

Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Email: [planning.support@edinburgh.gov.uk](mailto:planning.support@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 100615379-002

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:	Derek Scott Planning		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Derek	Building Name:	
Last Name: *	Scott	Building Number:	21
Telephone Number: *	0131 535 1103	Address 1 (Street): *	Lansdowne Crescent
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Edinburgh
Fax Number:		Country: *	Scotland
		Postcode: *	EH12 5EH
Email Address: *	scott.planning@btconnect.com		

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="Other"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text" value="Dr."/>	Building Name:	<input type="text" value="c/o Derek Scott Planning"/>
First Name: *	<input type="text" value="H"/>	Building Number:	<input type="text" value="21"/>
Last Name: *	<input type="text" value="Reza"/>	Address 1 (Street): *	<input type="text" value="Lansdowne Crescent"/>
Company/Organisation	<input type="text" value="Strathedin Properties Limited"/>	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="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="EH12 5EH"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="enquiries@derekscottplanning.com"/>		

## 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="STRATHMORE HOUSE"/>
Address 2:	<input type="text" value="4 CHURCH HILL"/>
Address 3:	<input type="text" value="MORNINGSIDE"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="EDINBURGH"/>
Post Code:	<input type="text" value="EH10 4BQ"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="671653"/>	Easting	<input type="text" value="324614"/>
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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)

Change use of former nursing home to provide 6no. dwellings including parking, private amenity space, refuse storage and provision of bicycle storage at Strathmore House, 4 Church Hill, Edinburgh EH10 4BQ.

## 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.

Please refer to accompanying 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)

Please refer to accompanying statement

## Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

22/05336/FUL

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

21/10/2022

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

18/01/2023

## 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 Derek Scott

Declaration Date: 24/02/2023

Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Email: [planning.support@edinburgh.gov.uk](mailto:planning.support@edinburgh.gov.uk)

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Thank you for completing this application form:

ONLINE REFERENCE 100615379-002

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:	Derek Scott Planning		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Derek	Building Name:	
Last Name: *	Scott	Building Number:	21
Telephone Number: *	0131 535 1103	Address 1 (Street): *	Lansdowne Crescent
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Edinburgh
Fax Number:		Country: *	Scotland
		Postcode: *	EH12 5EH
Email Address: *	scott.planning@btconnect.com		

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="Other"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text" value="Dr."/>	Building Name:	<input type="text" value="c/o Derek Scott Planning"/>
First Name: *	<input type="text" value="H"/>	Building Number:	<input type="text" value="21"/>
Last Name: *	<input type="text" value="Reza"/>	Address 1 (Street): *	<input type="text" value="Lansdowne Crescent"/>
Company/Organisation	<input type="text" value="Strathedin Properties Limited"/>	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="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="EH12 5EH"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="enquiries@derekscottplanning.com"/>		

## 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="STRATHMORE HOUSE"/>
Address 2:	<input type="text" value="4 CHURCH HILL"/>
Address 3:	<input type="text" value="MORNINGSIDE"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="EDINBURGH"/>
Post Code:	<input type="text" value="EH10 4BQ"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="671653"/>	Easting	<input type="text" value="324614"/>
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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)

Change use of former nursing home to provide 6no. dwellings including parking, private amenity space, refuse storage and provision of bicycle storage at Strathmore House, 4 Church Hill, Edinburgh EH10 4BQ.

## 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.

Please refer to accompanying 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)

Please refer to accompanying statement

## Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

22/05336/FUL

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

21/10/2022

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

18/01/2023

## 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 Derek Scott

Declaration Date: 24/02/2023

Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Email: [planning.support@edinburgh.gov.uk](mailto:planning.support@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 100603882-001

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.

## Type of Application

What is this application for? Please select one of the following: \*

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

## Description of Proposal

Please describe the proposal including any change of use: \* (Max 500 characters)

Change of use from nursing home to 6 private domestic residential dwellings including car parking, private external amenity space, refuse and recycling storage, and cycle provision. The proposal includes an element of new build located towards the rear of the property with no distraction to the impact of the existing listed symmetrical front facade. There are no associated privacy or overlooking issues.

Is this a temporary permission? \*  Yes  No

If a change of use is to be included in the proposal has it already taken place?  
(Answer 'No' if there is no change of use.) \*  Yes  No

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

No  Yes – Started  Yes - Completed

## 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:	CM Architects		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Alistair	Building Name:	
Last Name: *	Cruickshank	Building Number:	202
Telephone Number: *	0141 212 5213	Address 1 (Street): *	Bath Street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Glasgow
Fax Number:		Country: *	Scotland
		Postcode: *	G2 4HW
Email Address: *	alistair.c@cmarchitects.co.uk		

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

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	Other	You must enter a Building Name or Number, or both: *	
Other Title:	Dr	Building Name:	
First Name: *	H	Building Number:	21
Last Name: *	Reza	Address 1 (Street): *	Hill Street
Company/Organisation	Strathedin Properties Limited	Address 2:	
Telephone Number: *		Town/City: *	Edinburgh
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	EH2 3JP
Fax Number:			
Email Address: *	[REDACTED]		

## Site Address Details

Planning Authority:

City of Edinburgh Council

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

Address 1:

STRATHMORE HOUSE

Address 2:

4 CHURCH HILL

Address 3:

MORNINGSIDE

Address 4:

Address 5:

Town/City/Settlement:

EDINBURGH

Post Code:

EH10 4BQ

Please identify/describe the location of the site or sites

Northing

671653

Easting

324614

## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

Yes  No

## Pre-Application Discussion Details Cont.

In what format was the feedback given? \*

Meeting  Telephone  Letter  Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) \* (max 500 characters)

Pre app enquiry ref no 22/03721/PREAPP. plus meeting on site.

Title:

Mr

Other title:

First Name:

Jay

Last Name:

Skinner

Correspondence Reference Number:

22/03721/PREAPP

Date (dd/mm/yyyy):

30/08/2022

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

## Site Area

Please state the site area:

1183.00

Please state the measurement type used:

Hectares (ha)

Square Metres (sq.m)

## Existing Use

Please describe the current or most recent use: \* (Max 500 characters)

Building is currently vacant - previous use as nursing home.

## Access and Parking

Are you proposing a new 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 propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? \*

Yes  No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

4

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? \*

6

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

## Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? \*

Yes  No

Do your proposals make provision for sustainable drainage of surface water?? \* (e.g. SUDS arrangements) \*

Yes  No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? \*

Yes

No, using a private water supply

No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

## Assessment of Flood Risk

Is the site within an area of known risk of flooding? \*

Yes  No  Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? \*

Yes  No  Don't Know

## 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.

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? \*

Yes  No

If Yes or No, please provide further details: \* (Max 500 characters)

Consultation with Edinburgh Council waste management team ref No.1445182 Ms Anne Christie. Suggested proposals are illustrated on proposed site plan.

## Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? \*

Yes  No

How many units do you propose in total? \*

6

Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement.

## All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? \*

Yes  No

## Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013) \*

Yes  No  Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

## 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

Are you able to identify and give appropriate notice to ALL the other owners? \*

Yes  No

## Certificate Required

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

Certificate B



# Land Ownership Certificate

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

I hereby certify that

(1) - No person other than myself/the applicant was an owner [Note 4] 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;

or –

(1) - I have/The Applicant has served notice on every person other than myself/the applicant who, at the beginning of the period of 21 days ending with the date of the accompanying application was owner [Note 4] of any part of the land to which the application relates.

Name:

Owner Flat 1 Chartwell House

Address:

Chartwell house, 4B, Church Hill, Edinburgh, Scotland, EH10 4BQ

Date of Service of Notice: \*

26/10/2022

Name:

Owner Flat 2 Chartwell House

Address:

Chartwell House, 4B, Church Hill, Edinburgh, Scotland, EH10 4BQ

Date of Service of Notice: \*

26/10/2022

Name:

Owner Flat 3 Chartwell House

Address:

Chartwell House, 4B, Church Hill, Edinburgh, Scotland, EH10 4BQ

Date of Service of Notice: \*

26/10/2022

Name:

Owner Flat 4 Chartwell House

Address:

Chartwell House, 4B, Church Hill, Edinburgh, Scotland, EH10 4BQ

Date of Service of Notice: \*

26/10/2022

Name:

Owner Flat 5 Chartwell House

Address:

Chartwell House, 4B, Church Hill, Edinburgh, Scotland, EH10 4BQ

Date of Service of Notice: \*

26/10/2022

Name:

Owner Flat 6 Chartwell House

Address:

Chartwell House, 4B, Church Hill, Edinburgh, Scotland, EH 10 4BQ

Date of Service of Notice: \*

26/10/2022

Name:

Owner Flat 7 Chartwell House

Address:

Chartwell House, 4B, Church Hill, Edinburgh, Scotland, EH10 4BQ

Date of Service of Notice: \*

26/10/2022

Name:

Owner Flat 8 Chartwell House

Address:

Chartwell House, 4B, Church Hill, Edinburgh, Scotland, EH10 4BQ

Date of Service of Notice: \*

26/10/2022

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

or -

(2) - The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have/the applicant has served notice on every person other than myself/himself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant. These persons are:

Name:

Address:

Date of Service of Notice: \*

Signed: Alistair Cruickshank

On behalf of: Strathedin Properties Limited

Date: 21/10/2022

Please tick here to certify this Certificate. \*

## Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

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) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? \*

Yes  No  Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? \*

Yes  No  Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? \*

Yes  No  Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? \*

Yes  No  Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? \*

Yes  No  Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? \*

Yes  No  Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

Site Layout Plan or Block plan.

Elevations.

Floor plans.

Cross sections.

Roof plan.

Master Plan/Framework Plan.

Landscape plan.

Photographs and/or photomontages.

Other.

If Other, please specify: \* (Max 500 characters)

Provide copies of the following documents if applicable:

- |  |  |
|--|--|
| A copy of an Environmental Statement. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. *                                   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Flood Risk Assessment. *   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Habitat Survey. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |

Other Statements (please specify). (Max 500 characters)

A surface water management statement, bat survey and tree survey shall follow this application.

## Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Alistair Cruickshank

Declaration Date: 21/10/2022

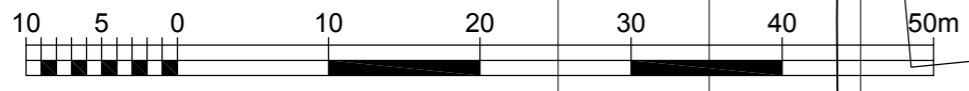
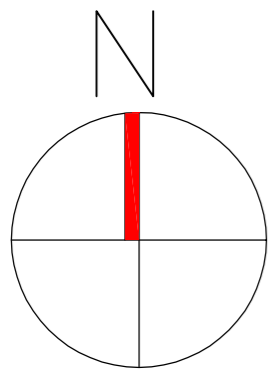
## Payment Details

Payment made by: 

Created: 



- SITE BOUNDARY (area 1183 sq.m.)
- SHARED ACCESS



CLIENT  
**STRATHEDIN PROPERTIES**

PROJECT  
**4 CHURCH HILL**

DRAWING TITLE  
**SITE LOCATION PLAN**

DRAWN BY  
**AC**

CHECKED BY

DATE  
**160622**

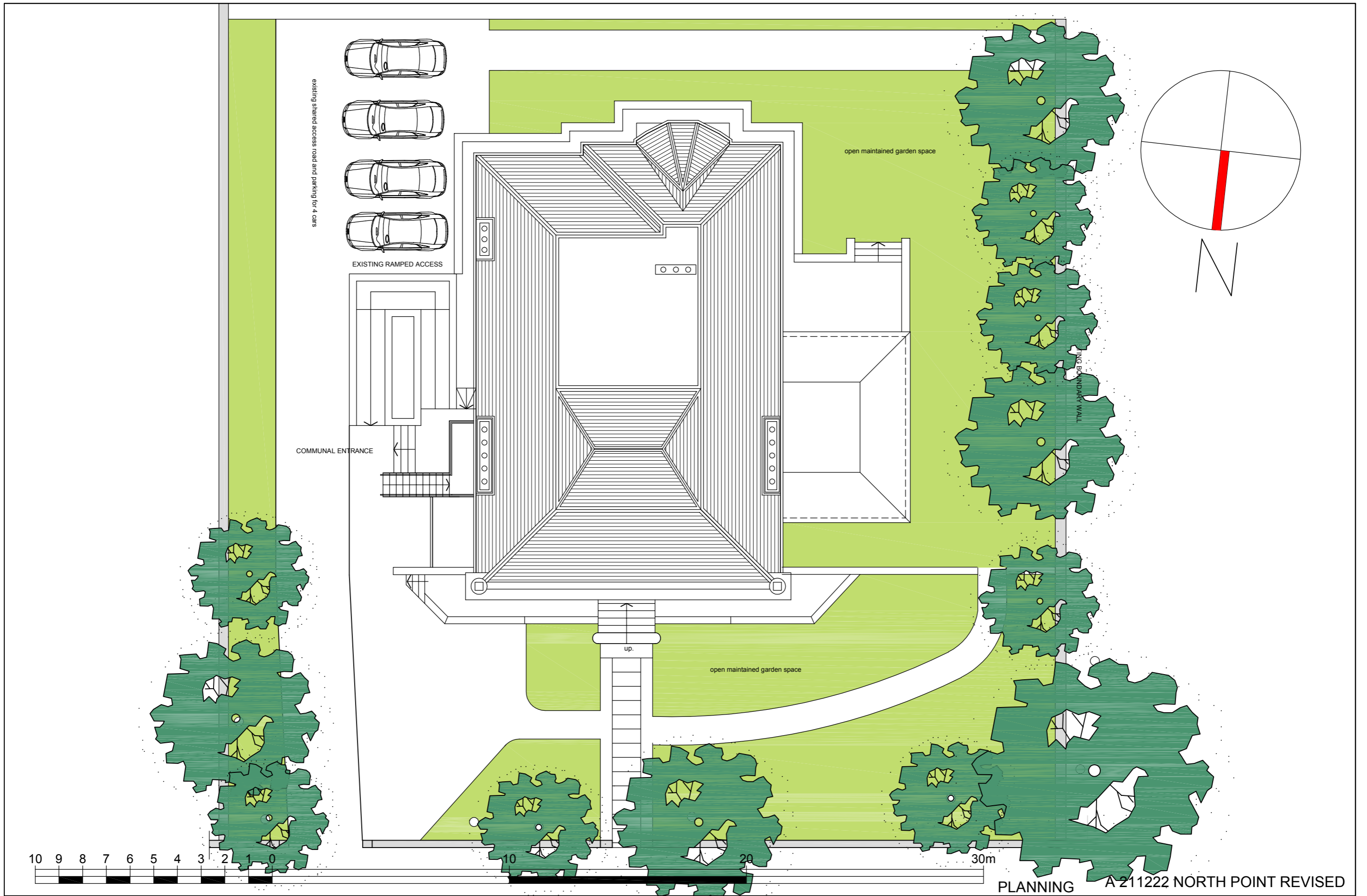
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**A86 / 01**

38/40 NEW CITY ROAD  
GLASGOW G4 9JT

TEL. 0141-332-0999  
FAX. 0141-332-4432  
E-M. info@cmarchitects.co.uk





CLIENT  
**STRATHEDIN PROPERTIES**

PROJECT  
**4 CHURCH HILL**

DRAWING TITLE  
**EXISTING SITE PLAN**

DRAWN BY  
**AC**

CHECKED BY

DATE  
**160622**

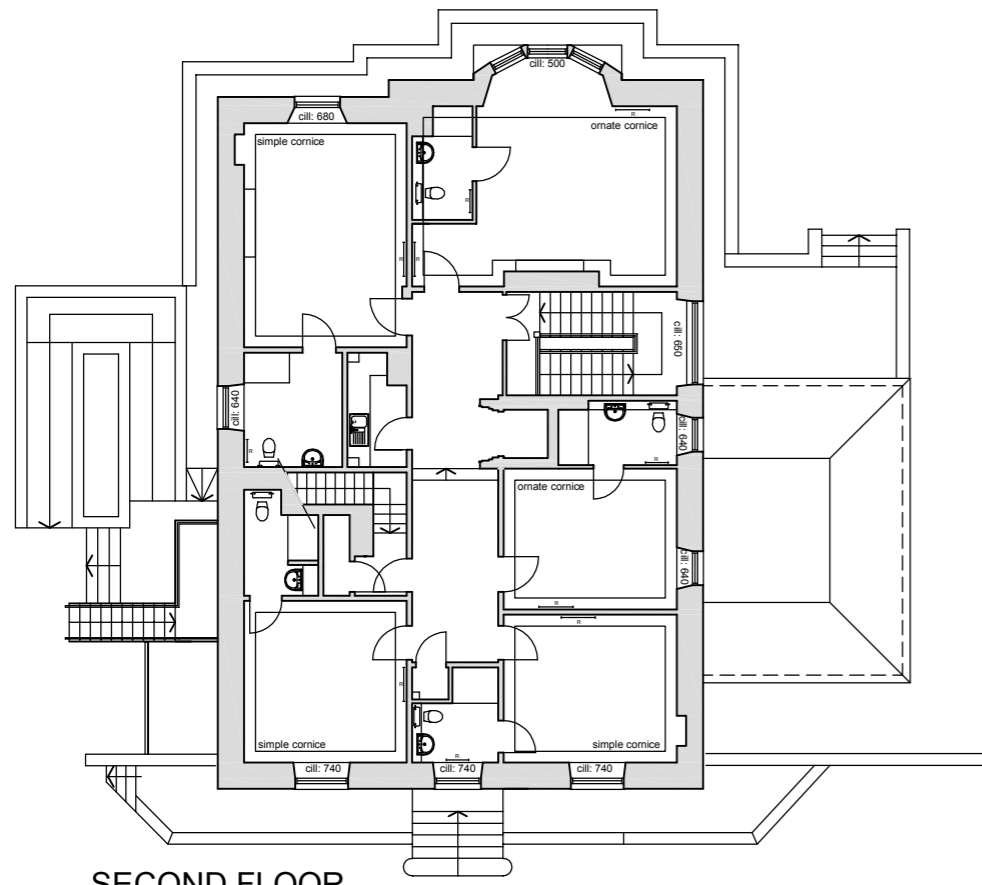
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**A86 / 02A**

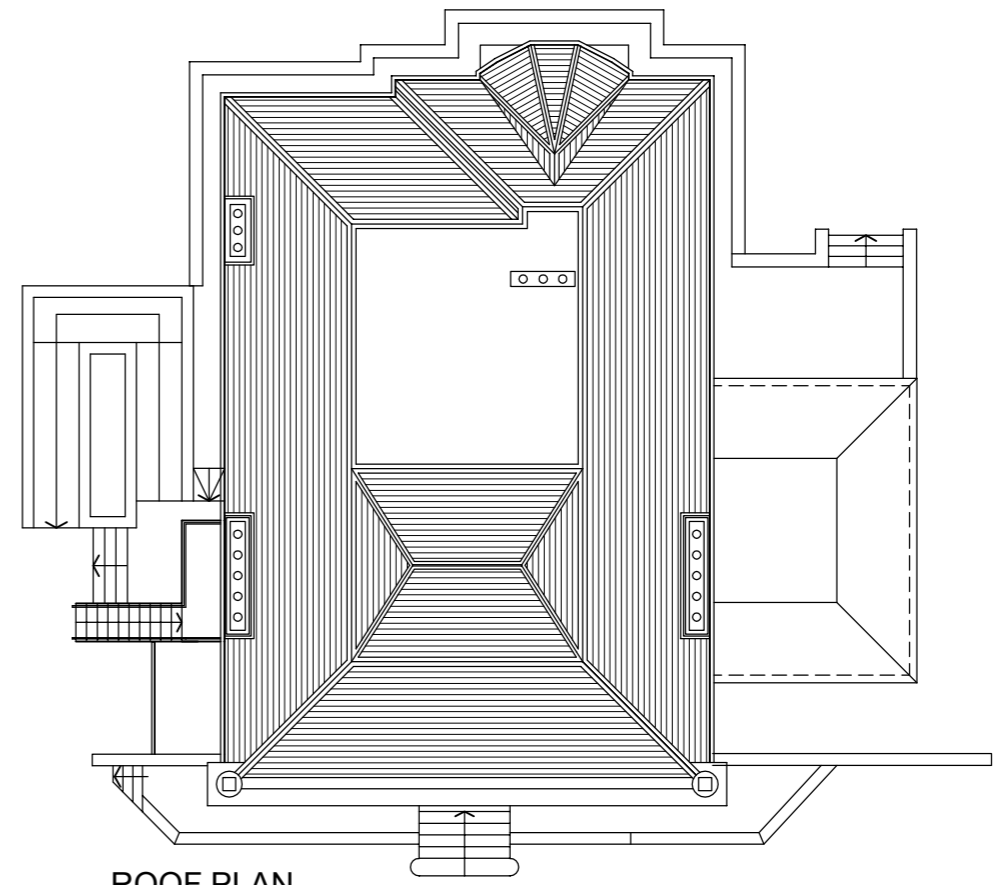
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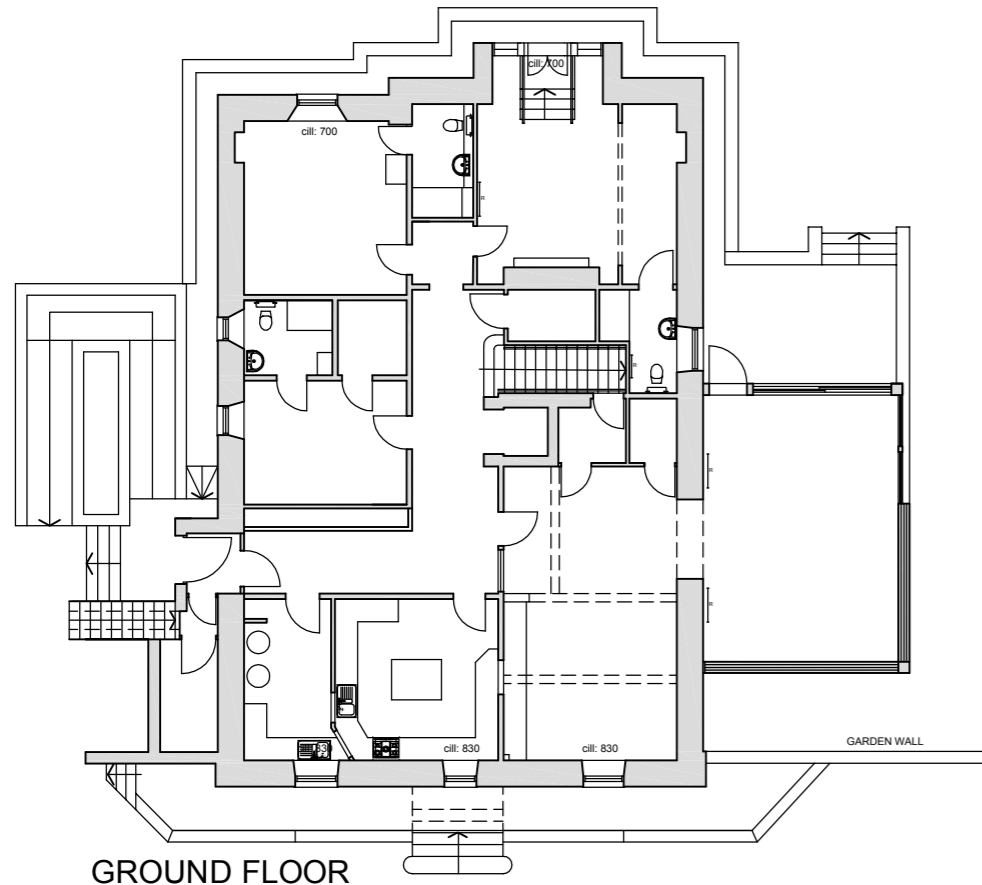
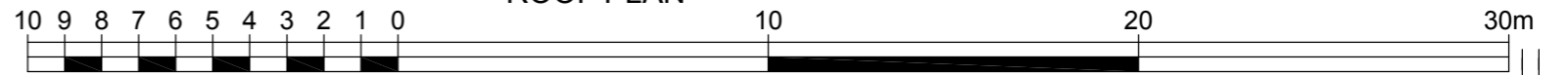




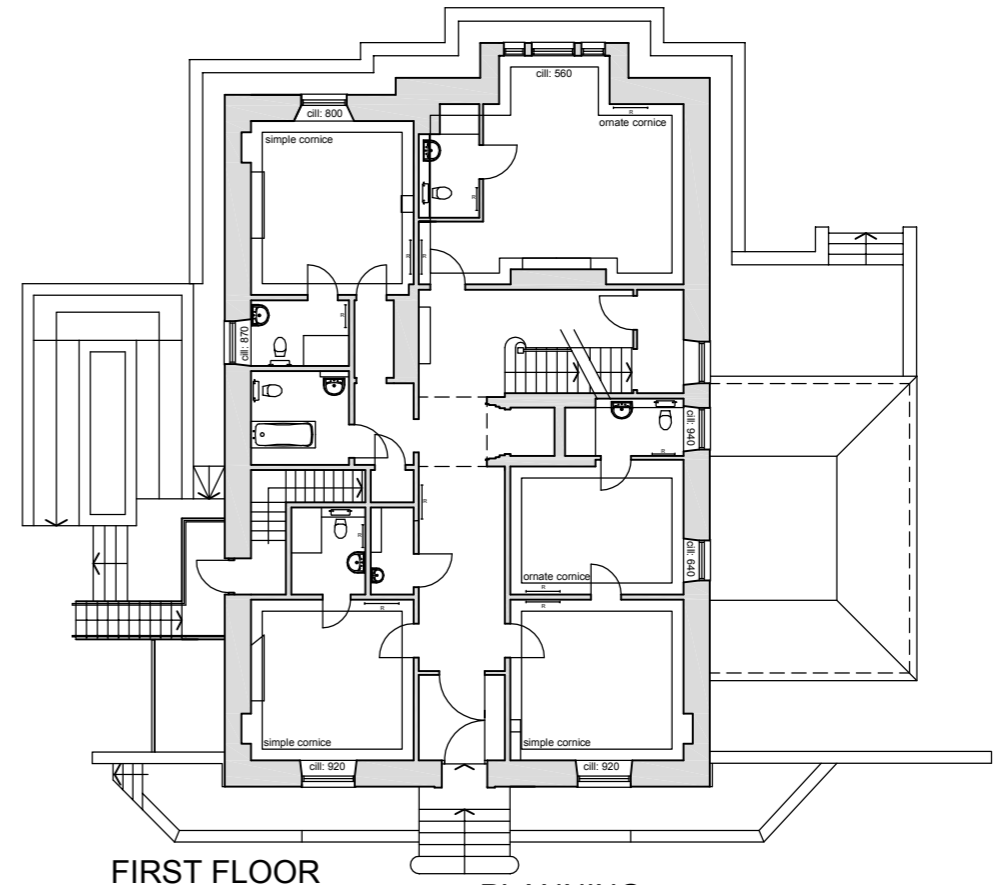
SECOND FLOOR



ROOF PLAN



GROUND FLOOR



FIRST FLOOR

PLANNING

CLIENT  
**STRATHEDIN PROPERTIES**

PROJECT  
**4 CHURCH HILL**

DRAWING TITLE  
**EXISTING FLOOR PLANS**

DRAWN BY  
**AC**

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DATE  
**160622**

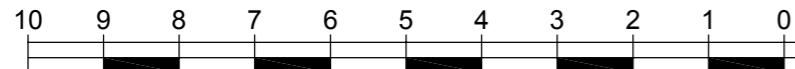
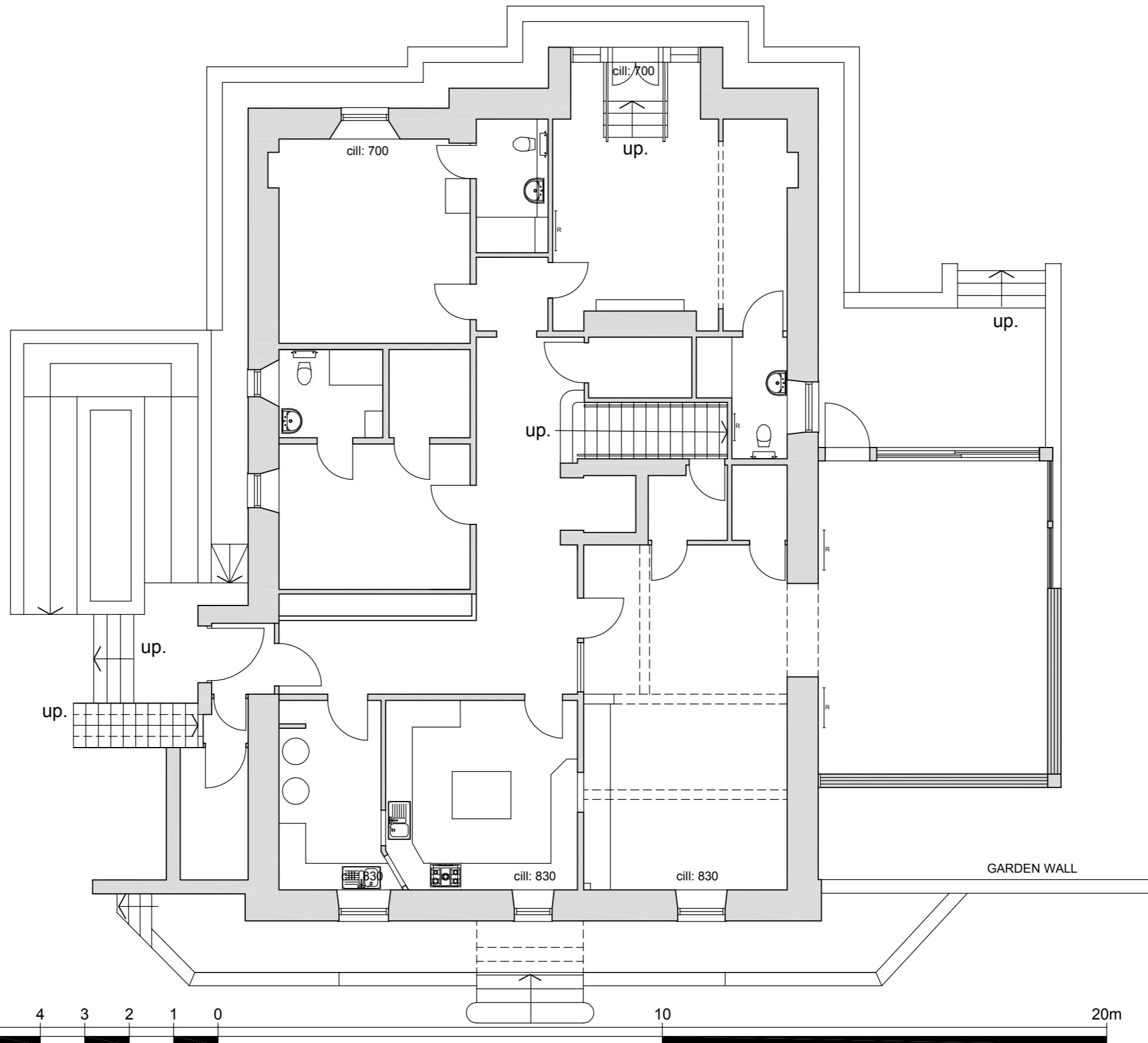
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PLANNING

EXISTING BOUNDARY WALL

GARDEN WALL

CLIENT  
**STRATHEDIN PROPERTIES**

PROJECT  
**4 CHURCH HILL**

DRAWING TITLE  
**EXISTING GROUND FLOOR PLAN**

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SCALE  
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**A86 / 05**

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SIDE ELEVATION



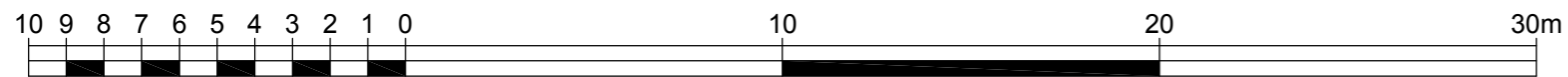
REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION TO CHURCH HILL



PLANNING

CLIENT  
STRATHEDIN PROPERTIES

DRAWING TITLE  
EXISTING ELEVATIONS

SCALE  
1 : 200

38/40 NEW CITY ROAD  
GLASGOW G4 9JT

PROJECT  
4 CHURCH HILL

DRAWN BY  
AC

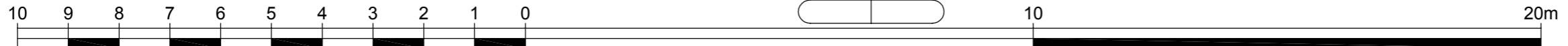
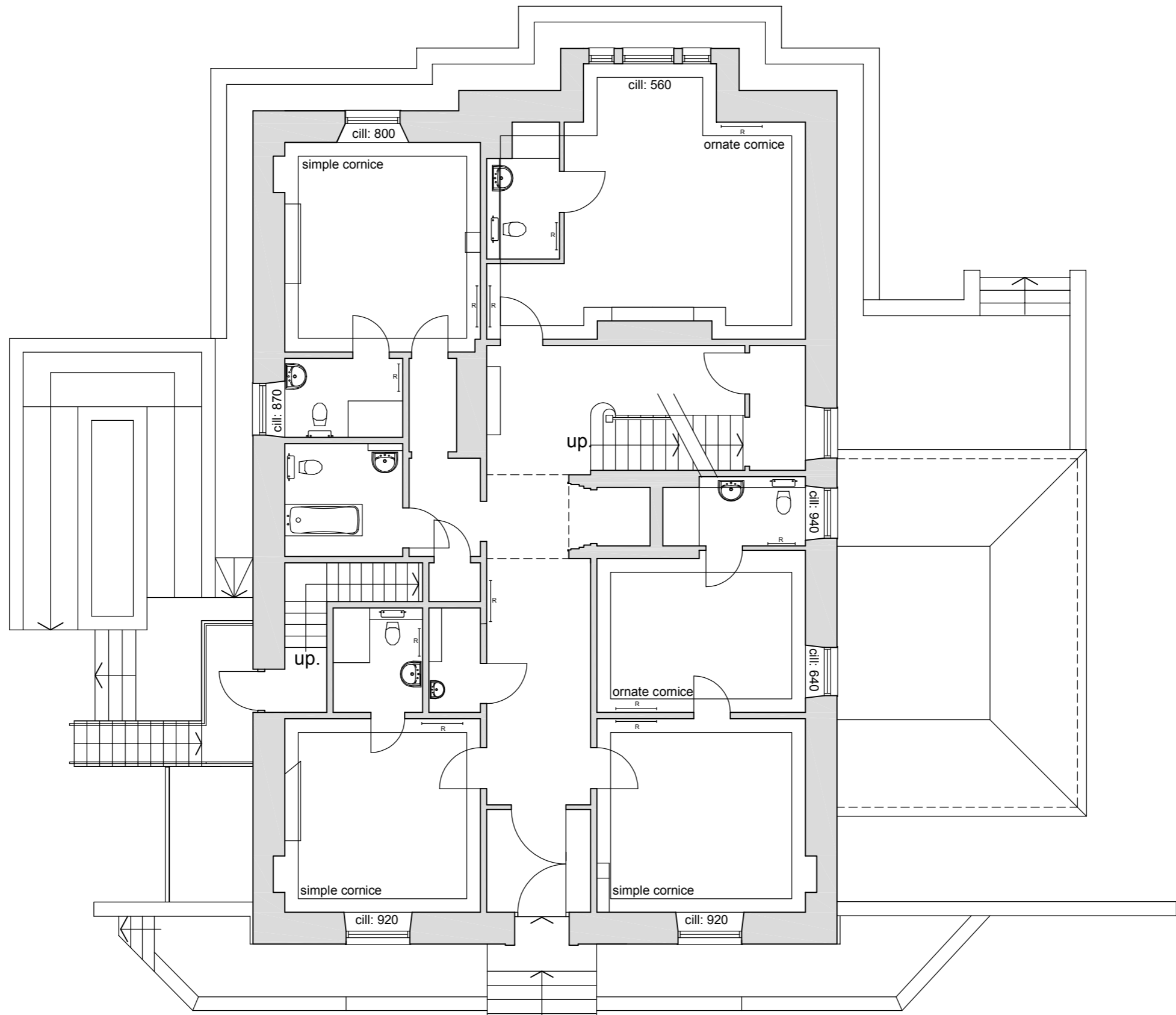
CHECKED BY

DATE  
160622

A86 / 04

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PLANNING

CLIENT  
**STRATHEDIN PROPERTIES**

DRAWING TITLE  
**EXISTING FIRST FLOOR PLAN**

SCALE  
**1 : 100**

38/40 NEW CITY ROAD  
 GLASGOW G4 9JT

PROJECT  
**4 CHURCH HILL**

DRAWN BY  
**AC**

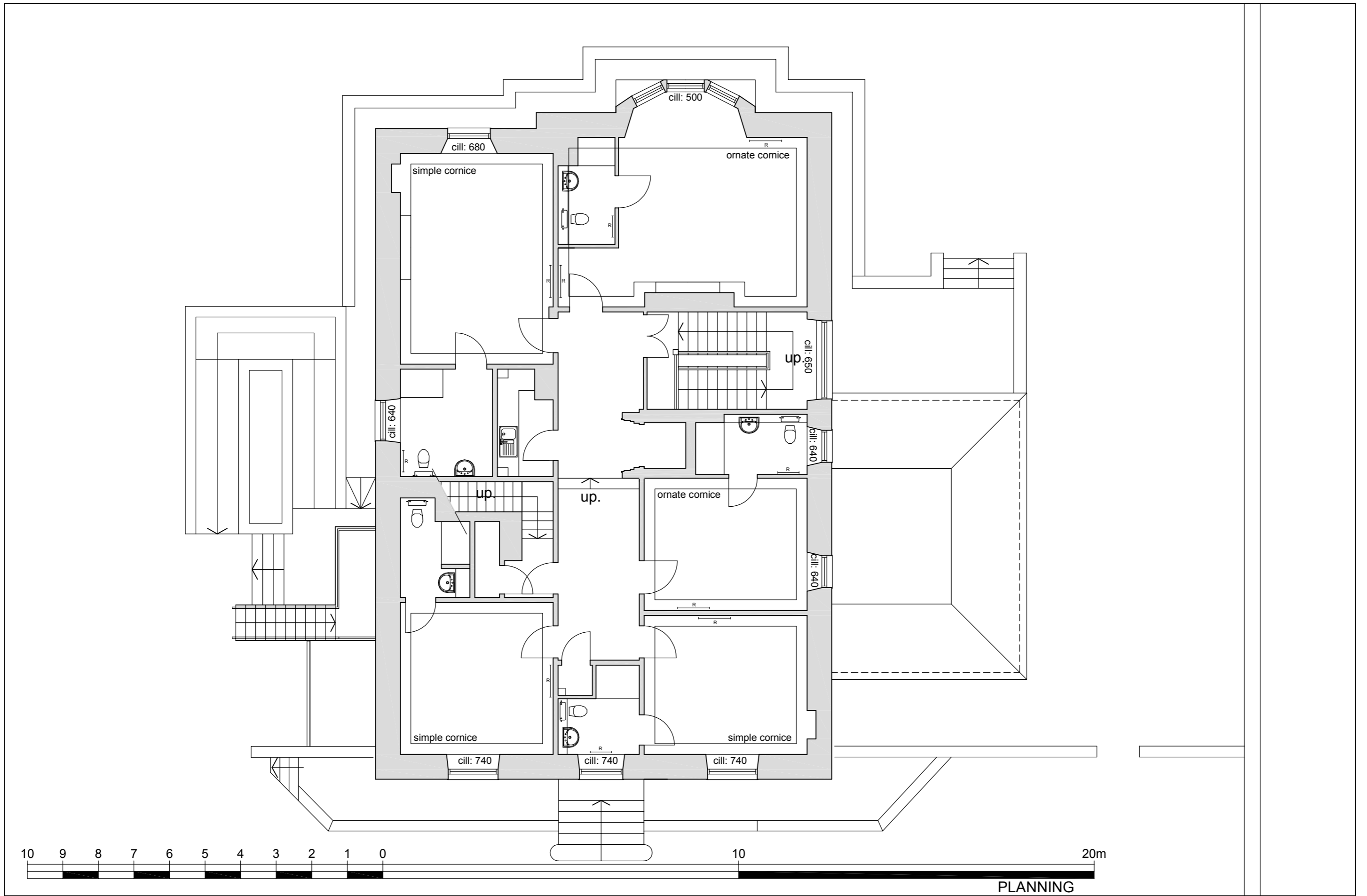
CHECKED BY

DATE  
**160622**

**A86 / 06**

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CLIENT  
**STRATHEDIN PROPERTIES**

PROJECT  
**4 CHURCH HILL**

DRAWING TITLE  
**EXISTING SECOND FLOOR PLAN**

DRAWN BY  
**AC**

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DATE  
**160622**

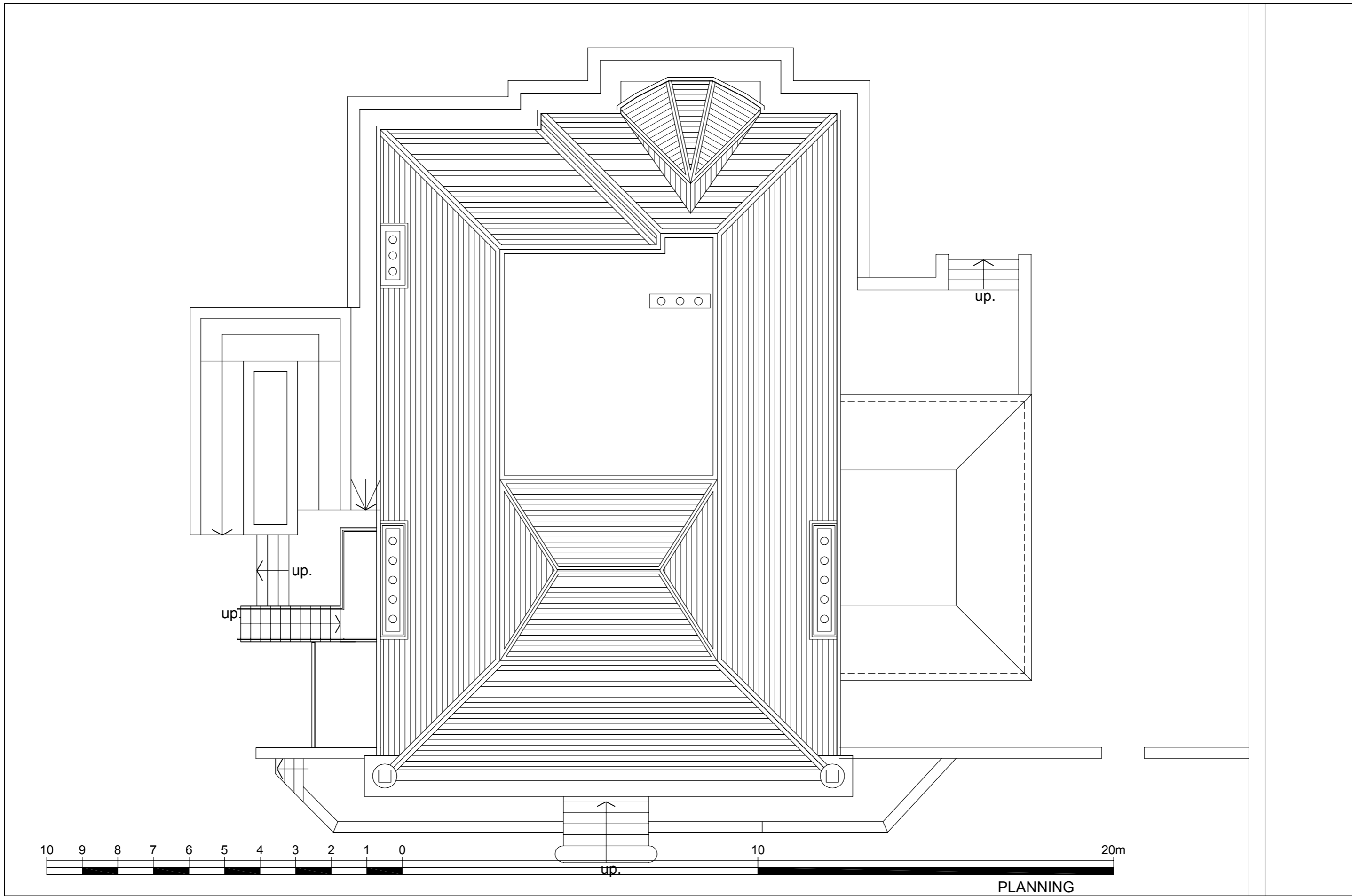
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**A86 / 07**

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CLIENT  
**STRATHEDIN PROPERTIES**

PROJECT  
**4 CHURCH HILL**

DRAWING TITLE  
**EXISTING ROOF PLAN**

DRAWN BY  
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CHECKED BY

DATE  
**160622**

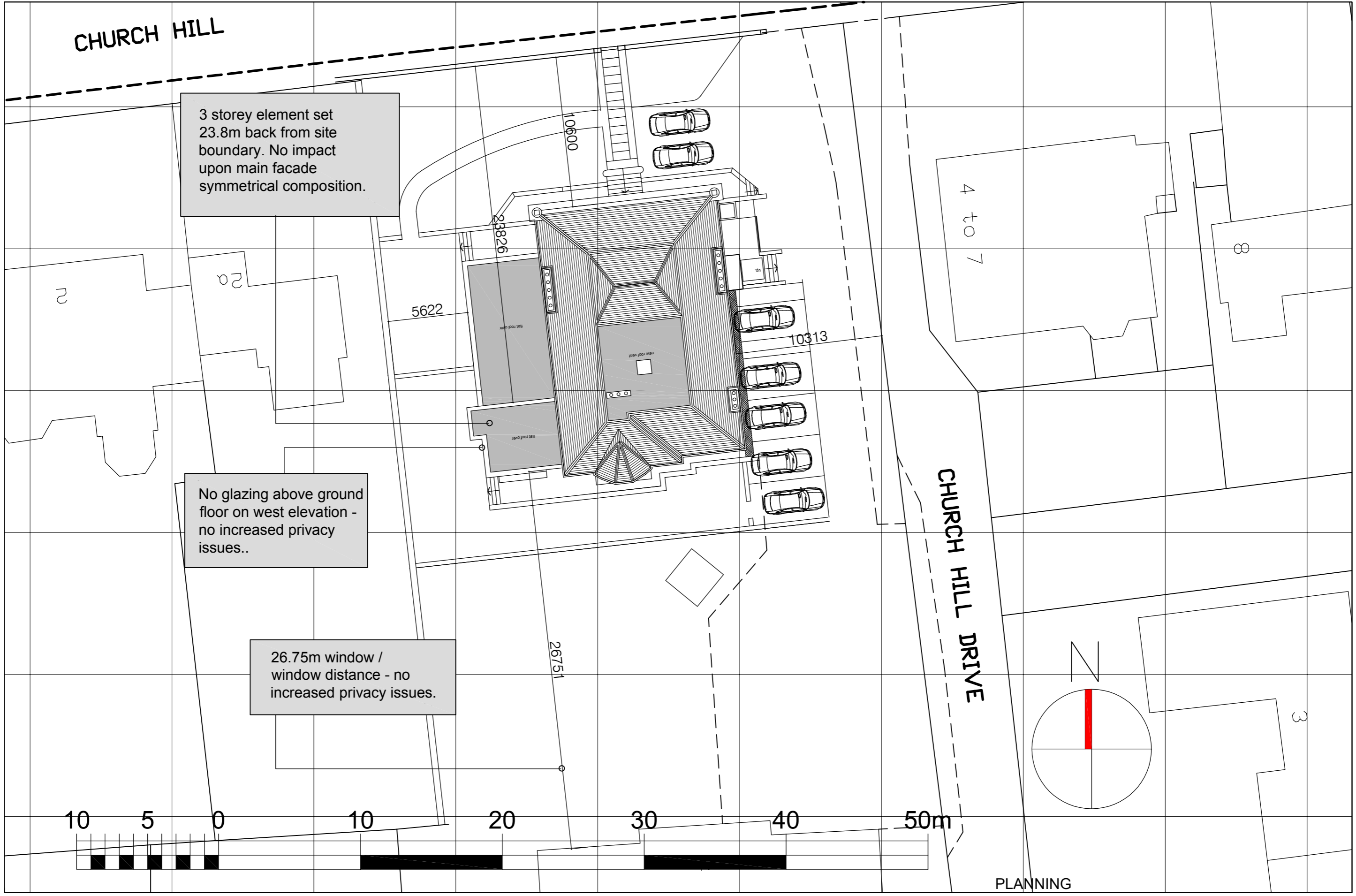
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**A86 / 08**

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3 storey element set 23.8m back from site boundary. No impact upon main facade symmetrical composition.

No glazing above ground floor on west elevation - no increased privacy issues..

26.75m window / window distance - no increased privacy issues.

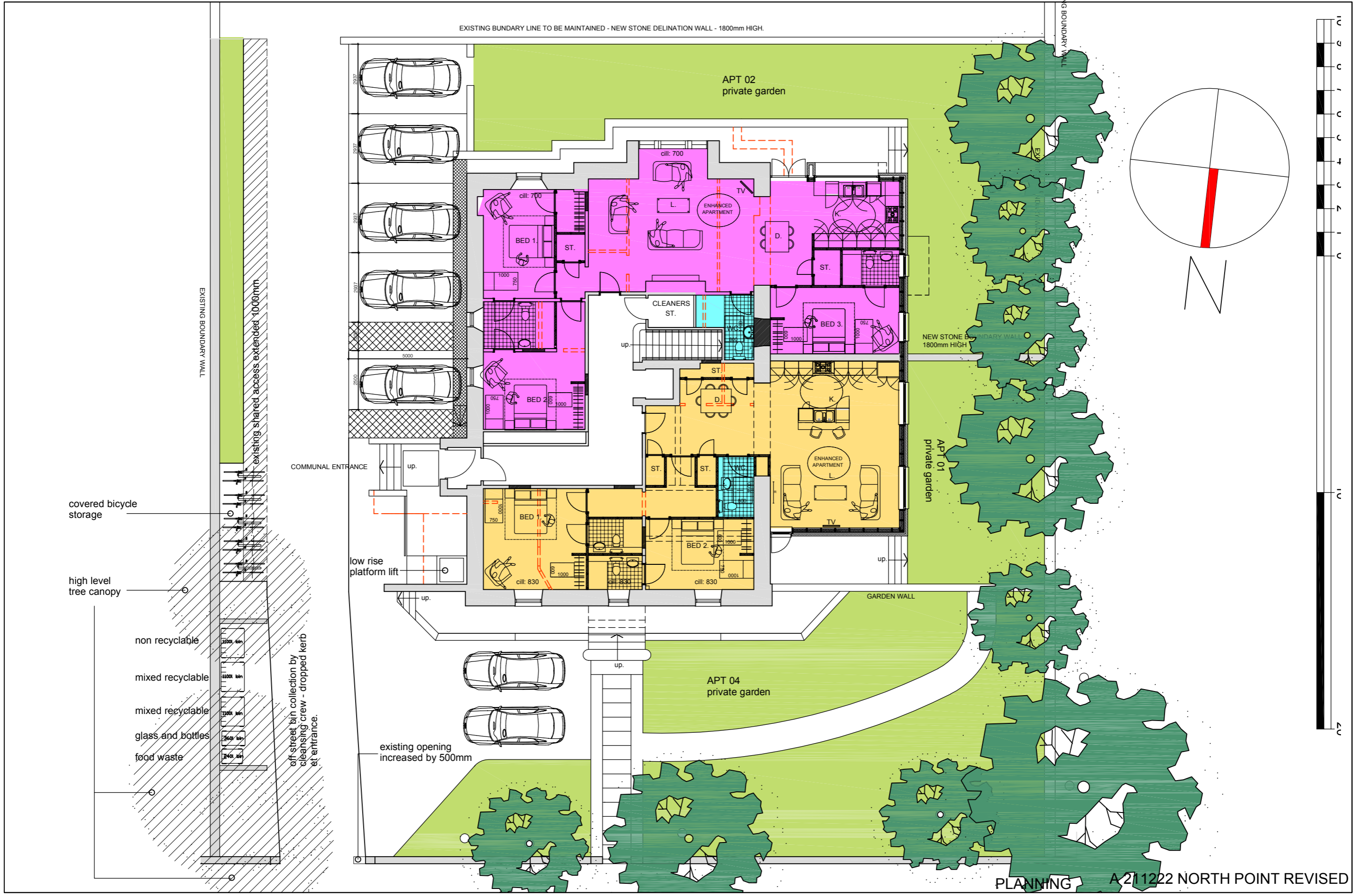
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 PROJECT  
**4 CHURCH HILL**

DRAWING TITLE  
**SITE BOUNDARY DISTANCES**  
 DRAWN BY  
 AC  
 CHECKED BY  
 DATE  
 300622

SCALE  
 1 : 500  
**A86 / 21**

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CLIENT  
**STRATHEDIN PROPERTIES**

PROJECT  
**4 CHURCH HILL**

DRAWING TITLE  
**PROPOSED SITEPLAN**

DRAWN BY  
**AC**

CHECKED BY

DATE  
**300622**

SCALE  
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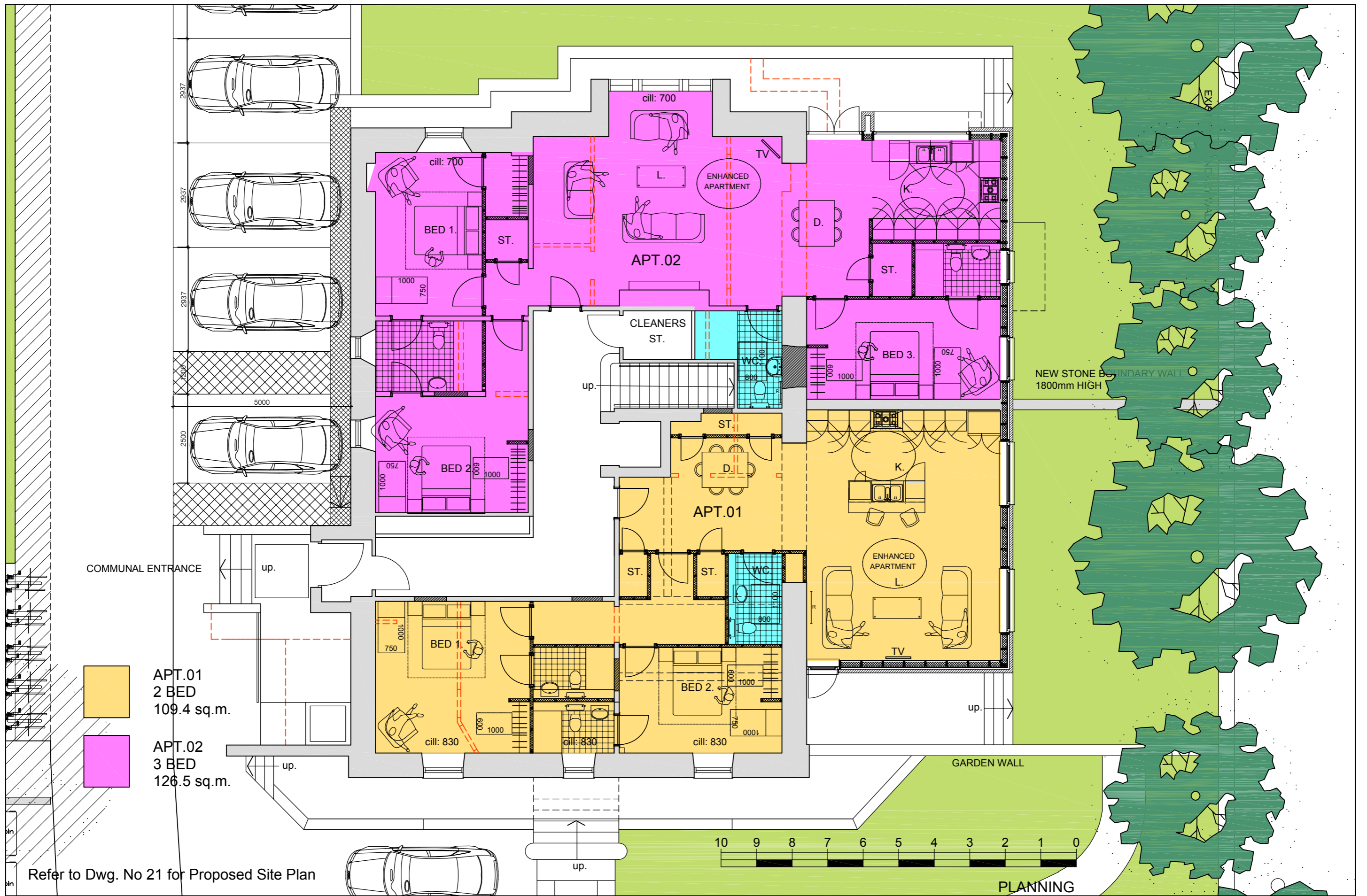
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PLANNING A 211222 NORTH POINT REVISED



CLIENT  
**STRATHEDIN PROPERTIES**

PROJECT  
**4 CHURCH HILL**

DRAWING TITLE  
**PROPOSED GROUND FLOOR PLAN**

DRAWN BY  
**AC**

CHECKED BY

DATE  
**300622**

SCALE  
**1 : 100**

**A86 / 10**

38/40 NEW CITY ROAD  
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 FAX. 0141-332-4432  
 E-M. info@cmarchitects.co.uk





- APT.03  
2 BED  
84.3 sq.m.
- APT.04  
3 BED MAIN DOOR  
111.3 sq.m.

**PLANNING**

CLIENT  
**STRATHEDIN PROPERTIES**

PROJECT  
**4 CHURCH HILL**

DRAWING TITLE  
**PROPOSED FIRST FLOOR PLAN**

DRAWN BY  
**AC**

CHECKED BY

DATE  
**300622**

SCALE  
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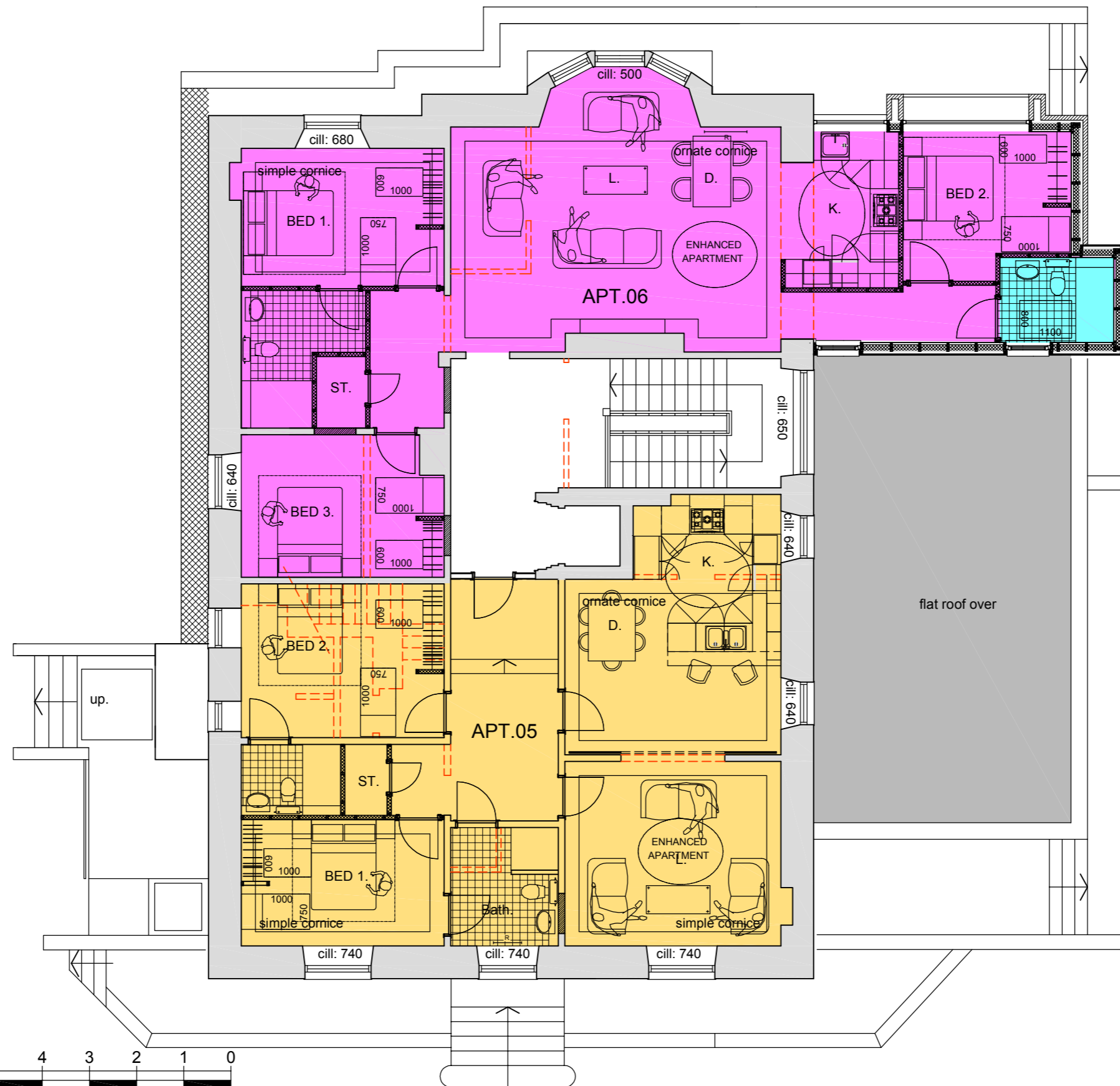
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38/40 NEW CITY ROAD  
GLASGOW G4 9JT

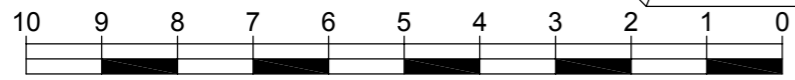
TEL. 0141-332-0999  
FAX. 0141-332-4432  
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- APT.05  
2 BED  
94.0 sq.m.
- APT.06  
3 BED  
102.4 sq.m.



**PLANNING**

CLIENT  
**STRATHEDIN PROPERTIES**

PROJECT  
**4 CHURCH HILL**

DRAWING TITLE  
**PROPOSED SECOND FLOOR PLAN**

DRAWN BY  
**AC**

CHECKED BY

DATE  
**300622**

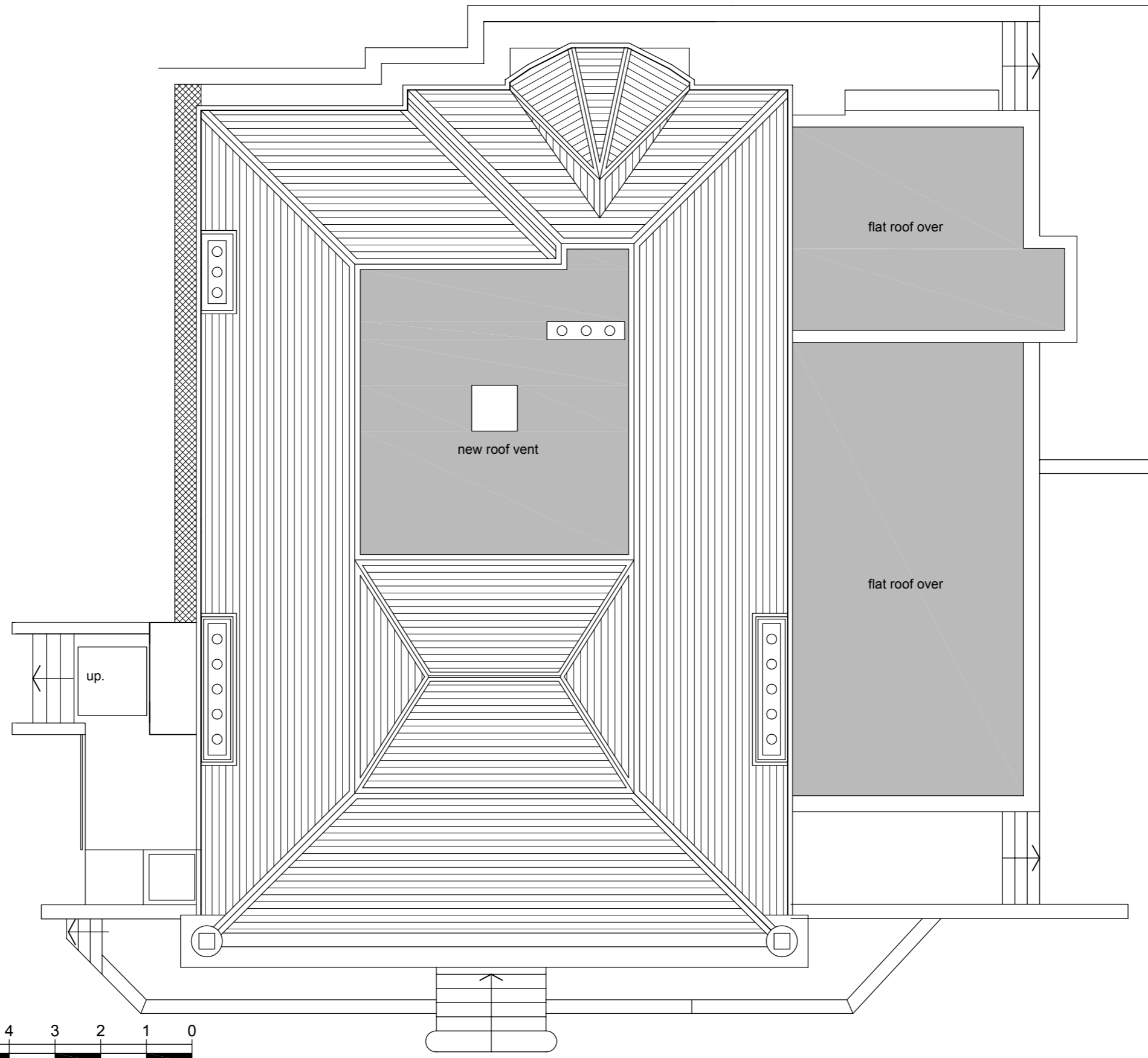
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**A86 / 12**

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PLANNING

CLIENT  
**STRATHEDIN PROPERTIES**

DRAWING TITLE  
**PROPOSED ROOF PLAN**

SCALE  
**1 : 100**

38/40 NEW CITY ROAD  
 GLASGOW G4 9JT

PROJECT  
**4 CHURCH HILL**

DRAWN BY  
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**A86 / 13**

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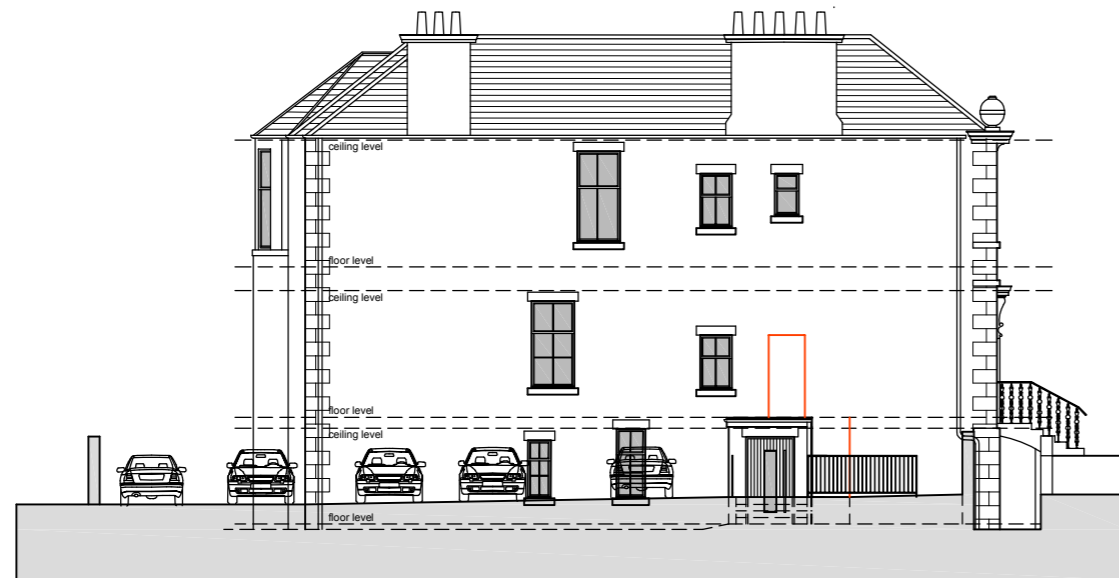




SIDE ELEVATION  
(ref Dwg No 18 for 1:100)



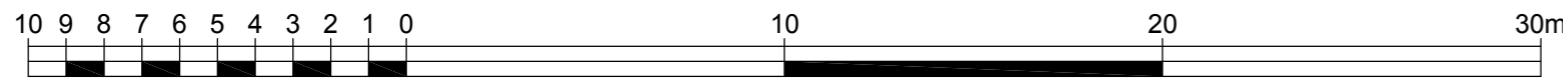
REAR ELEVATION  
(ref Dwg No 17 for 1:100)



SIDE ELEVATION  
(ref Dwg No 19 for 1:100)



FRONT ELEVATION TO CHURCH HILL  
(ref Dwg No 16 for 1:100)



PLANNING

CLIENT  
**STRATHEDIN PROPERTIES**

PROJECT  
**4 CHURCH HILL**

DRAWING TITLE  
**PROPOSED ELEVATIONS**

DRAWN BY  
**AC**

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DATE  
**300622**

SCALE  
**1 : 200**

**A86 / 15**

38/40 NEW CITY ROAD  
GLASGOW G4 9JT

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FAX. 0141-332-4432  
E-M. info@cmarchitects.co.uk



1.Dressed buff sandstone block / cladding.

2.Vertical standing seam zinc cladding.

3.Ppc coated aluminium windows - anthracite grey.

4.Ppc coated aluminium windows and spandrel panels - anthracite grey.

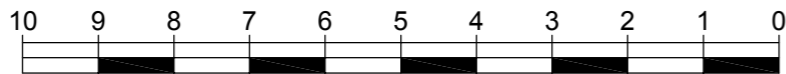
5.Painted metal balustrade - anthracite grey.

6. New local stone boundary wall.



FRONT ELEVATION TO CHURCH HILL

REFER TO CGI Dwg No 23 / 24



CLIENT  
**STRATHEDIN PROPERTIES**

PROJECT  
**4 CHURCH HILL**

DRAWING TITLE  
**PROPOSED FRONT ELEVATION TO CHURCH HILL**

DRAWN BY  
**AC**

CHECKED BY

DATE  
**300622**

**PLANNING**

SCALE  
**1 : 100**

**A86 / 16**

38/40 NEW CITY ROAD  
GLASGOW G4 9JT

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1.Dressed buff sandstone block / cladding.

2.Vertical standing seam zinc cladding.

3.Ppc coated aluminium windows - anthracite grey.

4.Ppc coated aluminium windows and spandrel panels - anthracite grey.

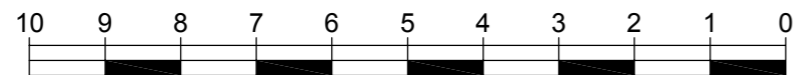
5.Painted metal balustrade - anthracite grey.

6. New local stone boundary wall.



REAR ELEVATION

REFER TO CGI Dwg No. 22



PLANNING

CLIENT  
**STRATHEDIN PROPERTIES**

PROJECT  
**4 CHURCH HILL**

DRAWING TITLE  
**PROPOSED REAR ELEVATION**

DRAWN BY  
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DATE  
**300622**

SCALE  
**1 : 100**

**A86 / 17**

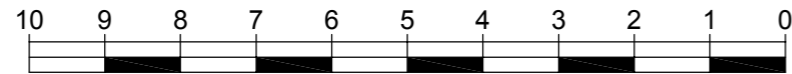
38/40 NEW CITY ROAD  
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SIDE ELEVATION



PLANNING

CLIENT  
STRATHEDIN PROPERTIES

PROJECT  
4 CHURCH HILL

DRAWING TITLE  
PROPOSED SIDE ELEVATION (EAST)

DRAWN BY  
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SCALE  
1 : 100

A86 / 19

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**CM**  
architect

1. Dressed buff sandstone block / cladding.

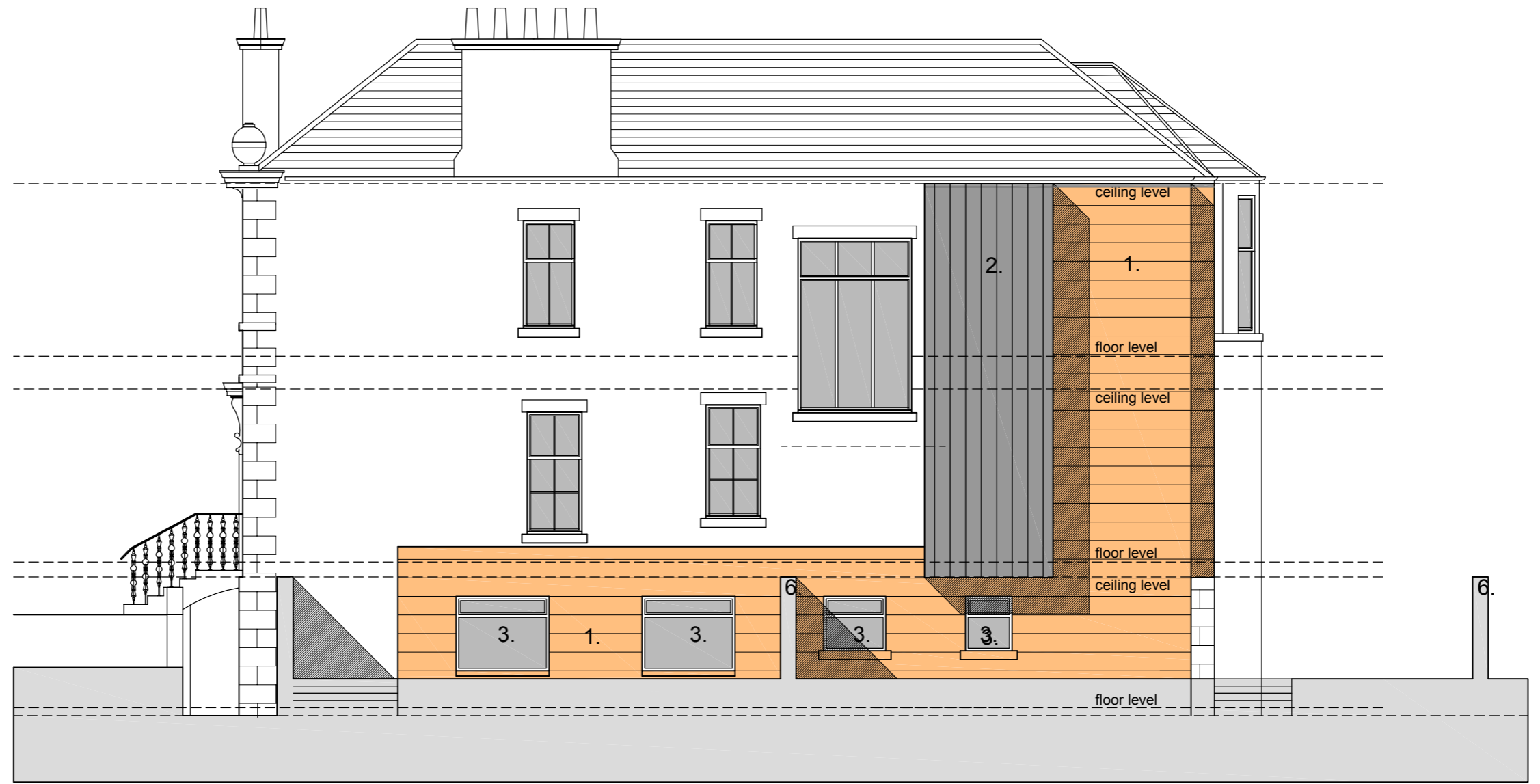
2. Vertical standing seam zinc cladding.

3. Ppc coated aluminium windows - anthracite grey.

4. Ppc coated aluminium windows and spandrel panels - anthracite grey.

5. Painted metal balustrade - anthracite grey.

6. New local stone boundary wall.



SIDE ELEVATION

REFER TO CGI Dwg No 23



PLANNING

CLIENT  
**STRATHEDIN PROPERTIES**

PROJECT  
**4 CHURCH HILL**

DRAWING TITLE  
**PROPOSED SIDE ELEVATION (WEST)**

DRAWN BY  
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SCALE  
**1 : 100**

**A86 / 18**

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ppc coated aluminium windows - anthracite

Vertical standing seam zinc cladding.

dressed buff sandstone block.

ppc coated aluminium windows and spandrel panels - anthracite grey.

new 1600mm high local stone boundary wall.



PLANNING

CLIENT  
**STRATHEDIN PROPERTIES**

DRAWING TITLE  
**PROPOSED REAR ELEVATION CGI**

SCALE  
**NTS**

38/40 NEW CITY ROAD  
GLASGOW G4 9JT

PROJECT  
**4 CHURCH HILL**

DRAWN BY  
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**A86 / 22**

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Existing symmetrical geometry to front facade retained.



ppc coated aluminium windows and spandrel panels - anthracite grey.

Vertical standing seam zinc cladding.

dressed buff sandstone block.

PLANNING

CLIENT

STRATHEDIN PROPERTIES

PROJECT

4 CHURCH HILL

DRAWING TITLE

PROPOSED SIDE ELEVATION CGI

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SCALE

NTS

A86 / 23

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Existing symmetrical geometry to front facade retained.



new zinc clad extension to rear of property does not detract from existing symmetrical front facade.

PLANNING

CLIENT  
**STRATHEDIN PROPERTIES**

PROJECT  
**4 CHURCH HILL**

DRAWING TITLE  
**PROPOSED FRONT ELEVATION CGI**

DRAWN BY  
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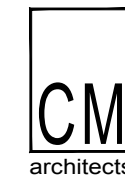
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SCALE  
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**A86 / 24**

38/40 NEW CITY ROAD  
GLASGOW G4 9JT

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Pitsligo Road /  
Woodcroft Road  
EH10 4RY

new build residential  
- quality materials  
zinc and dressed  
sandstone



19 Ettrick Road  
EH10 5BJ  
ref 16/02259/CON

change of use from  
hotel to residential  
plus new build  
extensions to form 10  
apartments.



7 Church Hill  
EH10 4BC  
ref 96/02284/FUL

demolition of existing  
Victorian villa to form  
11 private  
apartments.

12 Merchiston Place  
EH10 4NR  
ref 15/04118/FUL

change of use from  
student union to  
residential dwelling  
plus extension.

PLANNING

CLIENT  
**STRATHEDIN PROPERTIES**

PROJECT  
**4 CHURCH HILL**

DRAWING TITLE  
**LOCAL CONTEXTUAL INFLUENCES**

DRAWN BY  
**AC**

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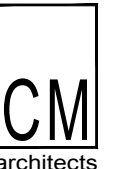
DATE  
**300622**

SCALE  
**NTS**

**A86 / 25**

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TD TREE & LAND SERVICES LTD

TD Tree & Land Services Ltd Platform 1  
Station Road Industrial Estate Duns  
Berwickshire TD11 3HS  
[WWW.TDTrees.co.uk](http://WWW.TDTrees.co.uk)

---

# **Arboricultural Impact Assessment**

For 4 Church Hill, Edinburgh

December 2022

By Patrick Rechberger

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## Scope

TD Tree & Land Services Ltd have been instructed by CM Architects to conduct a survey at 4 Church Hill, Edinburgh and produce a report on the Arboricultural impacts in accordance with British Standard BS:5837 Trees in relation to Design, Demolition and Construction – Recommendations.

This is to provide information to accompany a planning application. Findings from field and desk-top surveys are described and the effects that granting planning permission would entail for arboriculture within influencing distance of the development.

The survey, finished by 10/11/2022 and the following report were completed by Patrick Rechberger, Consultancy Manager of TD Tree & Land Services Ltd and suitably qualified Arboriculturist.

A topographical survey was provided by CM Architects which was used to record the position of trees and vegetation (drawing reference: 9871 MORNINGSIDE), where trees were not shown, their locations were estimated using aerial photography and on-site observations.

Specimens on third party land or outside of the application boundary were surveyed as far as was practicable, some trees were present in inaccessible locations. Whilst reasonable effort has been made to ensure accuracy of the data of these areas, it cannot be guaranteed.

## Limitations

- The findings of this report are valid for a period of 12 months from the date of issue.
- Trees are living organisms that are constantly growing and changing – it is important that they are inspected regularly. Extreme climatic conditions can cause damage to even apparently healthy trees.
- Whilst reasonable effort has been made to detect defects within the individual trees inspected, no guarantee can be given as to the absolute safety or otherwise of any individual tree.
- No soil, foliage or root samples were taken for analysis as well as
- no decay measurement techniques were used during this survey – should this be required; recommendations will be stated below.
- Any duration or timescales mentioned in this report should be viewed as a maximum and not optimum timeframe.
- It is assumed there has been no significant change to the immediate environment that may affect the tree stock. Any change being made following the survey may invalidate the report and require reinspection.

- Any alteration of this report will therefore invalidate it. No responsibility is assumed by TD Trees and their consultants for legal matters that may arise from this report. The consultant shall not be required to give testimony or to attend court unless subsequent contractual arrangements are made.
- The information provided within this report relates to the specific tree risk survey provided and should not be used or interoperated for any other circumstances. This includes but not limited to planning applications and developments, tree related subsidence, utilities, or the design of foundations.

## Methodology

All trees with a diameter at breast height (DBH) of 75mm within the survey area were inspected using the method of ‘Visual Tree Assessment- type 1’ or in short ‘VTA1’ (Mattheck and Breloer, 1994). VTA is an internationally recognised form of tree assessment for the tree inspector. It confirms defects, construes potential hazards, and assesses criteria of failure. The VTA – type 1 gives information relating to the body language and mechanics of a tree and helps to distinguish between potentially hazardous trees and extremely hazardous trees, protecting safe trees.

The process consists of inspecting the trees visually from the ground for growth defects, any variations of appearance of the bark and any alterations in the crown and leaves. Fungal fruiting bodies and their body language as well as the local environment of the tree are considered for the assessment. The individual tree data including its location was recorded using the PlanIT Geo, Treeplotter software. The height of the trees was measured using Haglöf EC II D Electronic Clinometer, crown spread was estimated. Diameter at breast height (DBH) was measured using Arboricultural diameter and circumference measuring tape.

Whilst reasonable effort has been made to ensure accuracy of the data, especially in inaccessible areas, it cannot be guaranteed.

## The Site

### Address

Strathmore House

4 Church Hill

Edinburgh

EH10 4BG

Grid Reference at Centre: NT 24614 71656.

## Description

The site is adjacent to Church Hill and Church Hill Drive. The land is categorized as J1/J2 Buildings of cities, towns and villages/Low density buildings and I2, Cultivated gardens and parks. In addition to this, Strathmore House is a Listed Building Category B. The area of focus is approximately 1200m<sup>2</sup> in size approx. The site lies within the wider Conservation Area Merchiston and Greenhill. ([Designations Map Search \(arcgis.com\)](#), [Map | Scotland's environment web](#) )

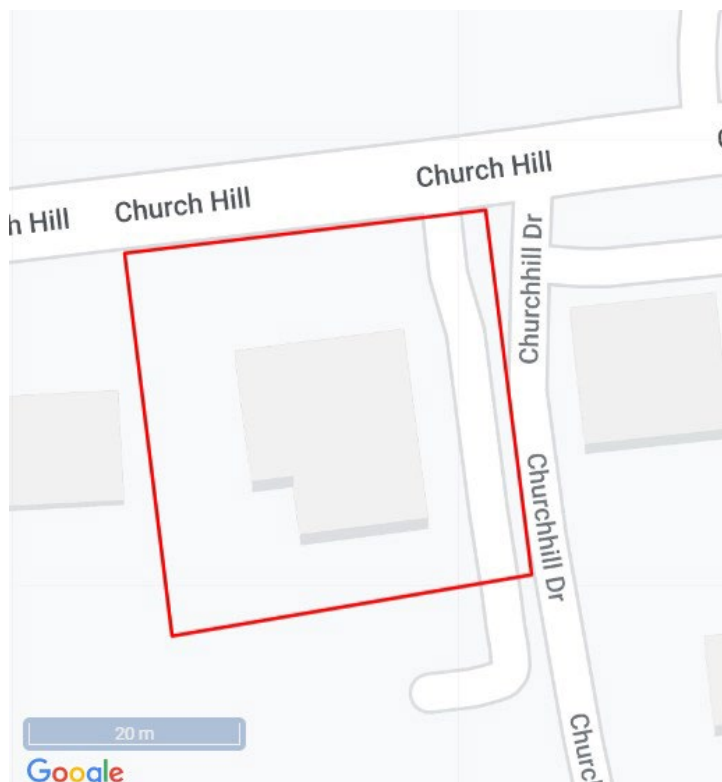


Figure A: Location and approximate boundary

## Tree Survey

All arboriculture information recorded during the site survey is present in [Appendix 2 – Data Tables](#). Feature locations, comments on tree condition and recommended works.

In total 11 individual trees (T1-T11) and 2 groups of trees (G1-G2) were surveyed and mapped

Overall, the trees are in good form and condition. The common lime trees (*Tilia x europea*) at the entrance to the Eastern side of the building are in conflict with the adjacent stone wall, however they contribute highly to the landscape, being large specimen, similar to the common lime trees (*Tilia x europea*) north to northwest of the building.



Group G2, west of the house, is categorized as BS5837 Category A in its entity, as especially the Yew trees (*Taxus baccata*), forming part of this group are of high arboricultural value due to their age and form.

Of special note is the wild cherry to the Southern border of the property, as this tree adds greatly to its surrounding landscape with its size and form.

A check with Edinburgh City Council has noted no tree preservation orders on and surrounding the site. The site is within a conservation area. ([Tree Preservation Orders | Tree Preservation Orders | City of Edinburgh Council Open Spatial Data Portal \(edinburghcouncilmaps.info\)](#) , [Designations Map Search \(arcgis.com\)](#))

## Root Protection Areas (RPA)

A root protection area is the minimum area around each tree, group or woodland that must be retained and undisturbed to ensure survival.

The RPA's have been calculated in accordance with BS5837 using the diameter of each feature at a height of 1.5m, referred to as diameter at breast height (DBH).

## Protection, designation, and constraints

### Local Planning Policy

Edinburgh City council states in their '*Edinburgh Design Guidance*' following key aims surrounding trees and their protection for new development:

- *Create a robust landscape structure as an integral component at all scales of development, which follows green infrastructure and green/ blue network principles.*
- *Maintain the conservation status of protected sites and species, and enhance, connect and create new habitat.*
- *Protect trees and woodland and provide new tree planting.*
- *Ensure a mechanism is put in place for the establishment and long-term maintenance of new landscape areas ([edinburgh-design-guidance-january-2020](#))*

Furthermore, their '*Policy 20*' states the council will ensure that '*all construction and development, including temporary installations and placement of movable equipment, near to trees follows BS:5837 (2012) "Trees in relation to design, demolition and construction - Recommendations" and that the most recent National Joint Utilities Group "Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees" are followed where carrying out works in root protection areas cannot be avoided.*' ([tree-policy-summary \(edinburgh.gov.uk\)](#))

The '*Edinburgh Biodiversity Action Plan 2019-2021*' states that new development shall contribute to the enhancement and protection of biodiversity, even if no protected species or significant

habitats are present on site. By creating new habitats new developments would contribute to the enhancement of biodiversity. ([edinburgh-biodiversity-action-plan-2019-2021](#))

### Tree Preservation Orders (TPO) and Conservation Areas (CA)

A check with the local planning authority was conducted on 24/11/2022. A desktop search confirmed no tree preservation orders are present on site and the site does lie within a conservation area. ([Tree Preservation Orders | Tree Preservation Orders | City of Edinburgh Council Open Spatial Data Portal \(edinburghcouncilmaps.info\)](#) , [Designations Map Search \(arcgis.com\)](#))

A conservation area is a protected area of special historical or environmental interest or importance. Planning approval in such areas will only be permitted if it can be granted that the proposed design will not harm the appearance or character of the area.

Trees and woodlands in these areas are protected by the Town and Country Planning (Scotland) Act 1997 against undesirable changes. It is therefore an offence to cut, lop, top, uproot, wilfully damage, or destroy any tree in a conservation area. It is seen as a summary conviction in front of court to do any of the above and there is a fine of up to £20,000.

A notice with details of the intended works must be given to the Local Planning Authority (LPA) 6 weeks prior to any works commencing. It is important that the notification states clearly what work is proposed. The 6 weeks period gives the LPA time for consideration of creating a Tree Protection Order (TPO) for the noted trees. Any notified works must be carried out within 2 years from the date of the notice.

If a tree in a conservation area is removed, uprooted, or destroyed it is the landowner's duty to plant another tree of an appropriate size and species at the same place as soon as he or she reasonably can. This duty remains if a tree is removed because it is dead, dying, dangerous or causing a nuisance.

### Third Party Trees

Two trees (T6 and T7) identified within this survey area are present on third party land. Permission for any works carried out on these features will need to be obtained by the owners.

### Sites of Special Scientific Interest (SSSI)

A check with the Registers of Scotland confirmed no SSSI sites on or immediately adjacent to the site.

[Register of Sites of Special Scientific Interest - Registers of Scotland \(ros.gov.uk\)](#)

## Ancient Woodland

Ancient woodlands are irreplaceable habitats with exceptional value. A desktop search ([Map Results | Woodlandr](#)) confirmed no ancient woodland present on or immediately adjacent to the site.

## Ancient and Veteran Trees

There is no national register of ancient or veteran trees. The woodland trust has a database that maintains an inventory of significant trees, to which no trees were registered to the site.

[Tree Search - Ancient Tree Inventory \(woodlandtrust.org.uk\)](#)

An assessment of each tree was made by a qualified arboriculturist during the survey, to which no trees within the surveyed areas were regarded as veteran or ancient.

## Scottish Biodiversity List

The Scottish Biodiversity list supersedes the former UK BAP Priority Habitats Inventory on a national level. It is a list of animals, plants and habitats that are of principal importance for biodiversity in Scotland. [Scottish Biodiversity List | NatureScot](#)

The list has no records of designated deciduous woodland, traditional orchards, woodland pasture and parkland on or adjacent to the site.

## Felling Permission

*The Forestry and Land Management (Scotland) Act 2018* forms the legal basis for the regulation of forestry in Scotland and includes the requirement to be in possession of a Felling Permission to fell trees. *The Forestry (Exemptions) (Scotland) Regulations 2019* and *The Felling (Scotland) Regulations 2019* include further detailed provisions about the operations of Felling Permission procedures. You must apply for Felling Permission if you wish to fell a tree unless the felling is exempt. A check with your local FC Officer will confirm this. ([Scottish Forestry - Felling permissions](#))

## Protected Species

*The Nature Conservation (Scotland) Act 2004*, the *Wildlife and Natural Environment (Scotland) Act 2011* and the *Habitats Regulations 1994* provides statutory protection for many species, including bats and birds, which can reside in trees.

### Bats

To obstruct access to, damage or destroy any structure or place which is used for shelter or protection, breeding, or resting by a bat is a criminal offence. If any works are to be carried out that may affect such, professional advice should be sought by a licenced ecologist.

## Birds

It is a criminal offence to intentionally harm wild birds, their eggs or a nest that is in use or being built. Carrying out works that may interfere with such, should be assessed to comply with the law and advice should be sought by a qualified ecologist.

Bird Nesting Season is officially from March until September (NatureScot) and it is recommended that all vegetation works, including tree works and site clearance should be done outside of the nesting season. However, the nesting period may start before this and extend beyond it. Consideration must be taken outside of the official nesting season to not impact the habitat in which young birds are developing.

Contractors must aim to avoid impacts to nesting birds and infringement of the *Wildlife and Countryside Act 1981* and breaching the *European Habitats 1992 Nesting Birds Directive*.

## Notifiable Diseases and Disease Management

The Forestry Commission (FC) supplies guidance on notifiable diseases which may be notifiable by law. No notifiable diseases were found on the day of inspection.

## Assessment

### Proposals

The proposed development consists of the renovation of Strathmore house including an extension, and associated infrastructure such as roads, footpaths and drainage. The proposals were provided in a .DWG format by CM Architects on 23/11/2022. This is shown in [Appendix 3 - Drawings](#).

### Impacts

#### Tree removals

In total one individual tree (T8) will require removal and two trees (T10 and T11) will require pruning in height (to create 4.5m clearance) to facilitate the proposed development.

#### Effects on protected and designated features

- Tree preservation orders (TPO) – N/A (not applicable)
- Conservation area (CA) - The proposed development would result in a loss and pruning of trees within a CA

- Ancient woodland – N/A
- Veteran trees - N/A
- Community forest - N/A
- Deciduous woodland - N/A
- Woodland pasture and parkland - N/A
- Traditional orchards - N/A

## Recommendations

An Arboricultural method statement (AMS) should be produced, prior to the commencement of the development, to prevent harm to retained trees in accordance with BS5837:2012 – Trees in relation to Design, Demolition and Construction – recommendations.

The areas which require an AMS are presented in the appendices, Drawing 3 – Tree Protection in the Appendices

The AMS should be submitted to the local planning authority to be approved.

- Retained trees and protection – The measures set out in [Drawing 3 – Tree Protection in Appendix 3 – Drawings](#) will be in place prior to any commencement of the development
- Removal of Tree T8
- Pruning of Trees T10 and T11
- A post construction hazard and condition survey is to be commissioned
- All tree works are carried out to the standards defined in the BS 3998: 2010.
- Recommendations for tree work to be undertaken by arborists with the appropriate insurance and qualifications and approved contractors of the Arboricultural Association. TD Tree & Land Services Ltd are AA approved contractors. \*see [www.TDTREES.co.uk](http://www.TDTREES.co.uk)

## Appendices

Appendix 1 – Data tables

Appendix 2 – Summary Reports

Appendix 3 - Drawings

## Appendix 1 – Data Tables

### Key of Terms

- Tree ID - Identification number of tree/trees as shown on plan
- Species - Botanical and Common name of species. Where the sub-group was unknown (Spp) has been used alongside the genus.
- Age class - Young (Y), Early Mature (EM), Mature (M), Late mature. (LM) and Veteran (V)
- Hgt - Height of tree in meters.
- DBH - Diameter at Breast Height: trunk diameter in cm measured at 1.5m.
- Crown spread - Average of 4 measurements taken of North, South, East, and West crown spread.
- MS - Multi-stemmed.

### Tree Quality

The British standard, BS5837:2012 Trees in relation to Design, Demolition and Construction – recommendations, assigns categories to features depending on their qualities, hedgerows are not categorised. The following table provides a brief for each category.

Category & Definition	Criteria – Subcategories 1,2 and 3
Trees unsuitable for retention	
<b>Category U</b> Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.	Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g., where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning).  Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline. Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low-quality trees suppressing adjacent trees of better quality  NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve.
Trees to be considered for retention	
<b>Category A</b> High quality and value with an estimated life expectancy of at least 40 years.	Particularly good example of their species, especially if rare or unusual; or those that are essential components of formal or semi-formal arboricultural feature.

	<p>Trees, groups, or woodlands of visual importance as arboricultural and/or landscape features.</p> <p>Trees, groups, or woodlands of significant conservation, historical, commemorative, or other value.</p>
<p><b>Category B</b></p> <p>Moderate quality and value with an estimated life expectancy of at least 20 years.</p>	<p>Trees that might be in category A, but are downgraded because of impaired condition (e.g., presence of significant though remediable defects, including unsympathetic past management or storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.</p> <p>Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated to make little visual contribution to the wider locality.</p> <p>Trees with material conservation or other cultural value.</p>
<p><b>Category C</b></p> <p>Low quality and value with an estimated life expectancy of at least 10 years, or young trees with a diameter &lt;150mm.</p>	<p>Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.</p> <p>Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low landscape benefit.</p> <p>Trees with no material conservation or other cultural value.</p>

*Table 1 – BS5837 Categorisations*



## Data Tables

### Trees surveyed

Full Tree ID	Tree ID	Tag Number	Common Name	Latin Name	Tree Height [m]	Stem Diameter [mm]	Root Protection Area [m]	(N) Branch Spread [m]	(E) Branch Spread [m]	(S) Branch Spread [m]	(W) Branch Spread [m]	Height of First Significant Branch [m]	Direction of First Significant Branch	Height of Canopy Above Ground Level [m]	Life Stage	Physiological Condition	Structural Condition	Estimated Remaining Contribution	Comments	Quality Category	Quality Sub-Category
T1	1	245	Common Lime	<i>Tilia x europea</i>	18	590	7.08	4	6	3	3	4	S	14	Semi-mature	Good	Fair	Medium (20 to 40 years)	Tree conflicting with adjacent wall	B	1, 2
T2	2	246	Common Lime	<i>Tilia x europea</i>	18	590	7.08	3	6	3	3	6	S	12	Semi-mature	Good	Fair	Medium (20 to 40 years)	Tree conflicting with adjacent wall	B	1, 2
T3	3	247	Common Lime	<i>Tilia x europea</i>	18	770	9.24	3	6	3	3	6	S	12	Semi-mature	Good	Fair	Medium (20 to 40 years)	Tree conflicting with adjacent wall	B	1, 2
T4	4	248	Sycamore	<i>Acer pseudo-platanus</i>	12	140	1.68	3	3	3	3	2	W	10	Young	Good	Good	Long (>40 years)	Tree overall in good condition, contributing greatly to its surroundings	C	1
T5	5	249	Common Ash	<i>Fraxinus excelsior</i>	14	290	3.48	5	4	4	4	4	W	10	Early-mature	Fair	Good	Medium (20 to 40 years)	Tree overall in good condition	B	1
T6	6	n/a	Wild Cherry	<i>Prunus avium</i>	12	640	7.68	6	6	6	6	1.5	NW	10.5	Semi-mature	Good	Good	Medium (20 to 40 years)	Tree overall in good condition, contributing greatly to its surroundings	A	2
T7	7	n/a	Sycamore	<i>Acer pseudo-platanus</i>	20	700	8.4	6	6	6	6	8	E	12	Semi-mature	Good	Fair	Medium (20 to 40 years)	Inclusive union at 2m height	B	1, 2
T8	8	n/a	Lawson Cypress	<i>Chamaecyparis lawsoniana</i>	7	190	2.28	3	3	3	3	0.5	S	8	Early-mature	Good	Good	Long (>40 years)	Tree overall in good condition	B	2

T9	9	n/a	Common Lime	Tilia x europea	18	590	7.08	5	5	4	5	4	S	14	Semi-mature	Good	Fair	Medium (20 to 40 years)	Tree conflicting with adjacent wall	B	1, 2
T10	10	n/a	Common Lime	Tilia x europea	18	600	7.2	5	5	4	4	4	S	14	Semi-mature	Good	Fair	Medium (20 to 40 years)	Tree conflicting with adjacent wall	B	1, 2
T11	11	n/a	White-beam	Sorbus aria	9	520	6.24	3	6	5	2	3	E	6	Semi-mature	Good	Good	Medium (20 to 40 years)	Tree overall in good condition	B	1, 2

### Groups surveyed

Group ID	Common Name	Number of Stems	Lower Height Range [m]	Upper Height Range [m]	Lower Stem Diameter [mm]	Upper Stem Diameter [mm]	Height of Canopy Above Ground [m]	Life Stage	Condition	Estimated Remaining Contribution	Comments	Recommendations	Quality Category	Quality Sub-Category
2	English holly, Wych elm, Yew	10	10	18	310	640	16	Semi-mature	Good	Medium (20 to 40 years)			A	1
1	Common cherry laurel, English holly	20	2	4	70	190	3	Young	Good	Long (>40 years)			C	1

# Appendix 2 – Summary Reports



TD TREE & LAND SERVICES LTD

# Tree Summary Report

December 5, 2022 |  
Total Tree Count: 11

## Common Lime Tree ID #1

4 Churchill Drive

### Tree Details

Latin Name: Tilia x europea

Tag Number: 0245

Stem Diameter [mm]: 590

Priority:

Comments: Tree conflicting with adjacent wall

Recommendations:

### Work to be Completed by

Surveyor: Patrick

Inspection Cycle:

### Tree Location

Longitude: -3.208010

Latitude: 55.932201

Photos Street View Map View

