

Local Review Body: Review of Planning Application Reg. No. 15/00740/PPP

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Midlothian Council, as Planning Authority, having considered the review of the application by Ms Sandra Ballantyne, London House, 20-22 East London Street, Edinburgh, EH7 4BQ, which was registered on 26 January 2016 in pursuance of their powers under the above Act, hereby **grant** permission to carry out the following proposed development:

Change of use from office (class 4) to residential (class 9) to form two flatted dwellings at 4 Newmills Road, Dalkeith, EH22 1DU, in accordance with the application and the following plans:

<u>Drawing Description.</u>	<u>Drawing No/Scale</u>	<u>Dated</u>
Location Plan	01 1:1250 1:100	08.09.2015
Existing floor plan	02 1:100	08.09.2015
Existing floor plan	03 1:100	08.09.2015
Proposed floor plan	04 1:100	08.09.2015
Proposed floor plan	04 1:100	08.09.2015

The Local Review Body (LRB) considered the review of the planning application at its meeting of 8 March 2016. The LRB carried out an unaccompanied site visit on the 7 March 2016.

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 – Built-Up area
2. RP24 Midlothian Local Plan – Listed Buildings
3. DP2 Midlothian Local Plan – Development Guidelines

Material Considerations:

1. The individual circumstances of the site.
2. The site is currently vacant

In determining the review the LRB concluded:

The proposed development by means of its town centre location and position on the second floor means that any level of disturbance from neighbouring uses is at an acceptable level considering this location. Furthermore, as the site is currently vacant it is considered beneficial to bring this part of the building back into use.

Dated: 08/03/2016

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