body: Review of Planning Application Reg. No. 17/00630/DPP

Jim Sorrell
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Midlothian Council, as Planning Authority, having considered the review of the application by The Owners Group 153 The Loan, Loanhead, EH20 9AN, which was registered on 18 December 2017 in pursuance of their powers under the above Act, hereby **grant** permission to carry out the following proposed development:

Change of use of office to form two dwellinghouses and associated external alterations at 153 The Loan, Loanhead, in accordance with the application and the following plans:

<u>Drawing Description.</u>	<u>Drawing No/Scale</u>	<u>Dated</u>
Site Plan	1 1:1250, 1:200	08.08.2017
Existing Floor Plan	2 1:100	08.08.2017
Existing Elevations	3 1:100	08.08.2017
Proposed Floor Plan	4 1:100	08.08.2017
Proposed Elevations	5 1:100	08.08.2017

The Local Review Body (LRB) considered the review of the planning application at its meeting of 27 February 2018. The LRB carried out a site visit on the 26 February 2018.

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

Development Plan Policies:

1. DEV2 Midlothian Local Development Plan - Protecting amenity within the built-up area

Material considerations:

1. The individual circumstances of the proposal
2. The building being vacant for a period of time

In determining the review the LRB concluded:

The proposed change of use would bring a vacant building within a residential area back into use and as such this would outweigh concerns regarding the lack of outdoor amenity space and off street parking provision. The proposed alterations would enhance the appearance of the building to the benefit of the street scene.

Dated: 27/02/2018

A handwritten signature in dark ink, appearing to read 'Peter Arnsdorf', with a stylized, flowing script.

Peter Arnsdorf
Planning Manager (Advisor to the Local Review Body)
Communities and Economy
Midlothian Council

On behalf of:

Councillor R Imrie
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, Planning Manager tel: 0131 2713310 or via peter.arnsdorf@midlothian.gov.uk