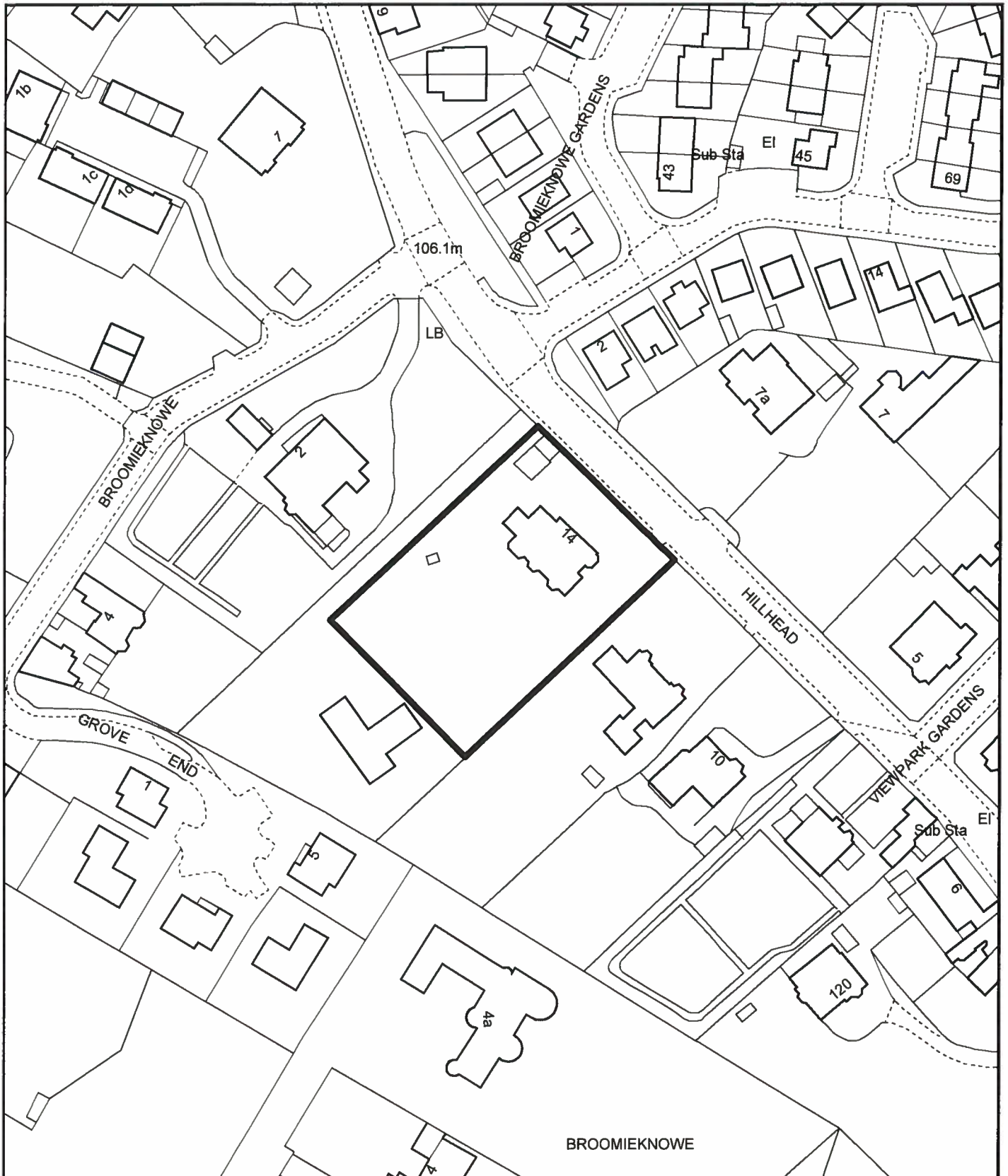


APPENDIX A



**Education, Economy
& Communities**
Midlothian Council
Fairfield House
8 Lothian Road
Dalkeith
EH22 3AA

Installation of replacement windows at Edgerton 14 Hillhead
Bonnyrigg

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Midlothian Council Licence No. 100023416 (2014)

File No. 14/00132/DPP

Scale: 1:1,250



NOTICE OF REVIEW

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 of Delegation and Local Review Procedure) (SCOTLAND) Regulations 2013

The Town and Country Planning (Appeals) (SCOTLAND) Regulations 2013

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		2. Agent's Details (if any)	
Title	<input type="text" value="Mr & Mrs"/>	Ref No.	<input type="text"/>
Forename	<input type="text" value="S"/>	Forename	<input type="text"/>
Surname	<input type="text" value="Macintosh"/>	Surname	<input type="text"/>
Company Name	<input type="text"/>	Company Name	<input type="text" value="PMAS Ltd"/>
Building No./Name	<input type="text" value="14"/>	Building No./Name	<input type="text" value="17"/>
Address Line 1	<input type="text" value="Hillhead"/>	Address Line 1	<input type="text" value="Blackford Bank"/>
Address Line 2	<input type="text"/>	Address Line 2	<input type="text"/>
Town/City	<input type="text" value="Bonnyrigg"/>	Town/City	<input type="text" value="Edinburgh"/>
Postcode	<input type="text" value="EH19 2AH"/>	Postcode	<input type="text" value="EH9 2PR"/>
Telephone	<input type="text"/>	Telephone	<input type="text" value="0131 478 2182"/>
Mobile	<input type="text"/>	Mobile	<input type="text"/>
Fax	<input type="text"/>	Fax	<input type="text"/>
Email	<input type="text"/>	Email	<input type="text"/>

3. Application Details	
Planning authority	<input type="text" value="Midlothian Council"/>
Planning authority's application reference number	<input type="text" value="14/00132/DPP"/>
Site address	<div style="border: 1px solid black; padding: 5px; min-height: 100px;"> 14 Hillhead Bonnyrigg Midlothian EH19 2AH </div> <div style="border: 1px solid black; padding: 5px; margin-top: 10px; text-align: center;"> CORPORATE RESOURCES FILE: RECEIVED 15 APR 2014 </div>
Description of proposed development	<div style="border: 1px solid black; padding: 5px; min-height: 50px;"> Installation of replacement windows at 14 Hillhead Bonnyrigg EH19 2AH. </div>

Date of application	24/02/2014	Date of decision (if any)	07/04/2014
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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)	<input checked="" type="checkbox"/>
Application for planning permission in principle	<input type="checkbox"/>
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)	<input type="checkbox"/>
Application for approval of matters specified in conditions	<input type="checkbox"/>

5. Reasons for seeking review

Refusal of application by appointed officer	<input checked="" type="checkbox"/>
Failure by appointed officer to determine the application within the period allowed for determination of the application	<input type="checkbox"/>
Conditions imposed on consent by appointed officer	<input type="checkbox"/>

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	<input type="checkbox"/>
One or more hearing sessions	<input type="checkbox"/>
Site inspection	<input checked="" type="checkbox"/>
Assessment of review documents only, with no further procedure	<input checked="" type="checkbox"/>

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.

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?	<input type="checkbox"/>
Is it possible for the site to be accessed safely, and without barriers to entry?	<input type="checkbox"/>

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

The review body cannot see the affected elevation from the public area due to a high wall and secure gate.
I would also like to be in attendance at any meeting on site.

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.

see separate sheet

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 your 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.

No return call was made

8.0 STATEMENT

The dwelling house at 14 Hillhead Bonnyrigg is located in grounds with a high stone wall at the front of the building with two mature high trees and fences all around the other boundaries. This means that nobody can see the main elevation of the building.

Only the neighbours can see the building through trees etc.

The building is not listed but is just inside the conservation area.

The building is a nice building to look at but unfortunately nothing special.

Most of the houses in the neighbouring area have double glazed window units of some sort. This is due to replacing old window with new units and trying to keep heat in. A theme sponsored by national and local governments.

My client has taken on the responsibility of trying to keep an old house in a fit and reasonable state whilst keeping cost to a manageable level.

Midlothian has already agreed that the rear elevation can have upvc double glazed units granted under planning consent no 12/00692/DPP.

The upvc window units all have small section similar to timber windows but without the added cost of painted maintenance which would be costly.

I contend that if it acceptable to place upvc windows to the rear of the building It should be acceptable to have upvc window to the front of the building. It will appear strange to have other windows of a different material at the front of the building. This will show different white shading after a year making it look very much a patch work.

The building cannot be seen from the pavement because of the 3.0m approximate high wall with two large mature trees in front of the building. The local authority have now placed a bus shelter in front of this house not the most attractive thing to place on the boundary of the conservation area.

In conclusion I would ask the review body to grant consent to install upvc double glazed units with as thin as possible sections to the front and side elevations.

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

Notice of Review
Refusal of Planning Consent
Local Authorities Letter accepting planning application for replacement windows 28/02/2014
Application for planning permission for replacement windows 14/02/2014
Planning consent for replacement upvc windows 12/00692/DPP
Drawings

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. ☐

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.

Signed: [Redacted Signature]

Date: [Redacted Date]

1/4/14

Any information you 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:

Case Officer: Graeme King **Site Visit Date:** 28/02/2014

Planning Application Reference: 14/00132/DPP

Site Address: Edgerton, 14 Hillhead, Bonnyrigg

Site Description: The application subjects are a large detached two storey 19th Century dwellinghouse. The walls are finished with stone and the roof is finished with slate. The existing windows are predominantly timber framed sash and case windows. There are some existing uPVC windows on the rear elevation. The garden is bounded by a 2m high stone boundary wall to the North East and South East and 1.8m high close boarded timber fences to the North West and South West. There is a detached coach house within the curtilage of the house that has been converted and extended to provide additional residential accommodation. The property is within Broomieknowe Conservation Area.

Proposed Development: Installation of replacement windows.

Proposed Development Details: It is proposed to replace 3 windows and 1 set of French window doors on the South West side elevation and 7 windows on the front elevation. The replacement windows are proposed to be white uPVC frames with sash and case opening (except where the existing windows are fixed in which case fixed replacements are proposed) with externally applied snap-on bars to create the appearance of astragals.

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

13/00491/DPP

Edgerton, 14 Hillhead, Bonnyrigg, EH19 2AH

Replacement of roof material

Case Officer: Graeme King

Decision: CONPER

13/00439/DPP

Edgerton, 14 Hillhead, Bonnyrigg, EH19 2AH

Erection of detached garden building

Case Officer: Graeme King

Decision: PER

12/00692/DPP

Edgerton, 14 Hillhead, Bonnyrigg, EH19 2AH

Installation of replacement windows

Case Officer: Graeme King

Decision: CONPER

07/00057/FUL

14A Hillhead, Bonnyrigg, Midlothian, EH19 2AH

Extension to dwellinghouse and alterations to garage to form ancillary accommodation

Case Officer: Mr Iain McFarlane

Decision: WDN

04/00122/FUL

Edgerton, 14 Hillhead, Bonnyrigg, Midlothian, EH19 2AH

Alterations and extension to coach house to form additional residential accommodation

Case Officer: Mathew Furness

Decision: CONPER

00/00554/FUL

Edgerton, 14 Hillhead, Bonnyrigg, Midlothian, EH19 2AH

Replacement rooflight and installation of window from existing doorway

Case Officer:

Decision: CONPER

0003/95

Edgerton, 14 Hillhead, Bonnyrigg, Midlothian, EH19 2AH

Erection of dwellinghouse (Amendment to, planning permission no 582/92, dated 02.03., 93)

Case Officer:

Decision: APPC

582/92

Edgerton, 14 Hillhead, Bonnyrigg, Midlothian, EH19 2AH

Erection of dwellinghouse

Case Officer:

Decision: APPC

Consultations: No consultations were required.

Representations: No representations were received.

Relevant Planning Policies:

Midlothian Local Plan Policy **RP20: Development within the Built-up Area** states that development will not be permitted within the built-up area where it is likely to detract materially from the existing character or amenity of the area.

Midlothian Local Plan Policy **RP22: Conservation Areas** seeks to prevent development which would have any adverse effect on the character and appearance of Conservation Areas. The policy states that "traditional natural materials appropriate to the locality or building" will be used. With regard to windows the policy states that "particular care in the design of replacement windows and doors will be required on the public frontage of buildings."

Planning Issues: The application subjects are a large detached traditional property with a substantial rear garden. This type of property is common throughout the Broomieknowe Conservation Area and such properties make a significant contribution to the character of the conservation area. The property is bounded by a 2m high stone boundary wall, with solid timber gates, along its street frontage onto Hillhead; while this does result in a slightly restricted view of the front and side elevations of the property, large portions of these elevations are clearly visible from the street. The property is a prominent feature on one of the main routes into Bonnyrigg town centre.

Application 12/00692/DPP sought permission for the installation of replacement uPVC windows on the rear, side and front elevations of the building. All of the windows and doors intended to be replaced in this latest application were also included in the 2012 application. At the time of the 2012 application it was noted that there were already a number of uPVC windows and doors installed on the rear elevation; while no planning history could be found for these windows and doors it was acknowledged that the alterations did not appear to be recent and were therefore likely to be time barred from possible enforcement action. Given the presence of these uPVC windows on the rear and the fact that the rear elevation is not visible from any public areas consent was granted for the installation of uPVC windows on the rear elevation only.

Consent was not granted for the installation of uPVC windows on the side and front of the building; instead condition 2 of permission 12/00692/DPP granted consent for the installation of timber windows, details of which were to be submitted to and approved by the Planning Authority prior to installation. The reason for this condition was that the *“front and side elevations of the property are public frontages. Timber replacement windows will safeguard the character of the Conservation Area”*.

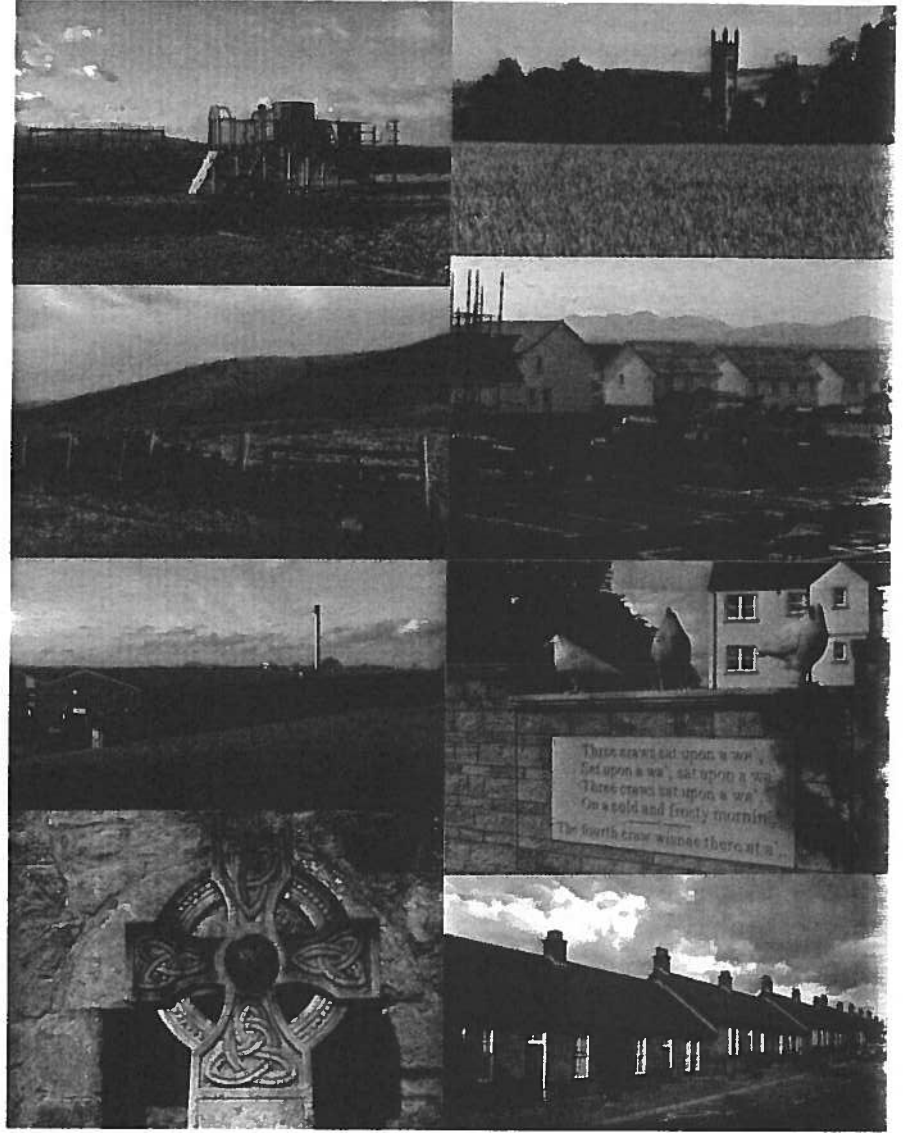
The existing windows and doors on the front and side elevations are all timber framed and of a traditional design and means of opening. When a door to a former storeroom on the front elevation was partially infilled and replaced with a window (application reference 00/00554/FUL) the use of a timber framed window was secured via a condition attached to the planning permission. The installation of uPVC windows on these elevations would introduce windows with bulky frame dimensions which would be out of character with the existing windows; such windows would be detrimental to the character of both the existing building and the surrounding conservation area.

There has been no material change of circumstances, since the previous application in 2012 that would support the installation of uPVC windows on the front and side elevations of the building. No additional information, compared to the previous application, has been provided with regard to window design or the condition of the current windows and no supporting information has been provided seeking to address the reason for conditioning timber windows. The installation of uPVC windows on the front and side of the building continues to be unacceptable, in terms of the impact on the character and appearance of the conservation area, and cannot be supported by planning policy or material considerations.

Recommendation: Refuse Planning Permission

Midlothian

APPENDIX D Midlothian Local Plan



Midlothian



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 ENV1G 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 ENV1 and ENV10 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.

Refusal of Planning Permission

Town and Country Planning (Scotland) Act 1997

Reg. No. 14/00132/DPP

PMAS Ltd
17 Blackford Bank
Edinburgh
EH9 2PR

Midlothian Council, as Planning Authority, having considered the application by Mr And Mrs S MacIntosh, 14 Hillhead, Bonnyrigg, EH19 2AH, which was registered on 24 February 2014 in pursuance of their powers under the above Acts, hereby **refuse** permission to carry out the following proposed development:

Installation of replacement windows at Edgerton, 14 Hillhead, Bonnyrigg, EH19 2AH

in accordance with the application and the following plans:

<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	nts	24.02.2014

The reasons for the Council's decision are set out below:

- The use of UPVC would introduce a modern window frame material to the public elevations of the building. The appearance and frame dimensions of the windows would have an adverse effect on the character and appearance of both the existing dwellinghouse and the Conservation Area. The proposal is therefore contrary to policies RP20 and RP22 of the adopted Midlothian Local Plan.*

Dated 7 / 4 / 2014



.....
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

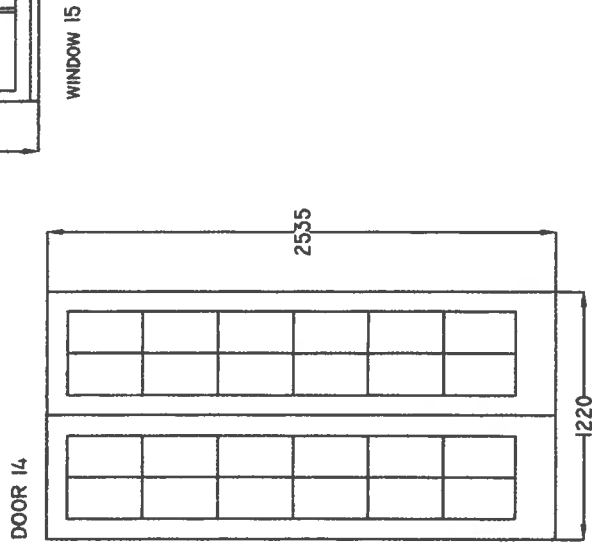
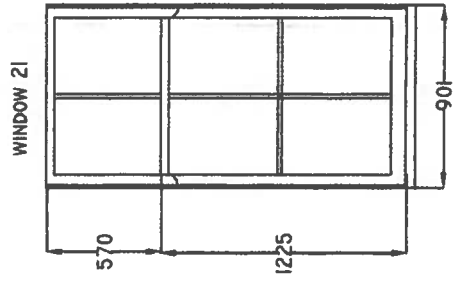
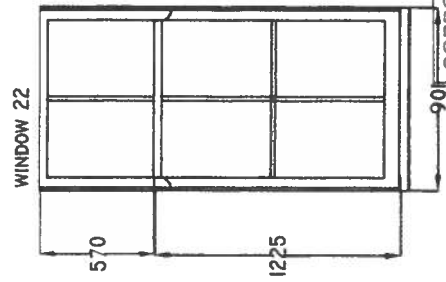
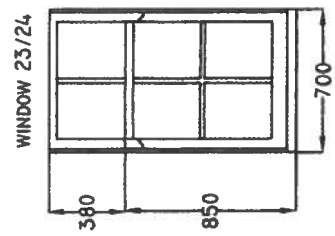
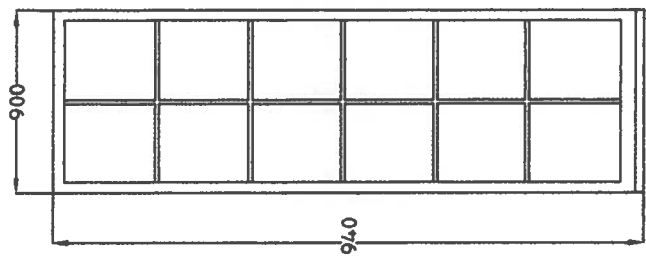
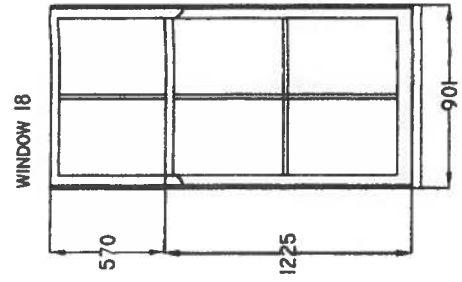
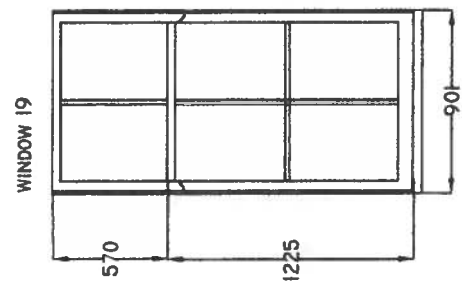
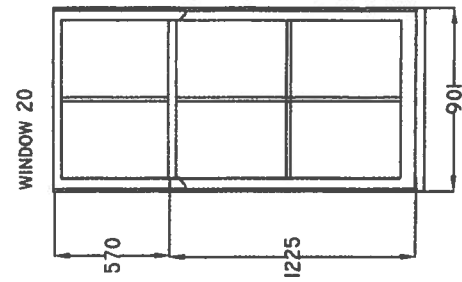
Please note that when you submit a planning application, the information will appear on the Planning Register and the completed forms and any associated documentation will also be published on the Council's website.

Making comment on an application

Please note that any information, consultation response, objection or supporting letters submit 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 representors 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: 141001321082
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PROJECT MANAGEMENT ARCHITECTURAL SERVICES LTD PLANNING & PROPERTY CONSULTANTS, HMO SPECIALISTS & ENERGY ASSESSORS. 17 BLACKFORD BANK, EDINBURGH EH9-2PR TEL: 0131 478 2182 E MAIL: INFO@PMAS-EDINBURGH.CO.UK © COPYRIGHT OF PMAS LTD		DATE 14/01/2013	SCALE 1/25 @ A3	
CLIENT MRB MRS S MACINTOSH	PRODUCT NEW WINDOWS	DATE 14/01/2013	SCALE 1/25 @ A3	DWG NO 13/01/021
ADDRESS 14, HILLHEAD BONNYRIGG EH14-2BX		DATE 14/01/2013	SCALE 1/25 @ A3	REV: 13/01/021



Side Elevation

Replace existing defective windows with new white upvc double glazed units to give U value of 1.6 W/m



Front Elevation

CORPORATE ASSOCIATES
FILE
DATE



Side Elevation

Replace existing defective windows with new white upvc double glazed units to give U value of 1.6 W/m²

Client
Mr & Mrs S Macintosh
14 Hillhead
Bonnyrigg
EH19-2AH

Project Management & Architectural Services Ltd
17 Blackford Bank
Edinburgh EH9-2PR
Tel: 0131 478 2182
Email: george@pmas-edinburgh.co.uk

CORPORATE RESOURCES	
FILE:	
RECEIVED	15 APR 2014