

Holder Planning.
FAO: James Wall
5 South Charlotte Street
Edinburgh
United Kingdom
EH2 4AN

Mr Shane Teague.
22 Inverleith Place
Edinburgh
EH3 5QB

Decision date: 8 October 2019

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS
DEVELOPMENT MANAGEMENT PROCEDURE (SCOTLAND) REGULATIONS 2013**

Erection of a timber fence and trellis, (in retrospect).
At 22 Inverleith Place Edinburgh EH3 5QB

Application No: 19/03313/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 6 August 2019, this has been decided by **Local Delegated Decision**. The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Refused and Enforced** in accordance with the particulars given in the application.

Any condition(s) attached to this consent, with reasons for imposing them, or reasons for refusal, are shown below;

Conditions:-

1. The proposal is contrary to the Local Development Plan Policy Env 6 in respect of Conservation Areas - Development, as the proposal would damage the character and appearance of the conservation area.
2. The proposal is contrary to the Local Development Plan Policy Des 1 in respect of Design Quality and Context, as it does not draw from the positive characteristics of the surrounding area.

Please see the guidance notes on our [decision page](#) for further information, including how to appeal or review your decision.

Drawings 01-04, represent the determined scheme. Full details of the application can be found on the [Planning and Building Standards Online Services](#)

The reason why the Council made this decision is as follows:

The proposals form an incongruous and intimidating addition to the curtilage of the property and are contrary to Policy Des 1 and Env 6 of the Edinburgh Local Development Plan and Guidance for Householders. It is recommended that the timber fence and trellis are refused and enforced. There are no material considerations that outweigh this conclusion.

This determination does not carry with it any necessary consent or approval for the proposed development under other statutory enactments.

Should you have a specific enquiry regarding this decision please contact Adam Gloser directly on .



Chief Planning Officer
PLACE
The City of Edinburgh Council

NOTES

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The Notice of Review can be made online at www.eplanning.scot or forms can be downloaded from that website. Paper forms should be addressed to the City of Edinburgh Planning Local Review Body, G.2, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. For enquiries about the Local Review Body, please email localreviewbody@edinburgh.gov.uk.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Report of Handling

Application for Planning Permission 19/03313/FUL At 22 Inverleith Place, Edinburgh, EH3 5QB Erection of a timber fence and trellis, (in retrospect).

Item	Local Delegated Decision
Application number	19/03313/FUL
Wards	B05 - Inverleith

Summary

The proposals form an incongruous and intimidating addition to the curtilage of the property and are contrary to Policy Des 1 and Env 6 of the Edinburgh Local Development Plan and Guidance for Householders. It is recommended that the timber fence and trellis are refused and enforced. There are no material considerations that outweigh this conclusion.

Links

<u>Policies and guidance for this application</u>	LDPP, LDES01, LEN06, NSG, NSLBCA, NSHOU, OTH, CRPINV,
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Report of handling

Recommendations

1.1 It is recommended that this application be Refused and Enforced subject to the details below.

Background

2.1 Site description

The application property is a detached dwellinghouse on the north side of Inverleith Place.

This application site is located within the Inverleith Conservation Area.

2.2 Site History

There is no relevant planning history for this site.

Main report

3.1 Description Of The Proposal

The application proposes a 3 metre high trellis which will run along the forward-facing boundary wall which fronts on to Inverleith Place. The application also proposes a 1.8 meter high timber fence that will run along the west boundary wall to the front of the property. (in retrospect)

3.2 Determining Issues

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states - special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling reasons for not approving them?

If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

3.3 Assessment

To address these determining issues, it needs to be considered whether:

- a) The proposal will preserve or enhance the character and appearance of the conservation area;
- b) The proposal will result in an unreasonable loss of neighbouring amenity;
- c) Any public comments raised have been addressed.

a) Conservation area

Edinburgh Local Development Plan policy Env 6 highlights the importance of preserving the character and appearance of the conservation area. In addition, the non-statutory Guidance for Householders advises that extensions and alterations should be architecturally compatible in design, scale and materials with the original house and its surrounding area.

The Inverleith Conservation Area Character Appraisal highlights that private gardens and open space dominate the landscape character of the conservation area. The character appraisal emphasises that a combination of "open space and private garden grounds" help to "emphasise the spaciousness of the area".

The timber fence with the attached trellis is not characteristic to the conservation area. The trellis projects over the boundary hedge to a total height of 3 meters.

The trellis, by virtue of its height, introduces a visually incongruous and intimidating addition to the curtilage of the property, which in turn, adversely detracts from the wider appearance of the neighbourhood and conservation area. In addition, the trellis, by virtue of its massing, hinders the relationship between the house and the conservation area by creating a self-contained and isolated unit, which in turn, adversely affects the character of the Inverleith Conservation Area.

The timber fence is of an inappropriate design that is outwith the character of the surrounding area and does not positively contribute to the overall sense of place of the Inverleith Conservation Area.

The timber fence and trellis have a materially detrimental impact on the character of the conservation area and are not acceptable.

b) Neighbouring amenity

The proposal does not have an adverse impact on neighbouring amenity in terms of loss of privacy, daylighting and overshadowing.

c) Public comments:

Material consideration:

- The trellis is higher than the hedge, addressed under section 3.3(a)
- The trellis is not in keeping with the surrounding area, addressed under section 3.3(a)

- The fence is not in keeping with the surrounding area, addressed under section 3.3(a)

Conclusion

In conclusion, the timber fence and trellis form and incongruous and intimidating addition to the property and are contrary to Policy Des 1 and Env 6 of the Edinburgh Local Development Plan and Guidance for Householders. It is recommended that the timber fence and trellis are refused and enforced. There are no material considerations that outweigh this conclusion.

It is recommended that this application be Refused and Enforced subject to the details below.

3.4 Conditions/reasons/informatives

Reasons:-

1. The proposal is contrary to the Local Development Plan Policy Env 6 in respect of Conservation Areas - Development, as the proposal would damage the character and appearance of the conservation area.
2. The proposal is contrary to the Local Development Plan Policy Des 1 in respect of Design Quality and Context, as it does not draw from the positive characteristics of the surrounding area.

Risk, Policy, compliance and governance impact

4.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

Equalities impact

5.1 The equalities impact has been assessed as follows:

The application has been assessed and has no impact in terms of equalities or human rights.

Consultation and engagement

6.1 Pre-Application Process

There is no pre-application process history.

6.2 Publicity summary of representations and Community Council comments

The application has received one comment objecting the application.

Background reading / external references

- To view details of the application go to
- [Planning and Building Standards online services](#)

Statutory Development

Plan Provision Edinburgh Local Development Plan

Date registered 6 August 2019

Drawing numbers/Scheme 01-04,
Scheme 1

David R. Leslie
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Adam Gloser, Assistant Planner
E-mail:adam.gloser@edinburgh.gov.uk Tel:

Links - Policies

Relevant Policies:

Relevant policies of the Local Development Plan.

LDP Policy Des 1 (Design Quality and Context) sets general criteria for assessing design quality and requires an overall design concept to be demonstrated.

LDP Policy Env 6 (Conservation Areas - Development) sets out criteria for assessing development in a conservation area.

Relevant Non-Statutory Guidelines

Non-statutory guidelines 'LISTED BUILDINGS AND CONSERVATION AREAS' provides guidance on repairing, altering or extending listed buildings and unlisted buildings in conservation areas.

Non-statutory guidelines 'GUIDANCE FOR HOUSEHOLDERS' provides guidance for proposals to alter or extend houses or flats.

Other Relevant policy guidance

The Inverleith Conservation Area Character Appraisal emphasises the predominance of Georgian, Victorian and Edwardian villas and terraces which form boundaries to extensive blocks of public and private open space. The villa streets are complemented by a profusion of mature trees, extensive garden settings, stone boundary walls and spacious roads. The villas are in a considerable variety of architectural styles, unified by the use of local building materials.

Appendix 1

Consultations

No consultations undertaken.

END

Comments for Planning Application 19/03313/FUL

Application Summary

Application Number: 19/03313/FUL

Address: 22 Inverleith Place Edinburgh EH3 5QB

Proposal: Erection of a timber fence and trellis, (in retrospect).

Case Officer: Adam Gloser

Customer Details

Name: Dr The Architectural Heritage Society of Scotland

Address: 15 Rutland Square, Edinburgh EH1 2BE

Comment Details

Commenter Type: Amenity Body

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Thank you for the opportunity to comment on the above planning application. The application proposal includes erection of a timber fence and trellis (in retrospect) and relates to a Victorian house in the Inverleith Conservation Area. The house is a traditional building of the beginning of the nineteenth century and a fine example of the predominant built character in the Conservation Area with its dwellings of restricted height, particular scale and accurate proportions in combination with visually permeable open and green spaces.

The applicant wishes to erect 1.8 m open-boarded timber fence to either side of the driveways and, in addition to it, a 3 m pleached hedge to the driveways and to the frontage, so the central part of the front yard could be privately isolated.

The panel has discussed the case, and is concerned about the disruption to the rhythm of the existing spaciousness of the area and uniformity of the streetscape by creation of visually impermeable, extended and obtrusive by its height hedge.

The physical parameters of the proposed hedge contradict to the requirements stated in the Guidance for Householders (p. 18), establishing maximum height of the front walls and fences in 1 m, or (like in current case) according to already established in the neighbourhood, which is, without any doubt, less than 3 m. Even that the pleached hedge is not forming a front boundary by itself, it still has a strong and dramatic impact on visual perception of the street.

Also, the scale, colour and pattern of the open-boarded timber fence, painted in grey colour, do not fit or complement traditional scenic characteristics, thus this proposal doesn't contribute positively to the identity and quality of the area.

The importance of the largely unspoiled streetscape is stressed in the Conservation Area Character Appraisal (p.13, p.15). According to the appraisal, such changes 'have a cumulative effect on the appearance of the area', what was proved by the provided examples in the application.

Accordingly, the panel wishes to object to the application.

The panel has discussed the case, and is concerned about the loss of the high quality conservatory, which appears to be contemporary or nearly contemporary with the house. For demolition to be justified, the applicant needs to demonstrate that the conservatory is beyond repair (see the city's guidance on Listed Buildings and Conservation Areas, 2016, p. 11).

We are also concerned about the materials and design of the building. The rubble stone fails to complement the ashlar of the villa; the single ply membrane is a poor quality material in a high quality context, and the aluminium windows are unsuitable to be seen in juxtaposition to the timber windows of the house. The guidance is clear that 'high quality materials which complement the main building' are required (p. 11). The extension is too square in profile, the windows and rooflight are off centre, and the zinc fascia is too heavy for the environment.

Accordingly, the panel wishes to object to the application

Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Tel: 0131 529 3550 Fax: 0131 529 6206 Email: planning.systems@edinburgh.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100223510-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	Holder Planning		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Robin	Building Name:	
Last Name: *	Holder	Building Number:	5
Telephone Number: *		Address 1 (Street): *	South Charlotte Street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Edinburgh
Fax Number:		Country: *	Scotland
		Postcode: *	EH2 4AN
Email Address: *			

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Shane"/>	Building Number:	<input type="text" value="22"/>
Last Name: *	<input type="text" value="Teague"/>	Address 1 (Street): *	<input type="text" value="Inverleith Place"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Edinburgh"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Midlothian"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="EH3 5QB"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="REDACTED"/>		

Site Address Details

Planning Authority:	<input type="text" value="City of Edinburgh Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="22 INVERLEITH PLACE"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="EDINBURGH"/>
Post Code:	<input type="text" value="EH3 5QB"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="675675"/>	Easting	<input type="text" value="324623"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Erection of a timber fence and trellis (in retrospect)

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

See separate Local Review Body Statement

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

Yes No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Local Review Body Statement Application Form Planning Supporting Statement Location Plan & Site Layout Application Site Photographs Precedent in Surrounding Area Photographs Elevations Officers Handling Report Decision Notice

Application Details

Please provide details of the application and decision.

What is the application reference number? *

19/03313/FUL

What date was the application submitted to the planning authority? *

06/08/2019

What date was the decision issued by the planning authority? *

08/10/2019

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Robin Holder

Declaration Date: 06/01/2020



Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Tel: 0131 529 3550 Fax: 0131 529 6206 Email: planning.systems@edinburgh.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100172886-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Description of Proposal

Please describe accurately the work proposed: * (Max 500 characters)

Erection of a timber fence and trellis

Has the work already been started and/ or completed? *

No Yes - Started Yes – Completed

Please state date of completion, or if not completed, the start date (dd/mm/yyyy): *

01/05/2019

Please explain why work has taken place in advance of making this application: *
(Max 500 characters)

This planning application is made in retrospect as the applicant was unaware of the need for permission for the works. The applicant had not realised that a 1.8m timber fence would require planning permission, as this would be permitted development outside of a conservation area and there are timber fences in the surrounding area. Furthermore, the applicant had not realised that a trellis, which is used simply to support the growth of the pleached hedge, would require planning permission.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	Holder Planning		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	James	Building Name:	
Last Name: *	Wall	Building Number:	5
Telephone Number: *		Address 1 (Street): *	South Charlotte Street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Edinburgh
Fax Number:		Country: *	United Kingdom
		Postcode: *	EH2 4AN
Email Address: *			

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	c/o Holder Planning
First Name: *	Shane	Building Number:	5
Last Name: *	Teague	Address 1 (Street): *	South Charlotte Street
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Edinburgh
Extension Number:		Country: *	UK
Mobile Number:		Postcode: *	EH2 4AN
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

City of Edinburgh Council

Full postal address of the site (including postcode where available):

Address 1:

22 INVERLEITH PLACE

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

EDINBURGH

Post Code:

EH3 5QB

Please identify/describe the location of the site or sites

Northing

675675

Easting

324623

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Trees

Are there any trees on or adjacent to the application site? *

Yes No

If yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Access and Parking

Are you proposing a new or altered vehicle access to or from a public road? *

Yes No

If yes, please describe and show on your drawings the position of any existing, altered or new access points, highlighting the changes you proposed to make. You should also show existing footpaths and note if there will be any impact on these.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

Yes No

Is any of the land part of an agricultural holding? *

Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: James Wall

On behalf of: Mr Shane Teague

Date: 09/07/2019

Please tick here to certify this Certificate. *

Checklist – Application for Householder Application

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

- a) Have you provided a written description of the development to which it relates? * Yes No
- b) Have you provided the postal address of the land to which the development relates, or if the land in question has no postal address, a description of the location of the land? * Yes No
- c) Have you provided the name and address of the applicant and, where an agent is acting on behalf of the applicant, the name and address of that agent? * Yes No
- d) Have you provided a location plan sufficient to identify the land to which it relates showing the situation of the land in relation to the locality and in particular in relation to neighbouring land? *. This should have a north point and be drawn to an identified scale. Yes No
- e) Have you provided a certificate of ownership? * Yes No
- f) Have you provided the fee payable under the Fees Regulations? * Yes No
- g) Have you provided any other plans as necessary? * Yes No

Continued on the next page

A copy of the other plans and drawings or information necessary to describe the proposals (two must be selected). *

You can attach these electronic documents later in the process.

- Existing and Proposed elevations.
- Existing and proposed floor plans.
- Cross sections.
- Site layout plan/Block plans (including access).
- Roof plan.
- Photographs and/or photomontages.

Additional Surveys – for example a tree survey or habitat survey may be needed. In some instances you may need to submit a survey about the structural condition of the existing house or outbuilding. Yes No

A Supporting Statement – you may wish to provide additional background information or justification for your Proposal. This can be helpful and you should provide this in a single statement. This can be combined with a Design Statement if required. * Yes No

You must submit a fee with your application. Your application will not be able to be validated until the appropriate fee has been Received by the planning authority.

Declare – For Householder Application

I, the applicant/agent certify that this is an application for planning permission as described in this form and the accompanying Plans/drawings and additional information.

Declaration Name: Mr James Wall

Declaration Date: 09/07/2019

Payment Details



Created: 09/07/2019 16:19

Proposal Details

Proposal Name	100223510
Proposal Description (Retrospective)	Erection of a timber fence and trellis
Address	22 INVERLEITH PLACE, EDINBURGH, EH3
5QB	
Local Authority	City of Edinburgh Council
Application Online Reference	100223510-001

Application Status

Form	complete
Main Details	complete
Checklist	complete
Declaration	complete
Supporting Documentation	complete
Email Notification	complete

Attachment Details

Notice of Review	System	A4
LRB Review Statement	Attached	A4
Document 1 Planning Application Form	Attached	A4
Document 2 Planning Application Supporting Statement	Attached	A4
Document 3 Location Plan and Site Layout	Attached	A3
Document 4 Application Site Photographs	Attached	A4
Document 5 Precedent in Surrounding Area Photographs	Attached	A4
Document 6 Elevations	Attached	A3
Document 7 Officers Handling Report	Attached	A4
Document 8 Decision Notice	Attached	A4
Notice_of_Review-2.pdf	Attached	A0
Application_Summary.pdf	Attached	A0
Notice of Review-001.xml	Attached	A0

SUPPORTING STATEMENT

Erection of a timber fence and trellis

22 Inverleith Place, Edinburgh

9th July 2019

HolderPlanning

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1.0 INTRODUCTION

- 1.1 This statement has been prepared on behalf of Mr S Teague in support of a retrospective planning application for the erection of a timber fence and trellis at 22 Inverleith Place, Edinburgh.
- 1.2 The following plans and documents have been submitted with this statement:
 - Location Plan and Site Layout
 - Photographs of the Application Site (02 Application Site)
 - Photographs showing examples of similar timber fences and pleached hedges in the surrounding area (03 Precedent in the Surrounding Area)
- 1.3 This planning application is made in retrospect as the applicant was unaware of the need for permission for the works. The applicant had not realised that a 1.8m timber fence to either side his driveway would require planning permission, as this would be permitted development outside of a conservation area and there are timber fences in the surrounding area. Furthermore, the applicant had not realised that a trellis, which is used simply to support the growth of the pleached hedge, would require planning permission. Indeed, we question whether this particular trellis, with its thin timber latticework falls within the definition of development, particularly as the trellis will be almost invisible once the hedge has matured. In this regard it should be distinguished from a more substantial 'trellis fence' which would be bulkier in appearance and not necessarily rendered invisible by growing vegetation.
- 1.4 We have visited the property to view the works which had been undertaken and have formed our own opinion that the works are appropriate to the character of the conservation area.

2.0 ASSESSMENT OF DEVELOPMENT

- 2.1 The works that have been undertaken comprise a narrow timber trellis latticework for a 'pleached hedge' on the frontage of the property and 'open screen' timber fencing on either side of the front driveway. The trellis is required to support the pleached hedge and will be rendered invisible as the hedge matures. The fencing comprises horizontal slats of narrow breadth, which have been stained charcoal grey to harmonise with the driveway paving and original black metal entrance gates. The overall effect is to provide privacy with a minimal visual impact through the subtle use of materials, soft landscaping and colour.
- 2.2 The key policy considerations relating to this planning application are contained within the Edinburgh City Council Local Development Plan (ELDP). The property falls within the Inverleith Conservation Area and the Character Appraisal for that is also a material consideration in the assessment.

Edinburgh Local Development Plan (ELDP)

- 2.3 The relevant planning policies which this application is to be assessed against are Policy Des 1 Design Quality and Context and Policy Env 6 Conservation Areas.

Policy Des 1 Design Quality and Context

- 2.4 *Policy Des 1 states that "planning permission will be granted for development where it is demonstrated that the proposal will create or contribute towards a sense of place. Design should be based on an overall design concept that draws upon positive characteristics of the surrounding area. Planning permission will not be granted for poor quality or inappropriate design or for proposals that would be damaging to the character or appearance of the area around it, particularly where this has a special importance."*
- 2.5 The timber fence is of excellent contemporary design built using high quality natural materials (see Drawing 02, photographs 3 and 4). It is unobtrusive in its design and of a height below the maximum fence height of 2 metres allowed by permitted development rights for properties outside of conservation areas. There are many other timber fences in the surrounding area which have a significantly greater visual impact, which can be seen in photographs 'Drawing 03 Precedent in Surrounding Area' submitted with this application. In our view, the style and colour of the fencing is attractive and does no harm to the character of the conservation area. Being side fences, they are not at all visible from wider viewpoints and are therefore very discrete in their impact.
- 2.6 In our view, the pleached hedge when mature will have a positive impact on the character and appearance of the area around it. The trellis is simply there to support the development of the hedge much in the same way that bamboo canes provide structural support for plants. Pleaching is the technique used to weave and intertwine branches of trees into a hedge in order for them to grow along a flat plane and the reason why a trellis is required. It is an old fashioned technique which has gained popularity in contemporary garden design. There are many examples of pleached hedges at Inverleith Place some of

which can be seen in 'Drawing 03 Precedent in Surrounding Area' submitted with this application. Once the hedge has matured the trellis will be almost invisible from view (see the photograph below which shows a more mature pleached 'Red Robin' hedge).

- 2.7 The hedge draws upon positive characteristics of the conservation area by way of the large trees and natural features which dominate the area. The hedge itself is a Photinia x fraseri 'Red Robin' hedge. It is recognised by many experts as a shrub of great horticultural value. It has been described as:
- 2.8 **Gardener's World:** "Photinia x fraseri 'Red Robin' is a choice of Photinia, with eye-catching juvenile growth the colour of sealing wax, similar to a pieris.... The Royal Horticultural Society has given it its prestigious Award of Garden Merit (AGM).
- 2.9 **The Guardian:** "Photinia x fraseri 'Red Robin' produces a dazzling display of young scarlet foliage in spring which, along with crimson stems, contrasts fabulously with the mature green foliage further down the plant.



2.10

Photograph 1. Example of a pleached Red Robin hedge once matured

- 2.11 In summary, the development is of the highest design quality and would have a positive impact on the surrounding area.

Policy Env 6 Conservation Areas - Development

- 2.12 Policy ENV 6 states that development within a conservation area or affecting its setting will be permitted which:

a) *Preserves or enhances the special character or appearance of the conservation area and is consistent with the relevant conservation area character appraisal*

The Inverleith Conservation Area Character Appraisal (ICACA) is the relevant character appraisal which this application should be considered against.

Having undertaken an assessment of the ICACA, these proposals are compatible with the context of the ICACA and would contribute positively to the area (see the assessment below).

The ICACA acknowledges that more contemporary styles of development are acceptable with the 'Special Characteristics – Materials and Details' section of the appraisal stating that "the variety of treatments, dressings and decoration allows variety and a sense of changing tastes and technologies over time". As explained above, the fence is unobtrusive and of a height significantly lower than the maximum height allowed through permitted development rights in areas outside of a conservation area.

The conservation area is characterised by its large mature trees and extensive gardens. Neighbouring multiple neighbouring properties have tall, mature trees within their gardens and there are many examples of similar pleached hedges in the conservation area (see 03 Precedent in Surrounding Area). The hedge would not be out of place and would enhance the conservation area.

b) Preserves trees, hedges, boundary walls, railings, paving and other features which contribute positively to the character of the area and

The development not only preserves features in the conservation area but helps promote their growth. The trellis is there as a supporting structure which enables the growth of the pleached hedge of which is an excellent example of garden design. Once the hedge has matured it will have a considerable positive impact on the character of the area. There would be no adverse impact on hedges, boundary walls, railings, paving and other features which contribute positively to the area.

c) Demonstrates high standards of design and utilises materials appropriate to the historic environment. Planning applications should be submitted in a sufficiently detailed form for the effect of the development proposal on the character and appearance of the area to be assessed.

As we have explained above, the development is of the highest quality using traditional materials which are in-keeping with the surrounding area.

Inverleith Conservation Area Character Appraisal

The property falls within the Inveleith Conservation Area and therefore the Inverleith Conservation Area Character Appraisal is a material consideration. The document is not intended to give prescriptive instructions on what designs or styles will be acceptable in the area but rather provides an analysis of what makes the area special and distinctive.

The analysis of Inverleith's character and appearance focuses on the features which make the area special and distinctive. These are divided into two sections: 'Structure' and 'Key Elements'.

Structure

- Landscaped spaces dominate the area, contrasting with surrounding, denser development.
- The substantial amount of open space allows panoramic views across to the city skyline.
- The conservation area is characterised by playing fields, a public park and the Royal Botanic Garden.
- The urban form comprises a finger-like development pattern, with some denser development to the east and around the margins.
- The predominant character is one of large Victorian houses in large plots, with Georgian villas and terraces to the east of the area.
- The street layout follows a loose grid pattern with wide streets.

The trellis and pleached hedge would contribute positively to the appearance and character of the area by creating a high-quality landscaped space. The fence would have no impact on the Structure of the ICACA.

Key Elements

- Georgian and Victorian dwellings of restricted height, generous scale and fine proportions.
- The variety of architectural forms and styles contribute to the overall character.
- Unusual building types such as historic estate houses, educational buildings, churches and landscape features add to the area's interest.
- Fettes College dominates the skyline.
- A common palette of traditional, natural materials gives the area a sense of uniformity.
- Spacious streets, with some surviving traditional detailing and boundaries.
- The predominance of recreational open spaces and parkland uses.
- The contrast between activity in Inverleith Row and the general tranquillity in other areas.
- The concentration of educational establishments.

There are a number of similar fences in the conservation area and the fence built using natural materials (timber) and is of the highest quality in design. The ICACA also states the following in relation to Materials and Details of the area:

“A common palette of traditional, natural materials gives the area a sense of uniformity. However, the variety of treatments, dressings and decoration allows variety and a sense of changing tastes and technologies over time.”

The development accords with the Key Elements of the conservation area.

3.0 CONCLUSION

- 3.1 For the reasons presented in this supporting statement, it is considered that the development of a timber fence and trellis are supported by the relevant Local Development Plan Policies: Policy Des 1 and Policy Env 6 and accord with the Inverleith Conservation Area Character Appraisal. On this basis, therefore, planning permission should be granted.

LOCAL REVIEW BODY STATEMENT

Erection of a timber fence and trellis (in retrospect) at
22 Inverleith Place, Edinburgh

Planning Reference: 19/03313/FUL

January 2019

CONTENTS

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1.0 INTRODUCTION

- 1.1 This Statement has been prepared on behalf of Mr S Teague (the ‘appellant’) in support of a Review of the refusal of a retrospective planning application for the erection of a timber fence and trellis at 22 Inverleith Place, Edinburgh, EH3 5QB (application ref: 19/03313/FUL).
- 1.2 The planning application was made in retrospect as Mr Teague had not realised that a 1.8m timber fence to either side of the driveway would require planning permission. Indeed, the fence would have been permitted development if it had been outwith a conservation area. As regards the trellis, in our professional opinion it is not necessarily the case that this even requires planning permission in a conservation area. It is a very insignificant structure comprising slim pieces of timber latticework to support the growth of a pleached hedge, and will be virtually invisible when the hedge has matured.
- 1.3 For some reason the unauthorised works came to the attention of the Council and Mr Teague was made aware of the need for planning permission, at which point he contacted Holder Planning. We inspected the works and advised Mr Teague that in our professional opinion the fence and trellis had been undertaken sympathetically and were not out of character with the conservation area. We further advised him that the trellis element probably did not constitute a material building operation but that it would be safer to apply for it, given the planning officer’s view that it did constitute development
- 1.4 We were extremely surprised and disappointed when the planning application was refused, for the reasons we explain in this statement. We respect and support the work of planning officers in the City of Edinburgh, but in this particular case we respectfully suggest that the response has been over-zealous. We fully understand that there will be occasions where householders erect fences of heights and/or materials that are not appropriate to the character of conservation areas, but that is not the case here.
- 1.5 The Officer’s Handling Report (Review Document 7) states that the fence and trellis would ***“form an incongruous and intimidating addition to the property”***.

Respectfully, this is not a reasonable conclusion to reach. The scale and materials are proportionate and sympathetic to the existing house and the surrounding character. This, in our view, would be appreciated at a site visit, but we trust that the photographs contained in this statement and the supporting documents will convey the point well enough.

1.6 The planning application comprised the following documents:

- Application Form (Review Document 1)
- Planning Supporting Statement (Review Document 2)
- Location Plan and Site Layout (Review Document 3)
- Application Site Photographs (Review Document 4)
- Precedent in Surrounding Area Photographs (Review Document 5)
- Elevations (Review Document 6)

2.0 DESCRIPTION OF DEVELOPMENT

- 2.1 22 Inverleith Place is a large detached property situated within the Inverleith Conservation Area. It is not a listed building.
- 2.2 The works which have been undertaken comprise a narrow timber trellis latticework for a 'pleached' hedge as well as 'open screen' timber fencing on either side of the front driveway.
- 2.3 The trellis is required to support the pleached hedge and will be rendered almost invisible as the hedge matures.
- 2.4 The fencing comprises horizontal slats of narrow breadth, which have been stained charcoal grey to harmonise with the driveway paving and original black metal entrance gates. The overall effect is to provide privacy with a minimal visual impact through subtle use of materials, soft landscaping and colour.
- 2.5 The extent of the works can be seen in photographs 1 and 2 below (further photographs can be seen in Review Document 4 which have been submitted with this Statement).



Photograph 1. 22 Inverleith Place, 1.8m timber side fence



Photograph 1. 22 Inverleith Place, trellis and pleached hedge

2.6 Neighbouring properties and properties in the wider Conservation Area have a variety of garden and boundary styles including pleached hedges in the style implemented by Mr Teague. Indeed, Mr Teague took inspiration from the existing attractive examples of such hedging nearby. Please can the LRB Members review these photographs in Review Document 5. They also show some examples of fencing on nearby properties which are in our view a little incongruous in colour and style, and Mr Teague was keen to ensure that the fencing materials he used were more discreet and attractive in style and colour. Photograph 1 above, in our opinion shows how well this has been done. A yellow/brown coloured fence would not have integrated so well.

3.0 REFUSAL REASONS AND ASSESSMENT OF DEVELOPMENT

3.1 The Council issued the Decision Notice (Review Document 8) on 8th October 2019 determining that the application for Planning Permission was refused and enforced by way of Local Delegated Decision.

3.2 The application was refused for the following reasons:

a) *The proposal is contrary to the Local Development Plan Policy Env 6 in respect of Conservation Areas – Development, as the proposal would damage the character and appearance of the conservation area.*

b) *The proposal is contrary to the Local Development Plan Policy Des 1 in respect of Design Quality and Context, as it does not draw from the positive characteristics of the surrounding area.*

3.3 As we explain further throughout this Statement, we consider these refusal reasons to significantly overstate the impact of the development for the following reasons:

- We do not agree that the proposals would damage the appearance and character of the Conservation Area. Quite the contrary in our view.
- The fence is a standard size made from narrow slatted timber, stained dark grey to tie in with paving materials and cast iron railings.
- The trellis is simply a supporting structure to enable the growth of a pleached hedge, which when mature will render the trellis almost invisible.

3.4 The key policy considerations relating to this planning application are contained within the Edinburgh Local Development Plan (ELDP). The property falls within the Inverleith Conservation Area and therefore the Inverleith Conservation Area Character Appraisal is also a material consideration in the assessment.

EDINBURGH LOCAL DEVELOPMENT PLAN (ELDP)

3.5 The refusal reasons refer to Policies Des 1 and Env 6.

POLICY DES 1 – DESIGN QUALITY AND CONTEXT

- 3.6 Policy Des 1 states that *“Planning permission will be granted for development where it is demonstrated that the proposal will create or contribute towards a sense of place. Design should be based on an overall design concept that draws upon positive characteristics of the surrounding area. Planning permission will not be granted for poor quality or inappropriate design or for proposals that would be damaging to the character or appearance of the area around it, particularly where this has a special importance.”*
- 3.7 The timber fence is of excellent contemporary design built using high quality natural materials (see Review Document 4, photographs 3 and 4). It is unobtrusive in its design and of a height below the maximum fence height of 2 metres allowed by permitted development rights for properties outside of conservation areas. There are many other timber fences in the surrounding area which have a significantly greater visual impact, which can be seen in photographs ‘Review Document 5, 03 Precedent in Surrounding Area’ submitted with this statement. In our view, the style and colour of the fencing is attractive and does no harm to the character of the conservation area. Being side fences, they are not at all visible from wider viewpoints and are therefore very discrete in their impact.
- 3.8 In our view, the pleached hedge when mature will have a positive impact on the character and appearance of the area around it. The trellis is there to support the development of the hedge much in the same way that bamboo canes provide structural support for plants. Pleaching is the technique used to weave and intertwine branches of trees into a hedge in order for them to grow along a flat plane which is why a trellis is required. It is an old-fashioned technique which has gained popularity in contemporary garden design. There are already a few examples of pleached hedges on Inverleith Place, some of which can be seen in ‘Drawing 03 Precedent in Surrounding Area’ submitted with this statement. Once the hedge has matured the trellis will be almost invisible from view (see Photograph 3 below which shows a mature pleached ‘Red Robin’ hedge).

3.9 The hedge draws upon positive characteristics of the conservation area by way of the large trees and natural features which dominate the area. The hedge itself is a Photinia x fraseri 'Red Robin' hedge. It is recognised by many experts as a shrub of great horticultural value. It has been described as:

3.10 **Gardener's World:** "Photinia x fraseri 'Red Robin' is a choice of Photinia, with eye-catching juvenile growth the colour of sealing wax, similar to a pieris.... The Royal Horticultural Society has given it its prestigious Award of Garden Merit (AGM).

3.11 **The Guardian:** "Photinia x fraseri 'Red Robin' produces a dazzling display of young scarlet foliage in spring which, along with crimson stems, contrasts fabulously with the mature green foliage further down the plant.



Photograph 3. Example of a pleached Red Robin hedge once matured

3.12 In summary, the development is of good design quality and would have a positive impact on the surrounding area.

POLICY ENV 6 - CONSERVATION AREAS - DEVELOPMENT

3.13 Policy ENV 6 states that development within a conservation area or affecting its setting will be permitted which:

a) *Preserves or enhances the special character or appearance of the conservation area and is consistent with the relevant conservation area character appraisal*

3.14 The Inverleith Conservation Area Character Appraisal (ICACA) is the relevant character appraisal which this application should be considered against.

3.15 Having undertaken an assessment of the ICACA, in our view these proposals are compatible with the context of the ICACA and would contribute positively to the area (see the assessment below).

3.16 The ICACA, within the 'Special Characteristics – Materials and Details' section of the appraisal, acknowledges that more contemporary styles of development are acceptable stating that *"the variety of treatments, dressings and decoration allows variety and a sense of changing tastes and technologies over time"*. As explained above, the fence is unobtrusive and of a height significantly lower than the maximum height allowed through permitted development rights in areas outside of a conservation area.

3.17 The Conservation Area is characterised by its large mature trees and extensive gardens. Many neighbouring properties have tall, mature trees within their gardens and there are many examples of similar pleached hedges in the conservation area (Review Document 5, 03 Precedent in Surrounding Area). The hedge will not be out of place or intimidating within this context.

b) *Preserves or enhances the special character or appearance of the conservation area and is consistent with the relevant conservation area character appraisal*

3.18 The development not only preserves features in the conservation area but helps promote enhance the green landscaping of the area. Once the hedge has matured it will have a positive impact on the character of the area. There would be no adverse impact on hedges, boundary walls, railings, paving and other features which contribute positively to the area. The effect of refusing the trellis is to disallow the hedge, which in itself would not need planning permission.

c) *Demonstrates high standards of design and utilises materials appropriate to the historic environment. Planning applications should be submitted in a sufficiently detailed form for the effect of the development proposal on the character and appearance of the area to be assessed.*

3.19 As we have explained above, the development is of the highest quality using materials which are in-keeping with the surrounding area.

INVERLEITH CONSERVATION AREA CHARACTER APPRAISAL

3.20 The property falls within the Inverleith Conservation Area and therefore the Inverleith Conservation Area Character Appraisal (ICACA) is a material consideration. The ICACA is not intended to give prescriptive instructions on what designs or styles will be acceptable in the area but rather provides an analysis of what makes the area special and distinctive.

3.21 The analysis of Inverleith's character and appearance focuses on the features which make the area special and distinctive. These are divided into two sections: 'Structure' and 'Key Elements'.

STRUCTURE

- Landscaped spaces dominate the area, contrasting with surrounding, denser development.
- The substantial amount of open space allows panoramic views across to the city skyline.
- The conservation area is characterised by playing fields, a public park and the Royal Botanic Garden.
- The urban form comprises a finger-like development pattern, with some denser development to the east and around the margins.
- The predominant character is one of large Victorian houses in large plots, with Georgian villas and terraces to the east of the area.
- The street layout follows a loose grid pattern with wide streets.

3.22 The trellis and pleached hedge would contribute positively to the appearance and character of the area by creating a high-quality landscaped space. The fence would have no impact on the Structure of the ICACA.

KEY ELEMENTS

- Georgian and Victorian dwellings of restricted height, generous scale and fine proportions.
- The variety of architectural forms and styles contribute to the overall character.
- Unusual building types such as historic estate houses, educational buildings, churches and landscape features add to the area’s interest.
- Fettes College dominates the skyline.
- A common palette of traditional, natural materials gives the area a sense of uniformity.
- Spacious streets, with some surviving traditional detailing and boundaries.
- The predominance of recreational open spaces and parkland uses.
- The contrast between activity in Inverleith Row and the general tranquillity in other areas.
- The concentration of educational establishments.

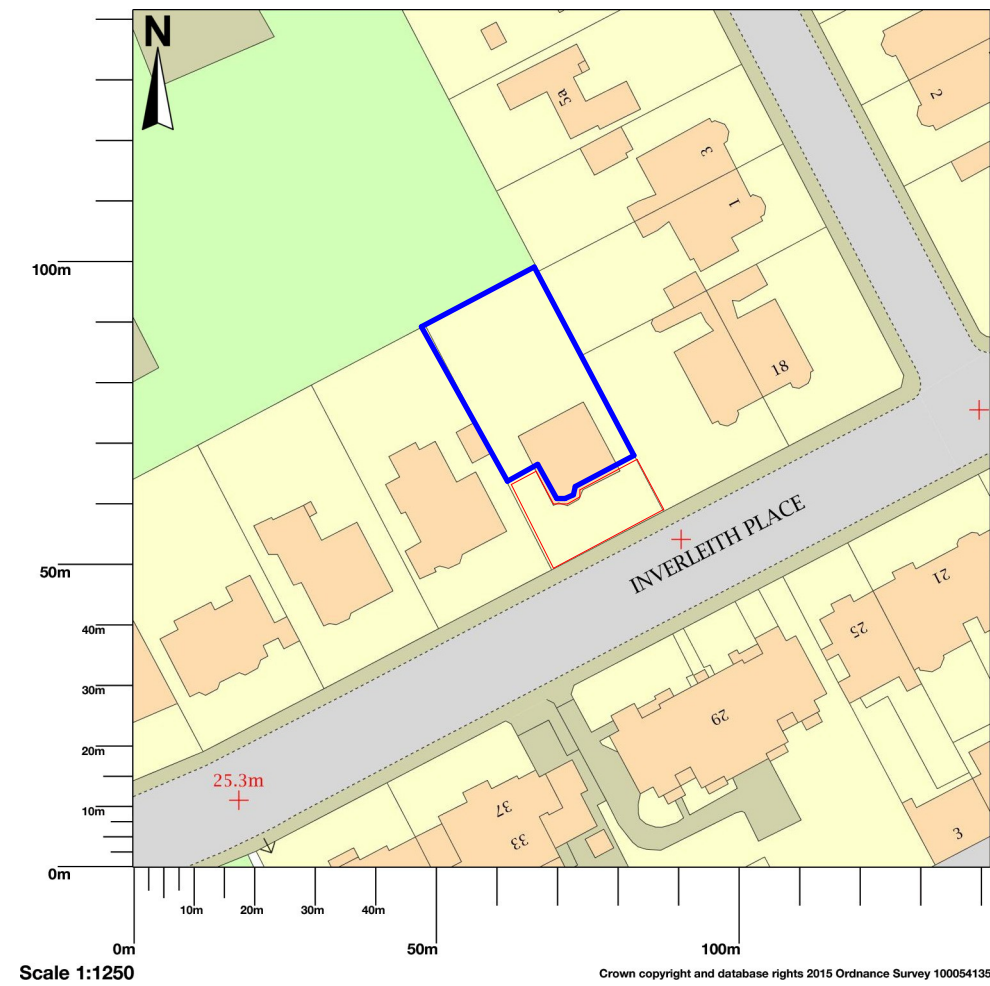
3.23 There are a number of timber fences in the conservation area and this particular fence is well-designed and discreet. The ICACA also states the following in relation to Materials and Details of the area:

“A common palette of traditional, natural materials gives the area a sense of uniformity. However, the variety of treatments, dressings and decoration allows variety and a sense of changing tastes and technologies over time.”

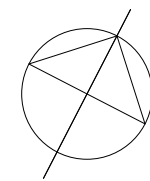
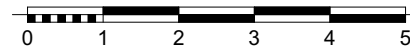
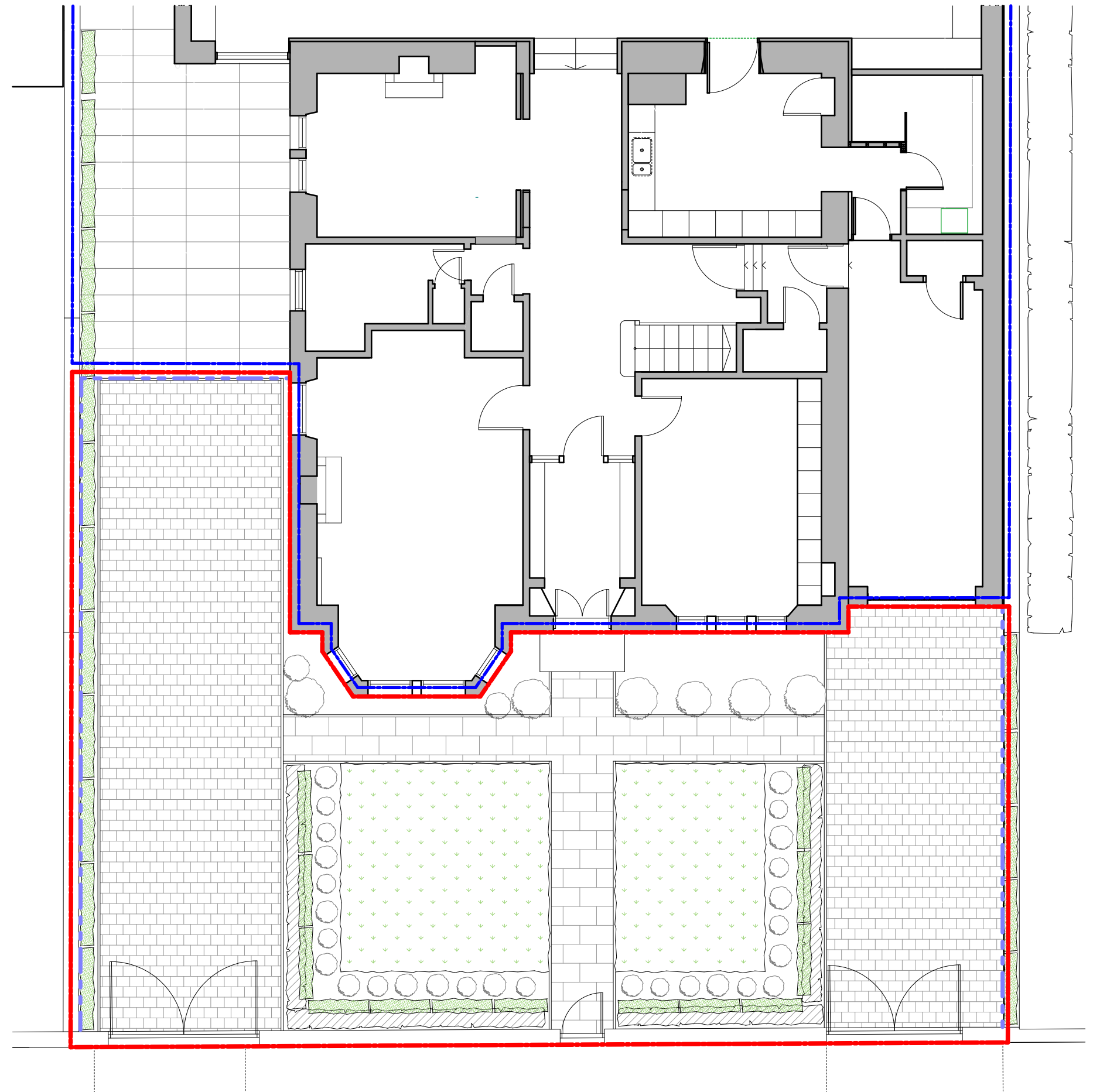
3.24 The development therefore accords with the Key Elements of the conservation area.

4.0 CONCLUSION

- 4.1 In our view, the fence and trellis are perfectly appropriate to their surroundings. They are the outcome of a thoughtful approach to garden design which has taken account of the character of the conservation area.
- 4.2 The fence is unobtrusive, well-designed and of a height significantly lower than the maximum height allowed through permitted development rights in areas outside of a conservation area.
- 4.3 The trellis is simply a supporting structure which enables the growth of the pleached hedge, which when mature will render the trellis almost invisible. It is a good example of garden design, which is seen elsewhere on Inverleith Place.
- 4.4 The conservation area is characterised by its 'landscaped spaces which dominate the area'. The trellis and pleached hedge would contribute positively to the appearance and character of the area by creating a high-quality landscaped space.
- 4.5 We therefore respectfully request that this Review is allowed, and that planning permission is granted.



SITE LOCATION PLAN 1:1250



- 3m high Photinia x fraseri 'Red Robin' pleached hedge- see photographs 1 & 2 on Sheet 2 for further detail.
- 1.8m tall timber fence- see photographs 3 & 4 on Sheet 2 for further detail.

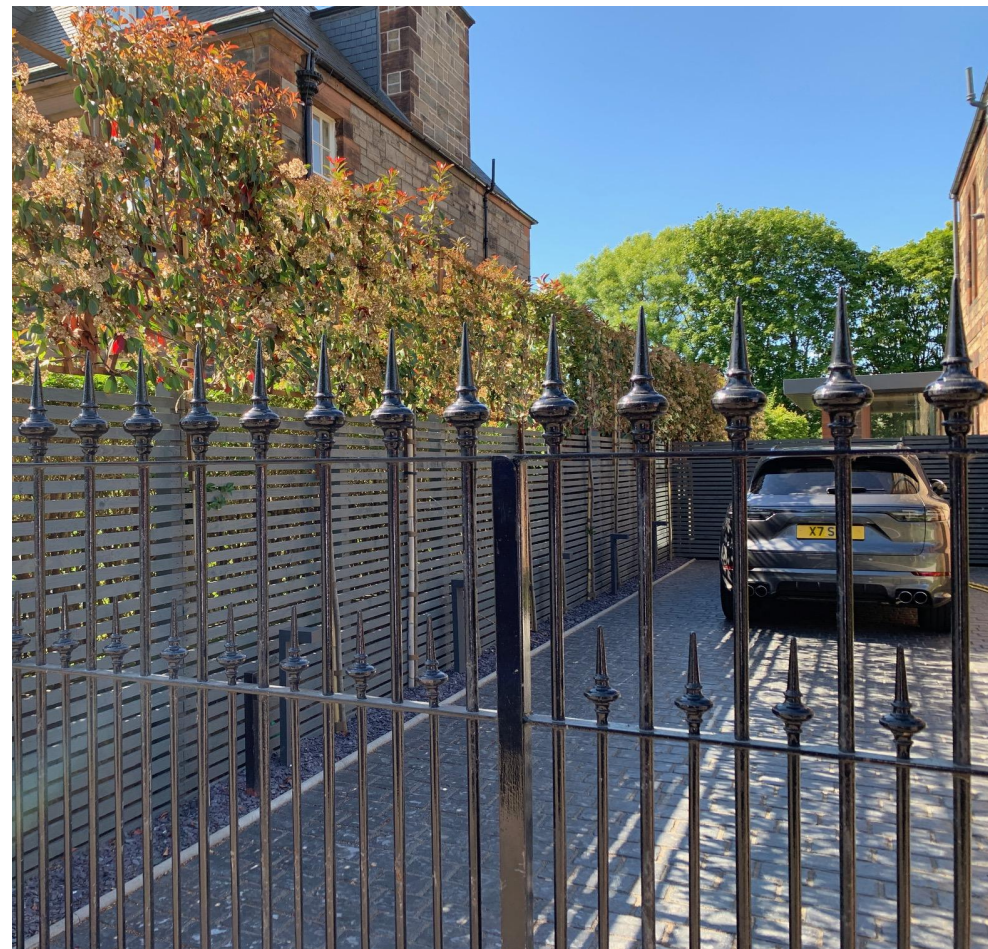
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photograph 1



photograph 2



photograph 3



photograph 4

	Scales @ A3	Project No. 1701	Originator S1 Developments	Project 22 Inverleith Place, Edinburgh	Layout Title Application Site	Drawing Number							
						project	originator	zone	level	type	role	number	rev
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example of pleached hedge at inverleith place



example of pleached hedge at inverleith place



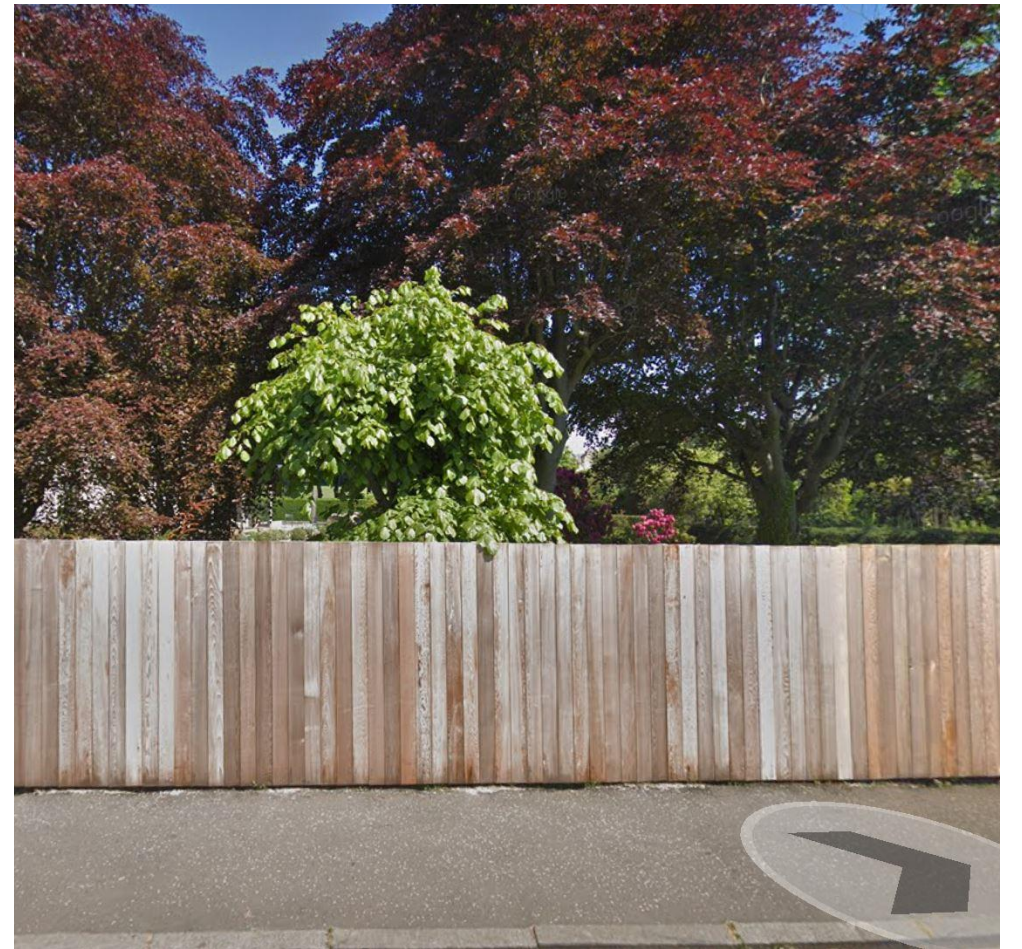
example of pleached hedge at inverleith place



example of timber fence at arboretum road

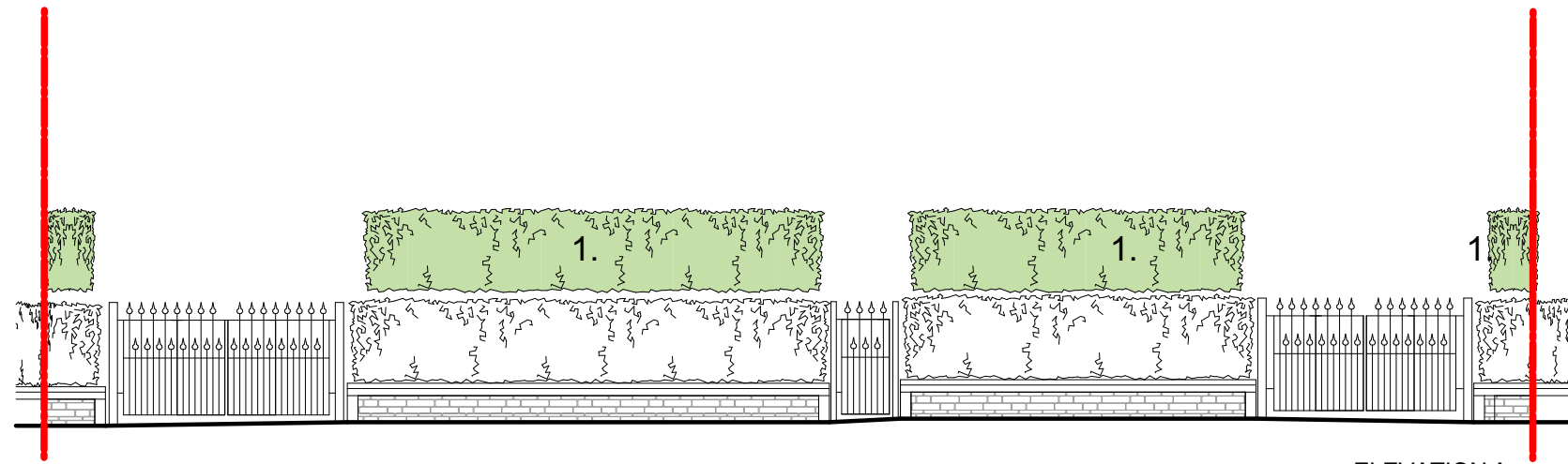


example of timber fence at inverleith place

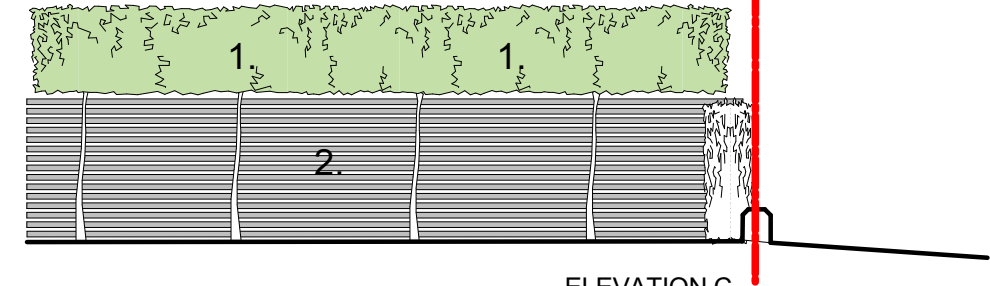


example of timber fence at arboretum road

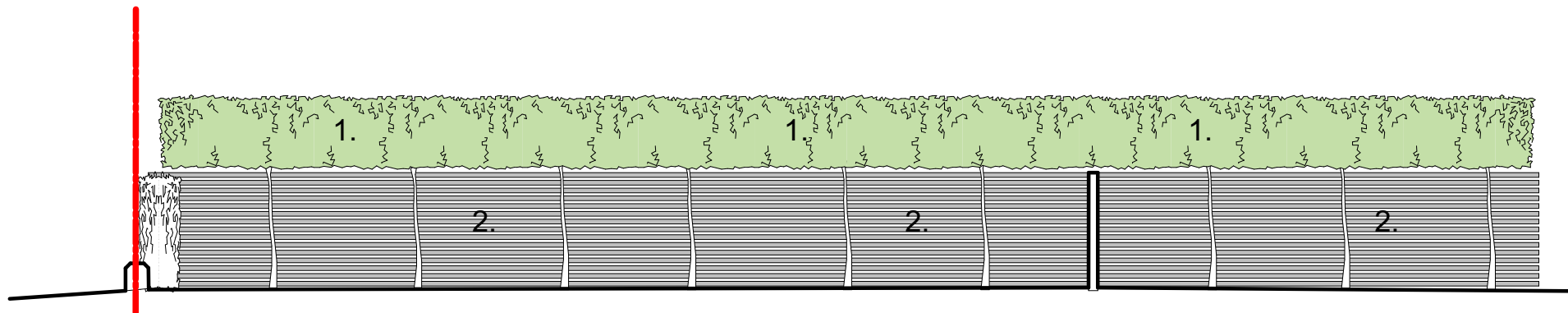
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						1901	CB	-	-	0	-	03	



ELEVATION A
1:100



ELEVATION C
1:100



ELEVATION B
1:100

1. 3m high Photinia × fraseri 'Red Robin' pleached hedge- see photographs 1 & 2 on Sheet 2 for further detail.
2. 1.8m high timber open boarded fence painted grey- see photographs 3 & 4 on Sheet 2 for further detail.

	Scales @ A3	Project No.	Originator	Project	Layout Title	Drawing Number							
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