

# Notice of meeting and agenda

## Planning Committee

**10.00 am, Thursday, 4 December 2014**

Dean of Guild Courtroom, City Chambers, High Street, Edinburgh

This is a public meeting and members of the public are welcome to attend.

## Contacts

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Tel: 0131 529 4261/529 4319

## **1. Order of business**

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- 1.1 Including any notices of motion and any other items of business submitted as urgent for consideration at the meeting.

## **2. Declaration of interests**

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- 2.1 Members should declare any financial and non-financial interests they have in the items of business for consideration, identifying the relevant agenda item and the nature of their interest.

## **3. Deputations**

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- 3.1 Southfield Residents Association (in respect of item 7.1 Southfield Estate Proposed Conservation Area – Final Report) – email dated 4 November 2014 from John Ferguson Chair, Southfield Residents Association (circulated)

## **4. Minutes**

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- 4.1 Planning Committee of 2 October 2014 (circulated – submitted for approval as a correct record).
- 4.2 Development Management Sub-Committee of 30 July, 8 and 22 October, 5 and 19 November 2014 (circulated – submitted for approval as correct records).
- 4.3 City of Edinburgh Planning Local Review Body of 1 and 29 October 2014 (circulated) (for noting)

## **5. Planning Policy**

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- 5.1 Edinburgh Planning Guidance: Student Housing – Issues Paper – report by the Acting Director of Services for Communities (circulated)

## **6. Planning Process**

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- 6.1 Review of Statutory Addressing Charter – report by the Acting Director of Services for Communities (circulated)
- 6.2 Edmonstone Estate application (14/01057/PPP) – report by the Acting Director of Services for Communities (circulated)
- 6.3 Planning Applications Performance – report by the Acting Director of Services for Communities (circulated)
- 6.4 St James Quarter – Compulsory Purchase Order - Land and Property Interests - report by the Acting Director of Services for Communities (circulated)

## **7. Conservation**

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- 7.1 Southfield Estate Proposed Conservation Area – Final Report – report by the Acting Director of Services for Communities (circulated)

## **8. Reports from Other Committees**

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- 8.1 House In Multiple Occupation Market Review – referral report from the Regulatory Committee (circulated)

### **Carol Campbell**

Head of Legal, Risk and Compliance

## **Committee Members**

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Councillors Perry (Convener), Howat (Vice-Convener), Bagshaw, Blacklock, Brock Cairns, Child, Dixon, Heslop, McVey, Milligan, Mowat, Robson, Rose and Ross.

## **Information about the Planning Committee**

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The Planning Committee consists of 15 Councillors and is appointed by the City of Edinburgh Council. The Planning Committee usually meets every eight weeks. It considers planning policy and projects and other matters but excluding planning applications (which are dealt with by the Development Management Sub-Committee).

The Planning Committee usually meets in the Dean of Guild Court Room in the City Chambers on the High Street in Edinburgh. There is a seated public gallery and the meeting is open to all members of the public.

## **Further information**

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If you have any questions about the agenda or meeting arrangements, please contact Stephen Broughton or Laura Millar, Committee Services, City of Edinburgh Council, City Chambers, High Street, Edinburgh EH1 1YJ, Tel 0131 529 4261 or 529 4319, e-mail [stephen.broughton@edinburgh.gov.uk](mailto:stephen.broughton@edinburgh.gov.uk)/[laura.millar2@edinburgh.gov.uk](mailto:laura.millar2@edinburgh.gov.uk).

A copy of the agenda and papers for this meeting will be available for inspection prior to the meeting at the main reception office, City Chambers, High Street, Edinburgh.

The agenda, minutes and public reports for this meeting and all the main Council committees can be viewed online by going to [www.edinburgh.gov.uk/cpol](http://www.edinburgh.gov.uk/cpol).

# Item No 3.1

From: [REDACTED]  
To: [Stephen Broughton](#)  
Subject: Attendance at the Planning Committee Meeting 4/12/14  
Date: 04 November 2014 11:07:34

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Dear Stephen,

I hope you are the right person to help me with this query - if not I'd be grateful if you could forward on to the relevant colleague. I wish to attend the City of Edinburgh Council Planning Committee meeting on 4th December 2014 in my capacity as Chair of the Southfield Residents Association (SRA).

I understand that the proposal to designate the Southfield estate as a conservation area is to be finally decided upon at this meeting. Am I also correct in understanding that it is possible for me to make an official representation to the Planning Committee on the day pertaining to the proposal?

The council has of course undertaken its own consultation on this issue and will have produced its own report which will be the subject of consideration on 4th December - however the committee of the SRA undertook our own concurrent consultation and requested that the result of that be included in the council's appraisal.

I feel it would be of considerable benefit to the Planning Committee to hear a representation from myself on behalf of the SRA as we have a mandate to represent the views of the residents of Southfield on this issue. Is it sufficient for me to register my intention to do so by this email alone or is there anything else I need to do?

I'd be most grateful for any additional information or guidance you can give me about this.

Best wishes,

**John Ferguson**  
Chair, Southfield Residents Association



## Planning Committee

10.00 am Thursday 2 October 2014

### Present

Councillors Perry (Convener), Howat (Vice-Convener), Bagshaw, Blacklock, Brock, Cairns, Child, Dixon, Heslop, McVey, Milligan, Mowat, Robson, Rose and Ross.

### 1. Minutes

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#### Decision

- 1) To approve the minutes of the Planning Committee of 7 August 2014 as a correct record.
- 2) To approve the minute of the Development Management Sub-Committee of 13 and 27 August and 3 and 10 September 2014 as correct records.
- 3) To approve the minute of the Development Management Sub-Committee of 30 July 2014 subject to clarification of the members present and clarification of who moved and seconded the amended on item 5 (18 Tennant Street, application no 13/04405/FUL)
- 4) To note the minutes of the City of Edinburgh Planning Local Review Body of 6 and 20 August 2014.

### 2. Spokes Factsheet: Cycle Storage in Gardens

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A summary of the activity on the use of the Spokes factsheet, cycle storage in gardens in enforcement cases and householders submitting applications for front garden sheds since 3 October 2013 was provided. Due to the limited number of cases it was difficult to reach conclusion about the effectiveness of the factsheet.

#### Decision

- 1) To note the results of the use of the Spokes factsheet, Cycle Storage in Gardens, in enforcement cases and by householders in submitting applications for sheds in front gardens since October 2013;
- 2) To agree that monitoring should continue and request a further report on activity in October 2016.

(Reference – Planning Committee 3 October 2013 (item 5), report by the Acting Director of Services for Communities, submitted)

### **3. Local Development Plan: Action Programme Update**

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An update was given on the Local Development Plan (LDP) Action Programme which was a statutory requirement of the development plan process. It set out a list of actions, including the infrastructure measures needed to deliver the policies and proposals in the LDP. The LDP was intended to be used as a mechanism to coordinate development proposals with the infrastructure and services needed to support them and to align the delivery of the LDP with corporate and national investment in infrastructure.

To facilitate the delivery of the Action Programme an officer Action Group, chaired by the Acting Director of Services for Communities, had been set up. In order to help facilitate the early delivery of the infrastructure actions contained within the Action Programme, the report also identified that early funding was required for its timely delivery.

#### **Decision**

- 1) To agree to use the approved Second Proposed Action Programme to deliver required infrastructure in advance of the adoption of the Local Development Plan;
- 2) To note that the implications of the Action Programme for Council budgets are coordinated through Local Development Plan Action Group;
- 3) To note the revenue and capital funding required to deliver infrastructure in 2015/16 and thereafter; and,
- 4) To agree to refer this report to Corporate Policy and Strategy Committee for information.
- 5) To include the entrance to the East Craigs Estate at the Maybury Junction in appendix 1 to the report by the Acting Director of Services for Communities.

(References – Planning Committee 19 June 2014 (item 1); report by the Acting Director of Services for Communities, submitted)

### **4. The Edinburgh Planning Concordat Engagement Fund**

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An update report was provided on the take-up of grants under the Edinburgh Planning Concordat Engagement Fund. There were also proposals for minor changes to the eligibility criteria.

The Edinburgh Planning Concordat provide grants of up to £300 to community councils to allow engagement with the wider community which promoted consensual working between developers, the Council and community councils on major development in the City.

Since approval, there have been two applications for grant assistance, both of which have been agreed.

## **Decision**

- 1) To note the take-up of grants from the Edinburgh Planning Concordat Engagement fund.
- 2) To agree to the proposed changes to the eligibility criteria to encourage greater take-up of the grant.

(References – Planning Committee 8 August 2014 (item 6); report by the Acting Director of Services for Communities, submitted)

## **4. Corporate Performance Framework- Performance for January to June 2014**

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An update report on Council performance against Planning strategic outcomes, was presented in line with the update of Council's Performance Framework approved by the Corporate Policy and Strategy Committee in December 2013.

## **Decision**

- 1) To note the performance for the period from January to June 2014.
- 2) To request an interim performance report to be brought to the December 2014 Committee.

(References – Planning Committee 3 December 2013 (item 6); report by the Acting Director of Services for Communities, submitted)

## Development Management Sub-Committee of the Planning Committee

10.00 am Wednesday 30 July 2014

### Present:

Councillors Perry (Convener), Howat (Vice-Convener), Bagshaw, Child, Dixon, Heslop, McVey, Milligan, Mowat, Robson, Rose and Ross.

### 1. General Applications and Miscellaneous Business

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The Sub-Committee considered the reports on planning applications and pre-applications, listed in Sections 4, 5, 6, 7 and 9 of the agenda for the meeting.

The Acting Head of Planning and Building Standards gave presentations on agenda item 4.6 – 4B Gayfield Place as requested by Councillor Mowat, item 4.7 – 107 George Street as requested by Councillor Mowat, Item 4.8 – 1 Hillcoat Loan as requested by Councillor Child, Item 4.11 – King's Buildings Campus as requested by Councillor Rose, Item 4.12 – 8 Muir Wood Grove, Currie as requested by Councillors Helsop, Item 4.14 – 52 Nicolson Street as requested by Councillor Rose and Item 4.19 – 11,13,15,17,19 West Tollcross/20, 22, 24 Lochrin Place as requested by Councillor Bagshaw.

### Decision

To determine the applications as detailed in the Appendix to this minute.

(Reference – reports by the Acting Head of Planning and Building Standards, submitted.)

### Dissent

Councillor Heslop requested that his dissent be recorded in respect of the decision on agenda item 4.12 – 8 Muir Wood Grove, Currie.

### 2. Pre-Determination Hearing – 545 Old Dalkeith Road, (Edmonstone Estate), Edinburgh

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The Acting Head of Planning and Building Standards reported on an application by Sheratan Limited for planning permission in principle for a residential development, ancillary uses and associated development at land 447 metres north east of 545 Old Dalkeith Road, Edinburgh (application no 14/01057/PPP). The application was to be

considered by way of a pre-determination hearing, with a recommendation being submitted to the full Council.

The Sub-Committee received:

- (i) A presentation on the application by the Acting Head of Planning and Building Standards.
- (ii) A presentation by the applicant's agent in support of the proposal, a copy of an appeal decision dated 9 October 2013, reference PPA-230-2087 in respect of Edmonstone Estate, Old Dalkeith Road, Edinburgh and a slide showing former mine workings on the site were submitted, as part of the presentation.

**(a) Report by the Acting Head of Planning and Building Standards.**

The Acting Head of Planning and Building Standards gave details of the application and the planning considerations involved for planning permission in principle.

The Acting Head of Planning and Building Standards considered that the proposal represented a significant departure from the development plan due to the green belt location, which was not justified in this instance and was also contrary to National Planning Framework 3 in terms of the Central Scotland Green Network.

He explained that housing was not an appropriate green belt use and the housing need was being met through the new local development plan. This proposal would undermine the landscape setting of the city and lead to coalescence with Danderhall.

The proposals would also be detrimental to the character and composition of the local landscape, whilst being contrary to the open space proposal that covered the site. In conclusion there were no material considerations which justified a departure from the development plan.

He recommended that the application for planning permission in principle be refused for the above reasons.

**(b) Presentation by Applicant**

Gordon Steel QC gave a presentation on behalf of the applicant and advised that the appeal decision for the adjacent site which had been was relevant to this application as the greenbelt considerations were the same for this application.

The Local Development Plan (LDP) had proposed several sites within the greenbelt for housing and granting permission for this development would ease the pressure on more sensitive sites identified in the LDP, an example would be Cammo.

This site was unique in regards to greenbelt and did not meet one of the main criteria of public access. This was because it was fenced off due to being considered unsafe as a result of previous underground workings.

The application would be an enabling development with the advantage of rendering the site safe by the stabilisation of the former mine workings.

These would cost in the region of £10 million. It would also allow for the rebuilding of the South Lodge to be undertaken, for which planning and listed building consent had already been granted. It was explained that the developer currently did not have the finance available to carry out the remedial works and these could only be funded through the development.

Reference was made to paragraph 15 of the Notice of Intention by the Reporter which highlighted the shortfall of housing land supply within Edinburgh. Reference was also made to the SESPlan supplementary housing supply guidance, approved by Scottish Ministers which set out the land requirement for the council as 29,510 homes. The applicants stated that the current overall shortfall was approximately 6,000 units and this proposal would help meet this shortfall.

Mr Steel stated that this was the first greenbelt application he was aware of in Edinburgh which had not attracted any public objections and had received no adverse comments at the consultation meetings. He further added that as there had been previous development on the site, the classification of this as a greenbelt development was open to interpretation and that it could be considered that this site was brownfield.

Subsequently, granting consent would not set a precedent for any future greenbelt applications.

In conclusion he asked that the Sub-Committee recommend to the Council that permission be granted.

Copies of representations received during the consultation period were available for the inspection of members of the Sub-Committee and members of the Sub-Committee had the opportunity to visit the site.

Both parties were questioned on their presentations by members of the Sub-Committee.

### **Motion**

To recommend to the Council the application be refused for the reasons:

1. The proposal was contrary to SESPlan Policy 12, Edinburgh City Local Plan Policies Env 10 and Hou 1 and the Second Proposed LDP Policies Env 10 and Hou 1 as there were no compelling reasons to override the strong policy presumption against development in the Green Belt. The housing need was being met through the new Local Development Plan.
2. The proposal was contrary to SESPlan Policy 7 and Edinburgh City Local Plan Policies Des 8 and Env 11 and the Second Proposed LDP Policies Env 7 and Env 11 as the development would not be in keeping with the character of the settlement and local area and would be detrimental to the character and composition of the local landscape.

3. The proposal was contrary to Edinburgh City Local Plan Open Space and Recreation Proposal OSR 4 South East Wedge Parkland and the Second Local Development Plan Greenspace Proposal GS4 South East Wedge Parkland as the development would introduce housing into the area prejudicing the open space designation and the delivery of the strategic green network.
- moved by Councillor Perry, seconded by Councillor Child.

### **Amendment**

1. To recommend to the Council that planning permission be granted.
  2. The Acting Head of Planning and Building Standards to submit conditions to be attached to the consent to the Council for approval.
- moved by Councillor Howat, seconded by Councillor Mowat.

### **Voting**

For the motion - 6 votes

For the amendment - 6 votes

The number of votes cast for the Motion and for the Amendment being equal the Convener gave his casting vote in favour of the Motion.

### **Decision**

1. The proposal was contrary to SESPlan Policy 12, Edinburgh City Local Plan Policies Env 10 and Hou 1 and the Second Proposed LDP Policies Env 10 and Hou 1 as there were no compelling reasons to override the strong policy presumption against development in the Green Belt. The housing need was being met through the new Local Development Plan.
2. The proposal was contrary to SESPlan Policy 7 and Edinburgh City Local Plan Policies Des 8 and Env 11 and the Second Proposed LDP Policies Env 7 and Env 11 as the development would not be in keeping with the character of the settlement and local area and would be detrimental to the character and composition of the local landscape.
3. The proposal was contrary to Edinburgh City Local Plan Open Space and Recreation Proposal OSR 4 South East Wedge Parkland and the Second Local Development Plan Greenspace Proposal GS4 South East Wedge Parkland as the development would introduce housing into the area prejudicing the open space designation and the delivery of the strategic green network.

(Reference – report by the Acting Head of Planning and Building Standards, submitted.)

## **3. Kings Buildings Campus, Edinburgh**

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The Acting Head of Planning and Building Standards reported on the proposed naming of two new streets Marion Ross Road and James Hutton Road within Edinburgh University Campus at Kings Buildings.

The Acting Head of Planning and Building Standards advised that as unanimous agreement had not been achieved in a consultation with the local Councillors and this required the matter to be referred to the Development management Sub-Committee for determination.

### **Motion**

To agree the proposed street names Marion Ross Road and James Hutton Road, for the new streets within Edinburgh University Campus at Kings Buildings for the reasons detailed in the report by the Acting Head of Planning and Building Standards.

- moved by Councillor Perry, seconded by Councillor Howat.

### **Amendment**

The Acting Head of Planning and Building Standards to request Edinburgh University to review the proposed names Marion Ross and James Hutton for the new streets within Edinburgh University Campus at Kings Buildings

- moved by Councillor Rose, seconded by Councillor Mowat.

### **Voting**

|                   |   |         |
|-------------------|---|---------|
| For the motion    | - | 8 votes |
| For the amendment | - | 3 votes |

### **Decision**

To agree the proposed street names Marion Ross Road and James Hutton Road, for the new streets within Edinburgh University Campus at Kings Buildings for the reasons detailed in the report by the Acting Head of Planning and Building Standards.

(Reference – report by the Acting Head of Planning and Building Standards, submitted.)

## **4. 52 Nicolson Street , Edinburgh**

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The Acting Head of Planning and Building Standards reported on an application to install internally illuminated fascia sign and two graphic vinyl panels attached to internal structures at 52 Nicolson Street (Application no. 14/01934/ADV)

The Acting Head of Planning and Building Standards gave details of the proposal and the planning considerations involved, and recommended that permission be refused.

### **Motion**

To refuse advertisement consent as detailed in the report by the Acting Head of Planning and Building Standards.

- moved by Councillor Perry, seconded by Councillor Mowat.



## **Amendment**

1. To indicate that the Sub -Committee was minded to grant advertisement consent
2. The Acting Head of Planning and Building Standards to report back on detailed conditions.

- moved by Councillor Rose, seconded by Councillor Howat.

## **Voting**

For the motion - 7 votes

For the amendment - 4 votes

## **Decision**

To refuse advertisement consent as detailed in the report by the Acting Head of Planning and Building Standards.

(Reference – report by the Acting Head of Planning and Building Standards, submitted.)

## **5. 18 Tennant Street , Edinburgh**

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The Acting Head of Planning and Building Standards reported on an application to erect residential development of 49 units, comprising of three bedroom mews houses, two bedroom townhouses, and two apartment blocks with a mix of one and two bedroom apartments at 18 Tennant Street (Application no. 13/04405/FUL).

## **Motion**

To continue consideration of the application for a site visit.

- moved by Councillor McVey, seconded by Councillor Ross.

## **Amendment**

To consider and determine the application to erect residential development of 49 units, comprising of three bedroom mews houses, two bedroom townhouses, and two apartment blocks with a mix of one and two bedroom apartments (Application no. 13/04405/FUL).

- moved by Councillor Howat, seconded by Councillor Rose.

## **Voting**

For the motion - 9 votes

For the amendment - 2 votes

## **Decision**

To continue consideration of the application for a site visit.

(Reference – report by the Acting Head of Planning and Building Standards, submitted.)

## 6. 545 Old Dalkeith Road (Land 447 Metres Northeast of) (Edmonstone Estate, Edinburgh)

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The Acting Head of Planning and Building Standards reported on an application for a Cemetery (including provision for woodland burials), Memorial Garden, Chapel of Rest and associated development (Application no. 13/05235/PPP).

The Convener advised that in order to allow due consideration of the proposals he was of the opinion that the application should be continued to the next meeting of the Sub-Committee on 13 August 2014 and in terms of Standing Order 8.1(b) instructed that a vote be taken for and against continuation.

### **Motion**

To continue consideration of the application to the meeting of the Development Management Sub-Committee of 13 August 2014.

- moved by Councillor Perry, seconded by Councillor Child.

### **Voting**

For the proposal - 7 votes  
Against the proposal - 4 votes

### **Decision**

To continue consideration of the matter to the meeting of the Development Management Sub-Committee of 13 August 2014.

(Reference – report by the Acting Head of Planning and Building Standards, submitted.)

## 7. 545 Old Dalkeith Road (Land 447 Metres Northeast of) (Edmonstone Estate, Edinburgh)

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The Acting Head of Planning and Building Standards reported on an application for a Cemetery, Crematorium, Memorial Garden, Chapel of Rest and associated development (Application no. 13/05302/PPP).

The Convener advised that in order to allow due consideration of the proposals he was of the opinion that the application should be continued to the next meeting of the Sub-Committee on 13 August 2014 and in terms of Standing Order 8.1(b) instructed that a vote be taken for and against continuation.

### **Motion**

To continue consideration of the matter to the meeting of the Development Management Sub-Committee of 13 August 2014.

- moved by Councillor Perry, seconded by Councillor Child.

### **Voting**

For the proposal - 7 votes  
Against the proposal - 4 votes

**Decision**

To continue consideration of the matter to the meeting of the Development Management Sub-Committee of 13 August 2014.

(Reference – report by the Acting Head of Planning and Building Standards, submitted.)

## APPENDIX

### Applications

| Agenda Item No/Address   | Details of Proposal/Reference No   | Decision<br>(This may not be the final minute wording)  |
|--|--|---|
| <p><b>Note:</b> Detailed conditions/reasons for the following decision are contained in the statutory planning register.</p> |  |   |
| <p>Item 4.1 - 3 Back Dean Edinburgh</p>  | <p>Removal of conservatory and addition of patio doors and external stair over new bay window to south elevation. Minor alterations to fenestration of east elevation and addition of east elevation and addition of 1.2 m satellite dish – application no. 14/01563/FUL</p> | <p>To <b>GRANT</b> planning permission subject to informatives as detailed in the report by the Acting Head of Planning and Building Standards.</p>                         |
| <p>Item 4.2 - Balmwell Terrace Edinburgh</p>   | <p>Stopping Up Order</p>   | <p>To <b>CONFIRM</b> the Order.</p>   |
| <p>Item 4.3 - 8 Cramond Bridge (Cobble Cottage Cramond Ferry) Edinburgh_</p>   | <p>Provision of east and west bank infrastructure for the Cramond chain ferry, lift platform, support structure, floating pontoon and ferry dock (as amended) – application no. 12/02406/FUL</p>   | <p>To <b>GRANT</b> planning permission subject to conditions, reasons and informatives as detailed in the report by the Acting Head of Planning and Building Standards.</p> |
| <p>Item 4.4 - East Princes Street Gardens Princess Street Edinburgh</p>  | <p>Erection of a big wheel with associated box office and ancillary facilities – application no. 14/02334/FUL</p>  | <p>To <b>GRANT</b> planning permission subject to conditions, reasons and informatives as detailed in the report by the Acting Head of Planning and Building Standards.</p> |

| Agenda Item No/Address  | Details of Proposal/Reference No   | Decision<br>(This may not be the final minute wording)   |
|---|--|--|
| Item 4.5 - Eastfield Road (Land 132 Metres Northwest of 100 Eastfield Road) Edinburgh | Erect 600 mm high aluminium advert circling two illuminated golf clubs and a golf ball on a tee - application no. 14/FUL/02220/ADV                                   | To <b>GRANT</b> advertisement consent subject to a condition, reason and an informative as detailed in the report by the Acting Head of Planning and Building Standards.   |
| Item 4.6 - 4b Gayfield Place Edinburgh  | Change of use from office accommodation to guesthouse/B&B – application no 14/01197/FUL  | To <b>CONTINUE</b> for <ol style="list-style-type: none"> <li>1. Further details of the proposed use whether it would operate as an HMO or Hostel</li> <li>2. An assessment on residential amenity</li> <li>3. Further information of the number of occupants and proposed management.</li> <li>4. Transportation to reassess the application in regard to parking provision in the area.</li> </ol> |
| Item 4.7 - 107 George Street Edinburgh  | Proposed sub-division and change of use of upper and lower basement floors from existing retail use (Class 1) to restaurant (Class 3) – application no. 14/01522/FUL | To <b>GRANT</b> planning permission subject to conditions, reason and informatives as detailed in the report by the Acting Head of Planning and Building Standards.  |
| Item 4.8 - 1 Hillcoat Loan Edinburgh  | Erection of a metal container type shed – application no. 14/00389/FUL   | To <b>CONTINUE</b> for a site visit  |
| Item 4.9 - Hyvot Gardens Hyvot Terrace Edinburgh                                      | Stopping Up Order  | To <b>CONFIRM</b> the Order.   |
| Item 4.10 - 100 Jubilee Road Edinburgh  | Apply 2 proposed 7mx 14m vinyls to stairwells and 52m x 9m mesh adverts on the western elevation of the multi-storey car park – application no. 14/02064/ADV         | To <b>GRANT</b> planning permission subject to a condition and reason as detailed in the report by the Acting Head of Planning and Building Standards.   |

| Agenda Item No/Address   | Details of Proposal/Reference No   | Decision<br>(This may not be the final minute wording)   |
|--|--|--|
| Item 4.11 - Kings Buildings Campus Edinburgh                     | Proposed naming of new streets within Edinburgh University Campus at Kings Buildings   | To <b>AGREE</b> the proposed renaming.<br>(On a division)  |
| Item 4.12 - 8 Muir Wood Grove Currie                             | Build single storey extension to side of house with projection to front – application no. 14/01879/FUL   | To <b>GRANT</b> planning permission subject to informatics as detailed in the report by the Acting Head of Planning and Building Standards.<br><br>Councillor Heslop asked that his dissent be noted in regard to the above decision |
| Item 4.13 - 181 Newhaven Road (Trinity Primary School) Edinburgh | Extension to existing dining hall. Replacement of curtain wall to one classroom following reduction of structural opening width. Replacement of existing window with door to provide additional access to courtyard from adjacent cloakroom – application no. 14/01940/FUL | To <b>GRANT</b> planning permission subject to informatics as detailed in the report by the Acting Head of Planning and Building Standards.  |
| Item 4.14 - 52 Nicolson Street Edinburgh                         | Install internally illuminated fascia sign and 2 graphic vinyl panels attached to internal structures – application no. 14/01934/ADV   | To <b>REFUSE</b> advertisement consent as detailed in the report by the Acting Head of Planning and Building Standard and authorise.<br>(On a division)  |
| Item 4.15 - Queensferry Road Kirkliston (At Land Adjacent to)    | Planning Application under Section 42 of the planning act to increase total number of residential units from 680 to 720 – application no. 14/01283/PPP   | To <b>GRANT</b> the application subject to informatics and a legal agreement as detailed in the report by the Acting Head of Planning and Building Standards.  |

| Agenda Item No/Address   | Details of Proposal/Reference No  | Decision<br>(This may not be the final minute wording)  |
|--|---|---|
| Item 4.16 - Queensferry Road Kirkliston (Land Adjacent To) 14/01280/AMCc         | Approval of Matters specified in Conditions for residential development of 40 homes at Area A, Kirkliston – application no. 14/01280/AMC  | To <b>GRANT</b> the application subject to a condition, reason and informatives as detailed in the report by the Acting Head of Planning and Building Standards.  |
| Item 4.17 - Queensferry Road Kirkliston (Land Adjacent To) 14/01708/AMC          | Approval of Matters Specified in Conditions for development of 75 dwelling houses and associated roads, paths, walls, fences, soft and hard landscaping – application no. 14/01708/AMC          | To <b>GRANT</b> the application subject to a condition, reason and informatives as detailed in the report by the Acting Head of Planning and Building Standards.  |
| Item 4.18 - 1 Wemyss Place Edinburgh (Land 15 Metres East of)                    | Permission to allow the Air Quality Monitoring Station at the junction of Wemyss Place and Queen Street to remain at this site for a further period of two years – application no. 14/01424/FUL | To <b>GRANT</b> planning permission subject to a condition, reason and informative as detailed in the report by the Acting Head of Planning and Building Standards.   |
| Item 4.19 - 11, 13, 15, 17, 19 West Tollcross 20, 22, 24 Lochrin Place Edinburgh | Financial obligations as noted on the Section 75 Agreement between The City of Edinburgh Council and Teague Developments Ltd - registered on 16/08/05 - application no. 14/01143/OBL            | To <b>CONTINUE</b> for <ol style="list-style-type: none"> <li>1. Further details of the charges on the properties and potential costs the authority would incur in recovering the contribution</li> <li>2. Further information on the potential to recover part of the contributions</li> <li>3. Details of systems now in place to monitor Section 75 agreements</li> <li>4. Further information of why the Transportation contribution is no longer required</li> </ol> |

| Agenda Item No/Address   | Details of Proposal/Reference No  | Decision<br>(This may not be the final minute wording)  |
|--|---|---|
| Item 5.1 - 35 Warriston Crescent Edinburgh   | Construct a full-sized (36.6m x 18.3m) tarmacadam tennis court and an adjoining mini-tennis court (17m x 8.5m), in the south-east corner of the Warriston Playing Fields (as amended) – application no 13/02168/FUL | To <b>GRANT</b> the application subject to a condition, reason and informatives as detailed in the report by the Acting Head of Planning and Building Standards.  |
| Item 6.1 - Protocol Note   | Protocol Note   |   |
| Item 6.2 - 545 Old Dalkeith Road (Land 447 Metres South East of Edmonstone Estate) | Residential development, ancillary uses and associated development - application no 14/01057/PPP  | To recommend to the Council meeting on 21 August 2014 to <b>REFUSE</b> planning permission as detailed in the report by the Acting Head of Planning and Building Standard and authorise.<br><br>(On a division)   |
| Item 7.1 - 52 Annandale Street Edinburgh   | Report on forthcoming application by JLL for residential development – reference no. 14/02658/PAN   | <ol style="list-style-type: none"> <li>1) To note the key issues at this stage.</li> <li>2) Further information on infrastructure capacity</li> <li>3) An assessment of the suitability of residential development next to the bus garage taking into account noise and disturbance due to its 24 hour operation</li> </ol> |
| Item 7.2 - 34b Haddington Place Edinburgh  | Report on forthcoming application by S Harrison Developments Limited for a mixed use development comprising student accommodation, retail, gym, café and restaurant uses – reference no. 14/02115/PAN               | <b>CONTINUE</b> to the meeting of the Development Management Sub-Committee of 13 August 2014  |



| Agenda Item No/Address                                    | Details of Proposal/Reference No   | Decision<br>(This may not be the final minute wording)                                       |
|---|--|--|
| Item 7.3 - Lang Loan Edinburgh                            | Report on forthcoming application by Geddes Consulting for the development of a greenfield site for housing – reference no. 14/02056/PAN   | <b>CONTINUE</b> to the meeting of the Development Management Sub-Committee of 13 August 2014 |
| Item 7.4 - 151 London Road Edinburgh                      | Report on forthcoming application by Caledonia Trust PLC for renewal of planning permission in principle application 09/01793/PPP for 21,500SQM of mixed use development including residential, retail/commercial, hotel & student accommodation – reference no. 14/02137/PAN                            | <b>CONTINUE</b> to the meeting of the Development Management Sub-Committee of 13 August 2014 |
| Item 7.5 - Portobello High Street (Baileyfield) Edinburgh | Report on forthcoming application by GVA James Barr for mixed use development comprising housing and foodstore – reference no. 14/02185/PAN  | <b>CONTINUE</b> to the meeting of the Development Management Sub-Committee of 13 August 2014 |
| Item 7.6 - Queensferry Road Edinburgh                     | Report on forthcoming application by Erskine Stewart Melville schools for demolition of existing junior school buildings (Belford, Beuly, Pentland and Extension to Wallace Dunlop Hall) to be replaced by new build 2 storey teaching building and extension to Reid House – reference no. 14/01367/PAN | To note the key issues at this stage.  |

| Agenda Item No/Address   | Details of Proposal/Reference No   | Decision<br>(This may not be the final minute wording)  |
|--|--|---|
| Item 7.7 - 3-8 St Andrew Square 7-21 South St David Street Edinburgh                           | Report on forthcoming application by Standard Life Assurance Ltd for Mixed Use Development – reference no. 14/02836/PAN  | <b>CONTINUE</b> to the meeting of the Development Management Sub-Committee of 13 August 2014                    |
| Item 7.8 - 102 St Leonard's Street Edinburgh   | Report on forthcoming application by the UNITE Group plc. for demolition of the existing building and development of a mixed use development comprising student accommodation, retail and associated facilities – reference no. 14/00885/PAN | <b>CONTINUE</b> to the meeting of the Development Management Sub-Committee of 13 August 2014                    |
| Item 9.1 - 545 Old Dalkeith Road (Land 447 Metres Northeast of Edmonstone Estate) Edinburgh    | Cemetery (including provision for woodland burials), Memorial Garden, Chapel of Rest and associated development – application no. 13/05235/PPP   | <b>CONTINUE</b> to the meeting of the Development Management Sub-Committee of 13 August 2014<br>(On a division) |
| Item 9.2 - 545 Old Dalkeith Road (At Land 447 Metres Northeast of Edmonstone Estate) Edinburgh | Cemetery, Crematorium, Memorial Garden, Chapel of Rest and associated development – application no. 13/05302/PPP   | <b>CONTINUE</b> to the meeting of the Development Management Sub-Committee of 13 August 2014<br>(On a division) |

| Agenda Item No/Address                       | Details of Proposal/Reference No   | Decision<br>(This may not be the final minute wording) |
|--|--|--|
| Item 9.3 - 18<br>Tennant Street<br>Edinburgh | Erect residential development of 49 units, comprising of 3 bedroom mews houses, 2 bedroom townhouses, and two apartment blocks with a mix of one and two bedroom apartments – application no. 13/04405/FUL | To <b>CONTINUE</b> for a site visit<br>(On a division  |

## Development Management Sub-Committee of the Planning Committee

10.00 am Wednesday 24 September 2014

### Present:

Councillors Perry (Convener), Howat (Vice-Convener), Bagshaw, Blacklock, Brock, Cairns, Child, Heslop, Milligan, Mowat and Rose.

### 1. General Applications and Miscellaneous Business

The Sub-Committee considered the reports on planning applications and pre-applications, listed in Sections 4, 5, 6, and 9 of the agenda for the meeting.

### Decision

To determine the applications as detailed in the Appendix to this minute.  
(Reference – reports by the Acting Head of Planning and Building Standards, submitted)

## APPENDIX

### Applications

| Agenda Item No/Address   | Details of Proposal/Reference No  | Decision  |
|--|---|---|
| <p><b>Note:</b> Detailed conditions/reasons for the following decision are contained in the statutory planning register.</p> |   |   |
| <p>Item 4.1 - Ferrymuir Gate, South Queensferry (site north of)</p>  | <p>Residential development with associated accesses, roads and landscaping<br/>(application no 14/01509/PPP)</p>  | <p>To <b>CONTINUE</b> consideration of the application for a site visit.</p> <p><b>Note:</b> Further information to be included in report back to Committee following site visit on:</p> <ul style="list-style-type: none"> <li>• anticipated impact on future plans for the site once the new Queensferry Crossing is operational</li> <li>• cycle route</li> <li>• access in and out of the site</li> </ul> |
| <p>Item 4.2 - 267 Niddrie Mains Road, Edinburgh (former Niddrie Mill Primary School)</p>                                     | <p>Residential development of new build flatted properties and housing at site of the former Niddrie Mill Primary School and conversion of the primary school building to flatted properties.</p> | <p>To <b>GRANT</b> the application subject to the conditions, reasons, informatives and a legal agreement as detailed in the report by the Acting Head of Planning and Building Standards.</p>  |
| <p>Item No 5.1 - 545 Old Dalkeith Road (Land 447 Metres Northeast Of) (Edmonstone Estate), Edinburgh</p>                     | <p>Cemetery (including provision for woodland burials), Memorial Garden, Chapel of Rest and associated development<br/>(application no 13/05235/PPP)</p>  | <p>To <b>GRANT</b> the application subject to the conditions, reasons, informatives and a legal agreement as detailed in the addendum to the report by the Acting Head of Planning and Building Standards.</p>  |

| Agenda Item No/Address   | Details of Proposal/Reference No  | Decision  |
|--|---|---|
| Item No 5.2 - 545 Old Dalkeith Road (Land 447 Metres Northeast Of) (Edmonstone Estate), Edinburgh) | Cemetery, Crematorium, Memorial Garden, Chapel of Rest and associated development (application no 13/05302/PPP)   | To <b>GRANT</b> the application subject to the conditions, reasons, informatives and a legal agreement as detailed in the addendum to the report by the Acting Head of Planning and Building Standards. |
| Item 5.3(a) - 142 Lothian Road, Edinburgh  | Partial demolition of the existing building, erection of a replacement new mixed use extension comprising retail, offices, plant, basement parking and associated works. (application no 14/01056/FUL)  | To <b>GRANT</b> the application subject to the conditions, reasons, informatives and a legal agreement as detailed in the addendum to the report by the Acting Head of Planning and Building Standards. |
| Item 5.3(b) -142 Lothian Road, Edinburgh   | Partial demolition and replacement of later extensions with new mixed-use development (as amended) (application no 14/01051/LBC)  | To <b>GRANT</b> the application subject to the conditions, reasons, informatives and notification to Scottish Ministers as detailed in the report by the Acting Head of Planning and Building Standards |
| Item 5.4 - 20 Mansionhouse Road, Edinburgh   | Hard and soft landscape works including new metal railings and gates to the street frontage, masonry boundary wall repairs, alterations to the existing vehicular access driveway including new surface finish and extents and several tree removals. (application no 14/02371/FUL) | To <b>GRANT</b> the application subject to the conditions, reasons and informatives as detailed in the report by the Acting Head of Planning and Building Standards.                                    |

| Agenda Item No/Address   | Details of Proposal/Reference No  | Decision   |
|--|---|--|
| Item 6.1 -<br>Burdiehouse Burn,<br>Moredunvale Road                | Development of flood defences including erection of a flood wall structure, replacement of residential access bridge and ancillary works together with landscaping and associated works at land at Nether Craigour/Upper Craigour<br><br>(application no 14/01810/FUL)  | To <b>GRANT</b> the application subject to the conditions, reasons and informatives as detailed in the report by the Acting Head of Planning and Building Standards. |
| Item 6.2 – 7 Kew<br>Terrace, Edinburgh<br>(site 26 metres west of) | Application under Section 42 to delete conditions 1 and 2 of planning permission 13/04207/FUL and proposed new condition<br><br>(application no 14/01596/FUL)   | To <b>GRANT</b> the application subject to an additional condition restricting the use of the ground floor unit to non-food retail.                                  |
| Item 6.3 - 30<br>McDonald Place,<br>Edinburgh                      | Variation of condition 3 of planning permission 834/88 (as amended under appeal reference PPA-230-2114 dated 19 June 2014) to extend the opening hours of the cash and carry to 08:30 to 12:00 on Sundays<br><br>(application no 14/02892/FUL)  | To <b>CONTINUE</b> consideration of the application for a site visit.  |
| Item 9.1 Craigleith<br>Road (Royal Victoria<br>Hospital)           | Masterplan – report on forthcoming application in respect of the masterplanning of the Royal Victoria Hospital site for part integrated health and social care purposes including residential care accommodation (Class 8 and 10) and part residential development (Class 9), open space, landscaping and new access together with various works including demolition | To note the key issues at this stage and that consideration be given to access in and out of the site at the Craigleith Hill Avenue junction.                        |

| Agenda Item No/Address                             | Details of Proposal/Reference No  | Decision  |
|--|---|---|
| Item 9.2 Craigleith Road (Royal Victoria Hospital) | Phase 1 - report on forthcoming application for the development of an integrated health and social care facility comprising long and short stay residential accommodation (Class 8 and 10), open space, landscaping and new access and associated works including demolition. | To note the key issues at this stage and that consideration be given to access in and out of the site at the Craigleith Hill Avenue junction.                                       |
| Item 9.3 1-11 Dalgety Road, Edinburgh              | Report on forthcoming application by Evantyr Properties Ltd for residential development of 52 flats (reference no 14/02545/PAN)   | To note the key issues at this stage and that developer be asked to incorporate pitched roofs into the design of the proposals in order to be compatible with the surrounding area. |



## Development Management Sub-Committee of the Planning Committee

10.00 am Wednesday 8 October 2014

### Present:

Councillors Howat (Vice-Convener), Bagshaw, Blacklock, Brock, Cairns, Dixon, Heslop, Milligan and Mowat.

### 1. Chair

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In the absence of the Convener (Councillor Perry), The Vice-Convener Councillor Howat assumed the Chair.

### 2. General Applications and Miscellaneous Business

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The Sub-Committee considered the reports on planning applications and pre-applications, listed in Sections 4, 6, 8 and 9 of the agenda for the meeting.

#### Decision

To determine the applications as detailed in the Appendix to this minute.  
(Reference – reports by the Acting Head of Planning and Building Standards, submitted)

## APPENDIX

### Applications

| Agenda Item No/Address   | Details of Proposal/Reference No  | Decision   |
|--|---|--|
| <p><b>Note:</b> Detailed conditions/reasons for the following decision are contained in the statutory planning register.</p> |   |  |
| Item 4.1 - Baberton Loan, Edinburgh – Stopping Up Order  | Stopping Up Order   | To <b>CONFIRM</b> the Order.   |
| Item 6.1(a) - Land 50 Metres East Of Alnwickhill Reservoir, Liberton Gardens, Edinburgh                                      | Development of 297 dwellings, including associated accesses, roads and landscaping.<br>Application no 14/00577/AMC                  | To <b>APPROVE</b> the application subject to the conditions, reasons and informatives as detailed in the report by the Acting Head of Planning and Building Standards.<br><br>A further condition on the material to be used in respect to the tiles on the flats to be submitted to the Sub-Committee for approval. |
| Item 6.1(b) - Land 50 Metres East Of Alnwickhill Reservoir, Liberton Gardens, Edinburgh                                      | Application to take down Outlet House 2 and rebuild to relate to proposed ground levels.<br>Application no 14/03139/LBC             | To <b>GRANT</b> the application subject to the conditions, reasons and informatives as detailed in the report by the Acting Head of Planning and Building Standards.   |
| Item 6.2 - Land 115 Metres Southeast Of 42, Gilmerton Dykes Road, Edinburgh  | Application for residential development of 61 units with associated accesses, roads and landscaping.<br>Application no 14/01446/FUL | To <b>CONTINUE</b> the application for further information on the calculation of the financial contributions referred to in the legal agreement.   |

| Agenda Item No/Address   | Details of Proposal/Reference No   | Decision  |
|--|--|---|
| <a href="#">Item 8.1 - Land 17 Metres West Of 11, Cumberland Street North West Lane, Edinburgh</a> | <p>Development of 2 no. mews houses on existing car park to west of no. 11 North West Cumberland Street Lane and on garden ground to rear of no. 20C Fettes Row, respectively.</p> <p>Application no 13/05285/FUL</p>                                | <p>To <b>REFUSE</b> the application and for the reason that the proposal would be detrimental to residential amenity and the Acting Head of Planning and Building Standard to report with back with detailed reasons.</p> |
| <a href="#">Item 8.2 - 30 McDonald Place, Edinburgh</a>  | <p>Variation of condition 3 of planning permission 834/88 (as amended under appeal reference PPA-230-2114 dated 19 June 2014) to extend the opening hours of the cash and carry to 08:30 to 12:00 on Sundays.</p> <p>Application no 14/02892/FUL</p> | <p>To <b>REFUSE</b> the application and for the reason that the proposal would be detrimental to residential amenity and the Acting Head of Planning and Building Standard to report with back with detailed reasons</p>  |
| <a href="#">Item 8.3 - 19 Dean Park Crescent, Edinburgh</a>  | <p>To erect a single-storey extension and form new window to the rear with decking.</p> <p>Application no 13/05041/FUL</p>   | <p>To <b>GRANT</b> the application subject to the informatives as detailed in the report by the Acting Head of Planning and Building Standards.</p>   |
| <a href="#">Item 9.1 - 50 Metres South of 17 Fleming Place</a>                                     | <p>Report on forthcoming application by J. Smart &amp; Co. (Contractors) for development of 76 new build flats</p>   | <ol style="list-style-type: none"> <li>1) To note the key issues at this stage.</li> <li>2) Further consideration to be given to the permeability of the street design also having regard to boundary walls.</li> </ol>   |

## Development Management Sub-Committee of the Planning Committee

10.00 am Wednesday 22 October 2014

### Present:

Councillors Perry (Convener), Howat (Vice-Convener), Bagshaw, Blacklock, Brock, Cairns, Dixon, Heslop, McVey, Milligan, Robson, Rose and Ross.

### 1. General Applications and Miscellaneous Business

The Sub-Committee considered the reports on planning applications and pre-applications, listed in Sections 4, 5, 6, 8 and 9 of the agenda for the meeting.

The Acting Head of Planning and Building Standards gave presentations on agenda item 4.6 (2 Pisligo Road, Edinburgh), as requested by Councillor Bagshaw and Howat and agenda item 4.9 (Tanfield, Edinburgh) as requested by Councillor Bagshaw.

A request to consider agenda item 4.3 (76 Colinton Mains Drive, Edinburgh), by holding a hearing session had been received from Councillor Aitken. The Acting Head of Planning and Building Standards gave a presentation on this item as part of the consideration of the hearing request.

### Decision

To determine the applications as detailed in the Appendix to this minute.

(Reference – reports by the Acting Head of Planning and Building Standards, submitted)

## APPENDIX

### Applications

| Agenda Item No/Address   | Details of Proposal/Reference No   | Decision   |
|--|--|--|
| <p><b>Note:</b> Detailed conditions/reasons for the following decision are contained in the statutory planning register.</p> |  |  |
| <p>Item 4.1 – Bellevue Road, Edinburgh</p>   | <p>Confirmation of Tree Preservation Order No. 173<br/><br/>Reference no. TPO/173</p>  | <p>To confirm the Tree Preservation Order.</p>   |
| <p>Item 4.2 – 6 Cliftonhall Industrial Estate, Newbridge (Newbridge Industrial Estate)</p>                                   | <p>Change of use from Class 6 building (storage and distribution) to waste recycling centre (sui generis).<br/><br/>Application no 14/02622/FUL</p>  | <p>To <b>GRANT</b> the application subject to the informatives as detailed in the report by the Acting Head of Planning and Building Standards.</p>  |
| <p>Item 4.3 – 76 Colinton Mains Drive, Edinburgh</p>   | <p>Amendment to 09/00897/FUL including the installation of external ducts to side elevation, a new entrance door arrangement and an amendment of condition 6 to permit opening hours till 2200hrs (as amended to 2100hrs).<br/><br/>Application no. 14/02760/FUL</p> | <ol style="list-style-type: none"> <li>1. To decline the request for a hearing by Councillor Aitken.</li> <li>2. To <b>GRANT</b> the application subject to the conditions and reasons as detailed in the report by the Acting Head of Planning and Building Standards.</li> </ol> |
| <p>Item 4.4 – 9A 10-11 George IV Bridge, Edinburgh</p>   | <p>Proposed conversion and change of use from existing library/annexe/office/vacant shop unit to restaurant/bar accommodation.<br/><br/>Application no. 14/01611/FUL</p>   | <p>To <b>GRANT</b> the application subject to a condition, reason and an informative as detailed in the report by the Acting Head of Planning and Building Standards.</p>  |

| Agenda Item No/Address                                       | Details of Proposal/Reference No  | Decision   |
|--|---|--|
| Item 4.5 – 50 Moredunvale Road, Edinburgh (The Jolly Farmer) | Change of use from public house to public house, retail unit and hot food carry out. - Application no. 14/02202/FUL               | To <b>GRANT</b> the application subject to the informatives as detailed in the report by the Acting Head of Planning and Building Standards.                         |
| Item 4.6 – 2 Pitsligo Road, Edinburgh                        | Modification of the Planning Obligation relating to Section 75 Agreement for 11/01386/FUL<br>Application no. 14/03478/OBL         | To <b>GRANT</b> the application subject to the conditions, reasons and informatives as detailed in the report by the Acting Head of Planning and Building Standards. |
| Item 4.7 – 27 Seaview Terrace, Edinburgh                     | Erection of new house including conversion of existing garage into bedroom<br>Application no. 14/02926/FUL                        | To <b>GRANT</b> the application subject to the informatives as detailed in the report by the Acting Head of Planning and Building Standards.                         |
| Item 4.8 – 91 South Oswald Road, Edinburgh                   | Change of use, alteration and extension of existing school building to form 10 residential flats.<br>Application no. 14/00866/FUL | To <b>GRANT</b> the application subject to the conditions, reasons and informatives as detailed in the report by the Acting Head of Planning and Building Standards. |

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|--|---|---|
| <p>Item 4.9 – 1<br/>Tanfield, Edinburgh</p>                              | <p>Change of use of part to Gymnasium (Class 11) with 24 hour operation, alterations and installation of access gate.</p> <p>Application no. 14/03161/FUL</p>   | <p>To <b>GRANT</b> the application subject to the informatives as detailed in the report by the Acting Head of Planning and Building Standards.</p>                     |
| <p>Item 4.10 – 1-14<br/>Wilkie View, 27<br/>Freelands Way,<br/>Ratho</p> | <p>Proposed installation of a domestic communal satellite dish to serve block 1 of affordable housing and a domestic communal satellite dish to serve block 2 of affordable housing.</p> <p>Application no. 14/03469/FUL</p>                        | <p>To <b>GRANT</b> the application subject to the informatives as detailed in the report by the Acting Head of Planning and Building Standards.</p>                     |
| <p>Item 5.1 – 30<br/>McDonald Place,<br/>Edinburgh</p>                   | <p>Variation of condition 3 of planning permission 834/88 (as amended under appeal reference PPA-230-2114 dated 19 June 2014) to extend the opening hours of the cash and carry to 08:30 to 12:00 on Sundays</p> <p>Application no 14/02892/FUL</p> | <p>To <b>REFUSE</b> the application and for the reason detailed in the report by the Acting Head of Planning and Building Standard</p>                                  |
| <p>Item 6.1 – 15 Cumin<br/>Place, Edinburgh</p>                          | <p>Alteration and extension of existing dwelling house.</p> <p>Application no. 14/01928/FUL</p>   | <p>To <b>GRANT</b> the application subject to a condition, reason and informatives as detailed in the report by the Acting Head of Planning and Building Standards.</p> |

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|---|---|--|
| <p>Item 6.2 – GF 107<br/>George Street,<br/>Edinburgh</p>                       | <p>Change of use of ground floor class 1 retail unit to class 2 offices.<br/>Application no. 14/03491/FUL</p>   | <p>To <b>GRANT</b> planning permission subject to the standard conditions and informatives</p>   |
| <p>Item 6.3 – 15<br/>Greenhill Gardens,<br/>Edinburgh</p>                       | <p>Single storey extensions to the rear and side of the property, minor stone cleaning to the front elevation and erection of garden shed.<br/>Application no. 13/04781/FUL</p> | <p>To <b>CONTINUE</b> consideration of the matter for</p> <ol style="list-style-type: none"> <li>1. A site visit</li> <li>2. Further information on <ol style="list-style-type: none"> <li>i. The siting of the flu and any impact on the amenity to the upper floor property</li> <li>ii. The size of the extension, loss of greenspace and the impact that these breaches of guidance could have on the conservation area</li> </ol> </li> </ol> |
| <p>Item 8.1 – Ferrymuir<br/>Gait, South<br/>Queensferry (Site<br/>North Of)</p> | <p>Residential development with associated accesses, roads and landscaping.<br/>Application no. 14/01509/PPP</p>  | <p>To <b>CONTINUE</b> consideration of the matter for the Acting Head of Planning and Building Standards to discuss with the Forth Estuary Transportation Authority (FETA) land within their control being made available to form an access to the proposed development.</p>   |



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|--|---|--|
| <p>Item 9.1 – Frogston Road, Edinburgh (Land 105 Metres East Of)</p> | <p>Report on forthcoming application by CALA Management Ltd for development of a Greenfield site for housing</p> <p>Reference no. 14/03149/PAN</p>                            | <p>To note the key issues at this stage and further information on</p> <p>a) access to the development due to the busy surrounding road network</p> <p>b) educational requirements for the development</p> |
| <p>Item 9.2 – 3 Harlaw Gait, Balerno (Land 190 Metres North Of)</p>  | <p>Report on forthcoming application by Lord Dalmeny for a residential development with associated infrastructure and engineering works</p> <p>Reference no. 14/03473/PAN</p> | <p>To note the key issues at this stage and further information on the provision of multiple access to the site for pedestrians, cyclists and vehicles</p>   |

## Development Management Sub-Committee of the Planning Committee

10.00 am Wednesday 5 November 2014

### Present:

Councillors Perry (Convener), Howat (Vice-Convener), Bagshaw, Blacklock, Brock, Child, Dixon, Heslop, McVey, Milligan, Mowat, Robson and Rose.

### 1. General Applications and Miscellaneous Business

The Sub-Committee considered the reports on planning applications and pre-applications, listed in Sections 4, 5 and 6 of the agenda for the meeting.

The Acting Head of Planning and Building Standards gave presentations on agenda item 4.2 (31 (Flat 2) Grove Street, Edinburgh), as requested by Councillor Howat.

### Decision

To determine the applications as detailed in the Appendix to this minute.

(Reference – reports by the Acting Head of Planning and Building Standards, submitted)

### Dissent

Councillor Rose requested that his dissent be recorded in regard to the decision for agenda item 4.2 the application for the change of use from flat to house in multiple occupation (HMO) for six persons at 31 (Flat 2) Grove Street, Edinburgh. - Application no. 14/03381/FUL

## APPENDIX

### Applications

| Agenda Item No/Address   | Details of Proposal/Reference No   | Decision  |
|--|--|---|
| <p><b>Note:</b> Detailed conditions/reasons for the following decision are contained in the statutory planning register.</p> |  |   |
| Item No 4.1 - 16 (2f2)<br>Grove Street<br>Edinburgh  | Change of use from flat to House in Multiple Occupation (HMO) for 6 persons. - application no. 14/03417/FUL  | To <b>REFUSE</b> the application and for the reason detailed in the report by the Acting Head of Planning and Building Standard   |
| Item No 4.2 - 31 (flat 2)<br>Grove Street<br>Edinburgh   | Change of use from flat to house in multiple occupation (HMO) for six persons. - application no. 14/03381/FUL  | <ol style="list-style-type: none"> <li>1. To <b>REFUSE</b> the application and for the reason that the proposal would be contrary to policy Hou 8 as it would constitute a non compliant intensification of a use to the detriment of residential amenity.</li> <li>2. The Acting Head of Planning and Building Standards to approve the final wording of the refusal reason</li> </ol> <p>NOTE: Councillor Rose requested that his dissent be recorded in regard to the above decision</p> |
| Item No 4.3 - 50<br>Ravenscroft Gardens<br>Edinburgh   | Form two semi detached houses, landscaped garden, parking.- application no. 14/01537/FUL   | To <b>GRANT</b> the application subject to a condition, reason and informatives as detailed in the report by the Acting Head of Planning and Building Standards.  |
| Item No 5.1 - 11<br>Cumberland Street<br>Lane North West<br>Edinburgh  | Development of 2 no. mews houses on existing car park to west of no. 11 North West Cumberland Street Lane and on garden ground to rear of no. 20C Fettes Row, respectively (as amended). – application no 13/05285/FUL | To <b>REFUSE</b> the application for the reasons detailed in the report by the Acting Head of Planning and Building Standard  |

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|---|---|---|
| <p>Item No 5.2 - 31<br/>Echline Grove South<br/>Queensferry (Land<br/>13 Metres Southeast<br/>Of)</p> | <p>Change of use of small section of amenity open space to private garden. Area will be fenced off from the remaining area of amenity open space by the erection of a new 1.8 metre hit and miss timber fence (as amended).<br/>– application no 14/01350/FUL</p> | <p>To <b>GRANT</b> the application subject to the informatives as detailed in the report by the Acting Head of Planning and Building Standards.</p> |
| <p>Item No 6.1 - 51<br/>Little France<br/>Crescent Edinburgh<br/>(Edinburgh Royal<br/>Infirmary)</p>  | <p>Erection of flue stack at Energy Centre as part of re-provision of Royal Hospital for Sick Children and Department of Clinical Neurosciences, Condition 1(b) on PPP consent (11/02454/PPP). – application no. 14/03599/AMC</p>                                 | <p>To <b>GRANT</b> the application subject to an informative as detailed in the report by the Acting Head of Planning and Building Standards.</p>   |
| <p>Item No 6.2 - 6<br/>Ravelrig Road<br/>Balerno (Land 322<br/>Metres West Of)</p>                    | <p>Proposed residential development with open space, access, landscaping and associated engineering works. - application no. 13/02806/PPP</p>   | <p>To <b>REFUSE</b> the application for the reasons detailed in the report by the Acting Head of Planning and Building Standard</p>                 |

## City of Edinburgh Local Review Body

10.00 am, Wednesday, 1 October 2014

### Present

Councillors Mowat (Chair), Blacklock, Cairns, Howat and Robson.

### 1. Chair

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Councillor Mowat was appointed as Chair.

### 2. Planning Local Review Body Procedure

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#### Decision

To note the outline procedure for consideration of reviews.

(Reference – Local Review Body Procedure, submitted.)

### 3. Request for Review – 6 Britwell Crescent, Edinburgh

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Details were provided of a request for a review of the partial refusal of the application for planning permission to alter, erect extension to rear, form dormer windows to front, rear and side roof slopes at 6 Britwell Crescent, Edinburgh (Application No. 14/02243/FUL).

#### Assessment

At the meeting on 1 October 2014, the LRB had been provided with copies of the notice of review submitted by the applicant including a request that the review proceed on the basis of an assessment of the review documents and a site inspection. The LRB had also been provided with copies of the decision notice and the report of handling submitted by the Acting Head of Planning and Building Standards.

The LRB heard from the Planning Adviser who summarised the issues raised and presented the drawings of the development.

The plans used to determine the application were numbered 01-04 (Scheme 1) being the drawings shown under the application reference number 14/02243FUL on the Council's Planning and Building Standards Online Services.

The LRB, having considered these documents, agreed that it had sufficient information before it and would therefore determine the review using the information circulated to it.

The LRB in their further deliberations on the matter considered the following:

1. The development plan, including the relevant policies of the Edinburgh City Local Plan:  
Policy Des 11 (Alterations and Extensions)
- 2) The Non-Statutory Guidelines “Guidance for Householders”.
- 3) The procedure used to determine the application including the representations received.
- 4) The reasons for refusal and the arguments put forward by the applicant in the request for a review.

## **Conclusion**

The LRB carefully considered all the arguments put before it in respect of the proposed planning application.

The LRB took into consideration the applicant’s arguments that:

- The dormer would sit to the rear of the existing gable chimney, was lower than the ridge of the roof and was set back from the eaves of the house.
- The dormer would be constructed using traditional materials which would be in keeping with the existing roof structure and the local area.
- The adjoining property had a glazed door on the ground floor of a gable end wall, therefore the addition of the side dormer would have a negligible impact to loss of daylight and overshadowing.
- The proposed dormer would only be visible on approach to the property from the north of Britwell Crescent.
- The area was characterised by a variety of bungalows that had been altered in many ways since their construction and there were many examples of side dormers within Craigentenny, which highlighted that they were a common characteristic of the local area.

The refusal related to the proposed side facing dormer only. The LRB, having taken all the above matters into consideration, did not agree with the officer’s assessment. The LRB was of the view that the proposal was not contrary to Edinburgh City Local Plan Policy Des 11 in respect of Alterations and Extensions and non-statutory Guidance for Householders. The LRB was also of the view that:

- The side facing dormer did not disrupt the original roof form and did not unbalance the appearance of the original dwelling;
- The proposal did not detract from the streetscape and was not detrimental to neighbourhood character;
- and that side dormers were not out of keeping with the area’s established appearance and character.

The LRB was of the opinion that the material considerations that it had identified were of sufficient weight to allow it to overturn the original determination by the Acting Head of Planning and Building Standards and to grant planning permission.

### **Motion**

To not uphold the decision by the Acting Head of Planning and Building Standards and to grant planning permission to alter, erect extension to rear, form dormer windows to front, rear and side roof slopes at 6 Britwell Crescent, Edinburgh (Application No. 14/02443/FUL) subject to standard informatives:

### **Informatives**

1. The development hereby permitted should be commenced no later than the expiration of three years from the date of this consent.
  2. No development should take place on the site until a Notice of Initiation of Development has been submitted to the Council stating the intended date on which the development was to commence. Failure to do so constituted a breach of planning control under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
  3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a Notice of Completion of Development must be given in writing to the Council.
- Moved by Councillor Howat, seconded by Councillor Cairns.

### **Amendment**

To uphold the decision by the Acting Head of Planning and Building Standards and to refuse planning permission to alter, erect extension to rear, form dormer windows to front, rear and side roof slopes at 6 Britwell Crescent, Edinburgh (Application No. 14/02443/FUL).

### **Reasons for Refusal**

1. The refusal related to the proposed side facing dormer only.
  2. The proposal was contrary to Edinburgh City Local Plan Policy Des 11 in respect of Alterations and Extensions and non-statutory Guidance for Householders, as the side facing dormer both individually and cumulatively disrupted the original roof form and unbalanced the appearance of the original dwelling from the streetscape and was detrimental to neighbourhood character because side dormers did not form part of the areas' established appearance and character.
- Moved by Councillor Blacklock, seconded by Councillor Robson.

### **Voting**

For the motion – 3 votes.

For the amendment – 2 votes.

## Decision

To not uphold the decision by the Acting Head of Planning and Building Standards and to grant planning permission to alter, erect extension to rear, form dormer windows to front, rear and side roof slopes at 6 Britwell Crescent, Edinburgh (Application No. 14/02443/FUL) subject to standard informatives:

## Informatives

1. The development hereby permitted should be commenced no later than the expiration of three years from the date of this consent.
2. No development should take place on the site until a Notice of Initiation of Development has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constituted a breach of planning control under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a Notice of Completion of Development must be given in writing to the Council.

(References – Decision Notice, Report of Handling and Notice of Review, submitted.)

## 4. Request for Review – 20 Claremont Park, Edinburgh

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Details were provided of request for a review of the refusal of planning permission for the proposed conservatory to rear of property at 20 Claremont Park, Edinburgh (Application No. 14/01460/FUL).

### Assessment

At the meeting on 1 October 2014, the LRB had been provided with copies of the notice of review submitted by the applicant including a request that the review proceed on the basis of an assessment of the review documents only. The LRB had also been provided with copies of the decision notice and the report of handling, submitted by the Acting Head of Planning and Building Standards.

The LRB heard from the Planning Adviser who summarised the issues raised and presented the drawings of the development.

The plans used to determine the application were numbered 01-02 (Scheme 1) being the drawings shown under the application reference number (14/01460/FUL) on the Council's Planning and Building Standards Online Services.

The LRB, having considered these documents, agreed that it had sufficient information before it and would therefore determine the review using the information circulated to it.

The LRB in their further deliberations on the matter considered the following:

1. The development plan, including the relevant policies of the Edinburgh City Local Plan:  
Policy Env 6 (Conservation Areas Development)



Policy Des 11 (Alterations and Extensions)

- 2) Non-Statutory Guidelines on “Guidance for Householders”  
Non-Statutory Guidelines on “Listed Buildings and Conservation Areas”  
The Leith Conservation Area Character Appraisal
- 3) The procedure used to determine the application, including the letter of representation received.
- 4) The reasons for refusal and the arguments put forward by the applicant in the request for a review.

### **Conclusion**

The LRB carefully considered all the arguments put before it in respect of the proposed planning application.

The LRB, having taken all the above matters into consideration, agreed with the assessment of the issues in the case officer’s report and was of the opinion that no material considerations had been presented in the request for a review which would lead it to overturn the determination by the Acting Head of Planning and Building Standards.

### **Decision**

To uphold the decision by the Acting Head of Planning and Building Standards to refuse planning permission for the proposed conservatory to rear of property at 20 Claremont Park Edinburgh, (Application No 14/01460/FUL).

### **Reasons for Refusal**

The proposal was contrary to Policy Des 11 and Env 6 of the Edinburgh City Local Plan as the use of UPVC would neither maintain nor enhance the character or appearance of the conservation area.

(References – Decision Notice, Report of Handling and Notice of Review, submitted.)

## **4. Request for Review – 59 Cleekim Drive, Edinburgh**

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Details were provided of a request for a review of the refusal of planning permission for the proposed two storey extension to side and single storey extension to rear of property at 59 Cleekim Drive, Edinburgh (Application No. 14/02298/FUL).

### **Assessment**

At the meeting on 1 October 2014, the LRB had been provided with copies of the notice of review submitted by the applicant including a request that the review proceed on the basis of an assessment of the review documents and a site inspection. The LRB had also been provided with copies of the decision notice and the report of handling, submitted by the Acting Head of Planning and Building Standards.

The LRB heard from the Planning Adviser who summarised the issues raised and presented the drawings of the development.

The plans used to determine the application were numbered 01A; 04-10 (Scheme 1) being the drawings shown under the application reference number (14/02298/FUL) on the Council's Planning and Building Standards Online Services.

The LRB, having considered these documents, agreed that it had sufficient information before it and would therefore determine the review using the information circulated to it.

The LRB in their further deliberations on the matter considered the following:

1. The development plan, including the relevant policies of the Edinburgh City Local Plan:  
Policy Des 11 (Alterations and Extensions)
- 2) Non-Statutory Guidelines on "Guidance for Householders"
- 3) The procedure used to determine the application.
- 4) The reasons for refusal and the arguments put forward by the applicant in the request for a review.

### **Conclusion**

The LRB carefully considered all the arguments put before it in respect of the proposed planning application.

The LRB, having taken all the above matters into consideration, agreed with the assessment of the issues in the case officer's report and was of the opinion that no material considerations had been presented in the request for a review which would lead it to overturn the determination by the Acting Head of Planning and Building Standards.

### **Decision**

To uphold the decision by the Acting Head of Planning and Building Standards to refuse planning permission for the proposed two storey extension to side and single storey extension to rear of property at 59 Cleekim Drive, Edinburgh, (Application No 14/02298/FUL).

### **Reasons for Refusal**

The proposal was contrary to Edinburgh City Local Plan Policy Des 11 in respect of Alterations and Extensions, and the non-statutory Guidance for Householders because the proposed two storey gable extension formed a dominant extension against the public footpath that was not in keeping with neighbourhood character and failed to provide a clear definition between the existing and extended dwelling.

(References – Decision Notice, Report of Handling and Notice of Review, submitted.)

## **5. Request for Review – 10 Grassmarket, Edinburgh**

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Details were provided of a request for a for a review of the refusal of planning permission for the proposed canopy to front elevation at 10 Grassmarket, Edinburgh (Application No. 14/02463/FUL).

## **Assessment**

At the meeting on 1 October 2014, the LRB had been provided with copies of the notice of review submitted by the applicant including a request that the review proceed on the basis of an assessment of the review documents and a site inspection. The LRB had also been provided with copies of the decision notice and the report of handling, submitted by the Acting Head of Planning and Building Standards.

The LRB heard from the Planning Adviser who summarised the issues raised and presented the drawings of the development.

The plans used to determine the application were numbered 01-03 (Scheme 1) being the drawings shown under the application reference number (14/02463/FUL) on the Council's Planning and Building Standards Online Services.

The LRB, having considered these documents, agreed that it had sufficient information before it and would therefore determine the review using the information circulated to it.

The LRB in their further deliberations on the matter considered the following:

1. The development plan, including the relevant policies of the Edinburgh City Local Plan:
  - Policy Des 12 (Shopfronts)
  - Policy Env 3 (Listed Buildings – Setting)
  - Policy Env 6 (Conservation Areas Development)
- 2) Non-Statutory Guidelines on “Guidance for Businesses”
  - The Old Town Conservation Area Character Appraisal
- 3) The procedure used to determine the application.
- 4) The reasons for refusal and the arguments put forward by the applicant in the request for a review.

## **Conclusion**

The LRB carefully considered all the arguments put before it in respect of the proposed planning application. The LRB noted the previous decision made by the LRB in respect of awnings at another property nearby to which reference was made in the applicant's submissions, but was able to distinguish between the material circumstances of that case and the present one.

The LRB, having taken all the above matters into consideration, agreed with the assessment of the issues in the case officer's report and was of the opinion that no material considerations had been presented in the request for a review which would lead it to overturn the determination by the Acting Head of Planning and Building Standards.

## **Decision**

To uphold the decision by the Acting Head of Planning and Building Standards to refuse planning permission for the proposed canopy to front elevation at 10 Grassmarket, Edinburgh, (Application No 14/02463/FUL).

## Reasons for Refusal

1. The proposal was contrary to Edinburgh City Local Plan Policy Des 12 in respect of Shopfronts, as the proposal was neither sensitive to or harmonious with the building, nor did it constitute a visual improvement.
2. The proposals were contrary to development plan policy as interpreted using the non-statutory Guidance for Businesses as the awning in its retracted form would be a prominent feature to the detriment of the shopfront's appearance.
3. The proposal was contrary to Edinburgh City Local Plan Policy Env 6 in respect of Conservation Areas – Development, as the projecting box on the stone fascia would neither preserve nor enhance the special character of the Old Town Conservation Area.
4. The proposal was contrary to Edinburgh City Local Plan Policy Env 3 in respect of Listed Buildings – Setting, as the projecting box would be detrimental to the appearance of the building within its Grassmarket setting.

(References – Decision Notice, Report of Handling and Notice of Review, submitted.)

## 6. Request for Review – 10 Stirling Road, Edinburgh

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Details were provided for a review of the refusal of planning permission to widen the driveway entrance by one metre to create an additional parking space in front of the property at 10 Stirling Road, Edinburgh (Application No. 14/00584/FUL).

### Assessment

At the meeting on 1 October 2014, the LRB had been provided with copies of the notice of review submitted by the applicant including a request that the review proceed on the basis of an assessment of the review documents only. The LRB had also been provided with copies of the decision notice and the report of handling, submitted by the Acting Head of Planning and Building Standards, and an objection submitted by the Council's Head of Transport.

The LRB heard from the Planning Adviser who summarised the issues raised and presented the drawings of the development.

The plans used to determine the application were numbered 01-03 being the drawings shown under the application reference number (14/00584/FUL) on the Council's Planning and Building Standards Online Services.

The LRB, having considered these documents, agreed that it had sufficient information before it and would therefore determine the review using the information circulated to it.

The LRB in their further deliberations on the matter considered the following:

1. The development plan, including the relevant policies of the Edinburgh City Local Plan:  
Policy Des 11 (Alterations and Extensions)

Policy Env 6 (Conservation Areas Development)

- 2) Non-Statutory Guidelines on “Guidance for Householders”  
The Trinity Conservation Area Character Appraisal
- 3) The procedure used to determine the application including the representations received and the consultation response from Transport.
- 4) The reasons for refusal and the arguments put forward by the applicant in the request for a review.

### **Conclusion**

The LRB carefully considered all the arguments put before it in respect of the proposed planning application.

The LRB, having taken all the above matters into consideration, agreed with the assessment of the issues in the case officer’s report and was of the opinion that no material considerations had been presented in the request for a review which would lead it to overturn the determination by the Acting Head of Planning and Building Standards.

### **Decision**

To uphold the decision by the Acting Head of Planning and Building Standards to refuse planning permission to widen the driveway entrance by one metre to create an additional parking space in front of the property at 10 Stirling Road, Edinburgh, (Application No 14/00584/FUL).

### **Reasons for Refusal**

The proposal was contrary to the Edinburgh City Local Plan Policy ENV6, in respect of development in conservation areas as the proposal would not preserve or enhance the special character or appearance of the Trinity Conservation Area and was not consistent with the Trinity Conservation Area Character Appraisal. This was contrary to the Council’s guidelines as it would alter the visual appearance of the street which further detracted from the essential character of the Conservation Area.

(References – Decision Notice, Report of Handling and Notice of Review, submitted.)

## **7. Request for Review – 3 Viewforth Terrace, Edinburgh**

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Details were provided of a request for a review of the refusal of planning permission to create a new cantilevered balcony to the rear, existing window made larger and new folding door in place of existing window to provide the access to the proposed balcony at 3 Viewforth Terrace, Edinburgh (Application No. 14/01116/FUL).

### **Assessment**

At the meeting on 1 October 2014, the LRB had been provided with copies of the notice of review submitted by the applicant including a request that the review proceed on the basis of an assessment of the review documents and a site inspection. The LRB had also been provided with copies of the decision notice, the report of handling

submitted by the Acting Head of Planning and Building Standards and further representations received during the review process.

The LRB heard from the Planning Adviser who summarised the issues raised and presented the drawings of the development.

The plans used to determine the application were numbered 01-02 (Scheme 1) being the drawings shown under the application reference number (14/01116/FUL) on the Council's Planning and Building Standards Online Services.

The LRB, having considered these documents, agreed that it had sufficient information before it and would therefore determine the review using the information circulated to it.

The LRB in their further deliberations on the matter considered the following:

1. The development plan, including the relevant policies of the Edinburgh City Local Plan:  
Policy Env 6 (Conservation Areas Development)  
Policy Des 11 (Alterations and Extensions)
- 2) Non-Statutory Guidelines "Listed Buildings and Conservation Areas"  
Non-Statutory Guidelines on "Guidance for Householders"  
The Marchmont, Meadows and Bruntsfield Conservation Area Character Appraisal
- 3) The procedure used to determine the application, including the letters of representation received.
- 4) The reasons for refusal and the arguments put forward by the applicant in the request for a review along with the further representations received in respect of the review and the applicant's response to these.

## **Conclusion**

The LRB carefully considered all the arguments put before it in respect of the proposed planning application.

The LRB, having taken all the above matters into consideration, agreed with the assessment of the issues in the case officer's report and was of the opinion that no material considerations had been presented in the request for a review which would lead it to overturn the determination by the Acting Head of Planning and Building Standards.

## **Decision**

To uphold the decision by the Acting Head of Planning and Building Standards to refuse planning permission, to create a new cantilevered balcony to the rear, existing window made larger and new folding door in place of existing window to provide the access to the proposed balcony at 3 Viewforth Terrace, Edinburgh, (Application No 14/01116/FUL).

## **Reasons for Refusal**

The proposal was contrary to policies Env 6 and Des 11 of the Edinburgh City Local Plan as the proposed development by reason of its design, scale and positioning was not compatible with the character of the original building and would introduce an alien feature to the detriment of the character and appearance of Marchmont, Meadows and Burntsfield Conservation Area.

(References – Decision Notice, Report of Handling, Notice of Review and Further Representations, submitted.)

## **8. Valedictory**

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The Convener indicated that this was Derek Henderson's last meeting of the City of Edinburgh Planning Local Review Body as he was retiring. Derek had worked with Local Review Body, since its inception and the Convener thanked him for his long service and wished him well.

## The City of Edinburgh Planning Local Review Body

10.00 am, Wednesday, 29 October 2014

### Present

Councillors Brock, Child and Perry

### 1. Chair

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Councillor Child was appointed as Convener.

### 2. Planning Local Review Body Procedure

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#### Decision

To note the outline procedure for consideration of reviews.

(Reference – Local Review Body Procedure, submitted.)

### 3. Request for Review – 40 Bridge Street, Kirkliston EH28 8SH

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Details were provided of a request for a review of the refusal of planning permission for the demolition of existing business unit (class 3, 4), erection of a new residential development (use class 9) comprising 8 residential flats with associated landscaping and associated works at 40 Bridge Street, Kirkliston (Application No. 14/01213/FUL).

#### Assessment

At the meeting on 29 October 2014, the LRB had been provided with copies of the notice of review including a request that the review proceed on the basis of an assessment of the review documents and one or more hearings. The LRB had also been provided with copies of the decision notice and the report of handling submitted by the Acting Head of Planning and Building Standards.

The LRB heard from the Planning Adviser who summarised the issues raised and presented the drawings of the development.

The plans used to determine the application were numbered 1 – 24, Scheme 1, being the drawings shown under the application reference number 14/01213/FUL on the Council's Planning and Building Standards Online Services.



The LRB, having considered these documents, agreed that it had sufficient information before it, and would therefore determine the review using the information circulated to it.

The LRB in their further deliberations on the matter considered the following:

- 1) The development plan, including the relevant policies of the Rural West Edinburgh Local Plan:  
Policy E41, Policy E42, Policy H3, Policy ED9, and Policy ED10
- 2) The Non-Statutory Guidelines on 'Edinburgh Design Guidance'.
- 3) The procedure used to determine the application.
- 4) The reasons for refusal and the arguments put forward in the request for a review.

### **Conclusion**

The LRB carefully considered all the arguments put before it in respect of the proposed planning application.

The LRB, having taken all the above matters into consideration, agreed with the assessment of the issues in the case officer's report and was of the opinion that no material considerations had been presented in the request for a review which would lead it to overturn the determination by the Acting Head of Planning and Building Standards.

### **Decision**

To uphold the decision by the Acting Head of Planning and Building Standards and to refuse planning permission for the demolition of existing business unit (class 3, 4), erection of a new residential development (use class 9) comprising 8 residential flats with associated landscaping and associated works at 40 Bridge Street, Kirkliston (Application No. 14/01213/FUL).

### **Reasons for Refusal**

1. The proposal is contrary to policy E41 and E42 of the Rural West Edinburgh Local Plan and the Non-Statutory 'Edinburgh Design Guidance' as the scale, massing, design and materials proposed are out of character with the surrounding area to the detriment of the character and visual amenity of the area.
2. The proposal is contrary to policy H6 of the Rural West Edinburgh Local Plan and the Non Statutory 'Edinburgh Design Guidance' as the proposal would cause overshadowing and overlooking to neighbouring properties to the detriment of privacy and residential amenity.
3. The proposal is contrary to policy H5 of the Rural West Edinburgh Local Plan and the Non Statutory 'Edinburgh Design Guidance' as the proposal would not create a high quality living environment for residents of the development by reason of

noise from the nearby airport and the inadequate provision of outside amenity space associated with the properties.

(Reference – Decision Notice, Report of Handling, Notice of Review, submitted.)

#### **4. Request for Review – 49 Burdiehouse Road, Edinburgh**

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Details were provided of a request for a review of the refusal of planning permission to develop a petrol filling station and electric vehicle charging station, including ancillary shop at Land 210 metres South West of 49 Burdiehouse Road, Edinburgh (Application No. 13/01259/PPP).

##### **Assessment**

At the meeting on 29 October 2014, the LRB had been provided with copies of the notice of review including a request that the review proceed on the basis of an assessment of the review documents and a site inspection. The LRB had also been provided with copies of the decision notice and the report of handling submitted by the Acting Head of Planning and Building Standards.

The LRB heard from the Planning Adviser who summarised the issues raised and presented the drawings of the development.

The plans used to determine the application were numbered 0-1, Scheme 1, being the drawings shown under the application reference number 13/01259/PPP on the Council's Planning and Building Standards Online Services.

The LRB, having considered these documents, agreed that it had sufficient information before it, and would therefore determine the review using the information circulated to it.

The LRB in their further deliberations on the matter considered the following:

- 1) The development plan, including the relevant policies of Edinburgh City Local Plan:  
Policy ENV10 (Green Belt)
- 2) The procedure used to determine the application.
- 3) The reasons for refusal and the arguments put forward in the request for a review.

##### **Conclusion**

The LRB carefully considered all the arguments put before it in respect of the proposed planning application.

The LRB, having taken all the above matters into consideration, agreed with the assessment of the issues in the case officer's report and was of the opinion that no material considerations had been presented in the request for a review which would lead it to overturn the determination by the Acting Head of Planning and Building Standards.

## Decision

To uphold the decision by the Acting Head of Planning and Building Standards and to refuse planning permission for the development of a petrol filling station and electric vehicle charging station including ancillary shop at Land 210 metres South West of 49 Burdiehouse Road, Edinburgh (Application No. 13/01259/PPP).

1. The principle of a petrol filling station and electric charging station with ancillary shop in this location is contrary to Edinburgh City Local Plan Policy ENV 10 (a) in respect of Green Belt as it has not been demonstrated that the proposals are necessary for the purposes of agriculture, horticulture, forestry, countryside recreation or other uses appropriate in the countryside.

(References – Decision Notice, Report of Handling and Notice of Review, submitted.)

## 5. Request for Review – 3 House O’Hill Row, Edinburgh EH4 2AW

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Details were provided of a request for a review of the mixed decision for planning permission for a single storey extension to rear with roof terrace over at 3 House O’Hill, Edinburgh (Application 14/01892/FUL).

### Assessment

At the meeting on 29 October 2014, the LRB had been provided with copies of the notice of review including a request that the review proceed on the basis of an assessment of the review documents and a site inspection. The LRB had also been provided with copies of the decision notice and the report of handling submitted by the Acting Head of Planning and Building Standards.

The LRB heard from the Planning Adviser who summarised the issues raised and presented the drawings of the development.

The plans used to determine the application were numbered 01-02, Scheme 1, being the drawings shown under the application reference number 14/01892/FUL on the Council’s Planning and Building Standards Online Services.

The LRB, having considered these documents, agreed that it had sufficient information before it, and would therefore determine the review using the information circulated to it.

The LRB in their further deliberations on the matter considered the following:

- 1) The development plan, including the relevant policies of Edinburgh City Local Plan:  
Policy Des 11 (Alterations and Extensions)
- 2) Non Statutory Guidelines ‘Guidance for Householders’
- 3) The procedure used to determine the application.
- 4) The reasons for refusal and the arguments put forward in the request for a review.

## **Conclusion**

The LRB carefully considered all the arguments put before it in respect of the proposed planning application.

The LRB, having taken all the above matters into consideration, agreed with the assessment of the issues in the case officer's report and was of the opinion that no material considerations had been presented in the request for a review which would lead it to overturn the determination by the Acting Head of Planning and Building Standards.

## **Decision**

To uphold the decision by the Acting Head of Planning and Building Standards to refuse planning permission for the formation of a roof terrace above the proposed single storey extension, including the proposed glazing panels and railings at 3 House O'Hill Row, Edinburgh (Application No. 14/01892/FUL).

## **Reasons for Refusal**

1. The proposal is contrary to Edinburgh City Local Plan Des 11 in respect of Alterations and Extensions and non-statutory Guidance for Householders as the proposed roof terrace is an incongruous feature that does not respect the architectural form of the original dwelling because it will form a clearly defined line significant above the existing eaves. This feature will attract undue attention because of its unconventional form to the detriment of neighbourhood character.

(References – Decision Notice, Report of Handling and Notice of Review, submitted.)

## **6. Request for Review – 1 Kirkstyle Gardens, Kirkliston**

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Details were provided of a request for a review of the refusal of planning permission for proposed replacement windows and doors at 1 Kirkstyle Gardens, Kirkliston (Application No. 14/01626/FUL).

## **Decision**

To continue consideration of the matter to allow the Acting Head of Planning and Building Standards to investigate and confirm that all of the doors and windows in the group of five similarly designed dwellings which comprise part of the Kirkstyle Gardens development, are originals and not UPVC.

(References – Decision Notice, Report of Handling and Notice of Review, circulated)

## **7. Request for Review – 9C Victoria Street, Edinburgh EH1 2HE**

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Details were provided of a request for a review of the mixed decision for planning permission to amend the design and materials at 9C Victoria Street, Edinburgh (Application No. 14/02205/FUL).

## **Assessment**

At the meeting on 29 October 2014, the LRB had been provided with copies of the notice of review including a request that the review proceed on the basis of an assessment of the review documents and a site inspection. The LRB had also been provided with copies of the decision notice and the report of handling submitted by the Acting Head of Planning and Building Standards.

The LRB heard from the Planning Adviser who summarised the issues raised and presented the drawings of the development.

The plans used to determine the application were numbered 01-02, Scheme 1, being the drawings shown under the application reference number 14/02205/FUL on the Council's Planning and Building Standards Online Services.

The LRB, having considered these documents, agreed that it had sufficient information before it, and would therefore determine the review using the information circulated to it.

The LRB in their further deliberations on the matter considered the following:

- 1) The development plan, including the relevant policies of the Edinburgh City Local Plan:
  - Policy Env4 (Listed Buildings – alterations and Extensions)
  - Policy Env 6 (Conservation Areas Development)
- 2) Non Statutory Guidelines 'Listed Buildings and Conservation Areas'.
- 3) The procedure used to determine the application.
- 4) The reasons for refusal and the arguments put forward in the request for a review.

## **Conclusion**

The LRB carefully considered all the arguments put before it in respect of the proposed planning application.

The LRB, having taken all the above matters into consideration, agreed with the assessment of the issues in the case officer's report and was of the opinion that no material considerations had been presented in the request for a review which would lead it to overturn the determination by the Acting Head of Planning and Building Standards.

## **Decision**

To uphold the decision by the Acting Head of Planning and Building Standards to refuse planning permission to change the proposed materials from stone to render and timber at 9C Victoria Street (Application No. 14/02205/FUL).

## **Reasons for Refusal**

1. The proposal is contrary to Edinburgh City Local Plan Policy Env 4 in respect of Listed Buildings – Alterations and Extensions, as the proposed materials will diminish the building's interest and not be in keeping with other parts of it.
2. The proposal is contrary to Edinburgh City Local Plan Policy Env 6 in respect of Conservation Areas – Development, as the proposed materials do not preserve the stone built character and appearance of the conservation area and will not use materials appropriate to the historic environment.
3. The proposals are contrary to non-statutory guidance on Listed Buildings and Conservation Areas as the proposals would seriously detract from the character of the listed building.

(References – Decision Notice, Report of Handling and Notice of Review, submitted.)

# Planning Committee

10am, Thursday, 4 December 2014

## Edinburgh Planning Guidance: Student Housing – Issues Paper

|                   |           |
|-------------------|-----------|
| Item number       | 5.1       |
| Report number     |           |
| Executive/routine | Executive |
| Wards             | ALL       |

### Executive summary

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Purpose-built student accommodation is required to support the city's higher education. The Edinburgh City Local Plan (ECLP) and emerging Local Development Plan (LDP) include a policy to control their location. To assist with the implementation of this policy, non-statutory planning guidance has been in use since 2010, and is now due for review. The purpose of this report is to seek Committee approval of an Issues Paper on Student Housing, for consultation, to inform the preparation of revised planning guidance.

### Links

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|                          |   |
|--------------------------|---|
| Coalition pledges        | <a href="#">P15</a>   |
| Council outcomes         | <a href="#">CO7</a> , <a href="#">CO8</a> , <a href="#">CO19</a> , <a href="#">CO21</a> |
| Single Outcome Agreement | <a href="#">SO1</a> , <a href="#">SO4</a>   |

## Edinburgh Planning Guidance - Student Housing – Issues Paper

### Recommendations

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- 1.1 It is recommended that the Committee approves the Issues Paper for a period of consultation.

### Background

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- 2.1 In February 2014, Planning Committee noted the annual programme for the review of planning guidance. It stated that a review of the guidance for assessing applications for purpose-built student accommodation was to take place in late 2014.
- 2.2 Following a review of the existing guidance and publication of the 2011 census data, this report presents the main issues for consultation.

### Main report

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#### Main Issues

- 3.1 The Issues Paper (Appendix 1) presents background research into the following issues:
- student population trends;
  - student concentration and distribution;
  - impact of students on the economy; and
  - locational guidance.
- 3.2 Seven consultation questions are embedded in the Issues Paper relating to the above matters. The intentions of these questions are to focus discussion with consultees on possible revisions to planning guidance.

#### Next steps

- 3.3 There will be a period of public consultation. The comments received during the consultation process will be taken into account in the preparation of draft revised planning guidance, which will be reported to Committee in Spring 2015.



## Measures of success

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- 4.1 The development of student housing in locations supported by the guidance, which meet the needs of the city's higher education sector while contributing to mixed sustainable communities.

## Financial impact

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- 5.1 There are no direct financial impacts arising from this report.

## Risk, policy, compliance and governance impact

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- 6.1 There are no perceived risks associated with this report. The preparation of non-statutory planning guidance is supported by circular 6/2013: Development Planning. The Issues Paper represents the first stage in the preparation of revised planning guidance.

## Equalities impact

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- 7.1 The impacts of this report in relation to the Public Sector Equalities Duty and the ten key areas of rights have been considered. The Issues Paper will have no negative impacts on the three equality duties with regard to the eight protected characteristics. The Issues Paper will also have no negative impacts on the ten key areas of rights.

## Sustainability impact

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- 8.1 The issues in this report help achieve the right mix of land uses to support sustainable communities.

## Consultation and engagement

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- 9.1 No engagement has, thus far, taken place with external stakeholders.
- 9.2 The Second Proposed Plan was published for a statutory period of representations from 22 August to 3 October 2014.
- 9.3 It is proposed that consultation on the revised guidance will involve:
- Meetings with the city region's universities (University of Edinburgh, Edinburgh Napier University, Heriot Watt University and Queen Margaret University) and Edinburgh College;
  - A workshop with the main private student housing providers, including iQ and Unite, and their professional agents;

- Engagement with local communities where student housing has been built since August 2010 and where proposals are pending; and
- Internal focus groups with staff from Planning, Economic Development and Transport Services.

## Background reading/external references

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[Annual Review of Guidance report](#) to Planning Committee (27 February 2014)

[Edinburgh Planning Guidance](#) – Student Housing (August 2010)

### John Bury

Acting Director of Services for Communities

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## Links

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|                                 |   |
|---------------------------------|---|
| <b>Coalition pledges</b>        | P15 Work with public organisations, the private sector and social enterprise to promote Edinburgh to investors  |
| <b>Council outcomes</b>         | CO7 Edinburgh draws in new investment in development and regeneration<br>CO8 Edinburgh's economy creates and sustains job opportunities<br>CO19 Attractive Places and Well Maintained – Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards and maintenance of infrastructure and public realm<br>CO21 Safe – Residents, visitors and businesses feel that Edinburgh is a safe city. |
| <b>Single Outcome Agreement</b> | SO1 Edinburgh's economy delivers increased investment, jobs and opportunities for all<br>SO4 Edinburgh's communities are safer and have improved physical and social fabric   |
| <b>Appendices</b>               | Appendix 1: Issues Paper – Student Housing  |

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## **Appendix 1**

### **ISSUES PAPER - STUDENT HOUSING**

#### **1. Introduction**

Edinburgh's universities and colleges play a major part in the economy and life of the city. One of the core aims of the Edinburgh City Local Plan is to "support the growth of the city as a centre of learning and higher education". Likewise, Aim 3 of the emerging Local Development Plan (LDP) recognises higher education as one of the key sectors in contributing to the strength of Edinburgh's economy.

The Council's 2010 Student Housing planning guidance supports the application of Edinburgh City Local Plan Policy Hou 10 and the LDP Policy Hou 8, which both state:

*Planning permission will be granted for purpose-built student accommodation where:*

- a) The location is appropriate in terms of access to public transport and university and college facilities; and*
- b) The proposal will not result in an excessive concentration of student accommodation in any one locality*

**Question 1:** Do you agree that the Council should continue to support the development of purpose-built student housing to support the growth of further and higher education in Edinburgh? Please provide a reason for your answer.

#### **2. Student population trends**

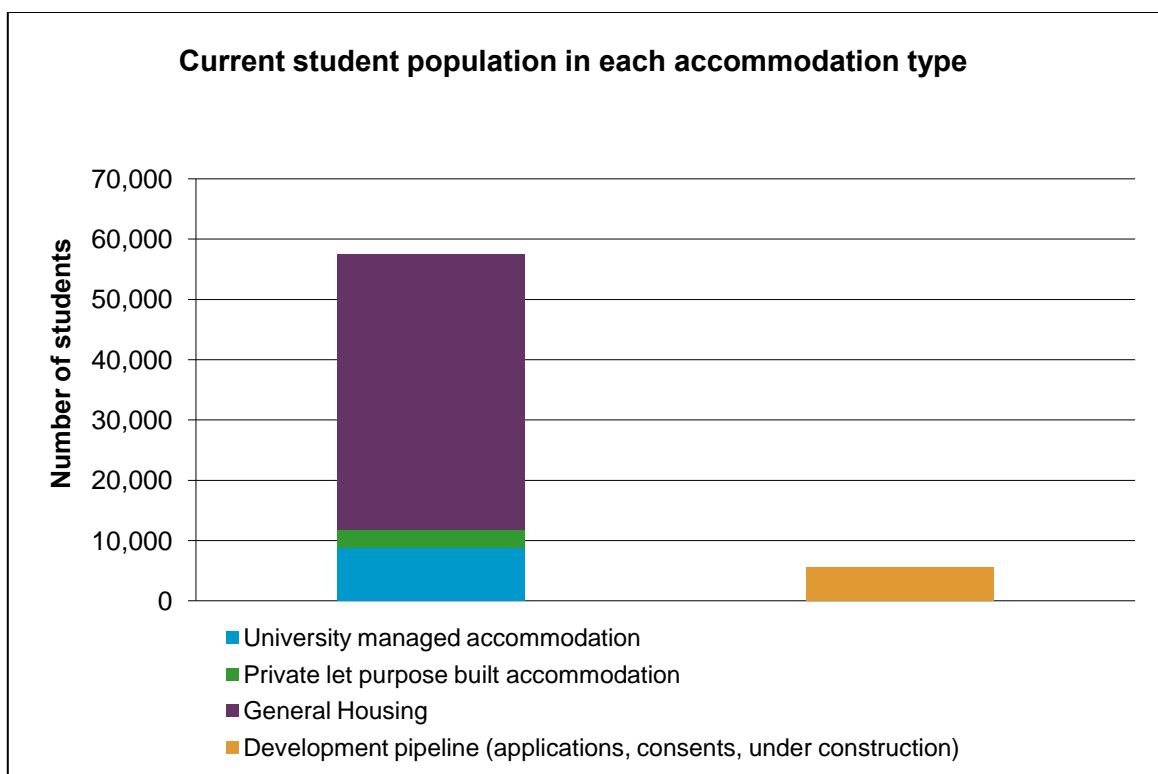
The number of full time students at the University of Edinburgh, Edinburgh Napier University and Heriot-Watt University has increased by 26.6% from 34,615 in 2001/2002 to 43,815 in 2011/2012 (Higher Education Statistics Agency). The number of students in Edinburgh as a percentage of the total population, based on the 2011 census, is 12.1%.

The total number of students does not automatically translate into demand for purpose-built accommodation, as a large majority of students either choose to stay at home, live in privately rented shared accommodation or are owner occupiers. This, and the relative lack of purpose-built student accommodation, has led to the

historic tendency for students to gravitate towards the general housing stock, which continue to fuel the demand for Houses in Multiple Occupation licences (HMOs).

Future trends in student numbers are difficult to project. There are a number of factors that could influence this, including the economy, tuition fees, online learning, and overall university funding. Given the number of uncertainties, it is not possible to estimate the demand for purpose-built student accommodation. Nevertheless, as universities are required to provide accommodation to all first year students, there is a 'need'.

Map 1 shows the distribution of operational student accommodation in the city centre. To date, a total of 12,249 bedspaces are currently being supplied in new private and university provided purpose-built student accommodation. A further 5,657 bedspaces are proposed, have planning permission or are under construction. Therefore, at present, only 21% of the total student population is being housed in purpose-built accommodation. If all of the live permissions are implemented, this figure could increase to 31%.



### **3. Student concentration and distribution**

As ‘demand’ and ‘need’ for purpose-built accommodation are difficult to quantify, the Council’s approach to date has been to consider whether there is an issue of student concentration in particular locations. Since 2001, there has been a noticeable increase in concentration of students living in and around the city centre and expansion into Leith and along western arterial routes. These changes reflect the overall increase in number of students and HMO licences, the opening of Edinburgh Napier University’s Sighthill campus and the development of new purpose-built accommodation in Fountainbridge and Leith. The majority of students housed in the more recent purpose-built accommodation developments, assessed using the 2010 guideline, are not included in the 2011 census records.

The most densely concentrated areas are in the city centre, located within walking distance of the George Square campus. Map 2a uses the 2001 census data to show full time students (ages 16+) as a percentage of the total population. These are split into data zones which are fixed small areas, created from census output areas. Map 2b presents the 2011 census data.

Since 2010 when the guideline was approved, there have been 30 student housing applications granted or minded to grant, totalling 7,338 beds. Two applications were refused by the Council on the grounds of over-concentration – Lutton Court and Calton Road. The application at Lutton Court has since been allowed at appeal (although currently subject to a legal challenge). The Reporter considered its location as adjacent to a campus and concluded that the proposal would not result in an excessive concentration.

Map 3 shows the distribution of city centre developments assessed using the 2010 guideline. The guideline has been effective in directing development to campuses, whilst supporting it in more peripheral but accessible locations, such as Gorgie/Dalry and Abbeyhill. By consistently applying a numerical approach, which requires the inclusion of information relating to general housing and student bedspaces, it has enabled a large proportion of general housing to be secured on some of the larger sites, like Fountainbridge. In doing so, it has acted as a tool in promoting balanced and mixed communities. Map 3 suggests that the Fountainbridge data zones exceed

the 30% threshold - this is because, whilst some of the student development is now complete, much of the residential development is yet to be fully implemented.

**Question 2:** Should the revised guidance identify preferred sites for purpose-built student accommodation? Please provide a reason for your answer.

#### 4. Impact of students

Despite the often negative perceptions of students, there are many positive factors allied to this group. According to a report prepared by the Council's Economic Development Service (2010), students at the main universities in Edinburgh have an estimated expenditure of up to £372.4million and provide the labour market with an estimated 20,307 extra employees. Having a larger proportion of the student population living away from home yields greater added value to the economy of the city. In 2008, 15.8% of students in Edinburgh lived at home, compared to a median of 30.5% for the 62 UK university cities.

Therefore, it is recognised that there is a need for more student housing and, as stated in the existing guidance, it is preferable that student needs are met as far as possible in purpose-built managed schemes. This is because such developments can help:

- reduce the need for further conversion and use of family housing stock, although it is important to note that HMOs do provide for a range of housing needs, not solely for students;
- create sustainable locations for student housing which reduce the need for travel where students are located on or adjoining campuses or close to local services and shops; and
- provide a stock of well-managed and secure environments, which minimise the impact on amenity for other households in the neighbourhood. The table below shows that since 2010, there have been a negligible number of noise complaints received by the Council.

|             |  |
|-------------|--|
| <b>2010</b> | 16 complaints about 7 purpose-built student properties (10,522 total complaints) |
| <b>2011</b> | 22 complaints about 8 purpose-built student properties (10,935 total complaints) |

|             |   |
|-------------|---|
| <b>2012</b> | 7 complaints about 7 purpose-built student properties (10,589 total complaints) |
| <b>2013</b> | 4 complaints about 4 purpose-built student properties (9,648 total complaints)  |

**Question 3:** Do you agree that student ‘needs’ should be met as far as possible in well managed purpose-built student accommodation? Please provide a reason for your answer.

## 5. Locational guidance

The criteria in ECLP Policy Hou 10 and LDP Policy Hou 8 are currently being applied to proposals for student housing using the locational guidance set out in the existing guidance and a percentage threshold of 30% outwith University campus locations.

**Question 4:** Should we continue to use a 30% percentage threshold or introduce different thresholds to reflect the roles of different areas? Please provide a reason for your answer.

**Question 5:** On larger sites, should the Council be requiring a proportion of general housing as part of the proposed development? Please provide a reason for your answer.

The current guidance requires proposals to be accompanied by a planning statement justifying the suitability of the location for purpose-built student housing. Such statements are required to use the Council’s concentration calculation table (Table 1). The Council holds the following information, which is required to complete the table:

- Population figures for each data zone\*
- A schedule of planning applications for student accommodation and general housing development. This includes information on their status (i.e. proposal of application notice, pending consideration, granted, minded to grant) and if permission has been implemented.
- Housing Land Audit - includes housing sites under construction and completed and sites in the adopted local plans.

\*The 2011 census data showing 16+ full-time students as a percentage of the total population should be used as a starting point in the assessment. As 17 year olds comprised 10.7% or 1,150 of the new intake for all Edinburgh universities in 2012, data for 16-24 is used in the assessment calculation.

**Question 6:** Do you agree with the numerical methodology currently being used to calculate student concentration? Please provide a reason for your answer.

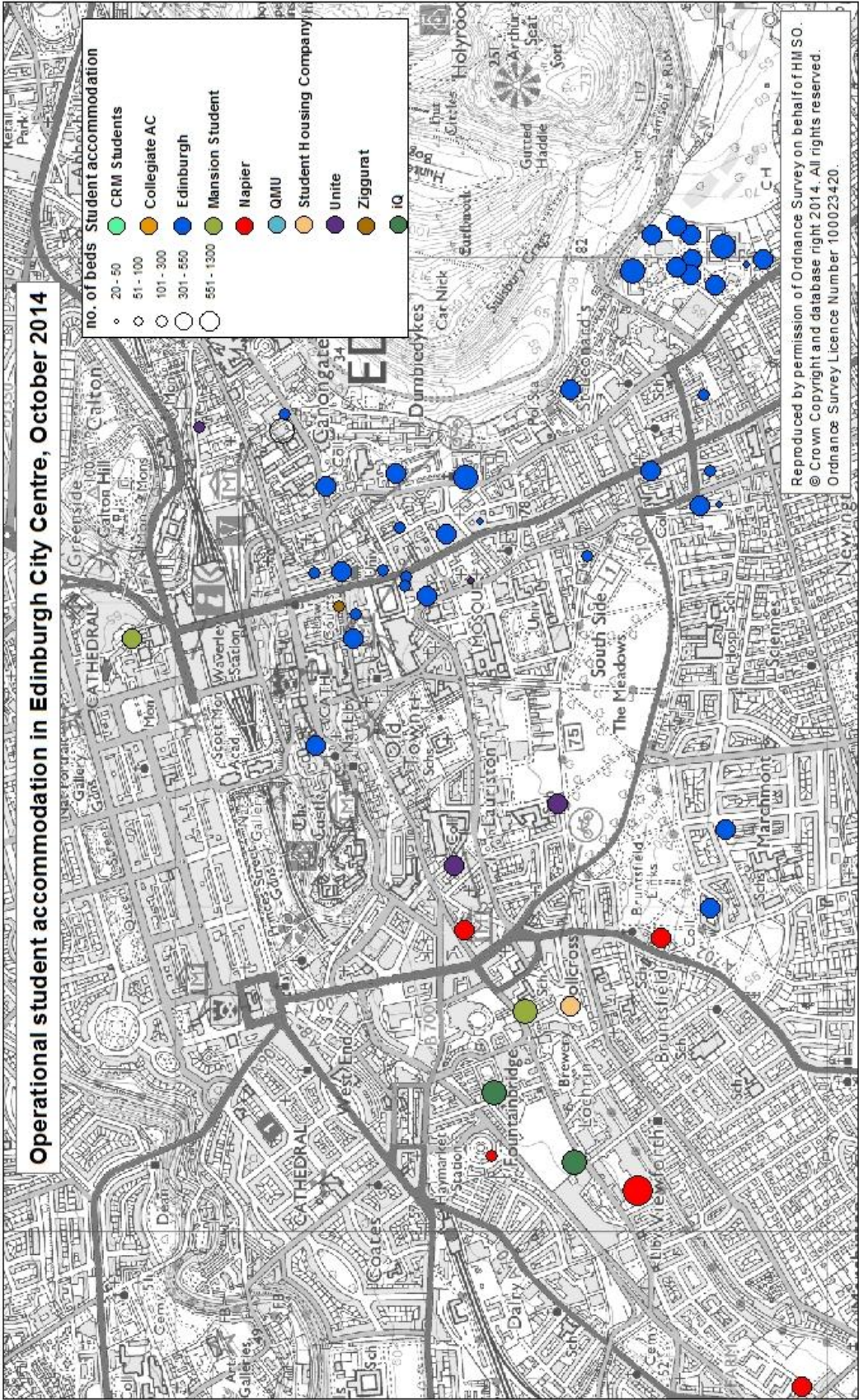
## **6. Other issues**

This consultation exercise aims to be inclusive of relevant interests and to support a better understanding of the issues relating to the development of student housing in the city.

**Question 7:** Are there other issues, which revised planning guidance should address? Please provide a reason for your answer.

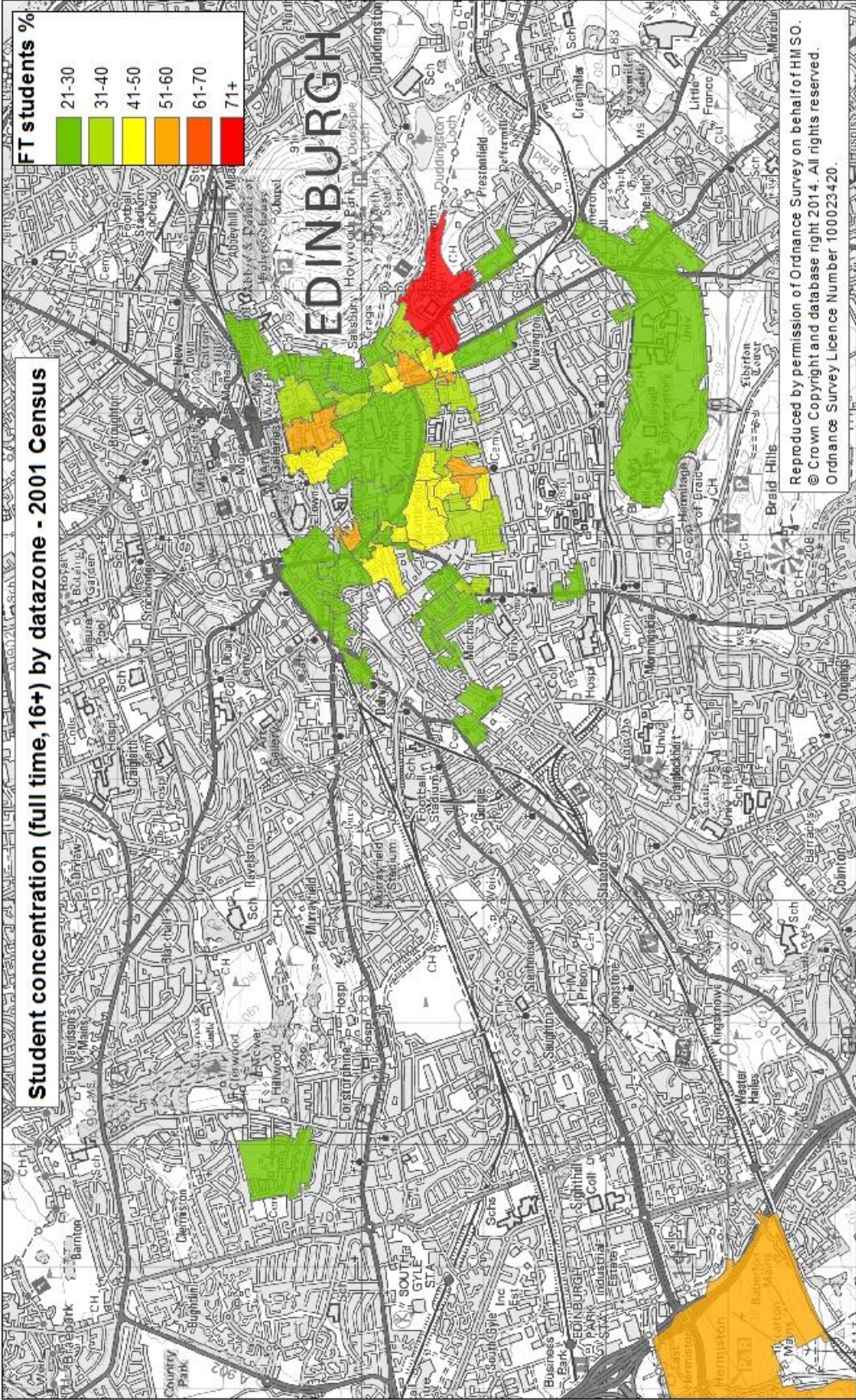


Map 1: Operational student accommodation



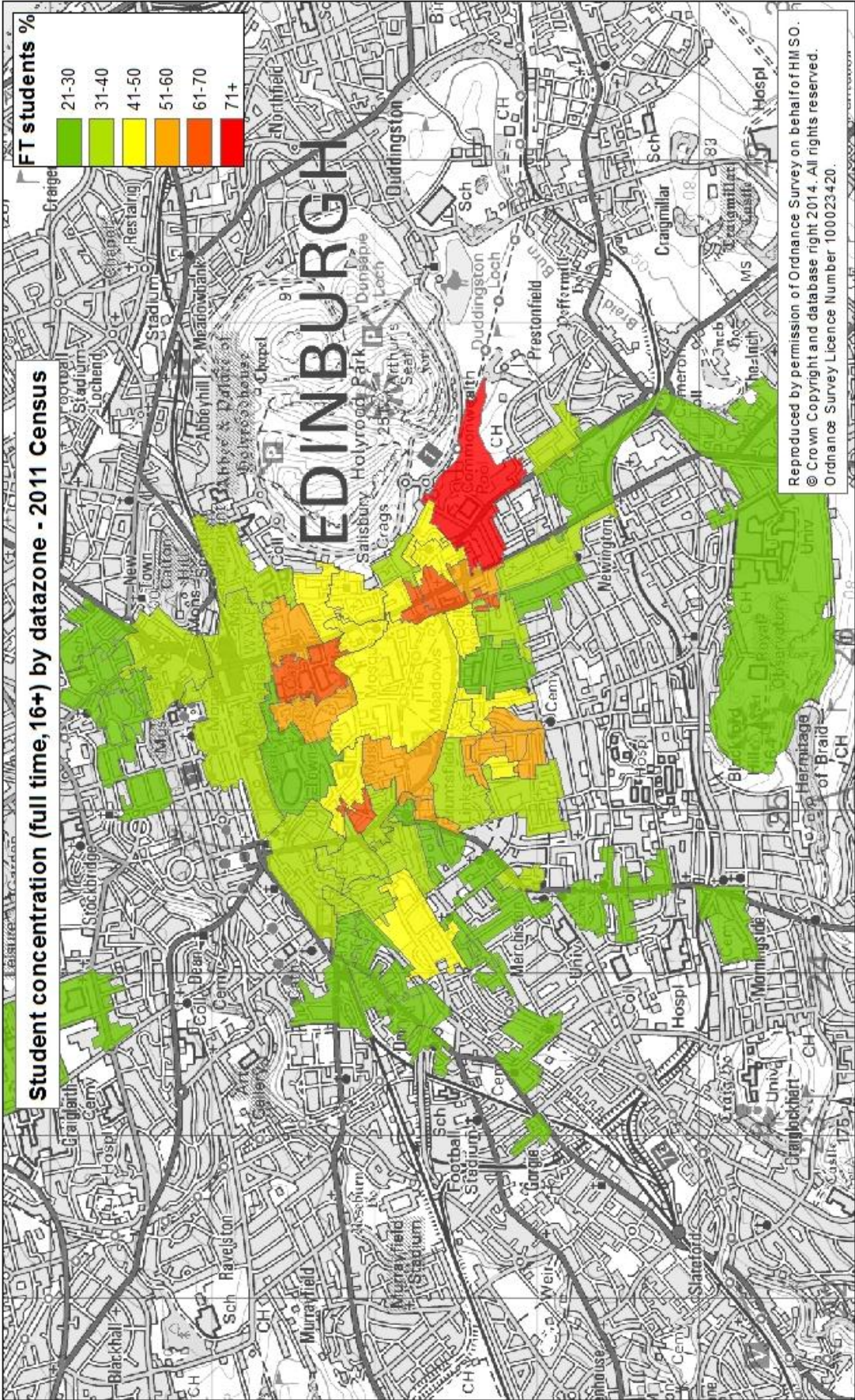


Map 2a: Student concentration by data zone using 2001 census data



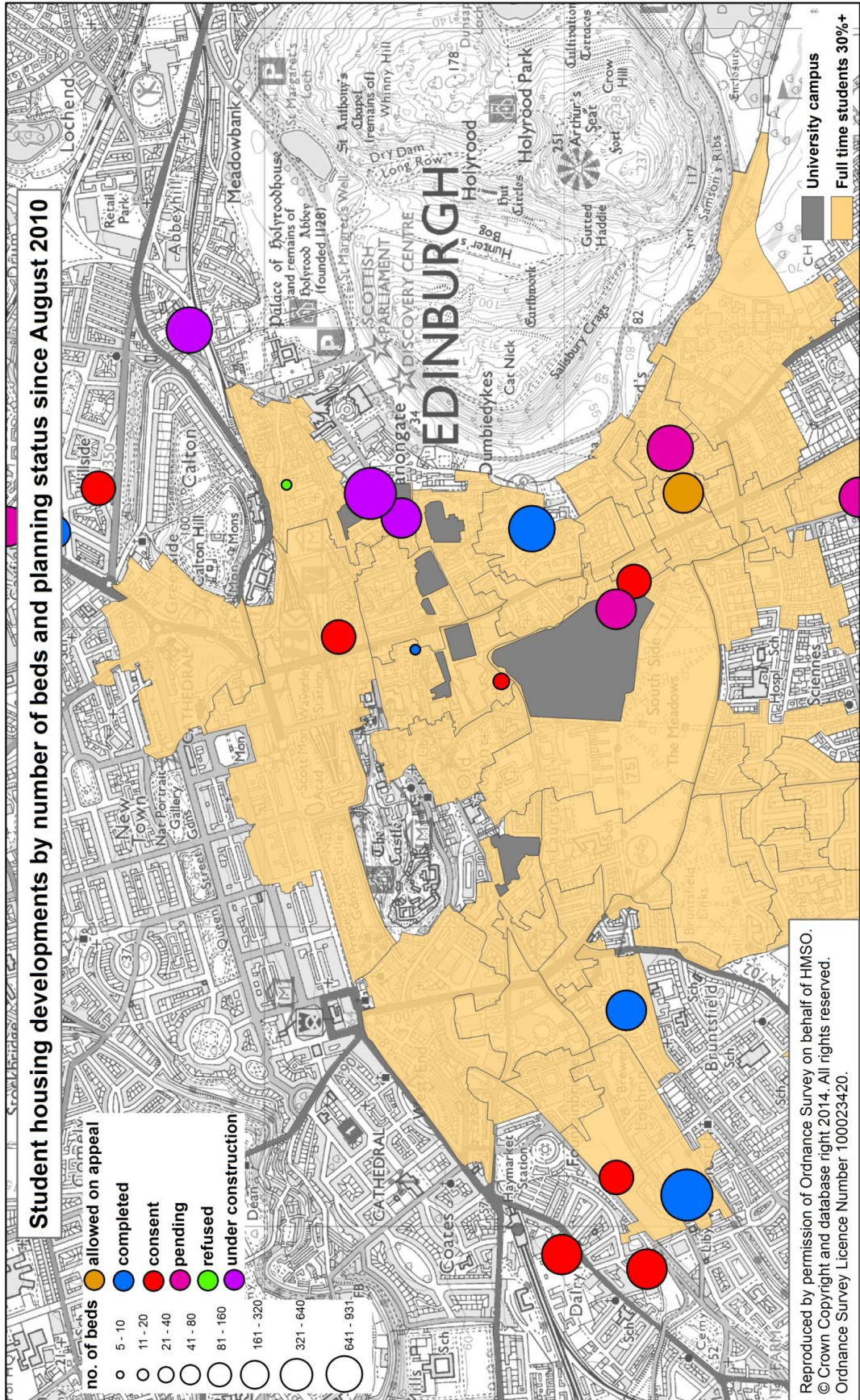


Map 2b: Student concentration by data zone using 2011 census data





**Map 3: Student housing developments by number of beds and planning status since August 2010**





**Table 1: Student concentration calculation table**

| Student Housing Concentration  |                    |
|--|--------------------|
|  | Data zone<br>..... |
| 2011 total Census population for the Data Zone*  |                    |
| 2011 student Census population for the Data Zone*  |                    |
| 2011 Student Census population as a percentage of total population (%)   |                    |
| Number of additional student bed spaces completed after 2011**   | 0.00               |
| Number of additional student bed spaces in the pipeline after 2011***  | 0.00               |
| Number of additional general housing units completed after 2011**  | 0.00               |
| Number of additional general housing units in the pipeline after 2011***   | 0.00               |
| Local household size for each Data Zone*   |                    |
| Total number of additional projected general housing occupants   | 0.00               |
| Total number of additional general housing occupants after 2001  | 0.00               |
| Total number of additional student bed spaces in the Data Zone after 2001  | 0.00               |
| Proposed number of student bed spaces****  |                    |
| Overall total student population in the Data Zone since 2001 plus proposed number  | 0.00               |
| Overall total student and general housing population since 2001  | 0.00               |
| Total proposed student population as a percentage of the overall total population (student and general housing) (%)  |                    |
| * Information obtained from Table 1  |                    |
| ** Figure calculated from development which has now been completed since 2011  |                    |
| *** Figure calculated from development which is still under construction, pending determination or in the pre-application process since 2011 and includes Local Plan Allocations for Housing |                    |
| **** Number of student bed spaces being proposed by the applicant  |                    |
| Formulas inserted into the cells   |                    |

# Planning Committee

10.00 am, Thursday 4 December 2014

## Review of the Statutory Addressing Charter

|                          |           |
|--------------------------|-----------|
| <b>Item number</b>       | 6.1       |
| <b>Report number</b>     |           |
| <b>Executive/routine</b> | Executive |
| <b>Wards</b>             | All       |

### Executive summary

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The purpose of this report is to seek the Committee's approval of the revised Statutory Addressing Charter.

The current Statutory Addressing Charter was approved in 2012. Changes are required to reflect the amendment to the criteria for naming streets approved by Planning Committee on 7 August 2014, to update the document to reflect current procedures and practices, and to make changes in response to service user comments.

Sections within the document have been reviewed and revised to provide further clarity on the processes and procedure followed. The service standards have been refreshed, and additional text has been proposed. The revisions aim to improve the charter's clarity and accessibility.

### Links

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|                                 |   |
|---------------------------------|---|
| <b>Coalition pledges</b>        | <a href="#">P44</a>                         |
| <b>Council outcomes</b>         | <a href="#">CO19</a> , <a href="#">CO23</a> |
| <b>Single Outcome Agreement</b> | <a href="#">S04</a>                         |

## Review of the Statutory Addressing Charter

### Recommendations

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- 1.1 It is recommended that the Committee approves the revised Statutory Addressing Charter.

### Background

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- 2.1 Street naming and property addressing is one of the Council's statutory functions. Section 97 of the Civic Government (Scotland) Act 1982 empowers a local authority, in relation to any street or road to which the public have access in their area, to create or alter street names.
- 2.2 The current Statutory Addressing Charter was approved in 2012. A copy of the current charter can be found by following the link at the end of this report.
- 2.3 Planning Committee, on 7 August 2014 approved a change in the criteria used for naming streets, which requires to be incorporated into the statutory addressing charter publication.
- 2.4 In addition, revisions are needed to reflect better current procedures and practices.

### Main report

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- 3.1 The revised Charter is attached at Appendix 1. There are two service standard changes. The service standard relating the erection of signage within 8 weeks has been removed. This change has been made, as the process of ordering and erecting signage takes an average of 8 weeks with orders placed at regular intervals according to demand, rather than a fixed measurable timescale. Other external factors such as the Council's contractors and weather events also affect the timescales that the Council can realistically achieve. The text within the signage section has been updated to reflect this change.
- 3.2 The service standard relating to the erection of new signage on a property has been revised. The notice period has been revised to state a minimum of 10 days, rather than a fixed 14 day period. This change is proposed to help improve delivery times for new developments, where there is no previous signage.
- 3.3 The proposed revisions are as follows:

- **Introduction:** No change.
- **Definitions:** No change.
- **The Statutory Address Service:** the text in this section has been revised to improve clarity and remove information not relevant to the operation of the service or the charter. Information and the service standards relating to charging and procedures has been moved to the Procedures section.
- **Naming Streets:** This section was previously titled “How We Name a Street”. The section has been renamed to reflect more accurately the content within the section. The section now contains the guidelines and criteria on how streets are named, rather than the procedures that are used. The section incorporates minor revisions to the text, and the newly defined criteria for naming streets after deceased persons. The Street Name Banks section text has been revised, removing the reference to the street naming guidance document (now part of the charter) and updating the link to the street naming suggestion form. The text on the naming process has been moved to a new Procedures section within the document.
- **Numbering Properties:** This section was previously titled “How we Number Properties”, and has been renamed in line with the previous section. The sub-headings within this section have been changed to simplify and more correctly describe the criteria for numbering properties. A new sub-section has been added to provide clarity to our customers regarding the responsibilities of the Council and Royal Mail in terms of the composition of the address, including the postcode. The sub-sections on property merges and subdivisions have been removed, as the criteria for these processes are covered within the existing renamed sections. The flat numbering sub-section now includes text describing the different numbering systems in operation within Edinburgh.
- **Procedures:** This section has been formed from the previously titled “Allocating Statutory Addresses” section. New sub-sections have been added for each of the main processes carried out by the service. Each new sub-section has retained the basic content from the previous charter and some have been expanded to provide more detail on the processes involved. The relevant service standards from the previous charter have been moved to this section.
- **Additional Services:** This is a new section incorporating the owner-requested renumbering section from the previous charter. This process has been revised in consultation with Royal Mail. The procedure for renumbering properties to that of the postal address is defined, requiring a full consultation with all owners.
- This section also now includes details of the Address Confirmation service which the Council offers. This service was not previously included in the charter, but was introduced when fee charging for the service came into operation.



- **Street Nameplates:** The text in this section has been reviewed and minor changes applied. The number of days notice provided to owners where a new sign is to be erected has been reduced from 14 days to a minimum of 10 days. The text has been amended to reflect the average time taken to erect a new sign, rather than an absolute time. This is to reflect changes outwith the Council's control, as this service is provided by external contractors and can be weather dependant.
  - **Complaints Procedure:** This has been updated to reflect the new Council complaints procedure.
- 3.2 Once the revised Charter has been approved, it will be placed on the Council website and sent to key customers.

## Measures of success

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- 4.1 The revised Statutory Addressing Charter will provide greater clarity to customers of the service. Customer satisfaction levels should improve, measured by the number of service compliments and complaints.
- 4.2 The compliance with the service standards set out in the charter will be a measure of the success of the policy and procedures.

## Financial impact

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- 5.1 There is no financial impact to the Council in revising the Statutory Addressing Charter.

## Risk, policy, compliance and governance impact

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- 6.1 There are no identified risks to the Council in agreeing the recommendations.

## Equalities impact

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- 7.1 The impacts of the report in relation to the Public Sector Equalities Duty and the ten key areas of rights have been considered. The report has no significant impact on the Council's three equalities duties or the ten areas of rights.
- 7.2 There is no direct equalities impact arising from this report.

## Sustainability impact

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- 8.1 The proposals in this report have been considered in relation to the three elements of the Climate Change (Scotland) Act 2009 Public Bodies Duties. Positive impacts were identified for
- Social Cohesion

- Sense of Place

The proposals in this report will help achieve a sustainable Edinburgh because naming and numbering a street correctly enables a community to have links with the past and strengthen its identity and cohesion.

## Consultation and engagement

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- 9.1 Consultation was carried out with Royal Mail with regards to changing the procedures for the update of individual properties on the Royal Mail database.

## Background reading / external references

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- 1 Statutory Addressing Charter for the City of Edinburgh Council 2013
- 2 Street Naming Guidelines  
[http://www.edinburgh.gov.uk/download/downloads/id/3554/street\\_naming\\_guidelines](http://www.edinburgh.gov.uk/download/downloads/id/3554/street_naming_guidelines)
- 3 Report to Planning Committee Thursday 6 December 2012, Statutory Addressing Charter: Proposed Revisions.
- 4 Report to Planning Committee Thursday 7 August 2014, Review of Policy and Criteria for New Street Names

## John Bury

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## Links

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|                                 |  |
|---------------------------------|--|
| <b>Coalition pledges</b>        | P44 Prioritise keeping our streets clean and attractive  |
| <b>Council outcomes</b>         | CO19 Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards<br>CO23 Well engaged and well informed – Communities and individuals are empowered and supported to improve local outcomes and foster a sense of community |
| <b>Single Outcome Agreement</b> | SO4 - Edinburgh's communities are safer and have improved physical and social fabric   |
| <b>Appendices</b>               | Appendix 1: Revised Statutory Addressing Charter 2014  |

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## **APPENDIX 1 – Revised Statutory Addressing Charter**

### **Statutory Addressing Charter for the City of Edinburgh Council 2014**

#### **Introduction**

Travel through any city, glance at a street sign and you get an instant impression of the history of an area. This link to our past is even more profound in Edinburgh where our historic settlements, industries, pioneers, inventors, philanthropists, and other significant citizens are commemorated.

Naming our streets connects us with our past while building for the future; something I believe we should all embrace.

The Council is responsible for the naming of streets and the numbering of property in new developments. It is also responsible for the renaming or renumbering of existing developments when required. The Council is also responsible for the maintenance of all street nameplates within the city.

This Charter explains how the street naming service works and what you can expect of this service.

Customer care is important to the Council and I would encourage and welcome any suggestions you have to further improve our service to you.

Councillor Ian Perry

Convenor of the Planning Committee

## **CONTENTS**

### **Definitions**

- 1. The Statutory Address service**
- 2. The Process of Allocating Statutory Addresses**
- 3. Naming Streets**
- 4. Numbering Properties**
- 5. Procedures**
- 5 Additional Services**
- 6. Street name-plates**
- 7. Complaints procedure**

### **Key Customer's List**

### **List of Contacts**

## **DEFINITIONS**

**Key Customers:** includes customers of the Council's address data who are notified on a weekly basis of changes to the Corporate Address Gazetteer. A list of current key customers can be found at the end of the document.

**Corporate Address Gazetteer (CAG):**the Council database of properties which follows the British Standard (BS7666) for Addressing, and the One Scotland Gazetteer standards and conventions.

**Statutory Address:** The official address by which properties are identified

**Local Newspaper:** Edinburgh Evening News

**Neighbourhood Partnerships:** 12 area-based bodies established by the Council to engage with communities and local groups

**Development Management Sub-Committee :** Council Committee which takes place every two weeks

**Signage:** any street nameplate which belongs to the Council

**Material Representations:** a convincing statement that may have a significant impact on the outcome.

## **1. THE STATUTORY ADDRESS SERVICE**

The Council is responsible for the naming of streets and numbering of property in new developments. It is also responsible for the renaming or renumbering of existing properties when required. This process is known as the allocation of statutory addresses and is governed by legislation.

Section 97 of the Civic Government (Scotland) Act 1982 empowers the Council to allocate statutory addresses. The Council may, in relation to any street or road to which the public have access:

- give such name to it as they think fit;
- after advertising in a newspaper circulating in their area any proposal to alter its name and taking into account any representations thereupon made to them within 28 days after the date of the first publication of the advertisement, alter any such name;
- affix, paint or mark its name on any premises, fence, lamp post, pole or other structure in it so as to be readily legible to members of the public there, and erect poles or other structures there for that purpose;
- give each of the premises in it such distinguishing number as they think fit; alter that number when necessary; and require the owner of each of the premises, by notice served on him, to affix or paint that number on his premises so that it is readily legible from the nearest part of the public place giving access to the premises.

In undertaking this function the primary consideration is public safety, ensuring that street names are not duplicated and that new streets and properties are named and numbered in a logical manner to facilitate easy identification in the event of an emergency.

This Charter outlines the procedures and standards of service that can be expected from the Council in undertaking its statutory duties. Some of the procedures are complex; others require time to undertake properly. The aim of this Charter is to ensure that the adopted procedures are easily understood, are fair and reasonable, and that interested parties are kept informed.

### ***SERVICE STANDARD 1***

***By publishing our standards and targets, we aim to improve our street naming service and make it responsive to the needs of our customers. We will monitor the contents of this Charter to ensure that standards and targets are being met.***

## 2. NAMING STREETS

In general, new streets should be named after people, places or events associated with the City of Edinburgh. New street names will preserve history for future generations, reinforcing the sense of place. Names should meet at least one of the following:

- commemorate local history, places, events or culture, and in particular any that pertain to the site;
- honour and commemorate noteworthy persons associated with the local area, or the City of Edinburgh as a whole;
- celebrate cultural diversity in the City of Edinburgh;
- commemorate national and international noteworthy persons, who are deceased;
- commemorate national and international events;
- strengthen neighbourhood identity;
- recognise native wildlife, flora, fauna or natural features related to the community or the City of Edinburgh as a whole.

Public safety is the primary consideration when naming a new street; this is of particular importance in relation to the emergency services.

Unique names will be allocated to separately accessed streets (except in circumstances where the introduction of a new name would create difficulties). Multiple use of the same prefix, distinguished only by a different suffix eg. Road, Street, Avenue etc is not normal procedure, due to the confusion this can cause in emergency situations.

Each new section of street between major junctions will be given a separate street name (in order to avoid extremely lengthy sections of street with a single name).

Streets are not named after individual living persons, as there is potential for this to become undesirable at a future date. Where such a name is proposed, it can be added to the appropriate street name bank until a suitable time for its use, i.e. after a minimum period of 5 years has passed following an individual's death. Should a name be proposed which does not meet this criteria, the proposal shall be placed before the next available Development Management Sub-Committee for determination. Use of a person's first name should be avoided in street names, unless additional identification is necessary to prevent duplication or confusion.

New street names should try to avoid duplicating any similar name already in use in a town/village or in the same postcode area. Names should be easily understood over the telephone in the event of an emergency (they should be easy to spell and pronounce).

The use of abbreviations, punctuation and similar sounding names is avoided where possible to avoid confusion.

### **Street Name Banks:**

The City of Edinburgh Council maintains a number of Street Name banks which are consulted when naming new streets. A name bank exists for each Neighbourhood Partnership area.

Names can be added to the banks through Neighbourhood Partnerships via the partnership manager, or directly through the Council's Street Naming Officers.

Names submitted through the Neighbourhood Partnership are discussed and ratified by the partnership before submission to the name bank.

All suggested names require to be accompanied by supporting documentation as to the history behind the suggestion.

All names are checked to ensure that they meet the required street naming criteria. Names can be held in the bank if they do not meet all the required criteria, if they are likely to meet the criteria in the future, e.g. the name of a person who has not been dead for five years. Names held in the bank are published on the Council web site.



### **3. NUMBERING PROPERTIES**

The numbering of properties does not require consultation and can be carried out more quickly if no new street name or renumbering of existing properties is required.

The main principles in determining the numbering of properties are:

- Streets will be numbered in a logical manner to facilitate the identification of properties. In general odd numbers are on the left and even numbers on the right.
- The phasing of the development, access points and local circumstances will be considered in deciding where numbering should start.
- Cul-de-sacs will be numbered consecutively in the same direction as the main access road, low to high.
- All properties and premises, including lockups and car spaces where appropriate, shall be numbered from the street on to which the principal access is gained.
- In all instances the number 13 is never omitted.
- Lockups will be denoted by the suffix 'G' where available.

These guidelines apply to all types of development including units within commercial developments.

#### **Postcodes:**

The Council is responsible for the number and street name elements of the statutory address. The Council supplies this information to Royal Mail, who then allocate a postcode and postal town against this address. The addition of a postal town is to aid the routing of mail. The Royal Mail postal town can often differ from the statutory address town.

The statutory address issued by the Council includes all the elements of the address, including the postcode.

#### **Numbering Subdivided Properties and Gap Sites:**

Where possible, whole numbers are allocated to properties. If there are not enough whole numbers available then numbers may have to be shared, by the addition of an alphabetical character (for example 12a, 12b, etc). Where possible, existing properties will retain the whole number and any new properties will begin a, b, etc as appropriate. We will consider creating a new street name and/or renumbering of existing properties if this is appropriate.

#### **Numbering Merged Properties**

Where a new development involves the amalgamation of two properties with separate addresses, the new street number will incorporate both former numbers (for example, the amalgamation of 11 and 13 will become 11-13). Where this is not possible, e.g. where two ground floor properties either side of a common stair have been merged, the primary access will retain the number and the former number will

be reserved for future use. This is to prevent confusion with the logical numbering system.

### **Numbering Flats**

It is recognised that Edinburgh has a unique character which also translates into the flat numbering systems used. Edinburgh has two main flat numbering systems in operation; the traditional tenement numbering system e.g. GF1,1F1 and the modern flat numbering conventions e.g. Flat 1, Flat 2. Where development takes place within properties with the traditional tenement numbering, this numbering system will be retained. New development will be allocated the modern flat numbering convention.

Properties in common stairs must be allocated a main street number. Numbers are then allocated internally to each flat for example, Flat 1, Flat 2. For the traditional tenement numbering system, flat are allocated number is the form 1F1, 1F2, etc. 1F1 should be interpreted as 1<sup>st</sup> Floor, Flat 1.

The rotation of the internal numbers follows the rotation of the staircase, with the highest number being located at the door furthest from the last riser on the stair.

### **Displaying numbers**

It is the responsibility of the property owner to display the correct statutory address for a property. The number should be clearly visible from the road on to which the property is addressed.

## 4. PROCEDURES

The process of allocating statutory street names and numbers is time sensitive. Developers require statutory addresses before utilities companies will provide services. Royal Mail cannot allocate postcodes to properties until statutory addresses are allocated.

In order to allocate statutory addresses and street names, the Council must receive an application from the developer to apply for the addresses. Developers are contacted during the early stages of the Building Warrant process to invite them to apply for statutory addresses for their development. The application forms are also available on the Council's web site.

Where possible, we will communicate electronically to speed up procedures.

In order to partially cover the costs of the service, a series of charges are applied. These are reviewed periodically.

The following table sets out the average timescales involved for each type of application. Published timescales take into account any consultation processes which are required, and if the proposals require to be considered by the Development Management Sub Committee. In certain circumstances, these timescales can be exceeded where agreement on names is not achieved.

| <b>Procedure</b>  | <b>Average Timescale</b> |
|---|--------------------------|
| Numbering properties  | 8 weeks                  |
| Naming new streets and numbering properties                   | 16 weeks                 |
| Renumbering properties  | 16 weeks                 |
| Renaming existing street and numbering/renumbering properties | 24 weeks                 |

### ***SERVICE STANDARD***

*When we receive a valid application, we will aim to issue a statutory notice allocating addresses for developments in line with the timescales indicated.*

### ***SERVICE STANDARD 2***

*We will ensure our charges for statutory addressing and street signs are fair and reasonable and that details are made easily available on the Council's web site.*

### **Numbering Properties**

If a development only requires the allocation of numbers into an existing street, applications are processed in accordance with our numbering guidelines.

## **Naming New Streets and Numbering Properties**

If a development requires new street name(s), the process involves consultation with the local ward councillors for the area.

Developers are invited to make suggestions for new street names with their application. These suggestions, together with any existing names in the local street name bank will be considered first. All names suggested will be checked to confirm that they meet the street naming criteria for new street names. Where more names are required, research will be carried out to identify further suitable names for the development.

The local ward councillors are notified of the proposed names, and given 21 days in which to respond to the proposals. Ward councillors can propose alternative names during the consultation process. All names should meet the Council's agreed criteria for new street names.

All ward councillors must agree to the proposals. If agreement cannot be reached, the matter is referred to the Development Management Sub-Committee for determination.

## **Renumbering of Properties**

Renumbering is a highly disruptive process and only considered as a result of new development or where there are public safety issues.

Owners of affected properties will be notified in writing of the proposal to renumber their property. The local ward councillors and the relevant neighbourhood partnership will also be notified as a courtesy.

All affected parties will be given 28 days to raise any comments or objections to the proposal.

Where there are material representations, the matter will be reported to the Development Management Sub-Committee for consideration and determination. Where no representations are received, the renumbering is agreed. Once the renumbering is determined, statutory notices will be issued to property owners providing a minimum of 3 months notice of the change.

## **Renaming existing Streets and Numbering/Renumbering Properties**

Renaming and renumbering is a highly disruptive process, and will only be considered as a result of new development or where there are public safety issues.

The renaming of streets is determined by the Development Management Sub-Committee. The owners of properties directly affected by the proposed change and the local ward councillors are notified of the proposals and the reasons why the proposal is necessary. The proposals are publically advertised for 28 days in the local press.

Any material representations received will be considered and presented to the committee for a decision.

Once agreed, a minimum of 3 months notice is provided to affected parties, and a new statutory notice is issued for each property.

If a development requires the renaming of an existing street, the application must be advertised in accordance with the Civic Government Act. All representations must be placed before the Development Management Sub-Committee for a decision.

### **Statutory Documentation**

On completion of all case types, we will send the developer a plan clearly showing the streets and property numbers, a numbering schedule and a statutory address certificate for each property.

All addresses are maintained on the Council's Corporate Address Gazetteer to the Scottish Standards as defined by the One Scotland Gazetteer. Our key customers are informed of new / amended addresses on a weekly basis.

### **SERVICE STANDARD**

*We will allocate property numbers according to the guidance outlined in this Charter.*

### **SERVICE STANDARD**

*We will consider names suggested by developers or councillors provided that they meet the criteria outlined in this Charter, in addition to those in the Street Name Banks.*

### **SERVICE STANDARD**

*We will report cases to the Development Management Sub-Committee for its decision where agreement on proposed names cannot be reached with all the ward councillors.*

### **SERVICE STANDARD**

*We will notify affected owners, the local ward councillors and the relevant neighbourhood partnership and consider any material representations in relation to the renaming of streets when reporting the matter to the Development Management Sub-Committee for consideration.*

### **SERVICE STANDARD**

*We will advertise any proposal to rename a street in the Edinburgh Evening News.*

### **SERVICE STANDARD**

*Following the final decision on renaming a street, we will issue statutory notices to all those affected, giving them a minimum of 3 months' notice of change.*

### **SERVICE STANDARD**

*We will notify affected owners in relation to the renumbering of properties. Where material representations are received, we will report the matter to the Development Management Sub-Committee for consideration.*

## **5. ADDITIONAL SERVICES**

The Council deals with a large number of enquiries regarding the naming of new streets and the numbering and renumbering of properties.

### **Renumbering of Properties**

When an individual owner directly approaches the Council to renumber their property, we will consider the impact of the request in line with the numbering guidelines. Renumbering of properties for illogical and irrational purposes will be resisted. Where residents experience issues/problems with delivery and registration services due to differences between their statutory address (as issued by the council) and the postal address as used by Royal Mail and other delivery services, renumbering can be considered.

When requested, the Council can instruct the Royal Mail to update their records to that of the Council's statutory address. We cannot update the Council's statutory address to that held by Royal Mail.

Should an owner wish for their statutory address to be that used by Royal Mail, a consultation must be carried out with ALL property owners affected. In the case of a change to a flat within a block, the whole block must be consulted, and agree to the change to the numbering. If 100% agreement is reached, the renumbering process as described will be implemented. Should full agreement not be reached, the matter will not be taken further.

### **Address Confirmations**

The Council offers a service of providing an official confirmation of the statutory address for property or properties on payment of a fee. The fees associated with this request are outlined in the fee table, published separately.

## **6. STREET NAME-PLATES**

The Council is responsible for the erection of street name-plates in compliance with the Civic Government (Scotland) Act 1982.

### **Sign Location**

Street name-plates should be erected at the point nearest to where road junctions intersect.

Ideally, street name-plates will be located on buildings/structures between ground and first floor level to maximise visibility and minimise vandalism. Where this is not possible, street name-plates will be placed on existing walls and fences. Freestanding signs will be erected where neither of the above options is possible.

### **New Signage**

The Council is responsible for the erection and maintenance of all street nameplate signage in the Council area. There is a charge for this service. The Council maintains the responsibility for all signage to ensure uniformity and quality are maintained across the city, and ongoing maintenance once developers have vacated the site.

Developers are asked to submit an application form and plans to enable the Council to determine the minimum number of new signs required. Where possible Road Construction Consent requirements will be accommodated in any signage requirements.

The purchase, production, delivery and fitting of street name plates takes an average of 8 weeks. Orders for plates are placed at regular intervals according to demand. Specialist nameplates used at particular locations within the city and its extents can take longer to manufacture and erect.

There is no statutory requirement to inform the owner of a property prior to fixing or erecting a nameplate on their property. As a courtesy, where a new sign is to be erected where there was previously no sign, owner/occupiers will be given a minimum of 10 days' notice that a sign is to be erected on their property.

The Council will undertake all ongoing maintenance and replacement of signage thereafter.

### **Reporting Missing or Damaged Signage**

Broken or missing signs can be reported to the Council online via the Council's web site or through the CLARENCE free phone number (See List of Contacts) Signage issues can also be reported directly to the Street Naming Team.

Signage that is reported as dangerous will be dealt with as a priority by either refitting or removing the signage. This will be carried out within 3 working days.



Where replacement signs are required, the Council will endeavour to replace signage on a like-for-like basis, unless policy and best practice determines that standard plates should now be used.

***SERVICE STANDARD***

*We will attend to dangerous/damaged signs within 3 working days of the Council being notified.*

***SERVICE STANDARD***

*We will aim to give owners/occupiers a minimum of 10 days' notice prior to the erection of a sign on their property, where there has previously not been a sign.*

## 7. COMPLAINTS PROCEDURE

### Complaints Procedure

The Council hopes that you will be satisfied with the statutory addressing service we provide. If you have any suggestions, concerns or difficulties we want to hear from you. We are committed to improving our service and to dealing fairly, honestly and promptly with any failures. If you wish to complain about our service, the following procedure will be followed.

#### Stage 1 – frontline resolution

We aim to resolve complaints quickly and close to where we provided the service. This could mean an on-the-spot apology and explanation if something has clearly gone wrong, and immediate action to resolve the problem. We will give you our decision at Stage 1 in no more than five working days, unless there are exceptional circumstances.

If we can't resolve your complaint at this stage, we will explain why and tell you what you can do next. We might suggest that you take your complaint to Stage 2. You may choose to do this immediately or sometime after you get our initial decision.

#### Stage 2 – investigation

Stage 2 deals with two types of complaint: those that have not been resolved at Stage 1 and those that are complex and require detailed investigation.

When using Stage 2 we will:

- acknowledge receipt of your complaint within three working days
- discuss your complaint with you to understand why you remain dissatisfied and what outcome you are looking for
- give you a full response to the complaint as soon as possible and within 20 working days.

If our investigation will take longer than 20 working days, we will tell you. We will agree revised time limits with you and keep you updated on progress.

#### What if I'm still dissatisfied?

After we have fully investigated, if you are still dissatisfied with our decision or the way we dealt with your complaint, you can ask the Scottish Public Services Ombudsman (SPSO) to look at it. The SPSO **cannot** normally look at:

- a complaint that has not completed our complaints procedure (so please make sure it has done so before contacting the SPSO)
- events that happened, or that you became aware of, more than a year ago
- a matter that has been or is being considered in court.

You can contact the SPSO:

- in person: SPSO, 4 Melville Street, Edinburgh EH3 7NS
- by post: SPSO, Freepost EH641, Edinburgh EH3 0BR
- freephone: 0800 377 7330
- online contact: [www.spsso.org.uk/contact-us](http://www.spsso.org.uk/contact-us)

**SERVICE STANDARD**

*We will respond to you within 5 working days of receiving a complaint or suggestion to let you know what is happening. We will monitor all complaints and suggestions made and use them to review and improve the service we provide.*

**KEY CUSTOMERS LIST:**

Scottish Fire and Rescue Service;

Police Scotland;

Scottish Ambulance Service;

Royal Mail Address Management Centre;

Lothian Valuation Joint Board;

Scottish Power;

Transco;

Scottish Water;

British Telecom;

and Geographers A-Z Maps.

Also included are the following Council Teams:

Children and Families;

Environmental & Consumer Services;

Customer Contact Centre;

Health and Social Care;

Revenues and Benefits.

# Contacts

## **STREET NAMING TEAM**

Team Email: [streetnaming@edinburgh.gov.uk](mailto:streetnaming@edinburgh.gov.uk)

Team Telephone: 0131 529 4328/4081

Team Fax: 0131 529 6206

Manager: Susan Cooke

### **Office Hours:**

Monday to Thursday 8.30 am to 5.00 pm

Friday 8.30 am to 3.55 pm

Waverley Court (G2)

4 East Market Street

Edinburgh

EH8 8BG

Council website: [www.edinburgh.gov.uk](http://www.edinburgh.gov.uk)

## **ACTING HEAD OF PLANNING AND BUILDING STANDARDS**

David Leslie

Waverley Court

4 East Market Street

Edinburgh

EH8 8BG

# Other Contacts

## **TO REPORT BROKEN OR MISSING STREET NAME-PLATES**

Call CLARENCE on freephone 0800 23 23 23 or

Team Enquiry Point on 0131 529 4328/4081

or e-mail [streetnaming@edinburgh.gov.uk](mailto:streetnaming@edinburgh.gov.uk)

## **THE INTERPRETATION AND TRANSLATION SERVICE**

Central Library

George IV Bridge

Edinburgh

EH1 1EG

Telephone: 0131 242 8181

Fax: 0131 242 8009

## **COUNCIL COMPLAINTS AND SUGGESTIONS SERVICE**

The City of Edinburgh Council,

Quality and Customer Care Unit

Department of Corporate Services

City Chambers

High Street

Edinburgh

EH1 1YJ

Telephone: 0131 529 4295

[www.edinburgh.gov.uk](http://www.edinburgh.gov.uk)

# Planning Committee

10.00am, Thursday, 4 December 2014

## Edmonstone Estate application (14/01057/PPP)

|                          |                        |
|--------------------------|------------------------|
| <b>Item number</b>       | 6.2                    |
| <b>Report number</b>     |                        |
| <b>Executive/routine</b> |                        |
| <b>Wards</b>             | Portobello/Craigmillar |

### Executive summary

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At the Council meeting on 25 September 2014 it was noted that the non determination of the Edmonstone Estate application within appropriate timescales has reduced the opportunity for the City of Edinburgh Council to exercise influence over the planning application. The Council called for a report to the Planning Committee within two cycles analysing factors contributing to the failure of the Council to determine the application within an appropriate period. This report updates the Committee on the processing of the planning application.

### Links

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**Coalition pledges**

**Council outcomes** CO7,  
CO19, CO23

**Single Outcome Agreement** SO4

## Edmonstone Estate Application (14/01057/PPP)

### Recommendations

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- 1.1 It is recommended that the Committee:
- (i) notes the contents of this report; and
  - (ii) agrees to discharge the remit set by the City of Edinburgh Council on 25 September 2014.

### Background

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- 2.1 The Development Management Sub-Committee had referred for decision at a full Council meeting a report on a planning application for land at Edmonstone Estate which had been the subject of a pre-determination hearing. A pre-determination hearing was required in line with the Town and Country Planning (Development Management Procedures) (Scotland) Regulations 2008 because the application was for a major development which was significantly contrary to the local development plan and also contrary to the aims of the Central Scotland Green Network which is identified as a national development in National Planning Framework 3 (NPF 3). The application was for residential development, ancillary uses and associated development (application reference 14/01057/PPP).
- 2.2 The report was due to be considered at the Council meeting on 21 August 2014 but was continued to the next meeting of the Council on 25 September 2014, following a request by Craigmillar Community Council to make a deputation. The applicant lodged an appeal with the Directorate for Planning and Environment Appeals (DPEA) on 22 August 2014.
- 2.3 On 25 September 2014, the Council was advised that the planning application was now the subject of an appeal and cannot be determined by the Council.

The decision of the Council was as follows:

- 1) To note the report by the Acting Director of Services for Communities.
- 2) To note that non determination within appropriate timescales had reduced the opportunity for the City of Edinburgh Council to exercise influence over the Edmonstone Estate application.

- 3) To call for a report to the Planning Committee within two cycles analysing factors contributing to the failure of the Council to determine the application within an appropriate period.

## Main report

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### Application History

- 3.1 A planning application for land at Edmonstone Estate (land 447 metres north east of 545 Old Dalkeith Road) was validated on 3 April 2014. The application was for residential development, ancillary uses and associated development.
- 3.2 The Edinburgh Planning Concordat encourages developers to enter into a processing agreement with the Council to clearly set out roles, responsibilities and timescales for major developments. In this case, the applicant was unwilling to sign the draft processing agreement. As a result, the default timescale of 4 months was applied. This meant that the applicant was able to appeal against non-determination of the application from 3 August 2014.
- 3.3 The application was advertised and consultations undertaken. Craigmillar Community Council was consulted but did not respond.
- 3.4 The applicant requested that two scenarios were considered for the proposed housing. One for a development of 173 units and the other for a development of 368 units. The following information was submitted in support of the planning application and was assessed before the application was determined:
  - Pre-application Consultation Report;
  - Environmental Statement;
  - Planning Statement;
  - Transport Assessment;
  - Education Report;
  - Design and Access Statements (173 and 368 units);
  - Drainage Statements (173 and 368 units);
  - Landscape and Visual Impact Assessment (173 and 368 units);
  - Landscape Appraisal and Design Statement;
  - Site Investigation Report;
  - Report on Health and Safety Considerations Relating to Shallow Mineworkings;
  - Hydrogeological Risk Assessment incorporating Water Features Survey; and
  - Completion Report for Consolidation of Abandoned Mineworkings and Bell Pits for the Wisp Link Access Road.



- 3.5 The application was considered by the Development Management Sub-Committee by means of a pre-determination hearing on 30 July 2014. A pre-determination hearing and referral to a full Council meeting was required because the proposal is considered to represent a significant departure from the development plan due to its green belt location and its impact on the aims of the Central Scotland Green Network, which is defined as a national development in NPF 3. The decision of the Sub-Committee was to recommend to the Council that the application be refused. This recommendation was due to be considered by the Council on 21 August 2014.
- 3.6 At the meeting on 21 August 2014, the Council continued the item to the next meeting on 25 September 2014 following a deputation request by Craigmillar Community Council.
- 3.7 The applicant decided that the delay until 25 September 2014 was unacceptable and appealed to the Directorate for Planning and Environmental Assessment on 22 August 2014 on the grounds of non-determination i.e. that the Council has failed to determine the application within the statutory four month period.
- 3.8 On 25 September 2014, the Council was advised that, as a result of an appeal being submitted, there was no requirement for the Council to consider the recommendation of the Development Management Sub-Committee in relation to this application.

#### **Assessment and Performance Issues**

- 3.9 The application was for a major housing development within the green belt. The statutory period for determining major applications without a processing agreement is four months.
- 3.10 The application was presented to Committee for the pre determination hearing on 30 July 2014. This was within the four month period. The Development Management Sub-Committee was therefore given the opportunity to debate the application and make a recommendation at the next available Council meeting, before the applicants decided to appeal against non determination.
- 3.11 on Wednesday 20 August 2014, the Craigmillar Community Council made a request for a deputation to Council. The Community Council received an initial response from Committee Services on the procedures for deputations at Council meetings. Following clarification of the request, the Community Council were advised later the same day that deputations in relation to planning hearings at Council were not permitted by the Council's Standing Orders. The Community Council had already been advised that this procedure was not permissible under planning regulations because it had not made representation on the planning application. There were no outstanding issues regarding the assessment of the proposals which had been addressed in full by the predetermination hearing.
- 3.12 The Council then agreed to a request for a continuation of the item to clarify the situation in relation to the request for a deputation by Craigmillar Community Council. Given the matter was raised with politicians on the morning of the

meeting and there was some confusion about the advice that was given to the Community Council, it was felt appropriate to postpone the item in order to investigate the matter further.

## **Conclusions**

- 3.13 This was a complex application as can be demonstrated by the range of issues submitted in supporting documents and the detail in the report to the Development Management Sub-Committee. The application was presented to the Development Management Sub-Committee in the shortest time possible, and before the expiry of the four month period. The applicant was aware of the requirement for the final decision to be made by Council and had indicated a willingness to wait for the 21 August (18 days after the expiry of the four month period) despite not being willing to sign a processing agreement. Following the continuation at the Council meeting, the applicants were unwilling to wait further and exercised their right to submit an appeal to the DPEA.

## **Measures of success**

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- 4.1 The measure of success is that the Council notes that correct procedures were followed in relation to the planning appeal process.

## **Financial impact**

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- 5.1 The contents of this report will have no impact on Council finances.

## **Risk, policy, compliance and governance impact**

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- 6.1 There are no significant risks associated with approval of the document as recommended.

## **Equalities impact**

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- 7.1 The application was assessed in terms of equalities and human rights and no issues were identified.
- 7.2 Councillors could take the view that the delay caused by the processing of the application has reduced the opportunity for the City of Edinburgh Council to exercise influence over the planning application as it has allowed the applicant the opportunity to appeal against the non-determination of the application. However, the members of the Development Management Sub Committee had the opportunity to discuss and make a recommendation on the application to the Council. The recommendation made at the Hearing has been recorded and will be a material consideration in the determination of the appeal.

- 7.3 The Community Council could take the view that it was not given the opportunity to make a deputation to Full Council. However, it was consulted as part of the application but did not respond. As the Community Council did not respond to the consultation request, it did not have a statutory basis for a deputation to Full Council. Ward Councillors and the Community Council have the opportunity to make representations to the DPEA as part of the appeal decision process. The Acting Head of Planning has written to all ward members and Craigmillar Community Council to let them know how and when to make a representation if they wish to do so.
- 7.4 The applicants exercised their rights to appeal to the DPEA. On balance, because the correct planning procedures have been followed, there is no impact in terms of Equalities and Human Rights.

## Sustainability impact

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- 8.1 There are no issues in terms of sustainability.

## Consultation and engagement

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- 9.1 There is no requirement for consultation on the contents of this report. The application was subject to pre-application consultation procedures and relevant notifications and consultations as part of the planning application process.

## Background reading/external references

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Planning reference 14/01057/PPP, Development Management Sub-Committee 30 July 2014

Report of pre-determination hearing – 545 Old Dalkeith Road, Edinburgh – referral from the Development Management Sub Committee 21 August 2014

Update on Edmonstone Estate Application, City of Edinburgh Council 25 September 2014

### John Bury

Acting Director of Services for Communities

Contact: Linda Hamilton, Team Manager

E-mail: [linda.h.hamilton@edinburgh.gov.uk](mailto:linda.h.hamilton@edinburgh.gov.uk) | Tel: 0131 529 3146

## Links

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**Coalition pledges**

**Council outcomes**

CO7 Edinburgh draws new investment in development and regeneration.  
CO19 Attractive Places and Well Maintained – Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards and maintenance of infrastructure and public realm.  
CO23 Well engaged and well informed – Communities and individuals are empowered and supported to improve local outcomes and foster a sense of community

**Single Outcome Agreement**

SO4 Edinburgh's communities are safer and have improved physical and social fabric

**Appendices**

None

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# Planning Committee

10.00am, Thursday, 4 December 2014

## Planning Applications Performance

|                          |     |
|--------------------------|-----|
| <b>Item number</b>       | 6.3 |
| <b>Report number</b>     |     |
| <b>Executive/routine</b> |     |
| <b>Wards</b>             | All |

### Executive summary

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This report provides an update on performance in dealing with planning applications in response to the request made by Committee at its meeting on 2 October 2014. Committee called for a further report to provide more up to date statistics and to compare Edinburgh's performance with that of its benchmarking partners.

### Links

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|                                 |      |
|---------------------------------|------|
| <b>Coalition pledges</b>        |      |
| <b>Council outcomes</b>         | CO14 |
| <b>Single Outcome Agreement</b> |      |

## Planning Applications Performance

### Recommendations

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- 1.1 It is recommended that the Committee:
- (i) notes the contents of this report; and
  - (ii) agrees to discharge the remit set by the Committee on 2 October 2014.

### Background

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- 2.1 At its meeting on 2 October 2014 Committee considered a report on planning applications performance for the period January to June 2014 and called for a further report on performance to provide more up to date statistics and to compare Edinburgh's performance with that of its benchmarking partners.

### Main report

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- 3.1 Performance statistics on dealing with planning applications are reported quarterly to the Scottish Government. The factors affecting performance are described in the annual report "Planning Performance Framework" which is produced annually to summarise all aspects of the planning authority's work and forms the basis of the Scottish Government's assessment of each planning authority. This Council's Planning Performance Framework was submitted to the Scottish Government following Planning Committee's approval of it in August 2014. Feedback is expected by the end of December.
- 3.2 This Council has a long standing development management benchmarking partnership with the city councils of Aberdeen, Dundee and Glasgow. Performance is compared on a six monthly basis and discussed by the relevant senior managers to share experience of improvement opportunities in management practices and customer service. Over a period of more than 15 years, all four authorities have benefitted from this arrangement and performance across the authorities has improved. The last benchmarking meeting took place in August 2014.

### Performance Update

- 3.3 Planning application performance update: the table below shows the latest statistics for the four monitoring categories to the end of October 2014.

|   | Jan-Mar<br>2014 | Apr-Jun<br>2014 | Jul-Sept<br>2014 | Oct<br>2014 | Target |
|---|-----------------|-----------------|------------------|-------------|--------|
| % of non-householder planning applications dealt with within 2 months                 | 68.6%           | 72.1%           | 75.1%            | 66.0%       | 80%    |
| % of householder planning applications dealt with within 2 months                     | 89.2%           | 88.5%           | 86.8%            | 88.0%       | 90%    |
| % of major planning application decisions within target with processing agreements*   | 87.5%           | 100%            | 50%              | 100%        | 80%    |
| % of major planning application decisions within target without processing agreements | 33.3%           | 60%             | 50%              | 0%          | 80%    |

*\*most major planning applications are dealt with according to a programme set out in a processing agreement with the applicant. The target timescale is dependent on the type and complexity of the proposals and the site. Pre 2009 applications have been excluded from these figures.*

- 3.4 Since the period of economic recession, the workload of planning applications has risen over the last 18 months. See table below.

| Year              | Number of Planning Applications | % increase/decrease on previous year |
|-------------------|---------------------------------|--------------------------------------|
| 2012/13           | 3935                            | -7.2%                                |
| 2013/14           | 4172                            | +6.0%                                |
| 2014/15 Q1 and Q2 | 2647                            | +6.0%                                |

- 3.5 The table above does not include pre-application advice, tree applications and enforcement casework. If quarters 3 and 4 of 2014/15 show the same numbers of planning applications as quarters 1 and 2, this would represent a 26.9% increase from 2013/14. The planning case officer resource has fluctuated as a result of turnover of staff.
- 3.6 In the transitional 4 month period before the service's team restructuring at end of October 2014, a temporary task force team was established with some additional temporary case officer resource to address falling performance in dealing with householder applications and to relieve the local development teams so that an increased focus on non-householder applications could provide an improved customer service. This related to dealing with enquiries

and pre-application advice. The full effects of this arrangement were not evident until early autumn due to the impact on performance statistics of dealing with legacy applications (i.e., those which had already passed their target determination date).

## Benchmarking

- 3.7 Benchmarking performance is now based on the figures submitted on a quarterly basis to the Scottish Government and included in the Planning Performance Framework. Figures are available for the last full reporting year (April 2013 to March 2014) and the first quarter of 2014/15. It is set out in the table below for the non-householder and householder monitoring categories.

|   |           |                                |
|---|-----------|--------------------------------|
| April 2013 to March 2014  | Edinburgh | Range of benchmarking partners |
| % of non-householder planning applications dealt with within 2 months | 65.9%     | 42% to 70.3%                   |
| % of householder planning applications dealt with within 2 months     | 89.1%     | 60% to 95%                     |
| Q1 April 2014 to June 2014  | Edinburgh | Range of benchmarking partners |
| % of non-householder planning applications dealt with within 2 months | 56.6%     | 37.9% to 89.1%                 |
| % of householder planning applications dealt with within 2 months     | 88.9%     | 54.4% to 89.4%                 |

- 3.8 Major developments are monitored on number of weeks and applications with processing agreements are separated from the figures as the timescale for these is agreed with the applicant. The table below sets out the performance on major applications.

|  |                         |                                |
|--|-------------------------|--------------------------------|
| April 2013 to March 2014   | <i>Edinburgh</i>        | Range of benchmarking partners |
| <i>% of processing agreements meeting target</i>                               | <i>87.5% (32 cases)</i> | <i>100% (3 cases)</i>          |
| <i>Average weeks (excluding major applications with processing agreements)</i> | <i>27.9 weeks</i>       | <i>12.5 to 45.9 weeks</i>      |



|  |                       |  |
|--|-----------------------|--|
| Q1 April 2014 to June 2014   | <i>Edinburgh</i>      | Range of benchmarking partners   |
| <i>% of processing agreements meeting target</i>                               | <i>100% (5 cases)</i> | <i>Our benchmarking partners had no processing agreements this quarter</i> |
| <i>Average weeks (excluding major applications with processing agreements)</i> | <i>24.1 weeks</i>     | <i>13 to 54.4 weeks</i>  |

- 3.9 The benchmarking comparisons show Edinburgh performing well in relation to its peers. All authorities experienced an increase in application workload during this period.

### Measures of success

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- 4.1 This report provides detail on Council performance against delivery of Planning outcomes.

### Financial impact

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- 5.1 The financial impact is set out within the Council's performance framework.

### Risk, policy, compliance and governance impact

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- 6.1 There are no significant risks associated with this report. Impact is integrated with the Council's Performance Framework.

### Equalities impact

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- 7.1 Reducing poverty, inequality and deprivation is integrated within the Council's Performance Framework.

### Sustainability impact

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- 8.1 The sustainability impact is set out within the Council's Performance Framework.

### Consultation and engagement

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- 9.1 There is no requirement for consultation on the contents of this report. Priorities and outcomes have been developed in consultation with the service's stakeholders and set out the service plan approved by Planning Committee for 2014-15.

## Background reading/external references

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The Council's Performance Framework approved by Corporate Policy and Strategy Committee on 3 December 2013.

[http://www.edinburgh.gov.uk/meetings/meeting/3166/corporate\\_policy\\_and\\_strategy\\_committee](http://www.edinburgh.gov.uk/meetings/meeting/3166/corporate_policy_and_strategy_committee)

### John Bury

Acting Director of Services for Communities

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## Links

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**Coalition  
pledges**

**Council  
outcomes**

**CO14**

**Single  
Outcome  
Agreement**

**Appendices**

None

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# Planning Committee

10am, Thursday, 4 December 2014

## St James Quarter – Compulsory Purchase Order – Land and Property Interests

|                   |                       |
|-------------------|-----------------------|
| Item number       | 6.4                   |
| Report number     |                       |
| Executive/routine | Executive             |
| Wards             | Ward 11 – City Centre |

### Executive summary

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The purpose of this report is to inform Planning Committee of the final confirmation of the land and property interests included within the Compulsory Purchase Order (CPO) for the St James Quarter redevelopment.

The developer of the site is ready to proceed with the redevelopment of the St James Quarter in accordance with planning permission 08/03361/OUT. In order to enable the site to come forward the CPO is required to assemble all the interested land into a single ownership.

Planning Committee previously agreed to proceed with the CPO and draft Agency Agreement with the developer on 5 December 2013.

On 29 May 2014, the City of Edinburgh Council agreed to delegate authority to the Chief Executive, in consultation with the Council Leader and Depute Leader to make the CPO in respect of the property interests required for the redevelopment. It also agreed to delegate authority to the Chief Executive, in consultation with the Council Leader and Depute Leader to finalise terms of the Minute of Agreement with St James Edinburgh Limited (the developer) to reimburse the Council for all costs and

### Links

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|                          |  |
|--------------------------|--|
| Coalition pledges        | <a href="#">P8</a> , <a href="#">P15</a> , <a href="#">P17</a>                         |
| Council outcomes         | <a href="#">CO7</a> , <a href="#">CO8</a> , <a href="#">CO9</a> , <a href="#">CO19</a> |
| Single Outcome Agreement | <a href="#">SO1</a> , <a href="#">SO4</a>  |

compensation payments incurred with the making and implementation of the CPO and the subsequent transfer to St James Edinburgh Limited of the interests required.

The Council noted that following the making of the CPO and entering into of the Minute of Agreement, the final confirmation and property interests included in within the CPO will be reported to the Planning Committee.

The Minute of Agreement was made on 2 and 4 September 2014.

The CPO was made on 9 October 2014.

## St James Quarter – Compulsory Purchase Order – Land and Property Interests

### Recommendations

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- 1.1 It is recommended that the Planning Committee notes the final confirmation of the land and property interests included within the Compulsory Purchase Order (CPO) for the St James Quarter redevelopment (as set out in Appendix 1 – Schedule and Appendix 2 – Maps).

### Background

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- 2.1 St James Edinburgh Limited, the “Developer”, bought the St James Centre, including the now vacant New St Andrews House (the former Scottish Government building next to the centre) in May and June 2006. Since then the Developer has invested significant time and money in developing plans and undertaking acquisitions and land assembly to facilitate redevelopment of this prime City Centre retail site into a high quality retail-led development.
- 2.2 St James Edinburgh Limited (SJEL), a company registered in Scotland, is part of a group of companies and unit trusts which is ultimately owned by the Henderson UK Shopping Centre Fund (the ‘Henderson Fund’), a Jersey Regulated unit trust. The Henderson Fund is managed by Henderson Real Estate Asset Management Limited, a 100% subsidiary of TIAA Henderson Real Estate Investment Management Limited (“TH Real Estate”). TH Real Estate is a joint venture of TIAA-CREF, a financial services provider, and Henderson Global Investors.
- 2.3 SJEL is ready to proceed with the redevelopment of the St James Quarter in accordance with planning permission 08/03361/OUT. In order to enable the site to come forward, the Compulsory Purchase Order (CPO) is required to assemble all the interested land into a single ownership.
- 2.4 Planning Committee previously agreed to proceed with the CPO and draft Agency Agreement with the developer on 5 December 2013. The Agency Agreement is now known as the Minute of Agreement.
- 2.5 On 29 May 2014, the City of Edinburgh Council agreed to delegate authority to the Chief Executive, in consultation with the Council Leader and Depute Leader to make the CPO in respect of the property interests required for the redevelopment. It also agreed to delegate authority to the Chief Executive, in consultation with the Council Leader and Depute Leader to finalise terms of the Minute of Agreement with St James Edinburgh Limited (the developer) to

reimburse the Council for all costs and compensation payments incurred with the making and implementation of the CPO and the subsequent transfer to St James Edinburgh Limited of the interests required.

- 2.6 The Council noted that following the making of the CPO and entering into of the Minute of Agreement, the final confirmation of land and property interests included in within the CPO will be reported to the Planning Committee.
- 2.7 The Minute of Agreement was made on 2 and 4 September 2014.
- 2.8 On 25 September 2014, the City of Edinburgh Council was updated with a report on the progress on the CPO. It noted the satisfactory exercise by the Chief Executive of the authority delegated to her to make and implement a CPO for the St James Quarter redevelopment area and to enter into a Minute of Agreement on behalf of the Council with St James Edinburgh Limited, all as set out in recommendations 1.1 and 1.2 of the report to Council on 29 May 2014.
- 2.9 The Council also noted the action taken under urgency procedures set out at paragraph A4.1 of the Committee Terms of Reference and Delegated Functions to allow the CPO to include a further single plot of land.
- 2.10 The Council referred the 25 September 2014 report to Economy Committee for information.
- 2.11 The CPO was made on 9 October 2014.

## Main report

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### Main Issues

- 3.1 It is now possible to report the final confirmation of those land and property interests included in within the CPO to Planning Committee.
- 3.2 In general terms, the proposed CPO is to include all interests within the development area other than those already in the ownership or control of the Council or the developer.
- 3.3 The detail of all the third party interests to be included in the CPO is set out in Appendix 1 – Schedule and Appendix 2 – Maps.
- 3.4 As well as the remaining leasehold interests in the St James Centre itself, the following interests require to be acquired to allow the Scheme to proceed:
  - part of the John Lewis department store where it currently connects with the existing centre. John Lewis will continue to trade during the redevelopment as the developer will make the necessary alterations to the store to facilitate business as usual;
  - the King James Thistle Hotel;
  - multi-storey car parks;
  - the student accommodation building at 27-31 James Craig Walk;

- St Andrews Hall (John Lewis Customer Collections) on Cathedral Lane;
- a primary electricity substation;
- access rights over the bridge link across Leith Street between the St James Centre and the Omni Centre; and
- small parcels of land around the boundary of the site comprising parts of streets/footpaths in unknown ownerships.

## Measures of success

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- 4.1 This CPO and the continued negotiations will allow the progression of the regeneration of the St James Quarter and the wider city centre retail area. Success will be measured by the quality and sustainability of the new retail-led mixed-use development and the regeneration of the wider city centre. The delivery of new residential development will also be a measure of success. The improved performance of Edinburgh as a retail destination reinforcing its role as the regional centre for SE Scotland will be a key measure of success.

## Financial impact

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- 5.1 As was reported in the May 2014 report to the City of Edinburgh Council, the making of the CPO in respect of the St James Quarter will incur costs to the Council. However, under the signed Minute of Agreement, SJEL fully indemnifies the Council for all costs and compensation claims in respect of the CPO and the subsequent transfer of those property interests to the developer. This is considered to suitably protect the Council.

## Risk, policy, compliance and governance impact

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- 6.1 Risk, policy, compliance and governance impacts were reported to the City of Edinburgh Council on 25 September 2014. Management systems and regularity of reporting, together with a governance structure, have now been put in place, reflecting the obligations of the Minute of Agreement. This report introduces no new impacts.

## Equalities impact

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- 7.1 Using the CPO powers to enable the redevelopment of the St James Centre will have significant positive impacts on the rights to physical security, education and learning, standard of living, productive and valued activities and participation, influence and voice.
- 7.2 Conversely, there will be a negative impact on the rights to legal security and productive and valued activities. The making of the CPO engages rights protected under Article 1 to the first protocol to the European Convention on Human Rights (ECHR).

- 7.3 These rights include the peaceful enjoyment of one's property. The making of the CPO is in the public interest, in accordance with law and its consequences are proportionate to the purpose for which the CPO is sought. Accordingly the making of the CPO does not in the opinion of the Council violate Article 1 to the first protocol of the ECHR. Given the public benefits of the scheme, outlined in the report to full Council on 29 May 2014, the impact on the private rights of the current occupiers/owners is felt to be proportionate due to the overall benefits to the city as a whole.
- 7.4 Furthermore, those property rights adversely affected by the CPO will be entitled to compensation under the Land Compensation (Scotland) Act 1963 and the Land Compensation (Scotland) Act 1973. Compensation will be payable in accordance with the Compulsory Purchase Code.
- 7.5 The redevelopment of centre should have a positive impact on the Council's equality duties through improved accessibility and design, the provision of a training academy to help those furthest from the job market into work and extensive public consultation.
- 7.6 There are likely to be negative impacts throughout the construction stage on the accessibility of the area which will be addressed through the Planning, Building Control and Road Construction processes.

## **Sustainability impact**

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- 8.1 The impacts of this proposal in relation to the three elements of the Climate Change (Scotland) Act 2009 Public Bodies Duties have been considered in previous reports and this new report introduces no new impacts. The sustainability impacts of the redevelopment of the St James Centre have been assessed in the determination of the application for planning permission in principle. The proposals are considered to have no significant environmental impacts and comply with Planning's sustainability requirements. The applications for approval of matters specified in condition will be required to submit updated sustainability information.

## **Consultation and engagement**

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- 9.1 A full public consultation process was undertaken by SJEL as part of the application for planning permission in principle. The public will be able to make representations on the applications for approval of matters specified in conditions.
- 9.2 Now that the CPO has been made, the Council has served notice of the making of the CPO on affected proprietors and thereafter will deal with any objections. If necessary an Inquiry or Hearing will be held by an independent Reporter appointed by the Scottish Ministers to consider objections. Throughout this



process SJEL will continue to seek to negotiate voluntary agreements with all affected proprietors.

## Background reading/external references

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[Report to the City of Edinburgh Council 25 September 2014 – St James Quarter: Proposed Compulsory Purchase Order.](#)

[Report to the City of Edinburgh Council 29 May 2014 - St James Quarter Compulsory Purchase Order.](#)

[Report to the City of Edinburgh Council 1 May 2014 – The Edinburgh 12 – Progress Report.](#)

[Report to Planning Committee 5 December 2013 – Compulsory Purchase Order St James](#)

[Planning Application 08/03361/OUT - Report to Development Management Sub Committee of 25 February 2009](#)

Edinburgh City Local Plan

St James Centre Development Brief

2<sup>nd</sup> Proposed Local Development Plan

Picardy Place Development Principles 2009

## John Bury

Acting Director of Services for Communities

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## Links

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|                          |  |
|--------------------------|--|
| <b>Coalition pledges</b> | P8 Make sure the City's people are well housed including encouraging developers to build residential communities, starting with brownfield sites<br>P15 Work with public organisations, the private sector and social enterprise to promote Edinburgh to investors<br>P17 Continue efforts to develop the City's gap sites and encourage regeneration                          |
| <b>Council outcomes</b>  | CO7 Edinburgh draws in new investment in development and regeneration<br>CO8 Edinburgh's economy creates and sustains job<br>CO9 Edinburgh residents are able to access job opportunities<br>CO19 Attractive Places and Well maintained – Edinburgh remains an attractive City through the development of high quality buildings and places and the delivery of high standards |

**Single Outcome Agreement**

SO1 Edinburgh's economy delivers increased investment, jobs and opportunities for all.

SO4 Edinburgh's communities are a safer and have improved physical and social fabric.

**Appendices**

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Appendix 1 – The CPO

Appendix 2 – Maps

This is the Schedule referred to in The St James Quarter, Edinburgh (Number Two) Compulsory Purchase Order 2014

SCHEDULE

Land to be purchased

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND  | OWNERS   | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)   |
|------------|--|--|--|
| 1A         | <p>ALL and WHOLE the area extending to 74.51 square metres on the Service Yard level of St James Centre, Edinburgh at 55.250 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 1A on Map 3 forming part of the subjects known as the electricity sub-station E being part of the subjects more particularly described in the sub-lease between Murrayfield (Tollcross) Limited and South of Scotland Electricity Board dated 16 May and 5 June 1975 and registered in the Books of Council and Session on 1 August 1975 as subsequently varied and amended</p> | <p>St James Edinburgh Limited<br/>                     Fourth Floor<br/>                     Saltire Court<br/>                     20 Castle Terrace<br/>                     Edinburgh<br/>                     EH1 2EN<br/>                     As Trustee for<br/>                     Cetza Trustees 3 Limited<br/>                     Aztec Group House<br/>                     PO Box 730<br/>                     11-15 Seaton Place<br/>                     St Helier<br/>                     Jersey<br/>                     JE4 0QH</p> | <p>SP Distribution PLC<br/>                     1 Atlantic Quay<br/>                     Robertson Street<br/>                     Glasgow<br/>                     G2 8SP</p> |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND   | OWNERS  | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH) |
|------------|---|---|--|
|            |   | <p>And</p> <p>Cetza Trustees 4 Limited<br/> Aztec Group House<br/> PO Box 730<br/> 11-15 Seaton Place<br/> St Helier<br/> Jersey<br/> JE4 0QH</p> <p>In their capacity as Trustee of</p> <p>St James Edinburgh Unit Trust (hereinafter referred to as <b>SJEUT</b>) - which interest is not included in the CPO</p> |  |
| 1B         | <p>ALL and WHOLE the area extending to 27.28 square metres on the Service Road level of St James Centre, Edinburgh at 62.370 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line</p> | <p>St James Edinburgh Limited<br/> Fourth Floor<br/> Saltire Court</p>  | <p>SP Distribution PLC<br/> 1 Atlantic Quay<br/> Robertson Street<br/> Glasgow</p> |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND   | OWNERS  | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH) |
|------------|---|---|--|
|            | <p>shaded pink and numbered 1B on Map 4 forming the subjects known as the electricity sub-station E being part of the subjects more particularly described in the sub-lease between Murrayfield (Tollcross) Limited and South of Scotland Electricity Board dated 16 May and 5 June 1975 and registered in the Books of Council and Session on 1 August 1975 as subsequently varied and amended</p> | <p>20 Castle Terrace<br/>Edinburgh<br/>EH1 2EN</p> <p>As Trustee for</p> <p>Cetza Trustees 3<br/>Limited</p> <p>Aztec Group House<br/>PO Box 730<br/>11-15 Seaton Place<br/>St Helier<br/>Jersey<br/>JE4 0QH</p> <p>And</p> <p>Cetza Trustees 4<br/>Limited</p> <p>Aztec Group House<br/>PO Box 730<br/>11-15 Seaton Place<br/>St Helier<br/>Jersey</p> | <p>G2 8SP</p>  |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND   | OWNERS  | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH) |
|------------|---|---|--|
|            |   | JE4 0QH<br><br>In their capacity as Trustee of<br><br>St James Edinburgh Unit Trust (hereinafter referred to as <b>SJEUT</b> ) - which interest is not included in the CPO          |  |
| 1C         | ALL and WHOLE the area extending to 35.03 square metres on the Service Road level of St James Centre, Edinburgh at 62.370 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 1C on Map 4 forming the subjects known as the electricity sub-station G being part of the subjects more particularly described in the sub-lease between Murrayfield (Tollcross) Limited and South of Scotland Electricity Board dated 16 May and 5 June 1975 and registered in the Books of Council and Session on 1 August 1975 as subsequently varied and amended | St James Edinburgh Limited<br>Fourth Floor<br>Saltire Court<br>20 Castle Terrace<br>Edinburgh<br>EH1 2EN<br><br>As Trustee for<br><br>Cetza Trustees 3 Limited<br>Aztec Group House | SP Distribution PLC<br>1 Atlantic Quay<br>Robertson Street<br>Glasgow<br>G2 8SP    |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND | OWNERS   | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH) |
|------------|-----------------------------------|--|--|
|            |                                   | <p>PO Box 730<br/>                     11-15 Seaton Place<br/>                     St Helier<br/>                     Jersey<br/>                     JE4 0QH</p> <p>And</p> <p>Cetza Trustees 4<br/>                     Limited<br/>                     Aztec Group House<br/>                     PO Box 730<br/>                     11-15 Seaton Place<br/>                     St Helier<br/>                     Jersey<br/>                     JE4 0QH</p> <p>In their capacity as<br/>                     Trustee of</p> <p>St James Edinburgh<br/>                     Unit Trust (hereinafter<br/>                     referred to as <b>SJEUT</b>) -<br/>                     which interest is not</p> |  |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND  | OWNERS  | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)         |
|------------|--|---|--|
| 1D         | <p>ALL and WHOLE the area extending to 35.03 square metres on the Upper Basement level of St James Centre, Edinburgh at 64.390 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 1D on Map 5 forming the subjects known as the electricity sub-station G being part of the subjects more particularly described in the sub-lease between Murrayfield (Tollcross) Limited and South of Scotland Electricity Board dated 16 May and 5 June 1975 and registered in the Books of Council and Session on 1 August 1975 as subsequently varied and amended</p> | <p>included in the CPO</p> <p>St James Edinburgh Limited<br/>Fourth Floor<br/>Saltire Court<br/>20 Castle Terrace<br/>Edinburgh<br/>EH1 2EN</p> <p>As Trustee for<br/>Cetza Trustees 3<br/>Limited<br/>Aztec Group House<br/>PO Box 730<br/>11-15 Seaton Place<br/>St Helier<br/>Jersey<br/>JE4 0QH</p> <p>And<br/>Cetza Trustees 4</p> | <p>SP Distribution PLC<br/>1 Atlantic Quay<br/>Robertson Street<br/>Glasgow<br/>G2 8SP</p> |



| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND   | OWNERS   | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)             |
|------------|---|--|--|
| 2A         | ALL and WHOLE the area extending to 353.82 square metres on the Service Road level of St James Centre, Edinburgh at 62.370 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 2A on Map 4 forming part of the subjects consisting of an electricity sub-station more particularly described in the sub-lease between | <p>Limited<br/> Aztec Group House<br/> PO Box 730<br/> 11-15 Seaton Place<br/> St Helier<br/> Jersey<br/> JE4 0QH</p> <p>In their capacity as<br/> Trustee of</p> <p>St James Edinburgh<br/> Unit Trust (hereinafter<br/> referred to as <b>SJEUT</b>) -<br/> which interest is not<br/> included in the CPO</p> | <p>SP Distribution PLC<br/> 1 Atlantic Quay<br/> Robertson Street<br/> Glasgow<br/> G2 8SP</p> |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND   | OWNERS  | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)                      |
|------------|---|---|---|
| 2B         | <p>Murrayfield (Tollcross) Limited and South of Scotland Electricity Board dated 16 May and 5 June 1975 and registered in the Books of Council and Session on 1 August 1975 as subsequently varied and amended</p> <p>ALL and WHOLE the area extending to 353.82 square metres on the Upper Basement level of St James Centre, Edinburgh at 64.390 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 2B on Map 5 forming part of the subjects consisting of an electricity sub-station more particularly described in the sub-lease between Murrayfield (Tollcross) Limited and South of Scotland Electricity Board dated 16 May and 5 June 1975 and registered in the Books of Council and Session on 1 August 1975 as subsequently varied and amended</p> | SJEUT – which interest is not included in the CPO | SP Distribution PLC<br>1 Atlantic Quay<br>Robertson Street<br>Glasgow<br>G2 8SP                         |
| 3A         | <p>1. Part of ALL and WHOLE the area extending to 78.71 square metres on the Service Yard level of St James Centre, Edinburgh at 55.250 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 3A on Map 3 being part of the ramp to the car park level above and forming part of the</p>  | SJEUT – which interest is not included in the CPO | Topland Hotels<br>(Edinburgh) Limited<br>55 Baker Street<br>London<br>W1U 7EU<br><br>Topland Riversmeet |

| NO. ON MAP   | DESCRIPTION AND SITUATION OF LAND  | OWNERS   | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)  |
|--------------|--|--|---|
|              | <p>50/332 pro indiviso share being more particularly described in the lease between Murrayfield (Tollcross) Limited and Scottish &amp; Newcastle Breweries Limited dated 9 and 28 January 1974 and recorded GRS (Midlothian) 3 March 1978, as subsequently varied/amended and the sub-lease between John Lewis Properties PLC and National Car Parks Limited dated 23 October and 30 November 2006 and registered in the Books of Council and session on 18 December 2006.</p>   |  | <p>Limited<br/>55 Baker Street<br/>London<br/>W1U 7EU</p> <p>National Car Parks<br/>Limited<br/>Saffron Court<br/>14B Cross Street<br/>London<br/>EC1N 8XA</p>                        |
| 3A continued | <p>2. Part of ALL and WHOLE the area extending to 78.71 square metres on the Service Yard level of St James Centre, Edinburgh at 55.250 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 3A on Map 3 being part of the ramp to the car park level above and forming part of the 140/332 pro indiviso share being more particularly described in the lease between Murrayfield (Tollcross) Limited and Scottish &amp; Newcastle Breweries Limited dated 9 and 28 January 1974 and recorded GRS (Midlothian) 3 March 1978, as</p> | <p>SJEUT – which interest is not included in the CPO</p> | <p>John Lewis Properties plc<br/>171 Victoria Street<br/>London<br/>SW1E 5NN</p> <p>National Car Parks<br/>Limited<br/>Saffron Court<br/>14B Cross Street<br/>London<br/>EC1N 8XA</p> |

| NO. ON MAP   | DESCRIPTION AND SITUATION OF LAND  | OWNERS  | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)  |
|--------------|--|---|---|
|              | subsequently varied/amended and the sub-lease between John Lewis Properties PLC and National Car Parks Limited dated 23 October and 30 November 2006 and registered in the Books of Council and session on 18 December 2006.   |   |   |
| 3A continued | 3. Part of ALL and WHOLE the area extending to 78.71 square metres on the Service Yard level of St James Centre, Edinburgh at 55.250 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 3A on Map 3 being part of the ramp to the car park level above and forming part of the 142/332 pro indiviso share being more particularly described in the lease between Murrayfield (Tollcross) Limited and Scottish & Newcastle Breweries Limited dated 9 and 28 January 1974 and recorded GRS (Midlothian) 3 March 1978, as subsequently varied/amended and the sub-lease between John Lewis Properties PLC and National Car Parks Limited dated 23 October and 30 November 2006 and registered in the Books of Council and session on 18 December 2006. | SJEUT – which interest is not included in the CPO | John Lewis Properties plc<br>171 Victoria Street<br>London<br>SW1E 5NN<br><br>National Car Parks Limited<br>Saffron Court<br>14B Cross Street<br>London<br>EC1N 8XA |

| NO. ON MAP   | DESCRIPTION AND SITUATION OF LAND   | OWNERS  | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)   |
|--------------|---|---|--|
| 3B           | <p>1. Part of ALL and WHOLE the area extending to 4,985.06 square metres on the Service Road level of St James Centre, Edinburgh at 62.370 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 3B on Map 4 being part of the St James Centre car park and forming part of the 50/332 pro indiviso share being more particularly described in the lease between Murrayfield (Tollcross) Limited and Scottish &amp; Newcastle Breweries Limited dated 9 and 28 January 1974 and recorded GRS (Midlothian) 3 March 1978, as subsequently varied/amended and the sub-lease between John Lewis Properties PLC and National Car Parks Limited dated 23 October and 30 November 2006 and registered in the Books of Council and session on 18 December 2006.</p> | SJEUT – which interest is not included in the CPO | <p>Topland Hotels (Edinburgh) Limited<br/>55 Baker Street<br/>London<br/>W1U 7EU</p> <p>Topland Riversmeet Limited<br/>55 Baker Street<br/>London<br/>W1U 7EU</p> <p>National Car Parks Limited<br/>Saffron Court<br/>14B Cross Street<br/>London<br/>EC1N 8XA</p> |
| 3B continued | <p>2. Part of ALL and WHOLE the area extending to 4,985.06 square metres on the Service Road level of St James Centre, Edinburgh at 62.370 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and</p>   | SJEUT – which interest is not included in the CPO | John Lewis Properties plc<br>171 Victoria Street<br>London<br>SW1E 5NN   |

| NO. ON MAP   | DESCRIPTION AND SITUATION OF LAND   | OWNERS   | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)   |
|--------------|---|--|--|
|              | <p>numbered 3B on Map 4 being part of the St James Centre car park and forming part of the 140/332 pro indiviso share being more particularly described in the lease between Murrayfield (Tollcross) Limited and Scottish &amp; Newcastle Breweries Limited dated 9 and 28 January 1974 and recorded GRS (Midlothian) 3 March 1978, as subsequently varied/amended and the sub-lease between John Lewis Properties PLC and National Car Parks Limited dated 23 October and 30 November 2006 and registered in the Books of Council and session on 18 December 2006.</p> |  | <p>National Car Parks Limited<br/>Saffron Court<br/>14B Cross Street<br/>London<br/>EC1N 8XA</p>   |
| 3B continued | <p>3. Part of ALL and WHOLE the area extending to 4,985.06 square metres on the Service Road level of St James Centre, Edinburgh at 62.370 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 3B on Map 4 being part of the St James Centre car park and forming part of the 142/332 pro indiviso share being more particularly described in the lease between Murrayfield (Tollcross) Limited and Scottish &amp; Newcastle Breweries Limited dated 9 and 28 January 1974</p>                                  | <p>SJEUT – which interest is not included in the CPO</p> | <p>John Lewis Properties plc<br/>171 Victoria Street<br/>London<br/>SW1E 5NN</p> <p>National Car Parks Limited<br/>Saffron Court<br/>14B Cross Street<br/>London</p> |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND   | OWNERS  | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)  |
|------------|---|---|---|
|            | and recorded GRS (Midlothian) 3 March 1978, as subsequently varied/amended and the sub-lease between John Lewis Properties PLC and National Car Parks Limited dated 23 October and 30 November 2006 and registered in the Books of Council and session on 18 December 2006.   |   | EC1N 8XA  |
| 3C         | 1. Part of ALL and WHOLE the area extending to 3,798.24 square metres on the Upper Basement level of St James Centre, Edinburgh at 64.390 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 3C on Map 5 being part of the St James Centre car park and forming part of the 50/332 pro indiviso share being more particularly described in the lease between Murrayfield (Tollcross) Limited and Scottish & Newcastle Breweries Limited dated 9 and 28 January 1974 and recorded GRS (Midlothian) 3 March 1978, as subsequently varied/amended and the sub-lease between John Lewis Properties PLC and National Car Parks Limited dated 23 October and 30 November 2006 and registered in the Books of | SJEUT – which interest is not included in the CPO | Topland Hotels (Edinburgh) Limited<br>55 Baker Street<br>London<br>W1U 7EU<br><br>Topland Riversmeet Limited<br>55 Baker Street<br>London<br>W1U 7EU<br><br>National Car Parks Limited<br>Saffron Court<br>14B Cross Street<br>London |

| NO. ON MAP   | DESCRIPTION AND SITUATION OF LAND  | OWNERS  | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)  |
|--------------|--|---|---|
|              | Council and session on 18 December 2006.   |   | EC1N 8XA  |
| 3C continued | <p>2. Part of ALL and WHOLE the area extending to 3,798.24 square metres on the Upper Basement level of St James Centre, Edinburgh at 64.390 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 3C on Map 5 being part of the St James Centre car park and forming part of the 140/332 pro indiviso share being more particularly described in the lease between Murrayfield (Tollcross) Limited and John Lewis Properties plc dated 2 August and 26 September 1973 as subsequently varied/amended and the sub-lease between John Lewis Properties plc and National Car Parks Limited dated 23 and 24 December 1996 and 29 August 1997 and registered in the Books of Council and Session on 18 September 1997.</p> | SJEUT – which interest is not included in the CPO | <p>John Lewis Properties plc<br/>171 Victoria Street<br/>London<br/>SW1E 5NN</p> <p>National Car Parks Limited<br/>Saffron Court<br/>14B Cross Street<br/>London<br/>EC1N 8XA</p> |
| 3C continued | <p>3. Part of ALL and WHOLE the area extending to 3,798.24 square metres on the Upper Basement level of St James Centre, Edinburgh at 64.390 metres above Ordnance Survey Datum Level as</p>   | SJEUT – which interest is not included in the CPO | <p>John Lewis Properties plc<br/>171 Victoria Street<br/>London</p>   |



| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND  | OWNERS   | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)  |
|------------|--|--|---|
|            | <p>shown outlined with a dashed pink line shaded pink and numbered 3C on Map 5 being part of the St James Centre car park and forming part of the 142/332 pro indiviso share being more particularly described in the lease between Murrayfield (Tollcross) Limited and John Lewis Properties plc dated 1 August and 26 September 1973 as subsequently varied/amended and the sub-lease between John Lewis Properties plc and National Car Parks Limited dated 23 and 24 December 1996 and 29 August 1997 and registered in the Books of Council and Session on 18 September 1997.</p> |  | <p>SW1E 5NN<br/>National Car Parks Limited<br/>Saffron Court<br/>14B Cross Street<br/>London<br/>EC1N 8XA</p>   |
| 3D         | <p>1. Part of ALL and WHOLE the area extending to 1,539.40 square metres on the Main Mall level of St James Centre, Edinburgh at 66.980 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 3D on Map 6 being part of the St James Centre car park and forming part of the 50/332 pro indiviso share being more particularly described in the lease between Murrayfield (Tollcross) Limited and Scottish &amp; Newcastle Breweries Limited dated</p>   | <p>SJEUT – which interest is not included in the CPO</p> | <p>Topland Hotels (Edinburgh) Limited<br/>55 Baker Street<br/>London<br/>W1U 7EU<br/><br/>Topland Riversmeet Limited<br/>55 Baker Street<br/>London</p> |

| NO. ON MAP   | DESCRIPTION AND SITUATION OF LAND   | OWNERS   | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)  |
|--------------|---|--|---|
|              | <p>9 and 28 January 1974 and recorded GRS (Midlothian) 3 March 1978, as subsequently varied/amended and the sub-lease between John Lewis Properties PLC and National Car Parks Limited dated 23 October and 30 November 2006 and registered in the Books of Council and session on 18 December 2006.</p>  |  | <p>W1U 7EU<br/>National Car Parks Limited<br/>Saffron Court<br/>14B Cross Street<br/>London<br/>EC1N 8XA</p>  |
| 3D continued | <p>2. Part of ALL and WHOLE the area extending to 1,539.40 square metres on the Main Mall level of St James Centre, Edinburgh at 66.980 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 3D on Map 6 being part of the St James Centre car park and forming part of the 140/332 pro indiviso share being more particularly described in the lease between Murrayfield (Tollcross) Limited and Scottish &amp; Newcastle Breweries Limited dated 9 and 28 January 1974 and recorded GRS (Midlothian) 3 March 1978, as subsequently varied/amended and the sub-lease between John Lewis Properties PLC and National Car Parks Limited dated 23 October and 30</p> | <p>SJEUT – which interest is not included in the CPO</p> | <p>John Lewis Properties plc<br/>171 Victoria Street<br/>London<br/>SW1E 5NN<br/><br/>National Car Parks Limited<br/>Saffron Court<br/>14B Cross Street<br/>London<br/>EC1N 8XA</p> |

| NO. ON MAP   | DESCRIPTION AND SITUATION OF LAND   | OWNERS  | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)  |
|--------------|---|---|---|
|              | November 2006 and registered in the Books of Council and session on 18 December 2006.   |   |   |
| 3D continued | <p>3. Part of ALL and WHOLE the area extending to 1,539.40 square metres on the Main Mall level of St James Centre, Edinburgh at 66.980 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 3D on Map 6 being part of the St James Centre car park and forming part of the 142/332 pro indiviso share being more particularly described in the lease between Murrayfield (Tollcross) Limited and Scottish &amp; Newcastle Breweries Limited dated 9 and 28 January 1974 and recorded GRS (Midlothian) 3 March 1978, as subsequently varied/amended and the sub-lease between John Lewis Properties PLC and National Car Parks Limited dated 23 October and 30 November 2006 and registered in the Books of Council and session on 18 December 2006.</p> | SJEUT – which interest is not included in the CPO | <p>John Lewis Properties plc<br/>171 Victoria Street<br/>London<br/>SW1E 5NN</p> <p>National Car Parks Limited<br/>Saffron Court<br/>14B Cross Street<br/>London<br/>EC1N 8XA</p> |
| 3E           | <p>1. Part of ALL and WHOLE the area extending to 2.60 square metres on the Main Mall level of St James Centre, Edinburgh at 66.980 metres above</p>  | SJEUT – which interest is not included in the     | Topland Hotels (Edinburgh) Limited<br>55 Baker Street   |

| NO. ON MAP   | DESCRIPTION AND SITUATION OF LAND  | OWNERS  | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)  |
|--------------|--|---|---|
|              | <p>Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 3E on Map 6 being part of the St James Centre car park and forming part of the 50/332 pro indiviso share being more particularly described in the lease between Murrayfield (Tollcross) Limited and Scottish &amp; Newcastle Breweries Limited dated 9 and 28 January 1974 and recorded GRS (Midlothian) 3 March 1978, as subsequently varied/amended and the sub-lease between John Lewis Properties PLC and National Car Parks Limited dated 23 October and 30 November 2006 and registered in the Books of Council and session on 18 December 2006.</p> | CPO   | <p>London<br/>W1U 7EU</p> <p>Topland Riversmeet Limited<br/>55 Baker Street<br/>London<br/>W1U 7EU</p> <p>National Car Parks Limited<br/>Saffron Court<br/>14B Cross Street<br/>London<br/>EC1N 8XA</p> |
| 3E continued | <p>2. Part of ALL and WHOLE the area extending to 2.60 square metres on the Main Mall level of St James Centre, Edinburgh at 66.980 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 3E on Map 6 being part of the St James Centre car park and forming part of the 140/332 pro indiviso share being more particularly described in the</p>   | SJEUT – which interest is not included in the CPO | <p>John Lewis Properties plc<br/>171 Victoria Street<br/>London<br/>SW1E 5NN</p> <p>National Car Parks Limited<br/>Saffron Court</p>  |

| NO. ON MAP   | DESCRIPTION AND SITUATION OF LAND   | OWNERS   | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)  |
|--------------|---|--|---|
|              | <p>lease between Murrayfield (Tollcross) Limited and Scottish &amp; Newcastle Breweries Limited dated 9 and 28 January 1974 and recorded GRS (Midlothian) 3 March 1978, as subsequently varied/amended and the sub-lease between John Lewis Properties PLC and National Car Parks Limited dated 23 October and 30 November 2006 and registered in the Books of Council and session on 18 December 2006.</p>   |  | <p>14B Cross Street<br/>London<br/>EC1N 8XA</p>   |
| 3E continued | <p>3. Part of ALL and WHOLE the area extending to 2.60 square metres on the Main Mall level of St James Centre, Edinburgh at 66.980 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 3E on Map 6 being part of the St James Centre car park and forming part of the 142/332 pro indiviso share being more particularly described in the lease between Murrayfield (Tollcross) Limited and Scottish &amp; Newcastle Breweries Limited dated 9 and 28 January 1974 and recorded GRS (Midlothian) 3 March 1978, as subsequently varied/amended and the sub-lease between John Lewis Properties PLC and National Car Parks</p> | <p>SJEUT – which interest is not included in the CPO</p> | <p>John Lewis Properties plc<br/>171 Victoria Street<br/>London<br/>SW1E 5NN</p> <p>National Car Parks Limited<br/>Saffron Court<br/>14B Cross Street<br/>London<br/>EC1N 8XA</p> |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND  | OWNERS   | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)   |
|------------|--|--|--|
|            | <p>Limited dated 23 October and 30 November 2006 and registered in the Books of Council and session on 18 December 2006.</p>   |  |  |
| 3F         | <p>1. Part of ALL and WHOLE the area extending to 1,316 square metres on the Upper Basement level of St James Centre, Edinburgh at 64.390 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 3F on Map 5 being part of the St James Centre car park and forming part of the 50/332 pro indiviso share being more particularly described in the lease between Murrayfield (Tollcross) Limited and Scottish &amp; Newcastle Breweries Limited dated 9 and 28 January 1974 and recorded GRS (Midlothian) 3 March 1978, as subsequently varied/amended and the sub-lease between John Lewis Properties PLC and National Car Parks Limited dated 23 October and 30 November 2006 and registered in the Books of Council and session on 18 December 2006.</p> | <p>SJEUT – which interest is not included in the CPO</p> | <p>Topland Hotels (Edinburgh) Limited<br/>55 Baker Street<br/>London<br/>W1U 7EU</p> <p>Topland Riversmeet Limited<br/>55 Baker Street<br/>London<br/>W1U 7EU</p> <p>National Car Parks Limited<br/>Saffron Court<br/>14B Cross Street<br/>London<br/>EC1N 8XA</p> |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND   | OWNERS  | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)  |
|------------|---|---|---|
| 3F         | <p>2. Part of ALL and WHOLE the area extending to 1,316 square metres on the Upper Basement level of St James Centre, Edinburgh at 64.390 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 3F on Map 5 being part of the St James Centre car park and forming part of the 140/332 pro indiviso share being more particularly described in the lease between Murrayfield (Tollcross) Limited and Scottish &amp; Newcastle Breweries Limited dated 9 and 28 January 1974 and recorded GRS (Midlothian) 3 March 1978, as subsequently varied/amended and the sub-lease between John Lewis Properties PLC and National Car Parks Limited dated 23 October and 30 November 2006 and registered in the Books of Council and session on 18 December 2006.</p> | SJEUT – which interest is not included in the CPO | <p>John Lewis Properties plc<br/>171 Victoria Street<br/>London<br/>SW1E 5NN</p> <p>National Car Parks Limited<br/>Saffron Court<br/>14B Cross Street<br/>London<br/>EC1N 8XA</p> |
| 3F         | <p>3. Part of ALL and WHOLE the area extending to 1,316 square metres on the Upper Basement level of St James Centre, Edinburgh at 64.390 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 3F on Map 5 being part of the St James</p>  | SJEUT – which interest is not included in the CPO | <p>John Lewis Properties plc<br/>171 Victoria Street<br/>London<br/>SW1E 5NN</p> <p>National Car Parks</p>  |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND  | OWNERS  | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH) |
|------------|--|---|--|
|            | Centre car park and forming part of the 142/332 pro indiviso share being more particularly described in the lease between Murrayfield (Tollcross) Limited and Scottish & Newcastle Breweries Limited dated 9 and 28 January 1974 and recorded GRS (Midlothian) 3 March 1978, as subsequently varied/amended and the sub-lease between John Lewis Properties PLC and National Car Parks Limited dated 23 October and 30 November 2006 and registered in the Books of Council and session on 18 December 2006. |   | Limited<br>Saffron Court<br>14B Cross Street<br>London<br>EC1N 8XA                 |
| 4A         | ALL and WHOLE the area extending to 27.97 square metres on the Picardy Place level of St James Centre, Edinburgh at 50.550 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 4A on Map 2 forming part of the subjects known as and forming the John Lewis Store, 69 St James Centre, Edinburgh, being the subjects registered in the Land Register of Scotland under Title Number MID32934.  | Grosse Investments Limited<br>43/45 La Motte Street<br>St Heller<br>Jersey<br>JE4 8SD | John Lewis Properties plc<br>171 Victoria Street<br>London<br>SW1E 5NN             |
| 4B         | ALL and WHOLE the area extending to 314.60 square metres on the Picardy Place level of St James Centre,  | Grosse Investments Limited  | John Lewis Properties plc<br>171 Victoria Street                                   |



| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND   | OWNERS   | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH) |
|------------|---|--|--|
|            | Edinburgh at 50.550 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 4B on Map 2 forming part of the subjects known as and forming the John Lewis Store, 69 St James Centre, Edinburgh, being the subjects registered in the Land Register of Scotland under Title Number MID32934.  | 43/45 La Motte Street<br>St Helier<br>Jersey<br>JE4 8SD                                  | London<br>SW1E 5NN   |
| 4C         | ALL and WHOLE the area extending to 1,404.11 square metres on the Service Yard level of St James Centre, Edinburgh at 55.250 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 4C on Map 3 forming part of the subjects known as and forming the John Lewis Store, 69 St James Centre, Edinburgh, being the subjects registered in the Land Register of Scotland under Title Number MID32934. | Grosse Investments<br>Limited<br>43/45 La Motte Street<br>St Helier<br>Jersey<br>JE4 8SD | John Lewis Properties plc<br>171 Victoria Street<br>London<br>SW1E 5NN             |
| 4D         | ALL and WHOLE the area extending to 906.89 square metres on the Service Road level of St James Centre, Edinburgh at 62.370 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 4D on Map 4 forming part of the subjects known as and forming the John Lewis Store,  | Grosse Investments<br>Limited<br>43/45 La Motte Street<br>St Helier<br>Jersey<br>JE4 8SD | John Lewis Properties plc<br>171 Victoria Street<br>London<br>SW1E 5NN             |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND   | OWNERS   | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH) |
|------------|---|--|--|
| 4E         | <p>69 St James Centre, Edinburgh, being the subjects registered in the Land Register of Scotland under Title Number MID32934.</p> <p>ALL and WHOLE the area extending to 1094.72 square metres on the Upper Basement level of St James Centre, Edinburgh at 64.390 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 4E on Map 5 forming part of the subjects known as and forming the John Lewis Store, 69 St James Centre, Edinburgh, being the subjects registered in the Land Register of Scotland under Title Number MID32934.</p> | <p>Grosse Investments Limited<br/>43/45 La Motte Street<br/>St Helier<br/>Jersey<br/>JE4 8SD</p> | <p>John Lewis Properties plc<br/>171 Victoria Street<br/>London<br/>SW1E 5NN</p>   |
| 4F         | <p>ALL and WHOLE the area extending to 1,838.93 square metres on the Main Mall level of St James Centre, Edinburgh at 66.980 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 4F on Map 6 forming part of the subjects known as and forming the John Lewis Store, 69 St James Centre, Edinburgh, being the subjects registered in the Land Register of Scotland under Title Number MID32934.</p>   | <p>Grosse Investments Limited<br/>43/45 La Motte Street<br/>St Helier<br/>Jersey<br/>JE4 8SD</p> | <p>John Lewis Properties plc<br/>171 Victoria Street<br/>London<br/>SW1E 5NN</p>   |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND   | OWNERS  | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH) |
|------------|---|---|--|
| 4G         | ALL and WHOLE the area extending to 1,562.26 square metres on the Food Court level of St James Centre, Edinburgh at 72.070 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 4G on Map 7 forming part of the subjects known as and forming the John Lewis Store, 69 St James Centre, Edinburgh, being the registered in the Land Register of Scotland under Title Number MID32934.          | Grosse Investments Limited<br>43/45 La Motte Street<br>St Helier<br>Jersey<br>JE4 8SD | John Lewis Properties plc<br>171 Victoria Street<br>London<br>SW1E 5NN             |
| 4H         | ALL and WHOLE the area extending to 367.29 square metres on the Place To Eat level of St James Centre, Edinburgh at 76.800 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 4H on Map 8 forming part of the subjects known as and forming the John Lewis Store, 69 St James Centre, Edinburgh, being the subjects registered in the Land Register of Scotland under Title Number MID32934. | Grosse Investments Limited<br>43/45 La Motte Street<br>St Helier<br>Jersey<br>JE4 8SD | John Lewis Properties plc<br>171 Victoria Street<br>London<br>SW1E 5NN             |
| 4I         | ALL and WHOLE the area extending to 369.18 square metres on the Staff Rooms level of St James Centre, Edinburgh at 81.500 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line  | Grosse Investments Limited<br>43/45 La Motte Street<br>St Helier                      | John Lewis Properties plc<br>171 Victoria Street<br>London                         |

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|------------|---|---|--|
|            | shaded pink and numbered 4I on Map 9 forming part of the subjects known as and forming the John Lewis Store, 69 St James Centre, Edinburgh, being the subjects registered in the Land Register of Scotland under Title Number MID32934.   | Jersey<br>JE4 8SD   | SW1E 5NN   |
| 4J         | ALL and WHOLE the area extending to 1,000.89 square metres on the Plant level of St James Centre, Edinburgh at 86.260 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 4J on Map 10 forming part of the subjects known as and forming the John Lewis Store, 69 St James Centre, Edinburgh, being the subjects registered in the Land Register of Scotland under Title Number MID32934. | Grosse Investments Limited<br>43/45 La Motte Street<br>St Helier<br>Jersey<br>JE4 8SD | John Lewis Properties plc<br>171 Victoria Street<br>London<br>SW1E 5NN             |
| 4K         | ALL and WHOLE the area extending to 131.78 square metres on the Roof level of St James Centre, Edinburgh at 91.440 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 4K on Map 11 forming part of the subjects known as and forming the John Lewis Store, 69 St James Centre, Edinburgh, being the subjects registered in the Land Register of Scotland under Title Number MID32934.    | Grosse Investments Limited<br>43/45 La Motte Street<br>St Helier<br>Jersey<br>JE4 8SD | John Lewis Properties plc<br>171 Victoria Street<br>London<br>SW1E 5NN             |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND  | OWNERS  | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)  |
|------------|--|---|---|
| 5A         | ALL and WHOLE the area extending to 188.39 square metres on the Service Yard level of St James Centre, Edinburgh at 55.250 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 5A on Map 3 forming part of the exit of the service road for the St James Centre, Edinburgh | SJEUT (as heritable owner, which interest is not being acquired)<br><br>and<br><br>Coal Pension Properties Limited<br>One Curzon Street<br>London<br>W1J 5HD<br><br>(as owners of The Walk lying between St Andrew Square, Edinburgh and Elder Street, Edinburgh, EH1 3DX being the subjects registered in the Land Register of Scotland under Title Number MID25807, the tenants of which have rights of vehicular and | Harvey Nichols Regional Stores Limited 361-365 Chiswick High Road London W4 4HS<br><br>SP Distribution PLC<br>1 Atlantic Quay<br>Robertson Street<br>Glasgow<br>G2 8SP<br><br>City of Edinburgh Council<br>City Chambers<br>High Street<br>Edinburgh<br>(which interest is not being acquired)<br><br>Dialog<br>Semiconductors(UK) Ltd<br>2(1F) Multrees Walk |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND | OWNERS             | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)  |
|------------|-----------------------------------|--------------------|---|
|            |                                   | pedestrian access) | <p>Edinburgh<br/>EH1 3DQ</p> <p>Hugo Boss UK Ltd<br/>39 Plender Street<br/>Camden Town<br/>London<br/>NW1 ODT</p> <p>LVMH Fashion Group<br/>12 Clifford Street<br/>London<br/>W1S 2LL</p> <p>Michael Kors<br/>33 Kingsway (7th Floor)<br/>London<br/>England<br/>WC2B 6UF</p> <p>Coal Pension Properties<br/>Limited<br/>One Curzon Street<br/>London</p> |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND | OWNERS | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)   |
|------------|-----------------------------------|--------|--|
|            |                                   |        | <p>W1J 5HD</p> <p>Elm Row Productions Ltd<br/>T/A Vincaffe<br/>11 Multrees Walk<br/>Edinburgh<br/>EH1 3DQ</p> <p>Charles Stanley &amp; Co Ltd<br/>25 Luke Street<br/>London<br/>EC2A 4AR</p> <p>Brown Shipley &amp; Co.<br/>Limited<br/>Founders Court<br/>Lothbury<br/>London<br/>EC2R 7HE</p> <p>Links (London) Limited<br/>Per Matthew Lee<br/>Unit 7<br/>Guildford Industrial Estate</p> |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND | OWNERS | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)  |
|------------|-----------------------------------|--------|---|
|            |                                   |        | <p>Guildford<br/>Surrey<br/>GU2 8YT</p> <p>Anne Fontaine<br/>4 Multrees Walk<br/>Edinburgh<br/>EH1 3DQ</p> <p>Calvin Klein Underwear<br/>55 New Bond Street<br/>London<br/>W15 1DG</p> <p>G-Star<br/>8 Multrees Walk<br/>Edinburgh<br/>EH1 3DQ</p> <p>Jojo Maman Bebe Ltd<br/>Unit A Oxwich Road<br/>Reevesland Industrial<br/>Estate<br/>Newport</p> |



| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND | OWNERS | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)  |
|------------|-----------------------------------|--------|---|
|            |                                   |        | <p>Gwent<br/>Wales<br/>NP19 4PU</p> <p>Nero Holdings Ltd.<br/>2nd Floor<br/>3 Neal Street<br/>Covent Garden<br/>London<br/>WC2H 9PU</p> <p>Vidal Sassoon<br/>56 Brook Street<br/>London<br/>W1K 5NE</p> <p>Kurt Geiger Limited<br/>24 Britton Street<br/>London<br/>United Kingdom<br/>EC1M 5UA</p> <p>Twinmar Ltd T/A Sole<br/>Maxted Road</p> |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND | OWNERS | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)  |
|------------|-----------------------------------|--------|---|
|            |                                   |        | <p>Hemel Hempstead<br/>Herts<br/>HP2 7DX</p> <p>Bravissimo Ltd<br/>17 Multrees Walk<br/>Edinburgh<br/>EH1 3DQ</p> <p>Argento Ltd<br/>4A Connsbrook Avenue<br/>Belfast<br/>BT4 1JT</p> <p>Swarovski UK Limited<br/>1st Floor Building 4<br/>Chiswick Park<br/>566 Chiswick High Road<br/>London<br/>W4 5YE</p> <p>Don Pelle Ltd T/A<br/>Proudfoot<br/>104 South Street</p> |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND | OWNERS | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)   |
|------------|-----------------------------------|--------|--|
|            |                                   |        | <p>Perth<br/>PH2 8PA</p> <p>T &amp; G Allan T/A The Pen<br/>Shop<br/>Allan House<br/>5 Bambergh Court<br/>Team Valley<br/>Tyne &amp; Wear<br/>NE11 0TX</p> <p>Daniel Footwear<br/>91 Roseville Road<br/>Leeds<br/>LS8 5DT</p> <p>Reiss<br/>24 Multrees Walk<br/>Edinburgh<br/>EH1 3DQ</p> <p>Tommy Hilfiger<br/>23 Multrees Walk</p> |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND | OWNERS | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)   |
|------------|-----------------------------------|--------|--|
|            |                                   |        | <p>Edinburgh</p> <p>Burberry<br/>per Steve West<br/>Montagu Evans LLP<br/>5 Bolton Street<br/>London<br/>W1J 8BA</p> <p>Sandro<br/>Unit 4<br/>Multrees Walk<br/>Edinburgh<br/>EH1 3DQ</p> <p>Mulberry Company<br/>(Sales) Limited<br/>The Rookery<br/>Chilcompton<br/>Bath<br/>Somerset<br/>BA3 4EH</p> <p>South Bridge Retail</p> |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND | OWNERS | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)   |
|------------|-----------------------------------|--------|--|
|            |                                   |        | <p>Scotland Limited<br/>                     12 Frederick Street<br/>                     Edinburgh<br/>                     EH2 2HB</p> <p>Washington Green Retail Limited<br/>                     44 Upper Gough Street<br/>                     Birmingham<br/>                     B1 1JL</p> <p>Nespresso UK Limited<br/>                     1 City Place<br/>                     Gatwick<br/>                     RH6 0PA</p> <p>(tenants of the neighbouring Multrees Walk with rights of vehicular and pedestrian access)</p> |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND  | OWNERS  | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)  |
|------------|--|---|---|
| 5B         | ALL and WHOLE the area extending to 3,684.41 square metres on the Service Road level of St James Centre, Edinburgh at 62.370 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 5B on Map 4 forming part of the service road for the St James Centre, Edinburgh | SJEUT (as heritable owner, which interest is not being acquired)<br><br>and<br><br>Coal Pension Properties Limited<br>One Curzon Street<br>London<br>W1J 5HD<br><br>(as owners of The Walk lying between St Andrew Square, Edinburgh and Elder Street, Edinburgh, EH1 3DX being the subjects registered in the Land Register of Scotland under Title Number MID25807, the tenants of which have rights of vehicular and | Harvey Nichols Regional Stores Limited<br>361-365 Chiswick High Road<br>London<br>W4 4HS<br><br>SP Distribution PLC<br>1 Atlantic Quay<br>Robertson Street<br>Glasgow<br>G2 8SP<br><br>City of Edinburgh Council<br>City Chambers<br>High Street<br>Edinburgh<br>(which interest is not being acquired)<br><br>Dialog<br>Semiconductors(UK) Ltd<br>2(1F) Multrees Walk<br>Edinburgh |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND | OWNERS             | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)   |
|------------|-----------------------------------|--------------------|--|
|            |                                   | pedestrian access) | EH1 3DQ<br><br>Hugo Boss UK Ltd<br>39 Plender Street<br>Camden Town<br>London<br>NW1 ODT<br><br>LVMH Fashion Group<br>12 Clifford Street<br>London<br>W1S 2LL<br><br>Michael Kors<br>33 Kingsway (7th Floor)<br>London<br>England<br>WC2B 6UF<br><br>Coal Pension Properties<br>Limited<br>One Curzon Street<br>London |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND | OWNERS | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)   |
|------------|-----------------------------------|--------|--|
|            |                                   |        | <p>W1J 5HD</p> <p>Elm Row Productions Ltd<br/>T/A Vincaffè<br/>11 Multrees Walk<br/>Edinburgh<br/>EH1 3DQ</p> <p>Charles Stanley &amp; Co Ltd<br/>25 Luke Street<br/>London<br/>EC2A 4AR</p> <p>Brown Shipley &amp; Co.<br/>Limited<br/>Founders Court<br/>Lothbury<br/>London<br/>EC2R 7HE</p> <p>Links (London) Limited<br/>Per Matthew Lee<br/>Unit 7<br/>Guildford Industrial Estate</p> |



| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND | OWNERS | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)  |
|------------|-----------------------------------|--------|---|
|            |                                   |        | <p>Guildford<br/>Surrey<br/>GU2 8YT</p> <p>Anne Fontaine<br/>4 Multrees Walk<br/>Edinburgh<br/>EH1 3DQ</p> <p>Calvin Klein Underwear<br/>55 New Bond Street<br/>London<br/>W15 1DG</p> <p>G-Star<br/>8 Multrees Walk<br/>Edinburgh<br/>EH1 3DQ</p> <p>Jojo Maman Bebe Ltd<br/>Unit A Oxwich Road<br/>Reevesland Industrial<br/>Estate<br/>Newport</p> |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND | OWNERS | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)  |
|------------|-----------------------------------|--------|---|
|            |                                   |        | <p>Gwent<br/>Wales<br/>NP19 4PU</p> <p>Nero Holdings Ltd.<br/>2nd Floor<br/>3 Neal Street<br/>Covent Garden<br/>London<br/>WC2H 9PU</p> <p>Vidal Sassoon<br/>56 Brook Street<br/>London<br/>W1K 5NE</p> <p>Kurt Geiger Limited<br/>24 Britton Street<br/>London<br/>United Kingdom<br/>EC1M 5UA</p> <p>Twinmar Ltd T/A Sole<br/>Maxted Road</p> |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND | OWNERS | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)   |
|------------|-----------------------------------|--------|--|
|            |                                   |        | <p>Hemel Hempstead<br/>Herts<br/>HP2 7DX</p> <p>Bravissimo Ltd<br/>17 Multrees Walk<br/>Edinburgh<br/>EH1 3DQ</p> <p>Argento Ltd<br/>4A Connbrook Avenue<br/>Belfast<br/>BT4 1JT</p> <p>Swarovski UK Limited<br/>1st Floor Building 4<br/>Chiswick Park<br/>566 Chiswick High Road<br/>London<br/>W4 5YE</p> <p>Don Pelle Ltd T/A<br/>Proudfoot<br/>104 South Street</p> |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND | OWNERS | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)  |
|------------|-----------------------------------|--------|---|
|            |                                   |        | <p>Perth<br/>PH2 8PA</p> <p>T &amp; G Allan T/A The Pen<br/>Shop<br/>Allan House<br/>5 Bamburg Court<br/>Team Valley<br/>Tyne &amp; Wear<br/>NE11 0TX</p> <p>Daniel Footwear<br/>91 Roseville Road<br/>Leeds<br/>LS8 5DT</p> <p>Reiss<br/>24 Multrees Walk<br/>Edinburgh<br/>EH1 3DQ</p> <p>Tommy Hilfiger<br/>23 Multrees Walk</p> |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND | OWNERS | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)  |
|------------|-----------------------------------|--------|---|
|            |                                   |        | <p>Edinburgh</p> <p>Burberry<br/>per Steve West<br/>Montagu Evans LLP<br/>5 Bolton Street<br/>London<br/>W1J 8BA</p> <p>Sandro<br/>Unit 4<br/>Mitrees Walk<br/>Edinburgh<br/>EH1 3DQ</p> <p>Mulberry Company<br/>(Sales) Limited<br/>The Rookery<br/>Chilcompton<br/>Bath<br/>Somerset<br/>BA3 4EH</p> <p>South Bridge Retail</p> |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND  | OWNERS  | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)   |
|------------|--|---|--|
|            |  |   | <p>Scotland Limited<br/>12 Frederick Street<br/>Edinburgh<br/>EH2 2HB</p> <p>Washington Green Retail Limited<br/>44 Upper Gough Street<br/>Birmingham<br/>B1 1JL</p> <p>Nespresso UK Limited<br/>1 City Place<br/>Gatwick<br/>RH6 0PA</p> <p>(tenants of the neighbouring Muiltrees Walk with rights of vehicular and pedestrian access)</p> |
| 6          | ALL and WHOLE the area extending to 636.18 square metres on the Service Road level of St James Centre, | SJEUT – which interest is not included in the | BP Marketing Limited<br>Shell International  |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND  | OWNERS | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)  |
|------------|--|--------|---|
|            | <p>Edinburgh at 62.370 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 6 on Map 4 forming the subjects consisting of the heating station for the St James Centre, Edinburgh more particularly described in: i) Minute of Agreement between The Secretary of State for the Environment and BP Marketing Limited dated 11 February and 15 March 1974; and ii) Lease between The Secretary of State for the Environment and BP Marketing Limited dated 11 February and 15 March and registered in the Registers of Scotland H.M. Chancery on 11 April all months of 1974, as subsequently varied/amended.</p> | CPO    | <p>Petroleum<br/>Co Ltd, Shell Centre,8<br/>York Road<br/>London<br/>SE1 7NA</p> <p>Cofely Industrial Energy<br/>Services Limited<br/>Stuart House Coronation<br/>Road<br/>Cressex Business Park<br/>High Wycombe<br/>Buckinghamshire<br/>England<br/>HP12 3TA</p> <p>Eiyo Falcon Limited<br/>Stuart House Coronation<br/>Road<br/>Cressex Business Park<br/>High Wycombe<br/>Buckinghamshire<br/>England</p> |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND   | OWNERS   | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)   |
|------------|---|--|--|
| 7A         | <p>ALL and WHOLE the area extending to 1,469.59 square metres on the Service Yard level of St James Centre, Edinburgh at 55.250 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 7A on Map 3 forming part of the subjects known as the Thistle Hotel, Edinburgh being part of the subjects more particularly described in the lease between Murrayfield (Tollcross) Limited and Scottish &amp; Newcastle Breweries Limited dated 6 May, 11 July and 9 August 1974 and recorded GRS (Midlothian) on 18 October 1974 as subsequently varied/amended.</p> | <p>SJEUT – which interest is not included in the CPO</p> | <p>HP12 3TA</p> <p>Topland Riversmeet Limited<br/>55 Baker Street<br/>London<br/>W1U 7EU</p> <p>Thistle Edinburgh Tenant Limited<br/>Stephenson House<br/>75 Hampstead Road<br/>London<br/>NW1 2PL</p> |
| 7B         | <p>ALL and WHOLE the area extending to 1,514.60 square metres on the Service Road level of St James Centre, Edinburgh at 62.370 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 7B on Map 4 forming part of the subjects known as the Thistle Hotel, Edinburgh being part of the subjects more particularly described in the lease between Murrayfield (Tollcross) Limited and Scottish</p>   | <p>SJEUT – which interest is not included in the CPO</p> | <p>Topland Riversmeet Limited<br/>55 Baker Street<br/>London<br/>W1U 7EU</p> <p>Thistle Edinburgh Tenant Limited</p>   |



| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND  | OWNERS  | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)   |
|------------|--|---|--|
|            | & Newcastle Breweries Limited dated 6 May, 11 July and 9 August 1974 and recorded GRS (Midlothian) on 18 October 1974 as subsequently varied/amended.  |   | Stephenson House<br>75 Hampstead Road<br>London<br>NW1 2PL   |
| 7C         | ALL and WHOLE the area extending to 815.89 square metres on the Upper Basement level of St James Centre, Edinburgh at 64.390 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 7C on Map 5 forming part of the subjects known as the Thistle Hotel, Edinburgh being part of the subjects more particularly described in the lease between Murrayfield (Tollcross) Limited and Scottish & Newcastle Breweries Limited dated 6 May, 11 July and 9 August 1974 and recorded GRS (Midlothian) on 18 October 1974 as subsequently varied/amended. | SJEUT – which interest is not included in the CPO | Topland Riversmeet Limited<br>55 Baker Street<br>London<br>W1U 7EU<br><br>Thistle Edinburgh Tenant Limited<br>Stephenson House<br>75 Hampstead Road<br>London<br>NW1 2PL |
| 7D         | ALL and WHOLE the area extending to 777.03 square metres on the Main Mall level of St James Centre, Edinburgh at 66.980 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line   | SJEUT – which interest is not included in the CPO | Topland Riversmeet Limited<br>55 Baker Street<br>London  |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND  | OWNERS  | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)   |
|------------|--|---|--|
|            | shaded pink and numbered 7D on Map 6 forming part of the subjects known as the Thistle Hotel, Edinburgh being part of the subjects more particularly described in the lease between Murrayfield (Tollcross) Limited and Scottish & Newcastle Breweries Limited dated 6 May, 11 July and 9 August 1974 and recorded GRS (Midlothian) on 18 October 1974 as subsequently varied/amended.   |   | W1U 7EU<br><br>Thistle Edinburgh Tenant Limited<br>Stephenson House<br>75 Hampstead Road<br>London<br>NW1 2PL  |
| 7E         | ALL and WHOLE the area extending to 1,521.11 square metres on the Food Court level of St James Centre, Edinburgh at 72.070 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 7E on Map 7 forming part of the subjects known as the Thistle Hotel, Edinburgh being part of the subjects more particularly described in the lease between Murrayfield (Tollcross) Limited and Scottish & Newcastle Breweries Limited dated 6 May, 11 July and 9 August 1974 and recorded GRS (Midlothian) on 18 October 1974 as subsequently varied/amended. | SJEUT – which interest is not included in the CPO | Topland Riversmeet Limited<br>55 Baker Street<br>London<br>W1U 7EU<br><br>Thistle Edinburgh Tenant Limited<br>Stephenson House<br>75 Hampstead Road<br>London<br>NW1 2PL |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND   | OWNERS   | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)   |
|------------|---|--|--|
| 7F         | <p>ALL and WHOLE the area extending to 1,544.71 square metres on the Place To Eat level of St James Centre, Edinburgh at 76.800 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 7F on Map 8 forming part of the subjects known as the Thistle Hotel, Edinburgh being part of the subjects more particularly described in the lease between Murrayfield (Tollcross) Limited and Scottish &amp; Newcastle Breweries Limited dated 6 May, 11 July and 9 August 1974 and recorded GRS (Midlothian) on 18 October 1974 as subsequently varied/amended.</p> | <p>SJEUT – which interest is not included in the CPO</p> | <p>Topland Riversmeet Limited<br/>55 Baker Street<br/>London<br/>W1U 7EU</p> <p>Thistle Edinburgh Tenant Limited<br/>Stephenson House<br/>75 Hampstead Road<br/>London<br/>NW1 2PL</p> |
| 7G         | <p>ALL and WHOLE the area extending to 1,539.34 square metres on the Staff Rooms level of St James Centre, Edinburgh at 81.500 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 7G on Map 9 forming part of the subjects known as the Thistle Hotel, Edinburgh being part of the subjects more particularly described in the lease between Murrayfield (Tollcross) Limited and Scottish &amp; Newcastle Breweries Limited dated 6 May, 11 July and 9 August 1974 and recorded GRS (Midlothian) on 18</p>   | <p>SJEUT – which interest is not included in the CPO</p> | <p>Topland Riversmeet Limited<br/>55 Baker Street<br/>London<br/>W1U 7EU</p> <p>Thistle Edinburgh Tenant Limited<br/>Stephenson House<br/>75 Hampstead Road</p>                        |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND  | OWNERS  | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)   |
|------------|--|---|--|
|            | October 1974 as subsequently varied/amended.   |   | London<br>NW1 2PL  |
| 7H         | ALL and WHOLE the area extending to 428.78 square metres on the Plant level of St James Centre, Edinburgh at 86.260 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 7H on Map 10 forming part of the subjects known as the Thistle Hotel, Edinburgh being part of the subjects more particularly described in the lease between Murrayfield (Tollcross) Limited and Scottish & Newcastle Breweries Limited dated 6 May, 11 July and 9 August 1974 and recorded GRS (Midlothian) on 18 October 1974 as subsequently varied/amended. | SJEUT – which interest is not included in the CPO | Topland Riversmeet Limited<br>55 Baker Street<br>London<br>W1U 7EU<br><br>Thistle Edinburgh Tenant Limited<br>Stephenson House<br>75 Hampstead Road<br>London<br>NW1 2PL |
| 8A         | ALL and WHOLE the area extending to 82.88 square metres on the Upper Basement level of St James Centre, Edinburgh at 64.390 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 8A on Map 5 forming part of the subjects known as and forming Unit 10, St James  | SJEUT – which interest is not included in the CPO | Telefonica O2 UK Limited<br>260 Bath Road<br>Slough<br>SL1 4DX   |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND  | OWNERS  | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH) |
|------------|--|---|--|
|            | Centre, Edinburgh and part of the subjects more particularly described in Lease between SF3030 Limited and O2 (UK) Limited dated 3 March and 27 May 2008 and registered in the Books of Council and Session on 9 August 2008.  |   |  |
| 8B         | ALL and WHOLE the area extending to 147.17 square metres on the Main Mail level of St James Centre, Edinburgh at 66.980 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line the subjects known as and forming Unit 10, St James Centre, Edinburgh and part of the subjects more particularly described in Lease between SF3030 Limited and O2 (UK) Limited dated 3 March and 27 May 2008 and registered in the Books of Council and Session on 9 August 2008. | SJEUT – which interest is not included in the CPO | Telefonica O2 UK Limited<br>260 Bath Road<br>Slough<br>SL1 4DX                     |
| 8C         | ALL and WHOLE the area extending to 121.54 square metres on the Food Court level of St James Centre, Edinburgh at 72.070 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 8C on Map 7 forming part of the subjects known as and forming Unit 10, St James   | SJEUT – which interest is not included in the CPO | Telefonica O2 UK Limited<br>260 Bath Road<br>Slough<br>SL1 4DX                     |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND   | OWNERS  | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)  |
|------------|---|---|---|
|            | Centre, Edinburgh and part of the subjects more particularly described in Lease between SF3030 Limited and O2 (UK) Limited dated 3 March and 27 May 2008 and registered in the Books of Council and Session on 9 August 2008.   |   |   |
| 9          | ALL and WHOLE the area extending to 66.72 square metres on the Main Mall level of St James Centre, Edinburgh at 66.980 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 9 on Map 6 forming the subjects known as and forming Unit 29, St James Centre, Edinburgh being the subjects more particularly described in the lease between Murrayfield (Tollcross) Limited and David Keir & Sons Limited dated 23 October and 17 November 1975 and the sub-lease between C & J Clark Retail Properties Limited and Supercuts UK Limited dated 4 and 22 January 2002 and registered in the Books of Council and Session on 23 January 2002. | SJEUT – which interest is not included in the CPO | Regis UK Limited<br>First Floor,<br>Lynchgate House<br>Cannon Park Shopping<br>Centre,<br>Coventry<br>CV4 7EH<br><br>C&J Clark Retail<br>Properties Limited<br>40 High Street<br>Somerset<br>BA16 0YL |
| 10A        | ALL and WHOLE the area extending to 26.57 square metres on the Upper Basement level of St James Centre, Edinburgh at 64.390 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line  | SJEUT – which interest is not included in the CPO | Phones 4U Limited<br>Osprey House, Ore Close<br>Lymedale Business Park<br>Newcastle Under Lyme  |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND   | OWNERS  | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)                        |
|------------|---|---|---|
|            | shaded pink and numbered 10A on Map 5 being part of the subjects known as and forming Unit 33, St James Centre, Edinburgh being the subjects more particularly described in the Lease between Coal Pension Properties Limited and Phones 4U Limited and Caidwell Subsidiary Holdings Limited dated 10 and 18 October 2003 and registered in the Books of Council and Session on 17 December 2003.   |   | ST5 9QD   |
| 10B        | ALL and WHOLE the area extending to 69.94 square metres on the Main Mall level of St James Centre, Edinburgh at 66.980 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 10B on Map 6 being part of the subjects known as and forming Unit 33, St James Centre, Edinburgh being the subjects more particularly described in the Lease between Coal Pension Properties Limited and Phones 4U Limited and Caidwell Subsidiary Holdings Limited dated 10 and 18 October 2003 and registered in the Books of Council and Session on 17 December 2003. | SJEUT – which interest is not included in the CPO | Phones 4U Limited<br>Osprey House, Ore Close<br>Lymedale Business Park<br>Newcastle Under Lyme<br>ST5 9QD |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND  | OWNERS   | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)            |
|------------|--|--|---|
| 11A        | <p>ALL and WHOLE the area extending to 3.92 square metres on the Service Road level of St James Centre, Edinburgh at 62.370 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 11A on Map 4 being part of the subjects known as and forming Unit 36, St James Centre, Edinburgh being the subjects more particularly described in Lease between St James Edinburgh Limited and The Perfume Shop Limited 22 August and 26 September 2002 and registered in the Books of Council and Session on 9 October 2002.</p> | <p>SJEUT – which interest is not included in the CPO</p> | <p>The Perfume Shop Limited<br/>Hutchison House<br/>5 Hester Road<br/>London<br/>SW11 4AN</p> |
| 11B        | <p>ALL and WHOLE the area extending to 36.63 square metres on the Upper Basement level of St James Centre, Edinburgh at 64.390 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 11B on Map 5 being part of the subjects known as and forming Unit 36, St James Centre, Edinburgh being the subjects more particularly described in Lease between St James Edinburgh Limited</p>   | <p>SJEUT – which interest is not included in the CPO</p> | <p>The Perfume Shop Limited<br/>Hutchison House<br/>5 Hester Road<br/>London<br/>SW11 4AN</p> |



| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND   | OWNERS  | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH) |
|------------|---|---|--|
|            | and The Perfume Shop Limited 22 August and 26 September 2002 and registered in the Books of Council and Session on 9 October 2002.  |   |  |
| 11C        | ALL and WHOLE the area extending to 57.41 square metres on the Main Mall level of St James Centre, Edinburgh at 66.980 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 11C on Map 6 being part of the subjects known as and forming Unit 36, St James Centre, Edinburgh being the subjects more particularly described in Lease between St James Edinburgh Limited and The Perfume Shop Limited 22 August and 26 September 2002 and registered in the Books of Council and Session on 9 October 2002. | SJEUT – which interest is not included in the CPO | The Perfume Shop Limited<br>Hutchison House<br>5 Hester Road<br>London<br>SW11 4AN |
| 12A        | ALL and WHOLE the area extending to 4.92 square metres on the Service Road level of St James Centre, Edinburgh at 62.370 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line   | SJEUT – which interest is not included in the CPO | Everything Everywhere Limited<br>Trident Place<br>Mosquito Way                     |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND  | OWNERS  | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)                      |
|------------|--|---|---|
|            | shaded pink and numbered 12A on Map 4 being part of the subjects known as and forming Unit 50, St James Centre, Edinburgh being the subjects more particularly described in the Lease between Coal Pension Properties Limited and Orange Retail Limited dated 31 December 2002 and 30 January 2003 and registered in the Books of Council and Session on 23 May 2003.  |   | Hatfield<br>Hertfordshire<br>AL10 9BW   |
| 12B        | ALL and WHOLE the area extending to 53.81 square metres on the Upper Basement level of St James Centre, Edinburgh at 64.390 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 12B on Map 5 being part of the subjects known as and forming Unit 50, St James Centre, Edinburgh being the subjects more particularly described in the Lease between Coal Pension Properties Limited and Orange Retail Limited dated 31 December 2002 and 30 January 2003 and registered in the Books of Council and Session on 23 May 2003. | SJEUT – which interest is not included in the CPO | Everything Everywhere Limited<br>Trident Place<br>Mosquito Way<br>Hatfield<br>Hertfordshire<br>AL10 9BW |
| 12C        | ALL and WHOLE the area extending to 121.54 square metres on the Main Mail level of St James Centre, Edinburgh at 66.980 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line   | SJEUT – which interest is not included in the CPO | Everything Everywhere Limited<br>Trident Place<br>Mosquito Way  |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND   | OWNERS  | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH) |
|------------|---|---|--|
|            | shaded pink and numbered 12C on Map 6 being part of the subjects known as and forming Unit 50, St James Centre, Edinburgh being the subjects more particularly described in the Lease between Coal Pension Properties Limited and Orange Retail Limited dated 31 December 2002 and 30 January 2003 and registered in the Books of Council and Session on 23 May 2003.   |   | Hatfield<br>Hertfordshire<br>AL10 9BW  |
| 13A        | ALL and WHOLE the area extending to 168.05 square metres on the Upper Basement level of St James Centre, Edinburgh at 64.390 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 13A on Map 5 being part of the subjects known as and forming Units 56/58 St James Centre, Edinburgh more particularly described in the sub-lease between CIN Properties Limited and Ratners Group plc dated 18 December 1990 and 16 January 1991 and registered in GRS (Midlothian) on 28 February 1991. | SJEUT – which interest is not included in the CPO | Signet Group Limited<br>110 Cannon Street<br>London<br>EC4N 6EU                    |
| 13B        | ALL and WHOLE the area extending to 173.18 square metres on the Main Mall level of St James Centre, Edinburgh at 66.980 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 13B on Map 6 being part of  | SJEUT – which interest is not included in the CPO | Signet Group Limited<br>110 Cannon Street<br>London<br>EC4N 6EU                    |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND   | OWNERS  | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)              |
|------------|---|---|---|
|            | the subjects known as and forming Units 56/58 St James Centre, Edinburgh more particularly described in the sub-lease between CIN Properties Limited and Ratners Group plc dated 18 December 1990 and 16 January 1991 and registered in GRS (Midlothian) on 28 February 1991.   |   |   |
| 14A        | ALL and WHOLE the area extending to 3.71 square metres on the Service Road level of St James Centre, Edinburgh at 62.370 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 14A on Map 4 being part of the subjects known as and forming Units 59/60 St James Centre, Edinburgh more particularly described in the Sub-Lease between Murrayfield (Tollcross) Limited and Montague Burton Properties Limited dated 16 September and 1 October 1976. | SJEUT – which interest is not included in the CPO | Montague Burton Properties Limited<br>Colegrave House<br>70 Berners Street<br>London<br>W1T 3NL |
| 14B        | ALL and WHOLE the area extending to 241.37 square metres on the Upper Basement level of St James Centre, Edinburgh at 64.390 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 14B on Map 5 being part of the subjects known as and forming Units 59/60 St James Centre, Edinburgh more particularly described in the Sub-  | SJEUT – which interest is not included in the CPO | Montague Burton Properties Limited<br>Colegrave House<br>70 Berners Street<br>London<br>W1T 3NL |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND  | OWNERS  | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)              |
|------------|--|---|---|
| 14C        | <p>Lease between Murrayfield (Tollcross) Limited and Montague Burton Properties Limited dated 16 September and 1 October 1976.</p> <p>ALL and WHOLE the area extending to 421.19 square metres on the Main Mall level of St James Centre, Edinburgh at 66.980 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 14C on Map 6 being part of the subjects known as and forming Units 59/60 St James Centre, Edinburgh more particularly described in the Sub-Lease between Murrayfield (Tollcross) Limited and Montague Burton Properties Limited dated 16 September and 1 October 1976.</p> | SJEUT – which interest is not included in the CPO | Montague Burton Properties Limited<br>Colegrave House<br>70 Berners Street<br>London<br>W1T 3NL |
| 15A        | <p>ALL and WHOLE the area extending to 5.07 square metres on the Service Road level of St James Centre, Edinburgh at 62.370 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 15A on Map 4 being part of the subjects known as and forming Unit 62 St James Centre, Edinburgh being more particularly described in the Lease between CIN Properties Limited, Burton Group Properties Limited and The Burton Group plc dated 10</p>   | SJEUT – which interest is not included in the CPO | Redcastle Limited<br>Colegrave House<br>70 Berners Street<br>London<br>W1T 3NL                  |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND   | OWNERS   | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)        |
|------------|---|--|---|
| 15B        | <p>September and 18 October 1991.</p> <p>ALL and WHOLE the area extending to 233.84 square metres on the Upper Basement level of St James Centre, Edinburgh at 64.390 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 15B on Map 5 being part of the subjects known as and forming Unit 62 St James Centre, Edinburgh being more particularly described in the Lease between CIN Properties Limited, Burton Group Properties Limited and The Burton Group plc dated 10 September and 18 October 1991.</p> | <p>SJEUT – which interest is not included in the CPO</p> | <p>Redcastle Limited<br/>Colegrave House<br/>70 Berners Street<br/>London<br/>W1T 3NL</p> |
| 15C        | <p>ALL and WHOLE the area extending to 261.54 square metres on the Main Mail level of St James Centre, Edinburgh at 66.980 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 15C on Map 6 being part of the subjects known as and forming Unit 62 St James Centre, Edinburgh being more particularly described in the Lease between CIN Properties Limited, Burton Group Properties Limited and The Burton Group plc dated 10 September and 18 October 1991.</p>  | <p>SJEUT – which interest is not included in the CPO</p> | <p>Redcastle Limited<br/>Colegrave House<br/>70 Berners Street<br/>London<br/>W1T 3NL</p> |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND   | OWNERS   | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH) |
|------------|---|--|--|
| 16A        | <p>ALL and WHOLE the area extending to 4.93 square metres on the Service Road level of St James Centre, Edinburgh at 62.370 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 16A on Map 4 being part of the subjects known as and forming Unit 66 St James Centre, Edinburgh being more particularly described in the sub-lease between Coal Pension Properties Limited and The Governor and Company of the Bank of Scotland dated 18 February and 3 April 2003 and registered in the Books of Council and Session on 14 April 2003.</p>     | <p>SJEUT – which interest is not included in the CPO</p> | <p>Bank of Scotland PLC<br/>The Mound<br/>Edinburgh<br/>EH1 1YZ</p>                |
| 16B        | <p>ALL and WHOLE the area extending to 137.50 square metres on the Upper Basement level of St James Centre, Edinburgh at 64.390 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 16B on Map 5 being part of the subjects known as and forming Unit 66 St James Centre, Edinburgh being more particularly described in the sub-lease between Coal Pension Properties Limited and The Governor and Company of the Bank of Scotland dated 18 February and 3 April 2003 and registered in the Books of Council and Session on 14 April 2003.</p> | <p>SJEUT – which interest is not included in the CPO</p> | <p>Bank of Scotland PLC<br/>The Mound<br/>Edinburgh<br/>EH1 1YZ</p>                |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND  | OWNERS   | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH) |
|------------|--|--|--|
| 16C        | <p>ALL and WHOLE the area extending to 171.27 square metres on the Main Mall level of St James Centre, Edinburgh at 66.980 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 16C on Map 6 being part of the subjects known as and forming Unit 66 St James Centre, Edinburgh being more particularly described in the sub-lease between Coal Pension Properties Limited and The Governor and Company of the Bank of Scotland dated 18 February and 3 April 2003 and registered in the Books of Council and Session on 14 April 2003.</p> | <p>SJEUT – which interest is not included in the CPO</p> | <p>Bank of Scotland PLC<br/>The Mound<br/>Edinburgh<br/>EH1 1YZ</p>                |
| 16D        | <p>ALL and WHOLE the area extending to 77.76 square metres on the Food Court level of St James Centre, Edinburgh at 72.070 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 16D on Map 7 being part of the subjects known as and forming Unit 66 St James Centre, Edinburgh being more particularly described in the sub-lease between Coal Pension Properties Limited and The Governor and Company of the Bank of Scotland dated 18 February and 3 April 2003 and registered in the Books of Council and Session on 14 April 2003.</p> | <p>SJEUT – which interest is not included in the CPO</p> | <p>Bank of Scotland PLC<br/>The Mound<br/>Edinburgh<br/>EH1 1YZ</p>                |



| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND  | OWNERS   | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)       |
|------------|--|--|--|
| 17A        | <p>ALL and WHOLE the area extending to 112.37 square metres on the Service Road level of St James Centre, Edinburgh at 62.370 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 17A on Map 4 being part of the subjects known as and forming Unit 71/73 St James Centre, Edinburgh being more particularly described in the lease between SF3030 Limited as Trustee for Mourant Property Trustees Limited as Trustee for CPP (Pearl) Property Trust and Poundland Limited dated 26 February and 27 May 2008 and registered in the Books of Council and Session on 29 August 2008</p> | <p>SJEUT – which interest is not included in the CPO</p> | <p>Poundland Limited<br/>Wellmans Road<br/>Willenhall<br/>West Midlands<br/>WV13 2QT</p> |
| 17B        | <p>ALL and WHOLE the area extending to 467.12 square metres on the Upper Basement level of St James Centre, Edinburgh at 64.390 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 17B on Map 5 being part of the subjects known as and forming Unit 71/73 St James Centre, Edinburgh being more particularly described in the lease between SF3030 Limited as Trustee for Mourant Property Trustees Limited as Trustee for CPP (Pearl) Property Trust and Poundland Limited dated 26 February and 27 May 2008 and registered in the Books of Council</p>                             | <p>SJEUT – which interest is not included in the CPO</p> | <p>Poundland Limited<br/>Wellmans Road<br/>Willenhall<br/>West Midlands<br/>WV13 2QT</p> |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND   | OWNERS  | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)   |
|------------|---|---|--|
| 17C        | <p>and Session on 29 August 2008</p> <p>ALL and WHOLE the area extending to 149.25 square metres on the Upper Basement level of St James Centre, Edinburgh at 64.390 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 17C on Map 5 being part of the subjects known as and forming Unit 75/76 St James Centre, Edinburgh being more particularly described in the lease between SF3030 Limited as Trustee for Mourant Property Trustees Limited as Trustee for CPP (Pearl) Property Trust and Poundland Limited dated 26 February and 27 May 2008 and registered in the Books of Council and Session on 29 August 2008</p> | SJEUT – which interest is not included in the CPO | <p>Poundland Limited<br/>Wellmans Road<br/>Willenhall<br/>West Midlands<br/>WV13 2QT</p> <p>(in so far as they have a tenant's interest)</p> |
| 17D        | <p>ALL and WHOLE the area extending to 948.16 square metres on the Main Mail level of St James Centre, Edinburgh at 66.980 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 17D on Map 6 being part of the subjects known as and forming Unit 71/73 St James Centre, Edinburgh being more particularly described in the lease between SF3030 Limited as Trustee for Mourant Property Trustees Limited as Trustee for CPP (Pearl)</p>   | SJEUT – which interest is not included in the CPO | <p>Poundland Limited<br/>Wellmans Road<br/>Willenhall<br/>West Midlands<br/>WV13 2QT</p>   |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND   | OWNERS  | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH) |
|------------|---|---|--|
|            | Property Trust and Poundland Limited dated 26 February and 27 May 2008 and registered in the Books of Council and Session on 29 August 2008   |   |  |
| 18A        | ALL and WHOLE the area extending to 3.85 square metres on the Service Road level of St James Centre, Edinburgh at 62.370 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 18A on Map 4 being part of the subjects known as and forming Units 77/78 St James Centre, Edinburgh being more particularly described in the sub-lease between CIN Properties Limited and Post Office Counters Ltd dated 8 November and 4 December 1995 and registered in the Books of Council and Session on 20 December 1995 as subsequently varied and amended. | SJEUT – which interest is not included in the CPO | Post Office Limited<br>148 Old Street<br>London<br>EC1V 9HQ                        |
| 18B        | ALL and WHOLE the area extending to 150.76 square metres on the Upper Basement level of St James Centre, Edinburgh at 64.390 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 18B on Map 5 being part of the subjects known as and forming Units 77/78 St James Centre, Edinburgh being more particularly described in the sub-lease between CIN Properties Limited and Post Office  | SJEUT – which interest is not included in the CPO | Post Office Limited<br>148 Old Street<br>London<br>EC1V 9HQ                        |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND   | OWNERS  | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH) |
|------------|---|---|--|
| 18C        | <p>Counters Ltd dated 8 November and 4 December 1995 and registered in the Books of Council and Session on 20 December 1995 as subsequently varied and amended.</p> <p>ALL and WHOLE the area extending to 287.05 square metres on the Main Mail level of St James Centre, Edinburgh at 66.980 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 18C on Map 6 being part of the subjects known as and forming Units 77/78 St James Centre, Edinburgh being more particularly described in the sub-lease between CIN Properties Limited and Post Office Counters Ltd dated 8 November and 4 December 1995 and registered in the Books of Council and Session on 20 December 1995 as subsequently varied and amended.</p> | SJEUT – which interest is not included in the CPO | Post Office Limited<br>148 Old Street<br>London<br>EC1V 9HQ                        |
| 19A        | <p>ALL and WHOLE the area extending to 3.85 square metres on the Service Road level of St James Centre, Edinburgh at 62.370 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 19A on Map 4 being part of the subjects known as and forming Units 79/80 St James Centre, Edinburgh being more particularly described in the lease between CIN Properties Limited and Superdrug</p>   | SJEUT – which interest is not included in the CPO | Superdrug Stores PLC<br>118 Beddington Lane<br>Croydon<br>Surrey<br>CR0 4TB        |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND  | OWNERS   | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)     |
|------------|--|--|--|
| 19B        | <p>Stored PLC dated 18 January and 21 February 1991</p> <p>ALL and WHOLE the area extending to 209.87 square metres on the Upper Basement level of St James Centre, Edinburgh at 64.390 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 19B on Map 5 being part of the subjects known as and forming Units 79/80 St James Centre, Edinburgh being more particularly described in the lease between CIN Properties Limited and Superdrug Stores PLC dated 18 January and 21 February 1991</p> | <p>SJEUT – which interest is not included in the CPO</p> | <p>Superdrug Stores PLC<br/>118 Beddington Lane<br/>Croydon<br/>Surrey<br/>CR0 4TB</p> |
| 19C        | <p>ALL and WHOLE the area extending to 373.96 square metres on the Main Mall level of St James Centre, Edinburgh at 66.980 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 19C on Map 6 being part of the subjects known as and forming Units 79/80 St James Centre, Edinburgh being more particularly described in the lease between CIN Properties Limited and Superdrug Stores PLC dated 18 January and 21 February 1991</p>  | <p>SJEUT – which interest is not included in the CPO</p> | <p>Superdrug Stores PLC<br/>118 Beddington Lane<br/>Croydon<br/>Surrey<br/>CR0 4TB</p> |
| 19D        | <p>ALL and WHOLE the area extending to 3.85 square metres on the Service Road level of St James Centre,</p>  | <p>SJEUT – which interest is not included in the</p>     | <p>Superdrug Stores PLC<br/>118 Beddington Lane</p>                                    |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND  | OWNERS  | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH) |
|------------|--|---|--|
|            | Edinburgh at 62.370 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 19D on Map 4 being part of the subjects known as and forming Units 79/80 St James Centre, Edinburgh being more particularly described in the lease between CIN Properties Limited and Superdrug Stored PLC dated 18 January and 21 February 1991   | CPO   | Croydon<br>Surrey<br>CR0 4TB   |
| 20A        | ALL and WHOLE the area extending to 5.90 square metres on the Service Road level of St James Centre, Edinburgh at 62.370 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 20A on Map 4 being part of the subjects known as and forming Unit 88 St James Centre, Edinburgh being more particularly described in the lease between Coal Pension Properties Limited and Boots the Chemist Limited dated 11 November 1998 and 25 February 1999 and registered in the Books of Council and Session on 28 April 1999. | SJEUT – which interest is not included in the CPO | Boots UK Limited<br>Nottingham<br>NG2 3AA  |
| 20B        | ALL and WHOLE the area extending to 7.09 square metres on the Upper Basement level of St James Centre, Edinburgh at 64.390 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line  | SJEUT – which interest is not included in the CPO | Boots UK Limited<br>Nottingham<br>NG2 3AA  |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND   | OWNERS  | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH) |
|------------|---|---|--|
|            | shaded pink and numbered 20B on Map 5 being part of the subjects known as and forming Unit 88 St James Centre, Edinburgh being more particularly described in the lease between Coal Pension Properties Limited and Boots the Chemist Limited dated 11 November 1998 and 25 February 1999 and registered in the Books of Council and Session on 28 April 1999.  |   |  |
| 20C        | ALL and WHOLE the area extending to 224.00 square metres on the Main Mall level of St James Centre, Edinburgh at 66.980 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 20C on Map 6 being part of the subjects known as and forming Unit 88 St James Centre, Edinburgh being more particularly described in the lease between Coal Pension Properties Limited and Boots the Chemist Limited dated 11 November 1998 and 25 February 1999 and registered in the Books of Council and Session on 28 April 1999. | SJEUT – which interest is not included in the CPO | Boots UK Limited<br>Nottingham<br>NG2 3AA  |
| 20D        | ALL and WHOLE the area extending to 242.32 square metres on the Food Court level of St James Centre, Edinburgh at 72.070 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line   | SJEUT – which interest is not included in the CPO | Boots UK Limited<br>Nottingham<br>NG2 3AA  |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND  | OWNERS  | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH) |
|------------|--|---|--|
|            | shaded pink and numbered 20D on Map 7 being part of the subjects known as and forming Unit 88 St James Centre, Edinburgh being more particularly described in the lease between Coal Pension Properties Limited and Boots the Chemist Limited dated 11 November 1998 and 25 February 1999 and registered in the Books of Council and Session on 28 April 1999.   |   |  |
| 21A        | ALL and WHOLE the area extending to 6.27 square metres on the Service Road level of St James Centre, Edinburgh at 62.370 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 21A on Map 4 being part of the subjects known as and forming Units 93/94 St James Centre, Edinburgh being more particularly described in the lease between SF3030 Limited as Trustees for Mourant Property Trustees Limited as Trustee of the CPP (Pearl) Property Trust and Bank Fashion Limited dated 22 April 2005 and 18 February 2011 and registered in the Books of Council and Session on 25 May 2011. | SJEUT – which interest is not included in the CPO | Bank Fashion Limited<br>Hollinsbrook<br>Pilsworth<br>Bury<br>BL9 8RR               |
| 21B        | ALL and WHOLE the area extending to 8.39 square metres on the Upper Basement level of St James Centre, Edinburgh at 64.390 metres above Ordnance Survey  | SJEUT – which interest is not included in the     | Bank Fashion Limited<br>Hollinsbrook<br>Pilsworth                                  |



| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND   | OWNERS  | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH) |
|------------|---|---|--|
|            | Datum Level as shown outlined with a dashed pink line shaded pink and numbered 21B on Map 5 being part of the subjects known as and forming Units 93/94 St James Centre, Edinburgh being more particularly described in the lease between SF3030 Limited as Trustees for Mourant Property Trustees Limited as Trustee of the CPP (Pearl) Property Trust and Bank Fashion Limited dated 22 April 2005 and 18 February 2011 and registered in the Books of Council and Session on 25 May 2011.  | CPO   | Bury<br>BL9 8RR  |
| 21C        | ALL and WHOLE the area extending to 315.99 square metres on the Main Mail level of St James Centre, Edinburgh at 66.980 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 21C on Map 6 being part of the subjects known as and forming Units 93/94 St James Centre, Edinburgh being more particularly described in the lease between SF3030 Limited as Trustees for Mourant Property Trustees Limited as Trustee of the CPP (Pearl) Property Trust and Bank Fashion Limited dated 22 April 2005 and 18 February 2011 and registered in the Books of Council and Session on 25 May 2011. | SJEUT – which interest is not included in the CPO | Bank Fashion Limited<br>Hollinsbrook<br>Pilisworth<br>Bury<br>BL9 8RR              |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND   | OWNERS  | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)  |
|------------|---|---|---|
| 22         | <p>ALL and WHOLE the area extending to 63.03 square metres on the Main Mall level of St James Centre, Edinburgh at 66.980 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 22 on Map 6 being part of the subjects known as and forming Unit 95 St James Centre, Edinburgh being more particularly described in the lease between CIN Properties Limited and Cookie Jar Limited dated 17 February and 12 March 1992 and registered in the Books of Council and Session on 16 April 1992 as subsequently varied/amended.</p> | <p>SJEUT – which interest is not included in the CPO</p>  | <p>Millie's Cookies Limited<br/>169 Euston Road<br/>London<br/>NW1 2AE</p>  |
| 23         | <p>1. ALL and WHOLE the airspace above Leith Street, Edinburgh between 61.980 metres and 71.980 metres inclusive above Ordnance Survey Datum Level with a cross-section area of 135.90 square metres being the airspace currently occupied by a footbridge above and across Leith Street, Edinburgh as shown outlined with a dashed blue line and shaded blue and numbered 23 on Map 15.</p>  | <p>SJEUT – which interest is not included in the CPO</p> <p>CIP Property (AIPT) Limited<br/>Citigroup Centre<br/>Canada Square<br/>London<br/>E14 5LB</p> <p>(as owners of the Omni</p> | <p>City Centre Restaurants (UK) Ltd<br/>5-7 Marshalsea Road<br/>Borough<br/>London<br/>SE1 1EP</p> <p>Nandos Chickenland Ltd<br/>Erico House<br/>93-99 Upper Richmond Road<br/>Putney</p> |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND | OWNERS   | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)   |
|------------|-----------------------------------|--|--|
|            |                                   | <p>Leisure Complex, Leith Street, Edinburgh, EH1 3AT being the subjects registered in the Land Register of Scotland under Title Number MID57805 - which interest is not included in the CPO)</p> | <p>London<br/>SW15 2TG</p> <p>Royal Bank Of Scotland Plc<br/>Per DTZ Rating Department<br/>Vittoria House<br/>Vittoria Walk<br/>Cheltenham<br/>GL50 1TW</p> <p>Pizza Hut (UK) Ltd.<br/>1 Imperial Place<br/>Elstree Way<br/>Borehamwood<br/>Herts<br/>WD6 1JN</p> <p>J.D. Wetherspoon Plc<br/>Wetherspoon House<br/>Reeds Crescent<br/>Watford<br/>Hertfordshire</p> |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND | OWNERS | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)   |
|------------|-----------------------------------|--------|--|
|            |                                   |        | <p>WD24 4QL</p> <p>Slug &amp; Lettuce Ltd.<br/> Purfer Tun House<br/> 500 Capability Green<br/> Luton<br/> W1 3LS</p> <p>The Restaurant Group<br/> (UK) Ltd<br/> 5-7 Marshalsea Road<br/> London<br/> SE1 1EP</p> <p>Virgin Active Ltd<br/> 100 Aldersgate Street<br/> London<br/> EC1A 4LX</p> <p>Vue Cinemas (UK) Ltd.<br/> 10 Chiswick Park<br/> 566 Chiswick High Road</p> |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND | OWNERS | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)   |
|------------|-----------------------------------|--------|--|
|            |                                   |        | <p>London<br/>W4 5XS</p> <p>SP Distribution PLC<br/>1 Atlantic Quay<br/>Robertson Street<br/>Glasgow<br/>G2 8SP</p> <p>Q-Park Limited<br/>72 Merrion Street<br/>Leeds<br/>LS2 8LW</p> <p>Q-Park NV<br/>Stationsplein 8-E<br/>6221 BT<br/>Maastricht<br/>Netherlands</p> <p>The Royal Bank of<br/>Scotland Public Limited<br/>Company (ATM Site –<br/>61/12 Leith Street)</p> |

| NO. ON MAP   | DESCRIPTION AND SITUATION OF LAND  | OWNERS  | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)  |
|--------------|--|---|---|
|              |  |   | <p>36 St Andrew Square<br/>EH2 2YB</p> <p>CIP Property (AIPT) Limited<br/>Citigroup Centre<br/>Canada Square<br/>Canary Wharf<br/>London<br/>E14 5LB</p> <p>(as tenants of the Omni Leisure Complex, Leith Street, Edinburgh, EH1 3AT being the subjects registered in the Land Register of Scotland under Title Number MID57805)</p> |
| 23 continued | 2. ALL and WHOLE the airspace above Leith Street, Edinburgh between 61.980 metres and 71.980 metres inclusive above Ordnance Survey Datum Level with a cross-section area of 135.90 square | Owners Unknown<br>(as owners of the solum - which interest is not |   |

| NO. ON MAP   | DESCRIPTION AND SITUATION OF LAND   | OWNERS  | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH) |
|--------------|---|---|--|
|              | metres being the airspace currently occupied by a footbridge above and across Leith Street, Edinburgh as shown outlined with a dashed blue line and shaded blue and numbered 23 on Map 15.  | included in the CPO)  |  |
| 23 continued | 3. ALL and WHOLE the airspace above Leith Street, Edinburgh between 61.980 metres and 71.980 metres inclusive above Ordnance Survey Datum Level with a cross-section area of 135.90 square metres being the airspace currently occupied by a footbridge above and across Leith Street, Edinburgh as shown outlined with a dashed blue line and shaded blue and numbered 23 on Map 15. | City of Edinburgh Council<br>City Chambers High Street Edinburgh<br>(in so far as they have an interest in the said airspace - which interest is not included in the CPO) |  |
| 24A          | ALL and WHOLE the area extending to 4.05 square metres on the Service Road level of St James Centre, Edinburgh at 62.370 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 24A on Map 4 being part of   | SJEUT – which interest is not included in the CPO   | John Lewis Properties plc<br>171 Victoria Street<br>London<br>SW1E 5NN             |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND   | OWNERS   | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH) |
|------------|---|--|--|
|            | <p>the subjects premises at St James Centre, Edinburgh comprising (i) accommodation on level 4; (ii) plant rooms and other associated areas on levels 5 and 6 and at service road level, all as more particularly described in Lease between Coal Pension Properties Limited and John Lewis Properties plc dated 25 March and 8 May 2003 and registered in the Books of Council and Session on 9 July 2003.</p>   |  |  |
| 24B        | <p>ALL and WHOLE the area extending to 4.05 square metres on the Upper Basement level of St James Centre, Edinburgh at 64.390 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 24B on Map 5 being part of the subjects premises at St James Centre, Edinburgh comprising (i) accommodation on level 4; (ii) plant rooms and other associated areas on levels 5 and 6 and at service road level, all as more particularly described in Lease between Coal Pension Properties Limited and John Lewis Properties plc dated 25 March and 8 May 2003 and registered in the Books of Council and Session on 9 July 2003.</p> | <p>SJEUT – which interest is not included in the CPO</p> | <p>John Lewis Properties plc<br/>171 Victoria Street<br/>London<br/>SW1E 5NN</p>   |



| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND  | OWNERS   | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH) |
|------------|--|--|--|
| 24C        | <p>ALL and WHOLE the area extending to 4.05 square metres on the Main Mall level of St James Centre, Edinburgh at 66.980 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 24C on Map 6 being part of the subjects premises at St James Centre, Edinburgh comprising (i) accommodation on level 4; (ii) plant rooms and other associated areas on levels 5 and 6 and at service road level, all as more particularly described in Lease between Coal Pension Properties Limited and John Lewis Properties plc dated 25 March and 8 May 2003 and registered in the Books of Council and Session on 9 July 2003.</p> | <p>SJEUT – which interest is not included in the CPO</p> | <p>John Lewis Properties plc<br/>171 Victoria Street<br/>London<br/>SW1E 5NN</p>   |
| 24D        | <p>ALL and WHOLE the area extending to 1,633.72 square metres on the Food Court level of St James Centre, Edinburgh at 72.070 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 24D on Map 7 being part of the subjects premises at St James Centre, Edinburgh comprising (i) accommodation on level 4; (ii) plant rooms and other associated areas on levels 5 and 6 and at service road level, all as more particularly described in Lease between Coal Pension Properties Limited and John</p>  | <p>SJEUT – which interest is not included in the CPO</p> | <p>John Lewis Properties plc<br/>171 Victoria Street<br/>London<br/>SW1E 5NN</p>   |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND  | OWNERS  | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH) |
|------------|--|---|--|
| 24E        | <p>Lewis Properties plc dated 25 March and 8 May 2003 and registered in the Books of Council and Session on 9 July 2003.</p> <p>ALL and WHOLE the area extending to 106.42 square metres on the Place To Eat level of St James Centre, Edinburgh at 76.800 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 24E on Map 8 being part of the subjects premises at St James Centre, Edinburgh comprising (i) accommodation on level 4; (ii) plant rooms and other associated areas on levels 5 and 6 and at service road level, all as more particularly described in Lease between Coal Pension Properties Limited and John Lewis Properties plc dated 25 March and 8 May 2003 and registered in the Books of Council and Session on 9 July 2003.</p> | SJEUT – which interest is not included in the CPO | John Lewis Properties plc<br>171 Victoria Street<br>London<br>SW1E 5NN             |
| 24F        | <p>ALL and WHOLE the area extending to 4.05 square metres on the Service Yard level of St James Centre, Edinburgh at 55.250 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 24F on Map 3 being part of the subjects premises at St James Centre, Edinburgh</p>   | SJEUT – which interest is not included in the CPO | John Lewis Properties plc<br>171 Victoria Street<br>London<br>SW1E 5NN             |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND   | OWNERS  | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH) |
|------------|---|---|--|
|            | comprising (i) accommodation on level 4; (ii) plant rooms and other associated areas on levels 5 and 6 and at service road level, all as more particularly described in Lease between Coal Pension Properties Limited and John Lewis Properties plc dated 25 March and 8 May 2003 and registered in the Books of Council and Session on 9 July 2003.  |   |  |
| 24G        | ALL and WHOLE the area extending to 92.52 square metres on the Place To Eat level of St James Centre, Edinburgh at 76.800 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 24G on Map 8 being part of the subjects premises at St James Centre, Edinburgh comprising (i) accommodation on level 4; (ii) plant rooms and other associated areas on levels 5 and 6 and at service road level, all as more particularly described in Lease between Coal Pension Properties Limited and John Lewis Properties plc dated 25 March and 8 May 2003 and registered in the Books of Council and Session on 9 July 2003. | SJEUT – which interest is not included in the CPO | John Lewis Properties plc<br>171 Victoria Street<br>London<br>SW1E 5NN             |
| 24H        | ALL and WHOLE the area extending to 8.37 square metres on the Place To Eat level of St James Centre,  | SJEUT – which interest is not included in the     | John Lewis Properties plc<br>171 Victoria Street                                   |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND  | OWNERS  | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)    |
|------------|--|---|---|
|            | Edinburgh at 76.800 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 24H on Map 8 being part of the subjects premises at St James Centre, Edinburgh comprising (i) accommodation on level 4; (ii) plant rooms and other associated areas on levels 5 and 6 and at service road level, all as more particularly described in Lease between Coal Pension Properties Limited and John Lewis Properties plc dated 25 March and 8 May 2003 and registered in the Books of Council and Session on 9 July 2003.  | CPO   | London<br>SW1E 5NN  |
| 25A        | ALL and WHOLE the area extending to 1,554.43 square metres on the Food Court level of St James Centre, Edinburgh at 72.070 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 25A on Map 7 forming part of the subjects known as the car parks and spiral ramps as more particularly described in the lease between SF3030 Limited as Trustees for Mourant Property Trustees Limited as Trustee of the CPP (Pearl) Property Trust and National Car Parks Limited dated 20 March and 30 July 2008 and registered in the Books of Council and Session on 26 | SJEUT – which interest is not included in the CPO | National Car Parks Limited<br>Saffron Court<br>14B Cross Street<br>London<br>EC1N 8XA |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND  | OWNERS  | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)    |
|------------|--|---|---|
| 25B        | <p>January 2009.</p> <p>ALL and WHOLE the area extending to 2,535.23 square metres on the Place To Eat level of St James Centre, Edinburgh at 76.800 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 25B on Map 8 forming part of the subjects known as the car parks and spiral ramps as more particularly described in the lease between SF3030 Limited as Trustees for Mourant Property Trustees Limited as Trustee of the CPP (Pearl) Property Trust and National Car Parks Limited dated 20 March and 30 July 2008 and registered in the Books of Council and Session on 26 January 2009.</p> | SJEUT – which interest is not included in the CPO | National Car Parks Limited<br>Saffron Court<br>14B Cross Street<br>London<br>EC1N 8XA |
| 25C        | <p>ALL and WHOLE the area extending to 1,546.62 square metres on the Staff Rooms level of St James Centre, Edinburgh at 81.500 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 25C on Map 9 forming part of the subjects known as the car parks and spiral ramps as more particularly described in the lease between SF3030 Limited as Trustees for Mourant Property Trustees Limited as Trustee of the CPP (Pearl) Property Trust and National</p>  | SJEUT – which interest is not included in the CPO | National Car Parks Limited<br>Saffron Court<br>14B Cross Street<br>London<br>EC1N 8XA |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND   | OWNERS  | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)    |
|------------|---|---|---|
| 25D        | <p>Car Parks Limited dated 20 March and 30 July 2008 and registered in the Books of Council and Session on 26 January 2009.</p> <p>ALL and WHOLE the area extending to 1,578.94 square metres on the Plant level of St James Centre, Edinburgh at 86.260 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 25D on Map 10 forming part of the subjects known as the car parks and spiral ramps as more particularly described in the lease between SF3030 Limited as Trustees for Mourant Property Trustees Limited as Trustee of the CPP (Pearl) Property Trust and National Car Parks Limited dated 20 March and 30 July 2008 and registered in the Books of Council and Session on 26 January 2009.</p> | SJEUT – which interest is not included in the CPO | National Car Parks Limited<br>Saffron Court<br>14B Cross Street<br>London<br>EC1N 8XA |
| 26A        | <p>ALL and WHOLE the area extending to 1.06 square metres on the Upper Basement level of St James Centre, Edinburgh at 64.390 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 26A on Map 5 forming part of the subjects known as and forming Plant Room L of the St James Centre, Edinburgh more particularly described in</p>  | SJEUT – which interest is not included in the CPO | Arqiva Services Limited<br>Crawley Court<br>Winchester<br>SO21 2QA                    |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND   | OWNERS  | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)           |
|------------|---|---|--|
|            | the licence between Coal Pension Properties Limited and National Transcommunications Limited.   |   |  |
| 26B        | ALL and WHOLE the area extending to 14.41 square metres on the Place To Eat level of St James Centre, Edinburgh at 76.800 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 26B on Map 8 forming part of the subjects known as and forming Plant Room L of the St James Centre, Edinburgh more particularly described in the licence between Coal Pension Properties Limited and National Transcommunications Limited.  | SJEUT – which interest is not included in the CPO | Arqiva Services Limited<br>Crawley Court<br>Winchester<br>SO21 2QA                           |
| 27A        | ALL and WHOLE the area extending to 421.91 square metres on the New St Andrew's House Roof Plant level of St James Centre, Edinburgh at approximately 101.000 to 111.000 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 27A on Map 12 forming part of the subjects known as and forming St James House, Edinburgh, EH1 3TG more particularly described in the agreement between The Royal Bank of Scotland plc and Orange Personal Communications Services Limited dated 13 and 22 May 2003 and registered in the Books of Council and | SJEUT – which interest is not included in the CPO | Orange Personal<br>Communication Services<br>Limited<br>Mosquito Way<br>Hatfield<br>AL10 9BW |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND   | OWNERS   | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)     |
|------------|---|--|--|
| 27B        | <p>Session on 8 May 2003.</p> <p>ALL and WHOLE the area extending to 7.70 square metres on the New St Andrew's House Roof Plant level of St James Centre, Edinburgh at 101.000 to 111.000 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 27B on Map 12 forming part of the subjects known as and forming St James House, Edinburgh, EH1 3TG more particularly described in the agreement between The Royal Bank of Scotland plc and Orange Personal Communications Services Limited dated 13 and 22 May 2003 and registered in the Books of Council and Session on 8 May 2003.</p> | SJEUT – which interest is not included in the CPO  | Orange Personal Communication Services Limited<br>Mosquito Way<br>Hatfield<br>AL10 9BW |
| 28         | <p>ALL and WHOLE the airspace above the subjects known as and forming the John Lewis Store, part of the St James Centre, Edinburgh with a cross-section area of 5,704.61 square metres as shown outlined with a dashed blue line shaded blue and numbered 28 on Map 15 being the airspace above the subjects known as and forming the John Lewis Store, part of the St James Centre, Edinburgh, being the subjects disposed by Feu Disposition by City of Edinburgh Council to The Scottish Metropolitan Property</p>   | The Scottish Metropolitan Property Company Limited<br>15 Atholl Crescent<br>Edinburgh<br>EH3 8HA | N/A  |



| NO. ON MAP   | DESCRIPTION AND SITUATION OF LAND   | OWNERS  | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)     |
|--------------|---|---|--|
|              | Company Limited recorded GRS (Midlothian) 24th December 1996.   |   |  |
| 29           | ALL and WHOLE the area extending to 155.55 square metres on the New St Andrew's House Roof Plant level of St James Centre, Edinburgh at approximately 101.00 to 111.000 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 29 on Map 12 forming part and portion of each of the following interests: | SJEUT – which interest is not included in the CPO |  |
| 29 continued | 1. Part of the subjects known as and forming St James House, Edinburgh, EH1 3TG more particularly described in the agreement between The Royal Bank of Scotland plc and Orange Personal Communications Services Limited dated 13 and 22 May 2003 and registered in the Books of Council and Session on 8 May 2003.  | SJEUT – which interest is not included in the CPO | Orange Personal Communication Services Limited<br>Mosquito Way<br>Hatfield<br>AL10 9BW |
| 29 continued | 2. Part of the subjects known as and forming St James House, Edinburgh, EH1 3TG more particularly described in: i) the Minute of  | SJEUT – which interest is not included in the     | Arqiva Services Limited<br>Crawley Court<br>Winchester                                 |

| NO. ON MAP   | DESCRIPTION AND SITUATION OF LAND   | OWNERS  | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)       |
|--------------|---|---|--|
|              | <p>Agreement between the Secretary of State for the Environment, Transport and The Regions and the British Broadcasting Corporation dated 15 May 1987 and 13 April 1988 and registered in the Books of Council and Session on 26 April 1988; and ii) Minute of Agreement between the Secretary of State for the Environment and the British Broadcasting Corporation dated 29 March and 28 June 1991 and registered in the Books of Council and Session on 8 July 1991, as subsequently varied and amended.</p> | CPO   | SO21 2QA   |
| 29 continued | <p>3. Part of the subjects known as and forming St James House more particularly described in the sub-lease between The Secretary of State for the Environment and Vodafone Limited dated 18 May and 21 June and registered in the Books of Council and Session on 16 August 1994.</p>  | SJEUT – which interest is not included in the CPO | Vodafone Limited<br>Vodafone House<br>The Connection<br>Newbury<br>Berkshire<br>RG14 2FN |
| 30           | <p>ALL and WHOLE the area extending to 62.15 square metres on the Service Road level of St James Centre, Edinburgh at 62.370 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 30 on Map 4 forming part of</p>  | SJEUT – which interest is not included in the CPO | SP Distribution PLC<br>1 Atlantic Quay<br>Robertson Street<br>Glasgow                    |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND  | OWNERS  | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)  |
|------------|--|---|---|
|            | the subjects known as and forming Sub-station G.O.B., St James Centre, Edinburgh, being the subjects described in the sub-lease between the Secretary of State for the Environment and The South of Scotland Electricity Board dated 23 October and 9 November 1979 and registered in the Books of Council and Session on 6 December 1979 but referred to as Substation "H" Area 11 on the plan annexed to the aforementioned sub-lease.   |   | G2 8SP  |
| 31         | ALL and WHOLE of the airspace above the subjects known as and forming Multrees Walk lying between St Andrew Square, Edinburgh and Elder Street, Edinburgh, EH1 3DX between 79.800 metres and 121.000 metres above Ordnance Survey Datum Level with a cross-section area of 516.28 square metres such airspace forming part and portion of ALL and WHOLE the subjects known as and forming The Walk lying between St Andrew Square, Edinburgh and Elder Street, Edinburgh, EH1 3DX being the subjects registered in the Land Register of Scotland under Title Number MID25807 all as indicatively shown outlined with dashed blue line and shaded blue and numbered 31 on Map 15. | Coal Pension Properties Limited<br>One Curzon Street<br>London<br>W1J 5HD | Harvey Nichols Regional Stores Limited<br>361-365 Chiswick High Road<br>London<br>W4 4HS<br><br>SP Distribution PLC<br>1 Atlantic Quay<br>Robertson Street<br>Glasgow<br>G2 8SP<br><br>City of Edinburgh Council<br>City Chambers |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND | OWNERS | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)  |
|------------|-----------------------------------|--------|---|
|            |                                   |        | <p>High Street<br/>Edinburgh<br/>(which interest is not being acquired)</p> <p>Dialog<br/>Semiconductors(UK) Ltd<br/>2(1F) Multrees Walk<br/>Edinburgh<br/>EH1 3DQ</p> <p>Hugo Boss UK Ltd<br/>39 Plender Street<br/>Camden Town<br/>London<br/>NW1 ODT</p> <p>LVMH Fashion Group<br/>12 Clifford Street<br/>London<br/>W1S 2LL</p> <p>Michael Kors<br/>33 Kingsway (7th Floor)</p> |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND | OWNERS | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)   |
|------------|-----------------------------------|--------|--|
|            |                                   |        | <p>London<br/>England<br/>WC2B 6UF</p> <p>Coal Pension Properties<br/>Limited<br/>One Curzon Street<br/>London<br/>W1J 5HD</p> <p>Elm Row Productions Ltd<br/>T/A Vincaffè<br/>11 Multrees Walk<br/>Edinburgh<br/>EH1 3DQ</p> <p>Charles Stanley &amp; Co Ltd<br/>25 Luke Street<br/>London<br/>EC2A 4AR</p> <p>Brown Shipley &amp; Co.<br/>Limited<br/>Founders Court</p> |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND | OWNERS | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)   |
|------------|-----------------------------------|--------|--|
|            |                                   |        | <p>Lothbury<br/>London<br/>EC2R 7HE</p> <p>Links (London) Limited<br/>Per Matthew Lee<br/>Unit 7<br/>Guildford Industrial Estate<br/>Guildford<br/>Surrey<br/>GU2 8YT</p> <p>Anne Fontaine<br/>4 Multrees Walk<br/>Edinburgh<br/>EH1 3DQ</p> <p>Calvin Klein Underwear<br/>55 New Bond Street<br/>London<br/>W15 1DG</p> <p>G-Star<br/>8 Multrees Walk</p> |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND | OWNERS | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)   |
|------------|-----------------------------------|--------|--|
|            |                                   |        | <p>Edinburgh<br/>EH1 3DQ</p> <p>Jojo Maman Bebe Ltd<br/>Unit A Oxwich Road<br/>Reevesland Industrial Estate<br/>Newport<br/>Gwent<br/>Wales<br/>NP19 4PU</p> <p>Nero Holdings Ltd.<br/>2nd Floor<br/>3 Neal Street<br/>Covent Garden<br/>London<br/>WC2H 9PU</p> <p>Vidal Sassoon<br/>56 Brook Street<br/>London<br/>W1K 5NE</p> |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND | OWNERS | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)  |
|------------|-----------------------------------|--------|---|
|            |                                   |        | <p>Kurt Geiger Limited<br/>24 Britton Street<br/>London<br/>United Kingdom<br/>EC1M 5UA</p> <p>Twinmar Ltd T/A Sole<br/>Maxted Road<br/>Hemel Hempstead<br/>Herts<br/>HP2 7DX</p> <p>Bravissimo Ltd<br/>17 Multrees Walk<br/>Edinburgh<br/>EH1 3DQ</p> <p>Argento Ltd<br/>4A Connorsbrook Avenue<br/>Belfast<br/>BT4 1JT</p> <p>Swarovski UK Limited<br/>1st Floor Building 4</p> |



| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND | OWNERS | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)   |
|------------|-----------------------------------|--------|--|
|            |                                   |        | <p>Chiswick Park<br/>566 Chiswick High Road<br/>London<br/>W4 5YE</p> <p>Don Pelle Ltd T/A<br/>Proudfoot<br/>104 South Street<br/>Perth<br/>PH2 8PA</p> <p>T &amp; G Allan T/A The Pen<br/>Shop<br/>Allan House<br/>5 Bambergh Court<br/>Team Valley<br/>Tyne &amp; Wear<br/>NE11 0TX</p> <p>Daniel Footwear<br/>91 Roseville Road<br/>Leeds<br/>LS8 5DT</p> |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND | OWNERS | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)  |
|------------|-----------------------------------|--------|---|
|            |                                   |        | <p>Reiss<br/>24 Multrees Walk<br/>Edinburgh<br/>EH1 3DQ</p> <p>Tommy Hilfiger<br/>23 Multrees Walk<br/>Edinburgh</p> <p>Burberry<br/>per Steve West<br/>Montagu Evans LLP<br/>5 Bolton Street<br/>London<br/>W1J 8BA</p> <p>Sandro<br/>Unit 4<br/>Multrees Walk<br/>Edinburgh<br/>EH1 3DQ</p> <p>Mulberry Company<br/>(Sales) Limited</p> |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND | OWNERS | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)   |
|------------|-----------------------------------|--------|--|
|            |                                   |        | <p>The Rookery<br/>Chilcompton<br/>Bath<br/>Somerset<br/>BA3 4EH</p> <p>South Bridge Retail<br/>Scotland Limited<br/>12 Frederick Street<br/>Edinburgh<br/>EH2 2HB</p> <p>Washington Green Retail<br/>Limited<br/>44 Upper Gough Street<br/>Birmingham<br/>B1 1JL</p> <p>Nespresso UK Limited<br/>1 City Place<br/>Gatwick<br/>RH6 0PA</p> |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND  | OWNERS         | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH) |
|------------|--|----------------|--|
| 32A        | ALL and WHOLE the area extending to 407.74 square metres as shown outlined with a dashed pink line shaded pink and numbered 32A on Map 14 being subjects adjacent to St James Place, Edinburgh.  | Owners Unknown | N/A  |
| 32B        | ALL and WHOLE the area extending to 255.53 square metres as shown outlined with a dashed pink line shaded pink and numbered 32B on Map 14 being subjects adjacent to Little King Street, Edinburgh.  | Owners Unknown | N/A  |
| 32C        | ALL and WHOLE the area extending to 4.40 square metres as shown outlined with a dashed pink line shaded pink and numbered 32C on Map 14 being subjects adjacent to Little King Street and Leith Street, Edinburgh.   | Owners Unknown | N/A  |
| 33         | ALL and WHOLE part of the airspace over St James Place, Edinburgh between 4.5 metres and 12.5 metres above the solum of the road and with a cross-section area of 24.87 square metres shown outlined with a dashed blue line, coloured blue and numbered 33 on Map 15 forming part of the airspace over St James Place, Edinburgh. | Owners Unknown | N/A  |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND   | OWNERS   | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)                |
|------------|---|--|---|
| 34         | ALL and WHOLE the area extending to 971.87 square metres as shown outlined with a dashed pink line shaded pink and numbered 34 on Map 14 being part of the subjects known as and forming St Andrew's Hall, St James Place, Edinburgh.   | Trustees for behoof of the Archdiocese of St Andrews and Edinburgh   | John Lewis PLC<br>171 Victoria Street<br>London<br>SW1E 5NN                                       |
| 35         | ALL and WHOLE the area extending to 38.54 square metres on the Main Mall level of St James Centre, Edinburgh at 66.980 metres above Ordnance Survey Datum Level as shown with a pink line and numbered 35 on Map 6 forming part of the subjects known as and forming the St James Centre, Edinburgh more particularly described in the agreement between Coal Pension Properties Limited and Telecom Securicor Cellular Radio Limited dated 8 and 13 June 2000 and registered in the Books of Council and Session on 2 August 2000. | SJEUT – which interest is not included in the CPO  | Telefonica UK Limited<br>260 Bath Road<br>Slough<br>Berkshire<br>SL1 4DX                          |
| 36         | ALL and WHOLE the area extending to 886.27 square metres as shown outlined with a dashed pink line shaded pink and numbered 36 on Map 14 being the subjects known as and forming 27, 29 and 31 James Craig Walk, Edinburgh, EH1 3BA being the subjects registered in the Land Register of Scotland under Title Number MID39754.   | MSAF014 James Craig Court Edinburgh Limited<br>1 <sup>st</sup> Floor<br>Tudor House<br>Le Bordage<br>St Peter Port<br>Guernsey | Unite Accommodation Management 3 Limited<br>The Core<br>40 St Thomas Street<br>Bristol<br>BS1 6JX |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND   | OWNERS  | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)  |
|------------|---|---|---|
| 37         | <p>ALL and WHOLE part of the airspace above the subjects known as and forming 27, 29, 31, 33, 35, 37, 39 and 41 York Place between 79.8 metres and 121 metres above Ordnance Survey Datum Level only with a cross-section area of 150.27 square metres, part and portion of such airspace forming part and portion of ALL and WHOLE the subjects known as: (1) 27 York Place, Edinburgh being the subjects registered in the Land Register of Scotland under Title Number MID88819; (2) 33 York Place, Edinburgh being the subjects registered in the Land Register of Scotland under Title Number MID62272; (3) 29 York Place, Edinburgh being the subjects registered in the Land Register of Scotland under Title Number MID13007; (4) the westmost top floor house within the attic storey at 35 York Place, Edinburgh, EH1 3HP being the subjects registered in the Land Register of Scotland under Title Number MID62230 all as shown outlined with a dashed blue line and shaded blue and numbered 37 on Map 15.</p> | <p>GY1 1DB</p> <p>Owners Unknown</p> <p>Khwaja Akbar Mir &amp; Sabira Akbar Mir</p> <p>Craigroyston House</p> <p>50 West Shore Road</p> <p>Edinburgh</p> <p>Standard Life Trustee Company Limited</p> <p>Standard Life House</p> <p>30 Lothian Road</p> <p>Edinburgh</p> <p>EH1 2DH</p> <p>R.J. O'Donnell Ltd</p> <p>16 Claremont Crescent</p> <p>Edinburgh</p> <p>EH7 4HX</p> <p>Mr &amp; Mrs Palmer SIPP Trustees</p> | <p>Campbell Smith WS LLP</p> <p>33 York Place</p> <p>Edinburgh</p> <p>EH1 3HP</p> <p>Craighead Administration Ltd</p> <p>Forth House</p> <p>28 Rutland Square</p> <p>Edinburgh</p> <p>EH1 2BW</p> <p>Will Rudd Davidson</p> <p>43 York Place</p> <p>Edinburgh</p> <p>EH1 3HP</p> <p>Eden Scott</p> <p>26 St Andres Square</p> <p>Edinburgh</p> <p>EH2 1AF</p> |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND | OWNERS   | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)   |
|------------|-----------------------------------|--|--|
|            |                                   | <p>C/O Elmbank<br/>Galahill<br/>Jedburgh<br/>TD8 6QF</p> <p>York Place Group of<br/>Individual SIPPS<br/>43 York Place<br/>Edinburgh<br/>EH1 3HP</p> <p>Aspin Estates Ltd<br/>5 Fitzroy Place<br/>Glasgow<br/>G3 7RH</p> <p>Fergus Alexander Tait<br/>Top Floor Flat<br/>35 York Place<br/>Edinburgh<br/>EH1 3HP</p> <p>Jadenorth Properties<br/>Limited</p> | <p>Aver Corporate Advisory<br/>Services Ltd t/a Aver<br/>Chartered Accountants<br/>21 York Place<br/>Edinburgh<br/>EH1 3EN</p> |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND   | OWNERS   | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)       |
|------------|---|--|--|
|            |   | 29 York Place<br>Edinburgh<br>Midlothian<br>EH1 3HP                |  |
| 38         | ALL and WHOLE the area extending to 22.93 square metres on the Upper Basement level of St James Centre, Edinburgh at 64.390 metres above Ordnance Survey Datum Level as shown outlined with a dashed pink line shaded pink and numbered 38 on Map 5 forming part of the upper basement level of St James House and shown outlined with a dashed pink line and coloured pink on Map 5 being part of the subjects of the sub-lease between The Secretary of State for the Environment and Vodafone Limited dated 18 May and 21 June and registered in the Books of Council and Session on 16 August 1994. | SJEUT – which interest is not included in the CPO                  | Vodafone Limited<br>Vodafone House<br>The Connection<br>Newbury<br>Berkshire<br>RG14 2FN |
| 39         | NOT USED  | N/A  | N/A  |
| 40         | ALL and WHOLE part of the airspace above the subjects known as and forming St Andrew's Hall, St James Place, Edinburgh between 79.800 metres and 121.000 metres above Ordnance Survey Datum Level only with a cross-section area of 904.32 square metres shown outlined with  | Trustees for behoof of the Archdiocese of St Andrews and Edinburgh | John Lewis PLC<br>171 Victoria Street<br>London<br>SW1E 5NN                              |



| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND  | OWNERS  | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)           |
|------------|--|---|--|
| 41A        | <p>a dashed blue line and shaded blue and numbered 40 on Map 15 such airspace forming part and portion of ALL and WHOLE the subjects known as St Mary's Roman Catholic Cathedral, St James Place, Edinburgh.</p> <p>ALL and WHOLE the area extending 139.20 square metres on the Service Road level of St James Centre, Edinburgh at 62.370 metres above Ordnance Survey Datum Level as shown with a pink line and numbered 41A on Map 4 forming part of the subjects known as and forming the St James Centre, Edinburgh more particularly described in the wayleave agreement between British Telecommunications PLC and Coal Pension Properties Limited dated 2 April 2003.</p> | SJEUT – which interest is not included in the CPO | British Telecommunications Public Limited Company<br>81 Newgate Street<br>London<br>EC1A 7AJ |
| 41B        | <p>ALL and WHOLE the area extending to 133.49 square metres on the Upper Basement level of St James Centre, Edinburgh at 64.390 metres above Ordnance Survey Datum Level as shown with a pink line and numbered 41B on Map 5 forming part of the subjects known as and forming the St James Centre, Edinburgh more particularly described in the wayleave agreement between British Telecommunications PLC and Coal Pension Properties</p>   | SJEUT – which interest is not included in the CPO | British Telecommunications Public Limited Company<br>81 Newgate Street<br>London<br>EC1A 7AJ |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND  | OWNERS  | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)           |
|------------|--|---|--|
|            | Limited dated 2 April 2003.  |   |  |
| 41C        | ALL and WHOLE the area extending to 133.31 square metres on the Main Mall level of St James Centre, Edinburgh at 66.980 metres above Ordnance Survey Datum Level as shown with a pink line and numbered 41C on Map 6 forming part of the subjects known as and forming the St James Centre, Edinburgh more particularly described in the wayleave agreement between British Telecommunications PLC and Coal Pension Properties Limited dated 2 April 2003. | SJEUT – which interest is not included in the CPO | British Telecommunications Public Limited Company<br>81 Newgate Street<br>London<br>EC1A 7AJ |
| 41D        | ALL and WHOLE the area extending to 133.47 square metres on the Food Court level of St James Centre, Edinburgh at 72.070 metres above Ordnance Survey Datum Level as shown with a pink line and numbered 41D on Map 7 forming part of the subjects known as and forming the St James Centre, Edinburgh more particularly described in the wayleave agreement between British Telecommunications PLC and Coal Pension Properties                            | SJEUT – which interest is not included in the CPO | British Telecommunications Public Limited Company<br>81 Newgate Street<br>London<br>EC1A 7AJ |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND   | OWNERS  | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)           |
|------------|---|---|--|
|            | Limited dated 2 April 2003.   |   |  |
| 41E        | ALL and WHOLE the area extending to 7.34 square metres on the Service Road level of St James Centre, Edinburgh at 62.370 metres above Ordnance Survey Datum Level as shown with a pink line and numbered 41E on Map 4 forming part of the subjects known as and forming the St James Centre, Edinburgh more particularly described in the wayleave agreement between British Telecommunications PLC and Coal Pension Properties Limited dated 2 April 2003. | SJEUT – which interest is not included in the CPO | British Telecommunications Public Limited Company<br>81 Newgate Street<br>London<br>EC1A 7AJ |
| 41F        | ALL and WHOLE the area extending to 7.43 square metres on the Main Mall level of St James Centre, Edinburgh at 66.980 metres above Ordnance Survey Datum Level as shown with a pink line and numbered 41F on Map 6 forming part of the subjects known as and forming the St James Centre, Edinburgh more particularly described in the wayleave agreement between British Telecommunications PLC and Coal Pension Properties                                | SJEUT – which interest is not included in the CPO | British Telecommunications Public Limited Company<br>81 Newgate Street<br>London<br>EC1A 7AJ |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND   | OWNERS  | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)           |
|------------|---|---|--|
|            | Limited dated 2 April 2003.   |   |  |
| 41G        | ALL and WHOLE the area extending to 7.44 square metres on the Food Court level of St James Centre, Edinburgh at 72.070 metres above Ordnance Survey Datum Level as shown with a pink line and numbered 41G on Map 7 forming part of the subjects known as and forming the St James Centre, Edinburgh more particularly described in the wayleave agreement between British Telecommunications PLC and Coal Pension Properties Limited dated 2 April 2003.     | SJEUT – which interest is not included in the CPO | British Telecommunications Public Limited Company<br>81 Newgate Street<br>London<br>EC1A 7AJ |
| 41H        | ALL and WHOLE the area extending to 7.48 square metres on the Upper Basement level of St James Centre, Edinburgh at 64.390 metres above Ordnance Survey Datum Level as shown with a pink line and numbered 41H on Map 5 forming part of the subjects known as and forming the St James Centre, Edinburgh more particularly described in the wayleave agreement between British Telecommunications PLC and Coal Pension Properties Limited dated 2 April 2003. | SJEUT – which interest is not included in the CPO | British Telecommunications Public Limited Company<br>81 Newgate Street<br>London<br>EC1A 7AJ |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND  | OWNERS   | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH)                             |
|------------|--|--|--|
| 42         | ALL and WHOLE the area extending to 62.40 square metres on the Upper Basement level of St James Centre, Edinburgh at 64.390 metres above Ordnance Survey Datum Level as shown with a pink line and numbered 42 on Map 5 forming part of the subjects known as and forming the St James Centre, Edinburgh more particularly described in the wayleave agreement between Cable & Wireless UK, St James Edinburgh Limited and John Lewis PLC.   | SJEUT – which interest is not included in the CPO  | Cable & Wireless U.K<br>Vodafone House<br>The Connection<br>Newbury<br>Berkshire<br>United Kingdom<br>RG14 2FN |
| 43         | ALL and WHOLE part of the airspace between 79.800 metres and 121.000 metres above Ordnance Survey Datum Level with a cross-section area of 391.39 square metres , above the subjects forming part and portion of each of the subjects known as and forming:<br><br>23, 24, 25 and 26 St James Square, Edinburgh, being:<br><br>(1) ground floor flat, 24 St James Square, Edinburgh, EH1 3AY being the subjects registered in the Land Register of Scotland under Title Number MID126261; (2) 25/2 St James Square, Edinburgh being the subjects registered in | Owners Unknown<br><br>The Royal Bank of Scotland Public Limited Company<br>36 St Andrew Square<br>Edinburgh<br>EH2 2YB<br><br>Kamal Salman Alubaid and Joan Carole Alubaid<br>7/1 Frederick Street | N/A  |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND  | OWNERS  | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH) |
|------------|--|---|--|
|            | <p>the Land Register of Scotland under Title Number MID78836; (3) 25/4 St James Square, Edinburgh being the subjects registered in the Land Register of Scotland under Title Number MID115430; (4) 25/6 St James Square, Edinburgh being the subjects registered in the Land Register of Scotland under Title Number MID110914; (5) 25/7 St James Square, Edinburgh being the subjects registered in the Land Register of Scotland under Title Number MID130043; (6) 26/1 St James Square, Edinburgh being the subjects registered in the Land Register of Scotland under Title Number MID131600</p> <p>all as shown delineated with a dashed blue line and shaded blue and numbered 43 on Map 15.</p> | <p>Edinburgh<br/>EH2 2EY</p> <p>Peter Alistair Thomas<br/>George Rutherford<br/>25/2 St James Square<br/>Edinburgh<br/>EH1 3AY</p> <p>William and Katie<br/>Humphries<br/>42 Greer Park Drive<br/>Belfast<br/>BT8 7YQ</p> <p>Mohammad Reza<br/>Ghadiri-Zare<br/>25/6 St James Square<br/>Edinburgh</p> <p>Caroline Elizabeth<br/>Ritchie<br/>25/7 St James Square<br/>Edinburgh</p> |  |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND | OWNERS   | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH) |
|------------|-----------------------------------|--|--|
|            |                                   | EH1 3AY<br>Antony Charles Outram<br>Jack<br>133 Craigmount Avenue<br>North<br>Edinburgh<br>EH4 8BS<br><br>Trustees of Laura Anne<br>Jack<br>23 St James Square<br>Edinburgh<br>EH1 3AY<br><br>Trustees of Andrew<br>Gordon Jack<br>23 St James Square<br>Edinburgh<br>EH1 3AY<br><br>Laura Anne Hunt (nee<br>Jack)<br>23 St James Square |  |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND | OWNERS  | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH) |
|------------|-----------------------------------|---|--|
|            |                                   | <p>Edinburgh<br/>EH1 3AY</p> <p>Andrew Gordon Jack<br/>133 Craigmount Avenue<br/>North<br/>Edinburgh<br/>EH4 8BS</p> <p>Stewart Gibb<br/>Flat 1, 25 St James<br/>Square<br/>Edinburgh<br/>EH1 3AY</p> <p>Pollyanna Rose<br/>Lagonda Di Giorgi (nee<br/>Multon)<br/>White Knights<br/>Belle Grove Place<br/>Newcastle Upon Tyne<br/>NE2 4LH</p> <p>James Adrian Robb</p> |  |



| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND  | OWNERS   | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH) |
|------------|--|--|--|
|            |  | Flat 5, 25 St James Square<br>Edinburgh<br>EH1 3AY<br><br>Frances Mary O'Neill<br>Flat 8, 25 St James Square<br>Edinburgh<br>EH1 3AY<br><br>Christina Laing Lister<br>Anderson<br>Flat 9, 25 St James Square<br>Edinburgh<br>EH1 3AY |  |
| 44A        | ALL and WHOLE part of the airspace above the subjects forming part and portion of St James Place, Edinburgh between 79.800 metres and 121.000 metres above Ordnance Survey Datum Level with a cross-section area of 2.29 square metres as shown delineated with a dashed | Owners Unknown   | N/A  |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND  | OWNERS  | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH) |
|------------|--|---|--|
|            | blue line and shaded blue and numbered 44A on Map 15.  |   |  |
| 44B        | ALL and WHOLE part of the airspace above the subjects forming part and portion of St James Place, Edinburgh and Little King Street, Edinburgh between 79.800 metres and 121.000 metres above Ordnance Survey Datum Level with a cross-section area of 1,073.65 square metres as shown delineated with a dashed blue line and shaded blue and numbered 44B on Map 15. | Owners Unknown  | N/A  |
| 44C        | ALL and WHOLE part of the airspace above the subjects forming part and portion of Leith Street, Edinburgh between 79.800 metres and 121.000 metres above Ordnance Survey Datum Level with a cross-section area of 2,173.72 square metres as shown delineated with a dashed blue line and shaded blue and numbered 44C on Map 15.                                     | Owners Unknown<br>City of Edinburgh Council<br>City Chambers<br>High Street<br>Edinburgh<br>(in so far as they have an interest in the said airspace - which interest is not included in the CPO) | N/A  |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND   | OWNERS  | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH) |
|------------|---|---|--|
| 44D        | ALL and WHOLE part of the airspace above the subjects forming part and portion of Leith Street, Edinburgh between 79.800 metres and 121.000 metres above Ordnance Survey Datum Level with a cross-section area of 1,109.65 square metres as shown delineated with a dashed blue line and shaded blue and numbered 44D on Map 15.                      | Owners Unknown<br>City of Edinburgh Council<br>City Chambers<br>High Street<br>Edinburgh<br>(in so far as they have an interest in the said airspace - which interest is not included in the CPO) | N/A  |
| 44E        | ALL and WHOLE part of the airspace above the subjects forming part and portion of subjects adjacent to James Craig Walk, Edinburgh between 79.800 metres and 121.000 metres above Ordnance Survey Datum Level with a cross-section area of 5.72 square metres as shown delineated with a dashed blue line and shaded blue and numbered 44E on Map 15. | Owners Unknown  | N/A  |
| 44F        | ALL and WHOLE part of the airspace above the subjects forming part and portion of James Craig Walk, Edinburgh between 79.800 metres and 121.000 metres above  | Owners Unknown  | N/A  |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND   | OWNERS   | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH) |
|------------|---|--|--|
|            | Ordnance Survey Datum Level with a cross-section area of 118.26 square metres as shown delineated with a dashed blue line and shaded blue and numbered 44F on Map 15.   |  |  |
| 44G        | ALL and WHOLE part of the airspace above the subjects forming part and portion of James Craig Walk, Edinburgh between 79.800 metres and 121.000 metres above Ordnance Survey Datum Level with a cross-section area of 43.91 square metres as shown delineated with a dashed blue line and shaded blue and numbered 44G on Map 15. | Owners Unknown   | N/A  |
| 45         | ALL and WHOLE the area extending to 92.47 square metres shown delineated with a dashed pink line coloured pink and numbered 45 on Map 14 forming part of the subjects known as and forming James Craig Walk, Edinburgh.   | Owners Unknown   | N/A  |
| 46         | ALL and WHOLE the area extending to 9.26 square metres shown delineated with a dashed pink line coloured pink and numbered 46 on Map 14 forming land adjacent to James Craig Walk and Leith Street, Edinburgh.  | Owners Unknown<br>City of Edinburgh Council<br>City Chambers | N/A  |

| NO. ON MAP | DESCRIPTION AND SITUATION OF LAND  | OWNERS   | LESSEES AND OCCUPIERS (EXCEPT TENANTS FOR A MONTH OR ANY PERIOD LESS THAN A MONTH) |
|------------|--|--|--|
|            |  | High Street<br>Edinburgh<br>(In so far as they have an interest - which interest is not included in the CPO) |  |
| 47         | ALL and WHOLE the area extending to 68.88 square metres shown outlined with a dashed pink line shaded pink and numbered 47 on Map 14 being part of the subjects known as and forming St Mary's Roman Catholic Cathedral, St James Place, Edinburgh.  | Trustees for behoof of the Archdiocese of St Andrews and Edinburgh   |  |
| 48         | ALL and WHOLE the area extending to 5,704.61 square metres as shown outlined with a dashed pink line shaded pink and numbered 48 on Map 14 being the subjects known as and forming the John Lewis Store, 69 St James Centre, Edinburgh, being the subjects registered in the Land Register of Scotland under Title Number MID32934 | Grosse Investments Limited<br>43/45 La Motte Street<br>St Helier<br>Jersey<br>JE4 8SD                        | John Lewis Properties plc<br>171 Victoria Street<br>London<br>SW1E 5NN             |

The Order includes land falling within the special categories to which Part III of the First Schedule to the Acquisition of Land (Authorisation Procedure) (Scotland) Act 1947 applies, namely-

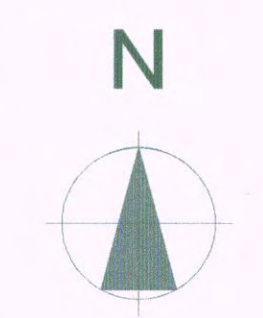
| NO. ON MAP                                | DESCRIPTION                             |
|---|---|
| 1A, 1B, 1C, 1D, 2A, 2B, 5A, 5B, 30 and 31 | Areas within St James Centre, Edinburgh |

*Shelburne.*



*Redline*

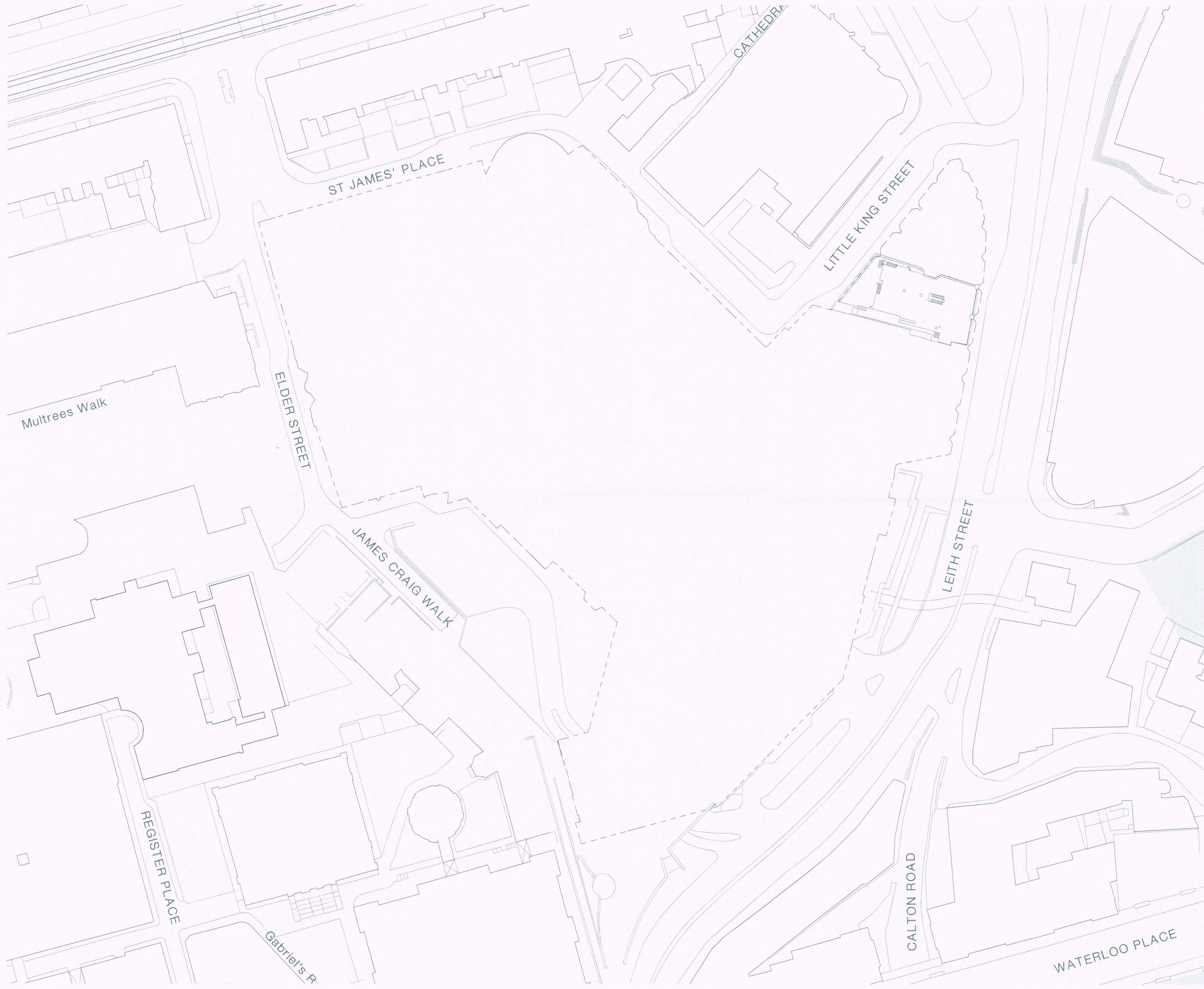
This is Map 1 referred to in the St James Quarter, Edinburgh (Number Two) Compulsory Purchase Order 2014.



Land to be acquired.

**Area Schedule**  
Areas have been scaled from indicative floor plans and are only an approximate representation of the area within the lease agreement or required for construction activities.

| Ref # | Area (m2) |
|-------|-----------|
|       |           |



| Rev | Date      | Description                            |
|-----|-----------|--|
| P5  | Sept 2014 | Title text updated with '(Number Two)' |
| P4  | Aug 2014  | Key Text Enlarged                      |
| P3  | Aug 2014  | Key Updated                            |
| P2  | Aug 2014  | Logo Updated                           |
| P1  | May 2014  | Formal Issue                           |

**St James, Edinburgh**



**CPO Plan JLP Basement**

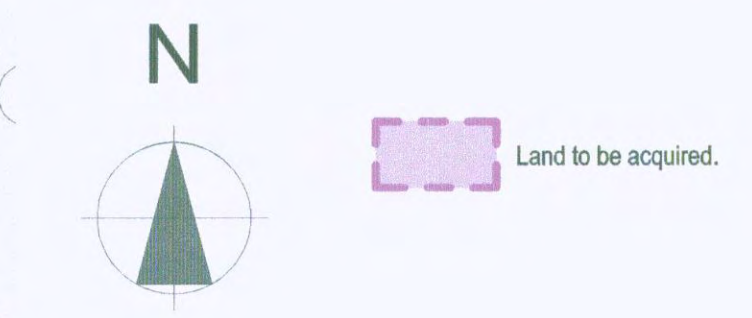
dwg no: **SJQ(0-)A50 P5**

date: 06.03.14 scale: 1:500 format: A1 status: S2 (Info)

Work to figure dimensions only; do not scale from this drawing. All dimensions to be checked on site prior to fabrication. Read in conjunction with all other relevant drawings specifications and schedules.  
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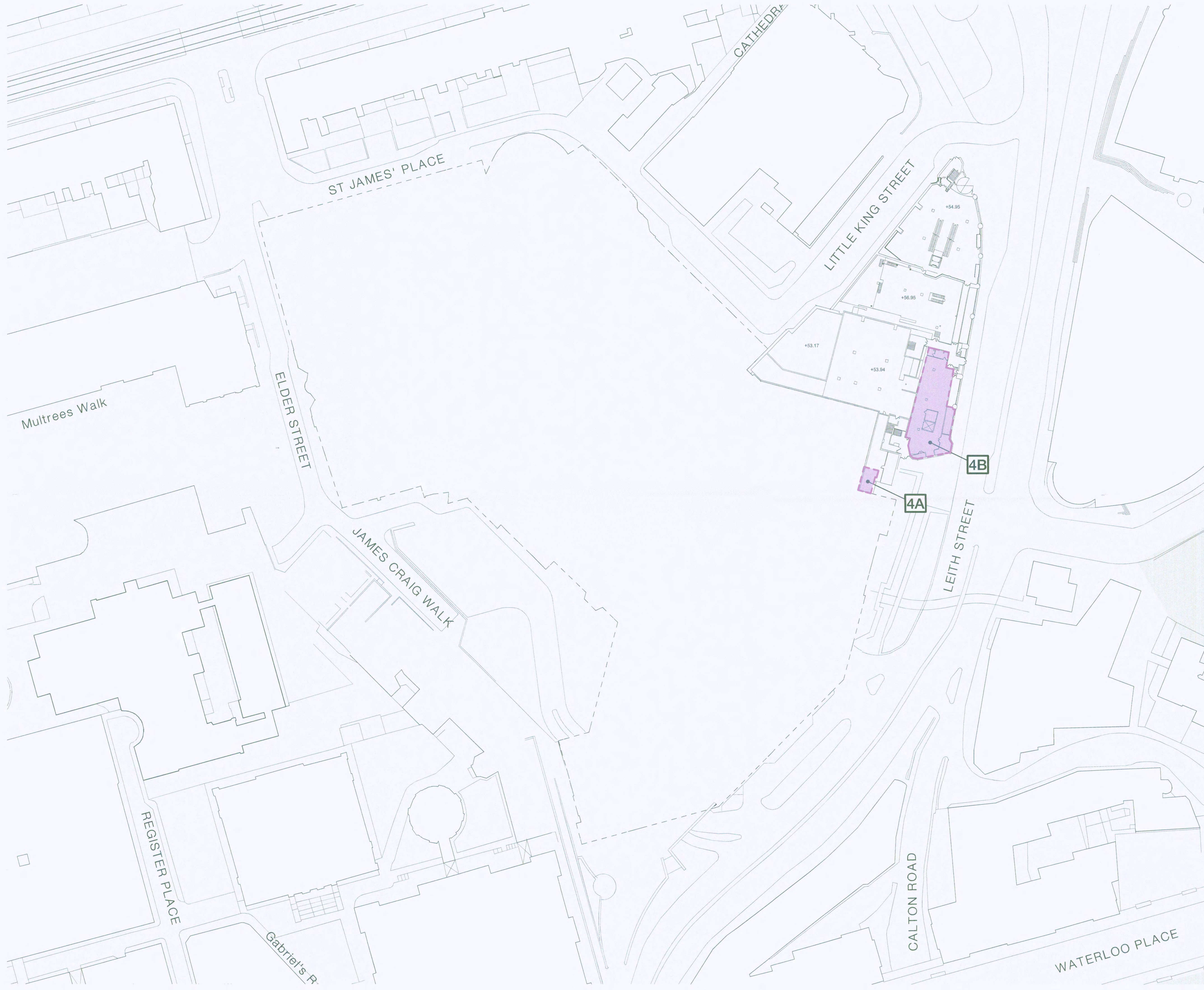


This is Map 2 referred to in the St James Quarter, Edinburgh (Number Two) Compulsory Purchase Order 2014.



**Area Schedule**  
Areas have been scaled from indicative floor plans and are only an approximate representation of the area within the lease agreement or required for construction activities.

|                          | Ref # | Area (m2) |
|--------------------------|-------|-----------|
| Level: JLP Picardy Place |       |           |
|                          | 4A    | 27.97     |
|                          | 4B    | 314.60    |



- P5 Sept 2014 Title text updated with '(Number Two)'
- P4 Aug 2014 Key Text Enlarged
- P3 Aug 2014 Key Updated
- P2 Aug 2014 Area Schedule and numbering of areas updated.
- P1 May 2014 Formal Issue
- P1.07 May 2014 Site boundary line removed.
- P1.06 May 2014 Area added to provide space for substation.
- P1.05 Apr 2014 JLP Area 4 added to allow for structural works to integrate with proposed car park.

| Rev | Date | Description |
|-----|------|-------------|
|     |      |             |

## St James, Edinburgh



### CPO Plan JLP Picardy Place + 50.550

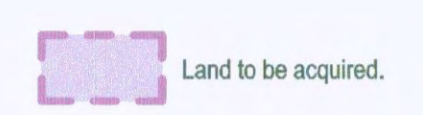
dwg no: SJQ(0)-JA51 P5

date: 28.02.14 scale: 1:500 format: A1 status: S2 (Info)

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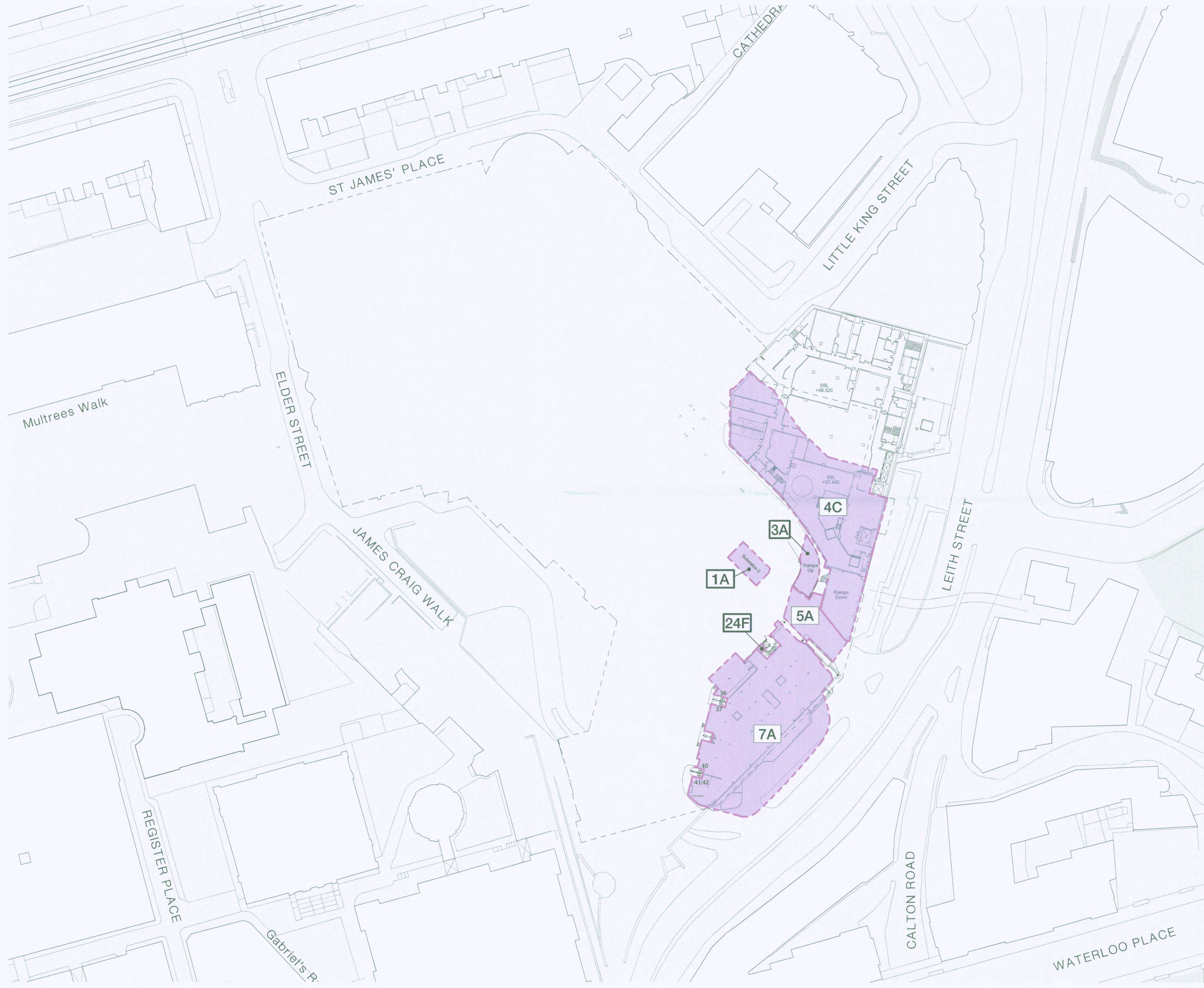


This is Map 3 referred to in the St James Quarter, Edinburgh (Number Two) Compulsory Purchase Order 2014.



**Area Schedule**  
Areas have been scaled from indicative floor plans and are only an approximate representation of the area within the lease agreement or required for construction activities.

| Ref #                   | Area (m2) |
|-------------------------|-----------|
| Level: JLP Service Yard |           |
| 1A                      | 74.51     |
| 3A                      | 78.71     |
| 4C                      | 1,404.11  |
| 5A                      | 188.39    |
| 7A                      | 1,489.59  |
| 24F                     | 4.05      |



- P7 Sept 2014 Title text updated with '(Number Two)'
- P6 Aug 2014 5A zone colour altered to pink.
- P5 Aug 2014 Key Text Enlarged
- P4 Aug 2014 Key Updated
- P3 Aug 2014 Area 5A reduced to suit client comments.
- P2 Aug 2014 Area Schedule and numbering of areas updated.
- P1 May 2014 Formal Issue
- P1.07 May 2014 Site boundary line removed.
- P1.06 May 2014 "Map" reference number changed.
- P1.05 Apr '14 JLP Area 4 extended to allow for structural works to integrate with proposed car park.

| Rev | Date | Description |
|-----|------|-------------|
|-----|------|-------------|

**St James, Edinburgh**

**EDINBURGH**  
THE CITY OF EDINBURGH COUNCIL

**CPO Plan JLP Service Yard + 55.250**

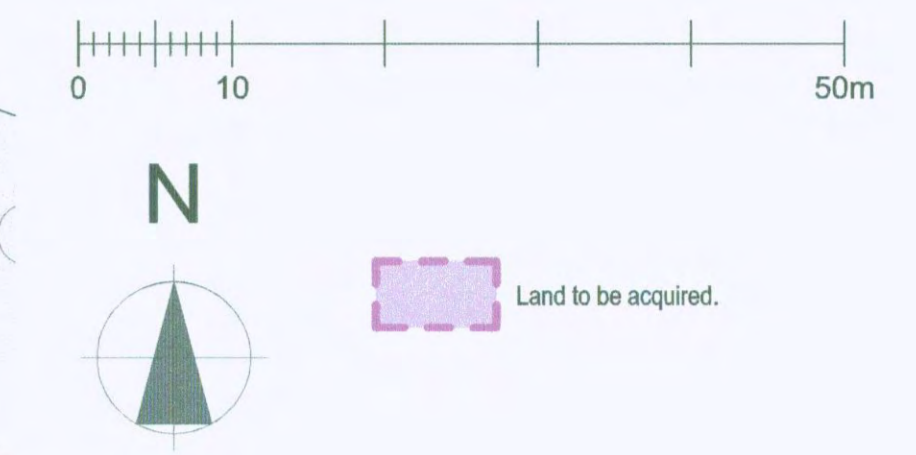
dwg no: **SJQ(0)-A52 P7**

date: 28.02.14 scale: 1:500 format: A1 status: S2 (Info)

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This is Map 4 referred to in the St James Quarter, Edinburgh (Number Two) Compulsory Purchase Order 2014.



**Area Schedule**  
Areas have been scaled from indicative floor plans and are only an approximate representation of the area within the lease agreement or required for construction activities.

| Ref #               | Area (m2) |
|---------------------|-----------|
| Level: Service Road |           |
| 1B                  | 27.28     |
| 1C                  | 35.03     |
| 2A                  | 353.82    |
| 3B                  | 4,985.06  |
| 4D                  | 906.89    |
| 5B                  | 3,684.41  |
| 6                   | 636.18    |
| 7B                  | 1,514.60  |
| 11A                 | 3.92      |
| 12A                 | 4.92      |
| 14A                 | 3.71      |
| 15A                 | 5.07      |
| 16A                 | 4.93      |
| 17A                 | 112.37    |
| 18A                 | 3.85      |
| 19A                 | 3.85      |
| 19D                 | 3.85      |
| 20A                 | 5.90      |
| 21A                 | 6.27      |
| 24A                 | 4.05      |
| 30                  | 62.15     |
| 41A                 | 139.20    |
| 41E                 | 7.34      |

- P7 Sept 2014 Title text updated with '(Number Two)'
- P6 Aug 2014 SE area colour altered to pink.
- P5 Aug 2014 Key Text Enlarged
- P4 Aug 2014 Key Updated
- P3 Aug 2014 Areas and schedule updated.
- P2 Aug 2014 Area Schedule and numbering of areas updated.
- P1 May 2014 Formal Issue
- P1.08 May 2014 Duplicate reference '41' removed.
- P1.07 May 2014 "Map" reference number changed.
- P1.06 Apr 14 JLP Area 4 extended to allow for structural works to integrate with proposed car park.
- P1.05 Apr 14 Plot 41 added.

| Rev | Date | Description |
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## St James, Edinburgh

# EDINBURGH

THE CITY OF EDINBURGH COUNCIL

**CPO Plan Service Road + 62.370**

dwg no: **SJQ(0)-JA53 P7**

date: 28.02.14 scale: 1:500 format: A1 status: S2 (Info)  
Work to figure dimensions only. Do not scale from this drawing. All dimensions to be checked on site prior to fabrication. Read in conjunction with all other relevant drawings specifications and schedules.  
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