

Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Email: 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 100603010-004

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:	HOKO Design		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Danny	Building Name:	GRAIN STORE
Last Name: *	Campbell	Building Number:	60
Telephone Number: *	02045250975	Address 1 (Street): *	Tradeston St
Extension Number:		Address 2:	Tradeston
Mobile Number:		Town/City: *	Glasgow
Fax Number:		Country: *	UK
		Postcode: *	G5 8BH
Email Address: *	dannysteam@hokodesign.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="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="PATRICK"/>	Building Number:	<input type="text" value="12"/>
Last Name: *	<input type="text" value="GRAHAM"/>	Address 1 (Street): *	<input type="text" value="JORDAN LANE"/>
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="UK"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="EH10 4RA"/>
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="12 JORDAN LANE"/>
Address 2:	<input type="text" value="NEWBATTLE"/>
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="EH10 4RA"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="671117"/>	Easting	<input type="text" value="324715"/>
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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)

Dormer extension to an existing detached dwelling house.

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.

THE TWO REAR DORMERS AND THE RAISED RIDGE LINE OF THE EXISTING ROOF IS IN KEEPING WITH THE CHARACTER AND DESIGN OF THE EXISTING BUILDING AND STREETScape. WITHIN THE AREA AT 10 JORDAN LANE THERE IS PRECEDENT AND THIS IS A GOOD EXAMPLE OF SINGLE RIDGE ROOF WITH 2NO. REAR DORMERS WHICH ARE THE SAME STYLE AND APPEARANCE AS THE DORMERS WE HAVE PROPOSED. THE FENESTRATION HAS BEEN CAREFULLY CONSIDERED AND WOULD BE EXTREMELY SIMILAR TO 10 JORDAN LANE.

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)

WE HAVE ENCLOSED THE DRAWINGS FOR THE PLANNING APPLICATION FOR REVIEW

Application Details

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

23/02387/FUL

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

11/10/2022

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

30/08/2023

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.

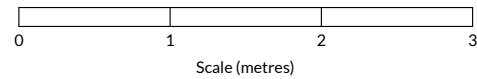
Declare – Notice of Review

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

Declaration Name: Mr Danny Campbell

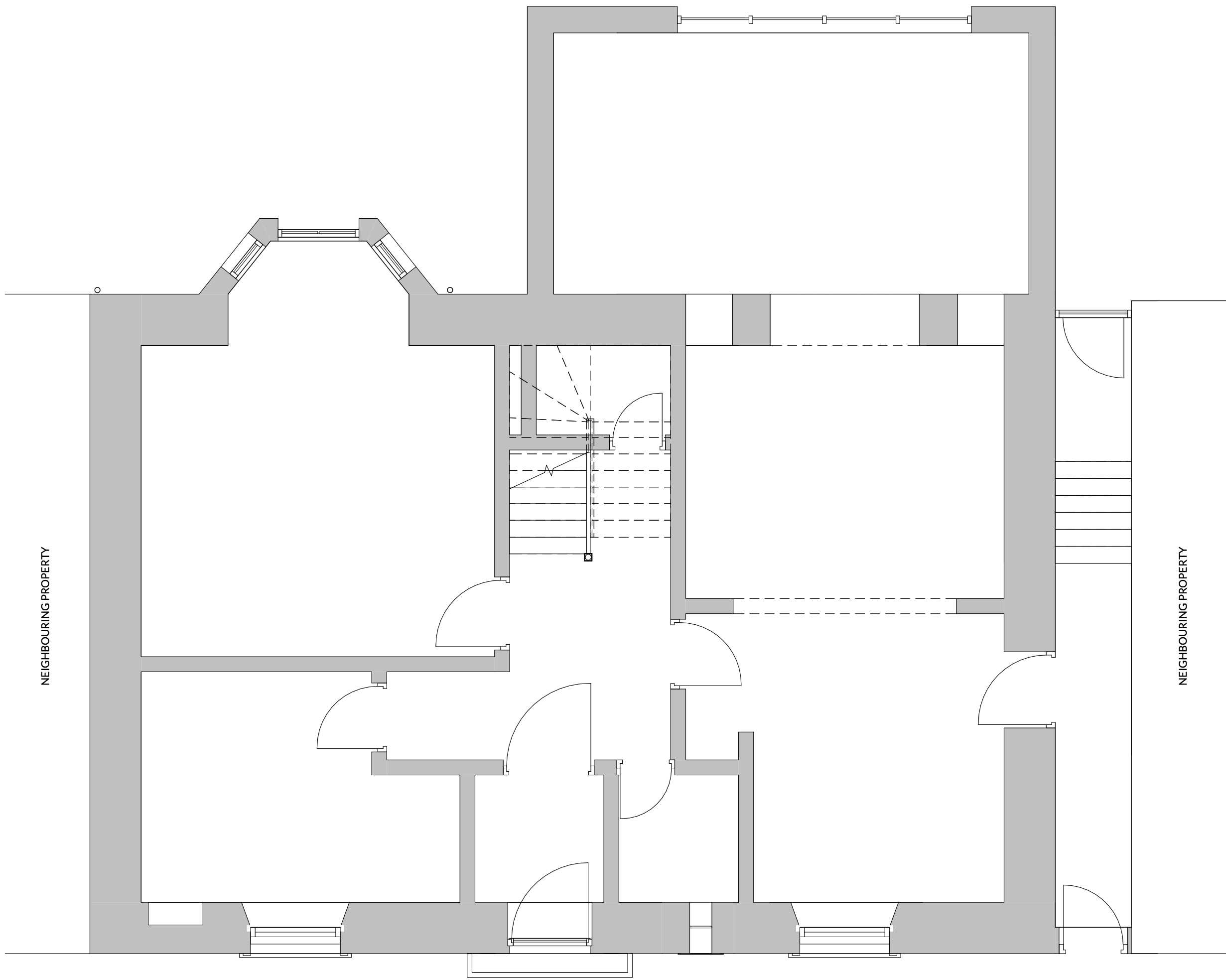
Declaration Date: 24/11/2023

Do not scale from drawings. All dimensions are in millimetres unless otherwise stated. All dimensions to be verified on site before proceeding with the work. Any discrepancies to be notified in writing to Architect immediately



Revision History

Rev.	Description	Date	By
A	PLANNING ISSUED	08.06.22	CPS



NEIGHBOURING PROPERTY

NEIGHBOURING PROPERTY



HOKO
THE HOMEOWNERS ARCHITECT

Project 12 JORDAN LANE, EDINBURGH, EH10 4RA

Client PATRICK GRAHAM

Project No. L22040

Drawing No. 000

Title GROUND FLOOR PLAN - AS EXISTING

Scale 1:50@A3

Revision A

Status PLANNING

Drawn CPS

Date 29/03/22

1 GROUND FLOOR PLAN - AS EXISTING
1:50

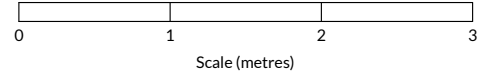


Downtakings subject to structural survey and inspection by engineer

NOTE: All demolitions to be undertaken in line with standards outlined in BS 6817: 2011

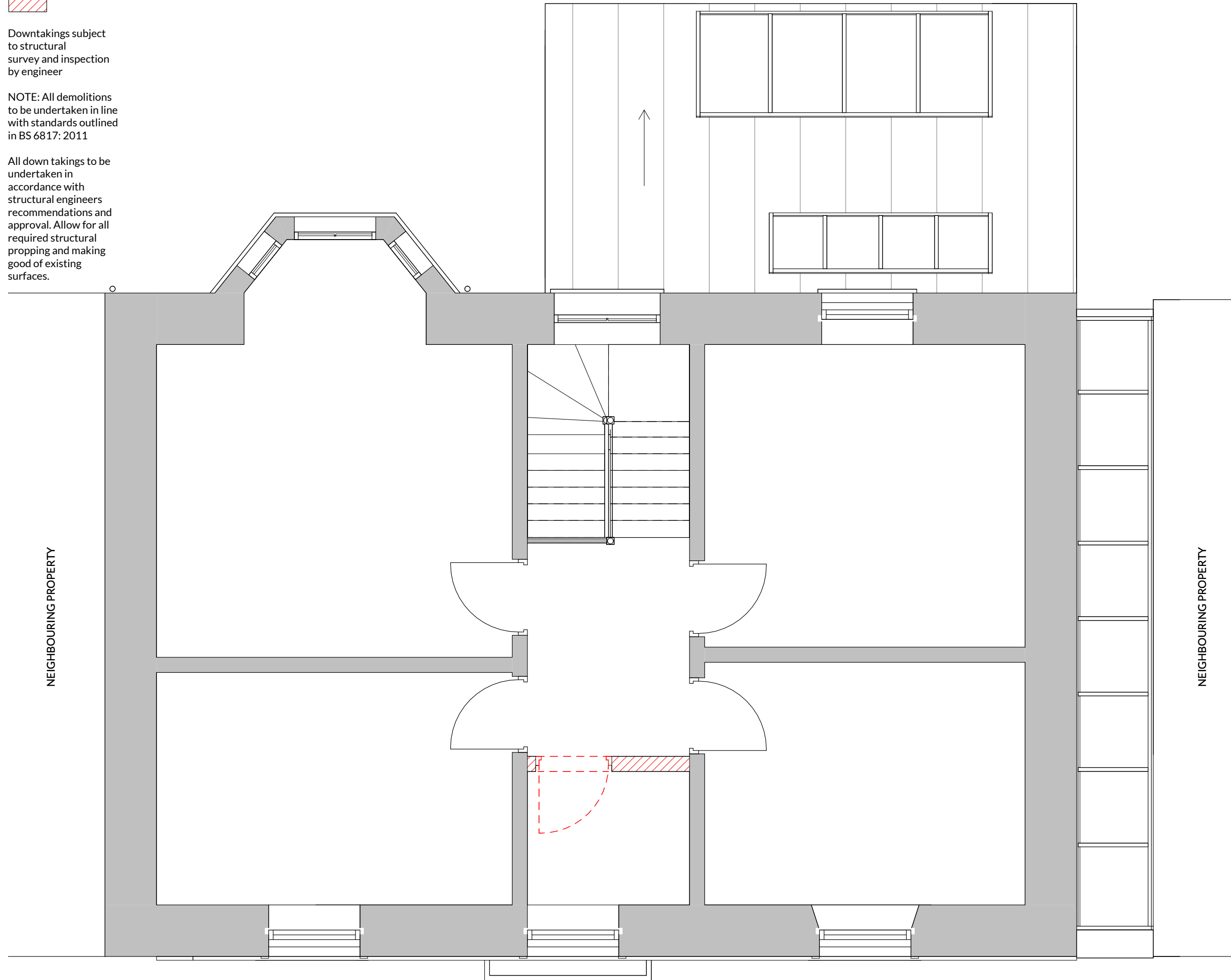
All down takings to be undertaken in accordance with structural engineers recommendations and approval. Allow for all required structural propping and making good of existing surfaces.

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Revision History

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A	PLANNING ISSUED	08.06.22	CPS



NEIGHBOURING PROPERTY

NEIGHBOURING PROPERTY



HOKO

THE HOMEOWNERS ARCHITECT

Project 12 JORDAN LANE, EDINBURGH, EH10 4RA

Client PATRICK GRAHAM

Project No. L22040

Drawing No. 001

Title FIRST FLOOR PLAN - AS EXISTING

Scale 1:50@A3

Revision A

Status PLANNING

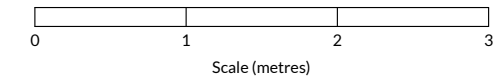
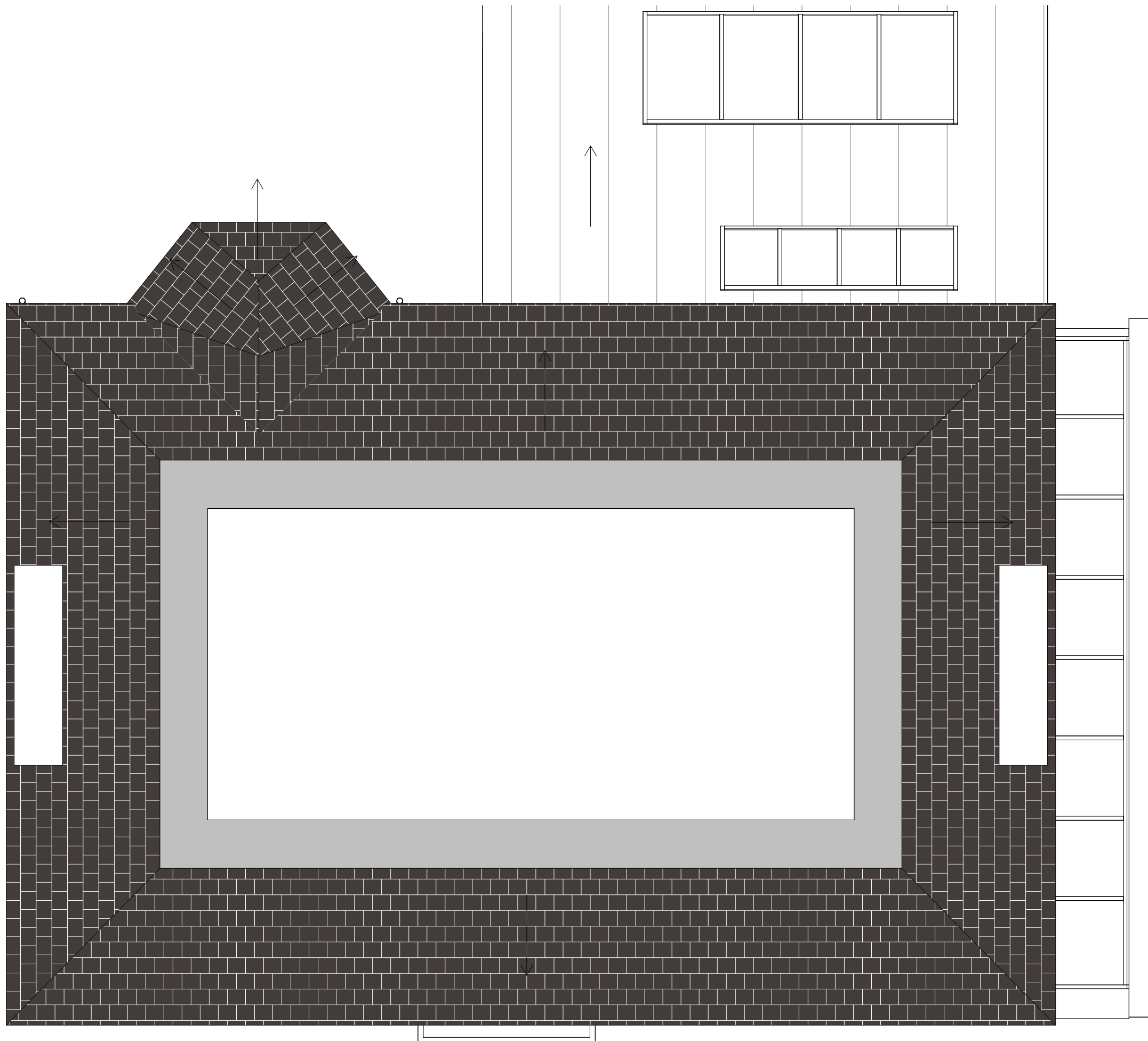
Drawn CPS

Date 29/03/22

1 FIRST FLOOR PLAN - AS EXISTING

1:50

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Revision History

Rev.	Description	Date	By
A	PLANNING ISSUED	08.06.22	CPS



HOKO
THE HOMEOWNERS ARCHITECT

Project 12 JORDAN LANE, EDINBURGH, EH10 4RA

Client PATRICK GRAHAM

Project No. L22040

Drawing No. 002

Title LOFT PLAN - AS EXISTING

Scale 1:50@A3

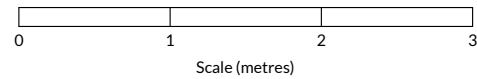
Revision A

Status PLANNING

Drawn CPS

Date 29/03/22

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HOKO
THE HOMEOWNERS ARCHITECT

Project 12 JORDAN LANE, EDINBURGH, EH10 4RA

Client PATRICK GRAHAM

Project No. L22040

Drawing No. 003

Title ROOF PLAN - AS EXISTING

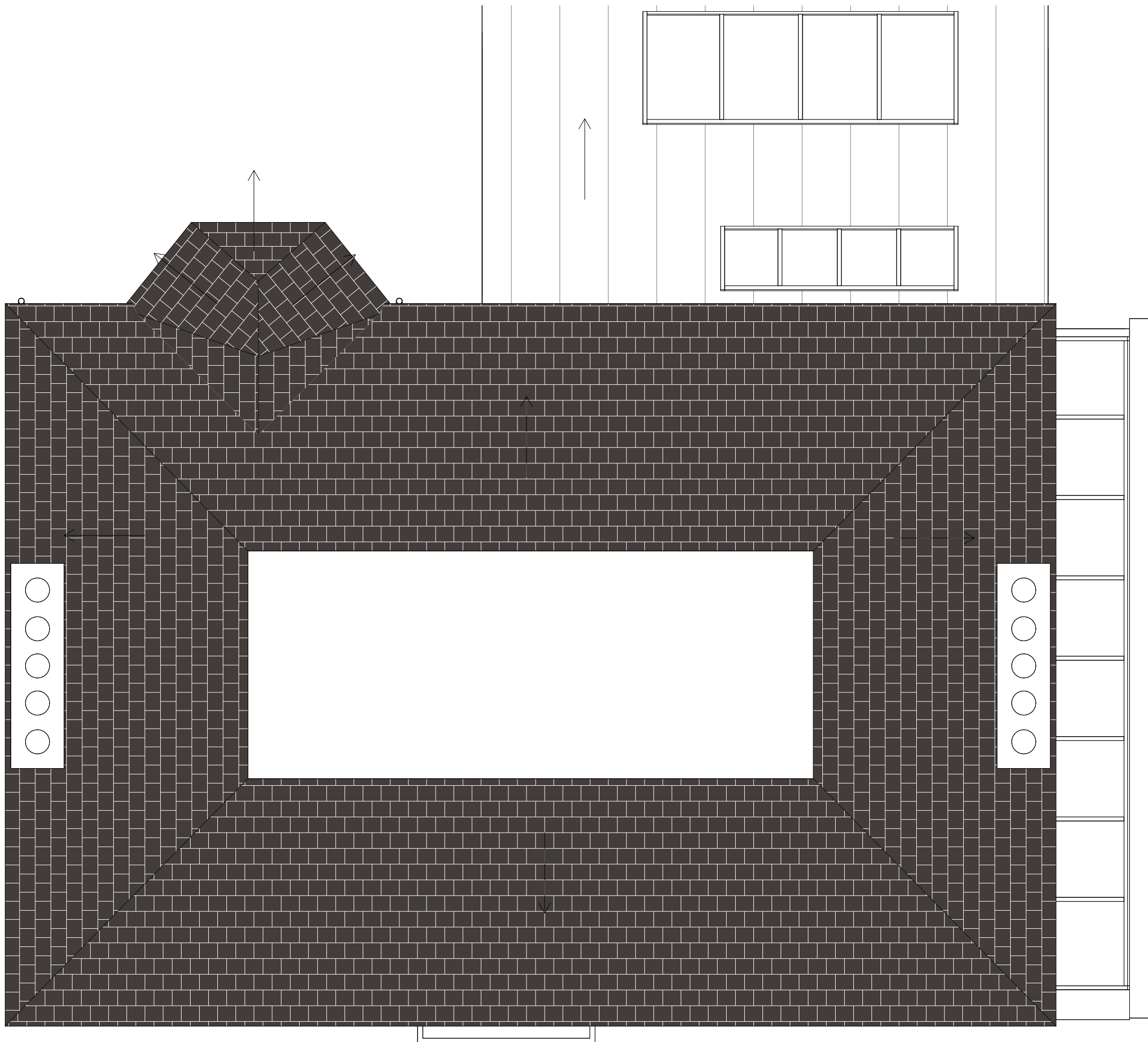
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Revision A

Status PLANNING

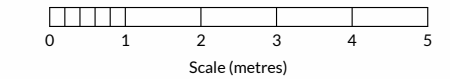
Drawn CPS

Date 29/03/22



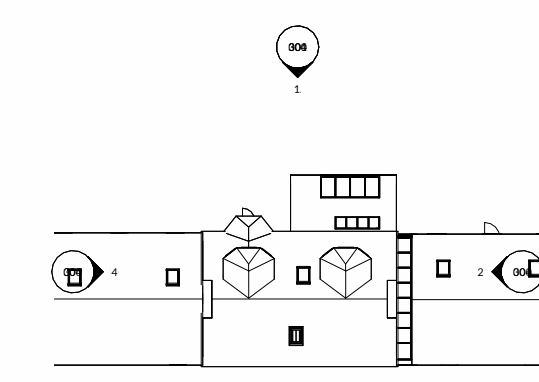
1 ROOF PLAN - AS EXISTING
1:50

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Revision History

Rev.	Description	Date	By
A	PLANNING ISSUED	08.06.22	CPS



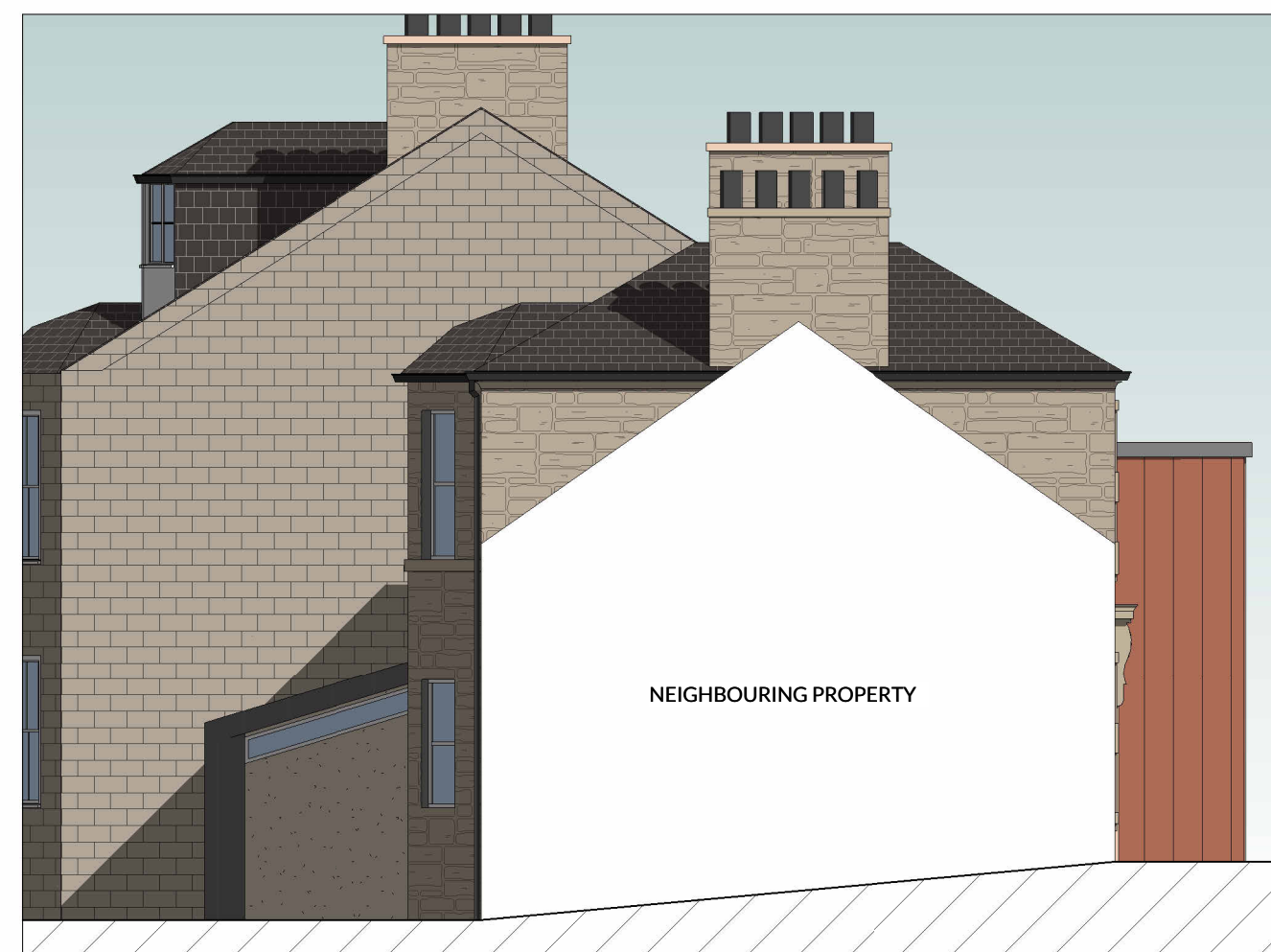
A ELEVATION A - AS EXISTING
1:100



B ELEVATION B - AS EXISTING
1:100



C ELEVATION C - AS EXISTING
1:100



D ELEVATION D - AS EXISTING
1:100



HOKO
THE HOMEOWNERS ARCHITECT

Project 12 JORDAN LANE, EDINBURGH, EH10 4RA

Client PATRICK GRAHAM

Project No. L22040

Drawing No. 004

Title ELEVATIONS - AS EXISTING

Scale As indicated@A2

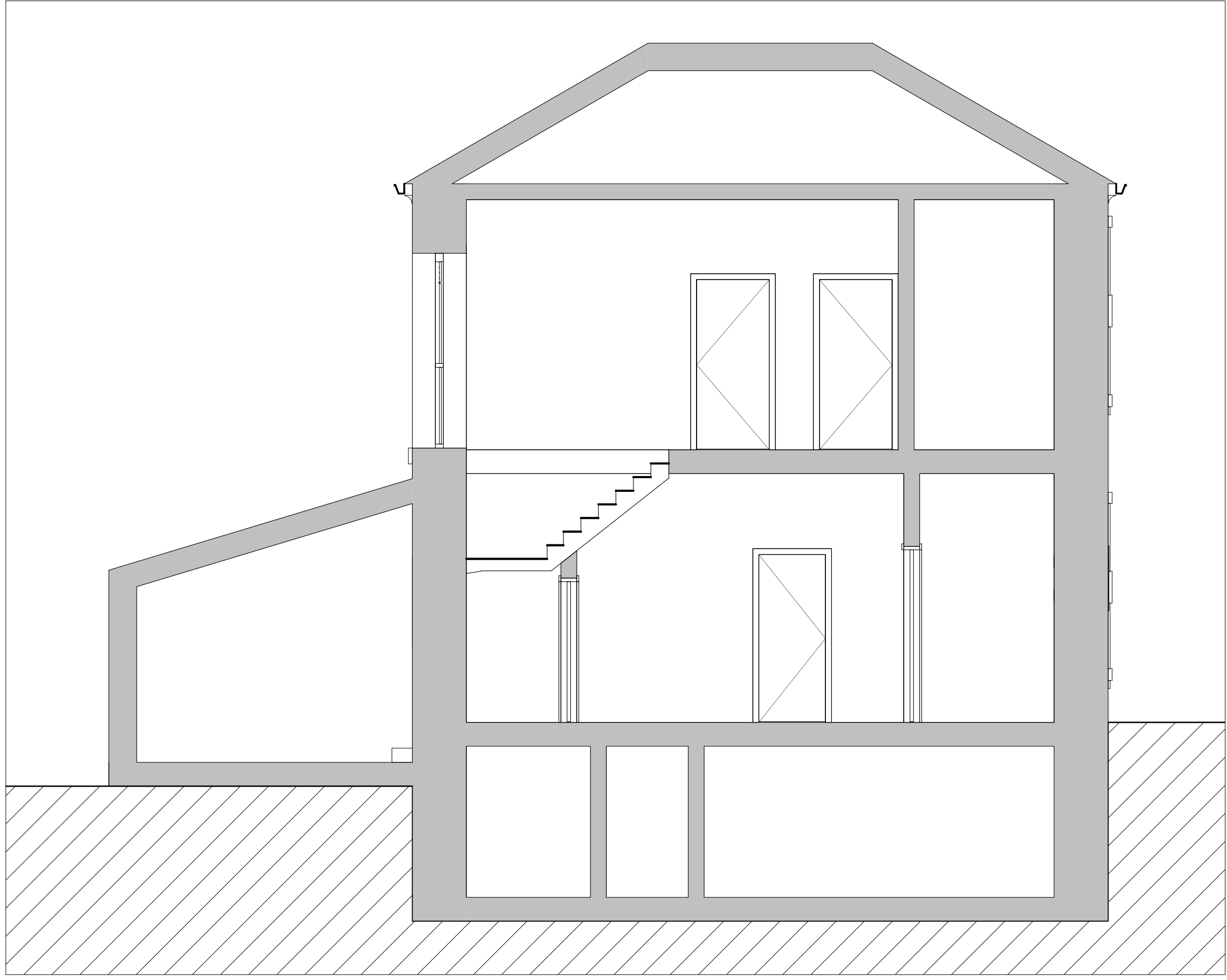
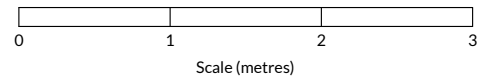
Revision A

Status PLANNING

Drawn CPS

Date 30/03/22

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A	PLANNING ISSUED	08.06.22	CPS



HOKO
THE HOMEOWNERS ARCHITECT

Project 12 JORDAN LANE, EDINBURGH, EH10 4RA

Client PATRICK GRAHAM

Project No. L22040

Drawing No. 005

Title SECTION AA - AS EXISTING

Scale 1:50@A3

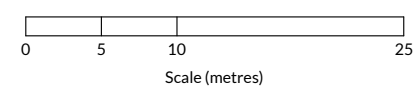
Revision A

Status PLANNING

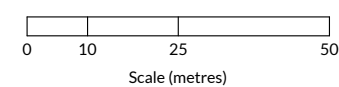
Drawn CPS

Date 29/03/22

1 SECTION AA - AS EXISTING
1:50






1 SITE PLAN - AS PROPOSED
1:500



2 LOCATION PLAN - AS EXISTING
1:1250

Revision History

Rev.	Description	Date	By
B	PLANNING ISSUED	08.06.22	CPS
A	CONCEPT ISSUE	30.03.22	JO

-  Proposed building extension
-  Existing building footprint
-  Boundary line



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THE HOMEOWNERS ARCHITECT

Project 12 JORDAN LANE, EDINBURGH, EH10 4RA

Client PATRICK GRAHAM

Project No. L22040

Drawing No. 100

Title SITE & LOCATION PLANS

Scale As indicated@A2

Revision B

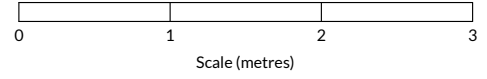
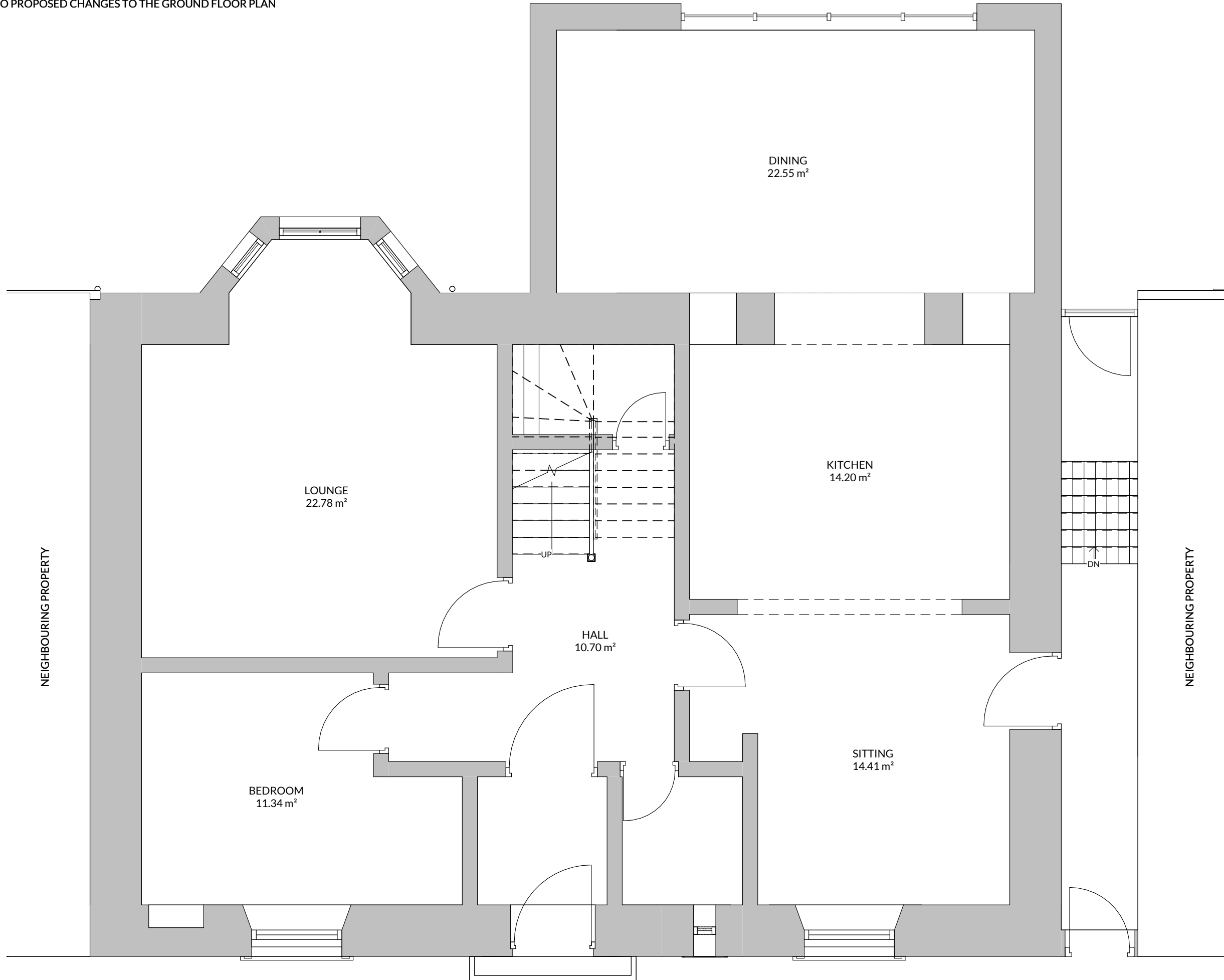
Status PLANNING

Drawn CPS

Date 08/06/22

NOTE:
NO PROPOSED CHANGES TO THE GROUND FLOOR PLAN

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Revision History

Rev.	Description	Date	By
B	PLANNING ISSUED	08.06.22	CPS
A	CONCEPT ISSUE	30.03.22	JO



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THE HOMEOWNERS ARCHITECT

Project 12 JORDAN LANE, EDINBURGH, EH10 4RA

Client PATRICK GRAHAM

Project No. L22040

Drawing No. 200

Title GROUND FLOOR PLAN

Scale 1:50@A3

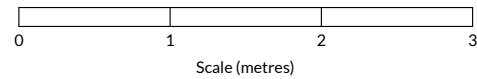
Revision B

Status PLANNING

Drawn JO

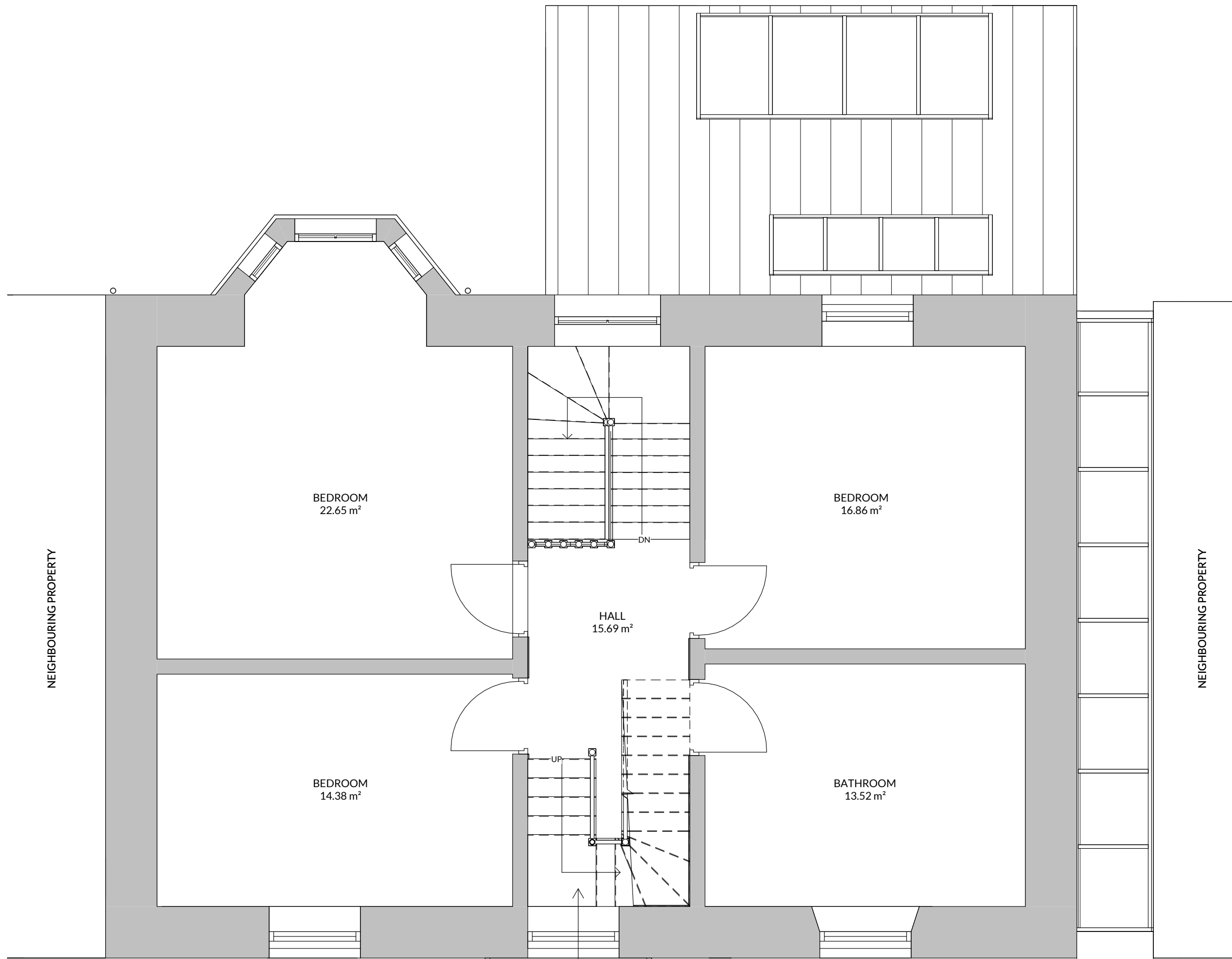
Date 30.03.22

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Revision History

Rev.	Description	Date	By
B	PLANNING ISSUED	08.06.22	CPS
A	CONCEPT ISSUE	30.03.22	JO



New timber staircase to loft conversion, decorative cornice to be remodelled around new opening

1 FIRST FLOOR PLAN
1:50



HOKO

THE HOMEOWNERS ARCHITECT

Project 12 JORDAN LANE, EDINBURGH, EH10 4RA

Client PATRICK GRAHAM

Project No. L22040

Drawing No. 201

Title FIRST FLOOR PLAN

Scale 1:50@A3

Revision B

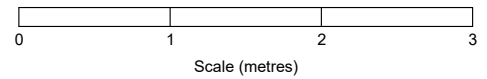
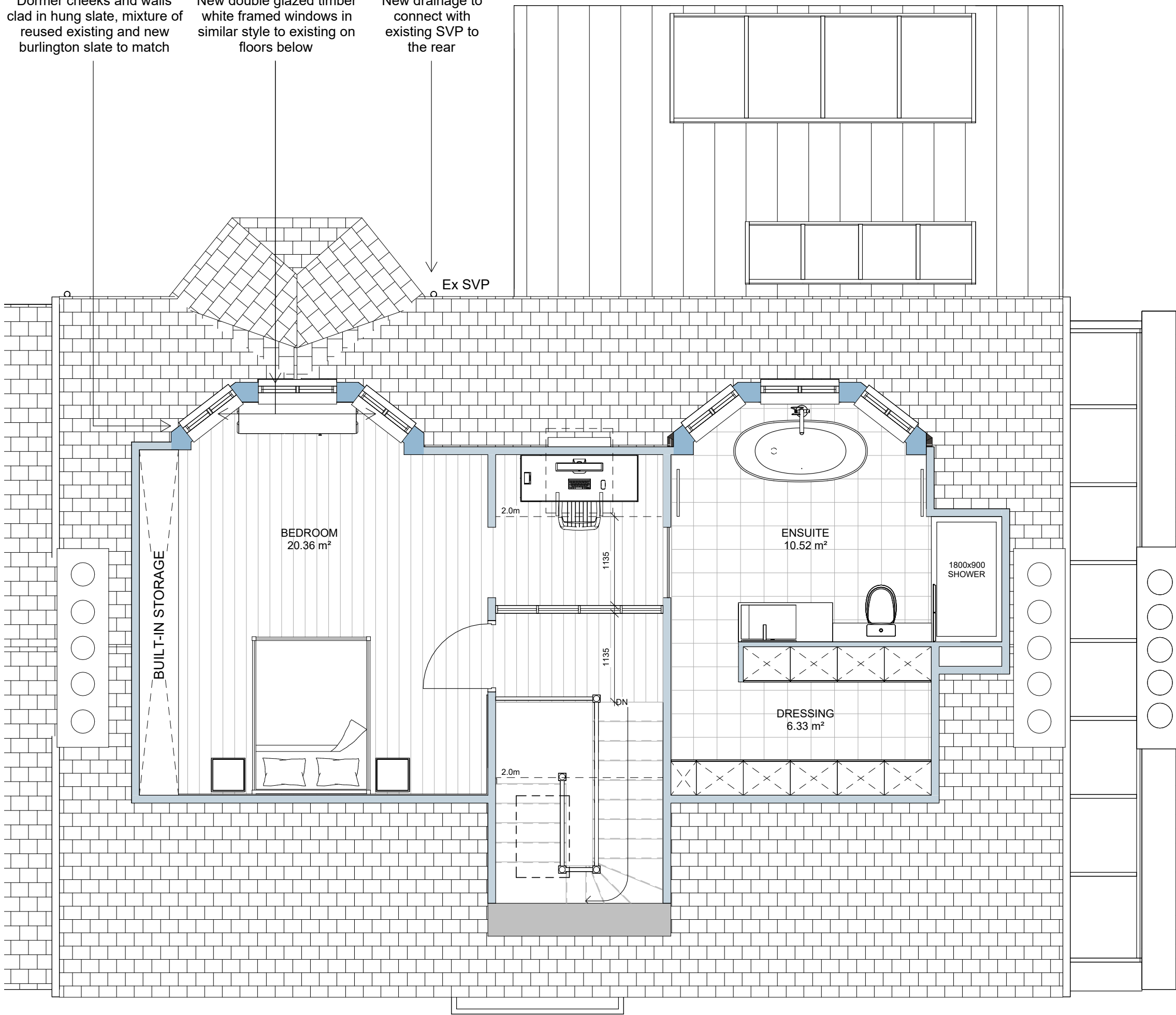
Status PLANNING

Drawn JO

Date 30.03.22

Do not scale from drawings. All dimensions are in millimetres unless otherwise stated. All dimensions to be verified on site before proceeding with the work. Any discrepancies to be notified in writing to Architect immediately

Dormer cheeks and walls clad in hung slate, mixture of reused existing and new burlington slate to match
 New double glazed timber white framed windows in similar style to existing on floors below
 New drainage to connect with existing SVP to the rear



Revision History

Rev	Description	Date	By
I	Roof slate spec updated	07/08/23	CPS
H	Roof pitch increased and loft layout revised	22/03/23	CPS
G	Design revision to dormer roofs	03/03/23	AD
F	Planning revision	13/02/23	JO
E	Dormer revised to two smaller dormers	27/01/23	
D	PLANNING ISSUED	08.06.22	CPS
C	Revised as per client comments	28.04.22	JR
B	Terrace removed, bedroom altered and windows changed	14.04.22	JO
A	CONCEPT ISSUE	30.03.22	JO



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THE HOMEOWNERS ARCHITECT

Project 12 JORDAN LANE, EDINBURGH, EH10 4RA

Client PATRICK GRAHAM

Project No. L22040

Drawing No. 203

Title LOFT PLAN

Scale 1 : 50@A3

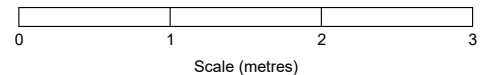
Revision I

Status PLANNING

Drawn JO

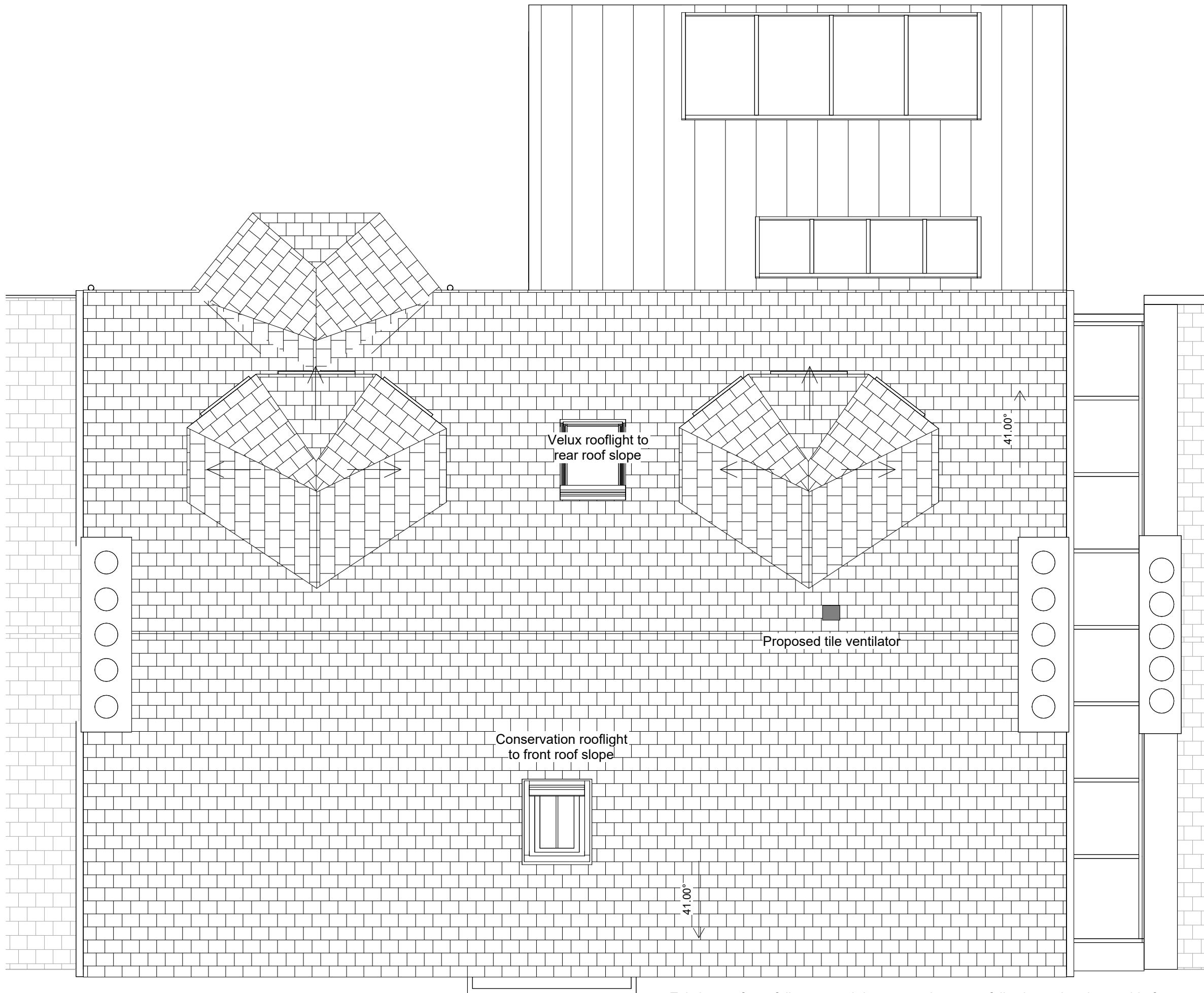
Date 30.03.22

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Revision History

Rev	Description	Date	By
H	Roof slate spec updated	07/08/23	CPS
G	Roof pitch increased and loft layout revised	22/03/23	CPS
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E	Planning revision	13/02/23	JO
D	Dormer revised to two smaller dormers	27/01/23	
C	PLANNING ISSUED	08.06.22	CPS
B	Terrace removed, bedroom altered and windows changed	14.04.22	JO
A	CONCEPT ISSUE	30.03.22	JO



1 ROOF PLAN
1 : 50

Existing roof carefully removed due to rot, slates carefully cleaned and set aside for reuse. New timber roof structure to increase pitch installed. Existing slates reused on front slope, to rear slope burlington slate to be mixed with existing slate



HOKO
THE HOMEOWNERS ARCHITECT

Project 12 JORDAN LANE, EDINBURGH, EH10 4RA

Client PATRICK GRAHAM

Project No. L22040

Drawing No. 204

Title ROOF PLAN

Scale 1 : 50@A3

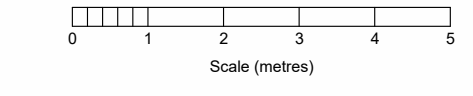
Revision H

Status PLANNING

Drawn JO

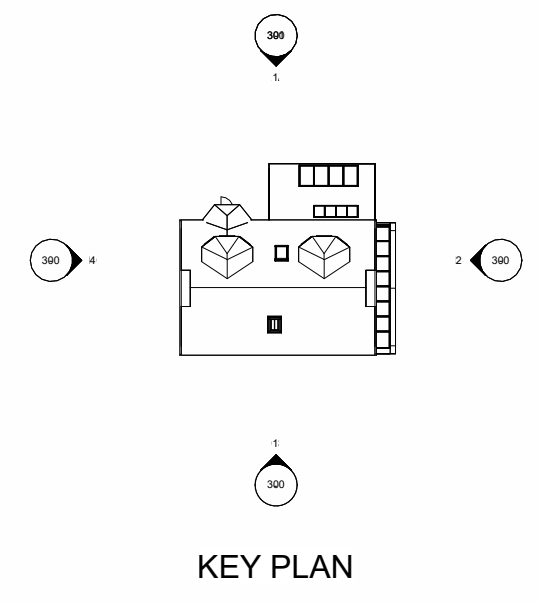
Date 30.03.22

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Revision History

Rev	Description	Date	By
I	Roof slate spec updated	07/08/23	CPS
H	Roof pitch increased and loft layout revised	22/03/23	CPS
G	Design revision to dormer roofs	03/03/23	AD
F	Planning revision	13/02/23	JO
E	Dormer revised to two smaller dormers	27/01/23	
D	PLANNING ISSUED	08.06.22	CPS
C	Revisions to clients comments; Walk-through wardrobe	05.05.22	AD
B	Terrace removed, bedroom altered and windows changed	14.04.22	JO
A	CONCEPT ISSUE	30.03.22	JO



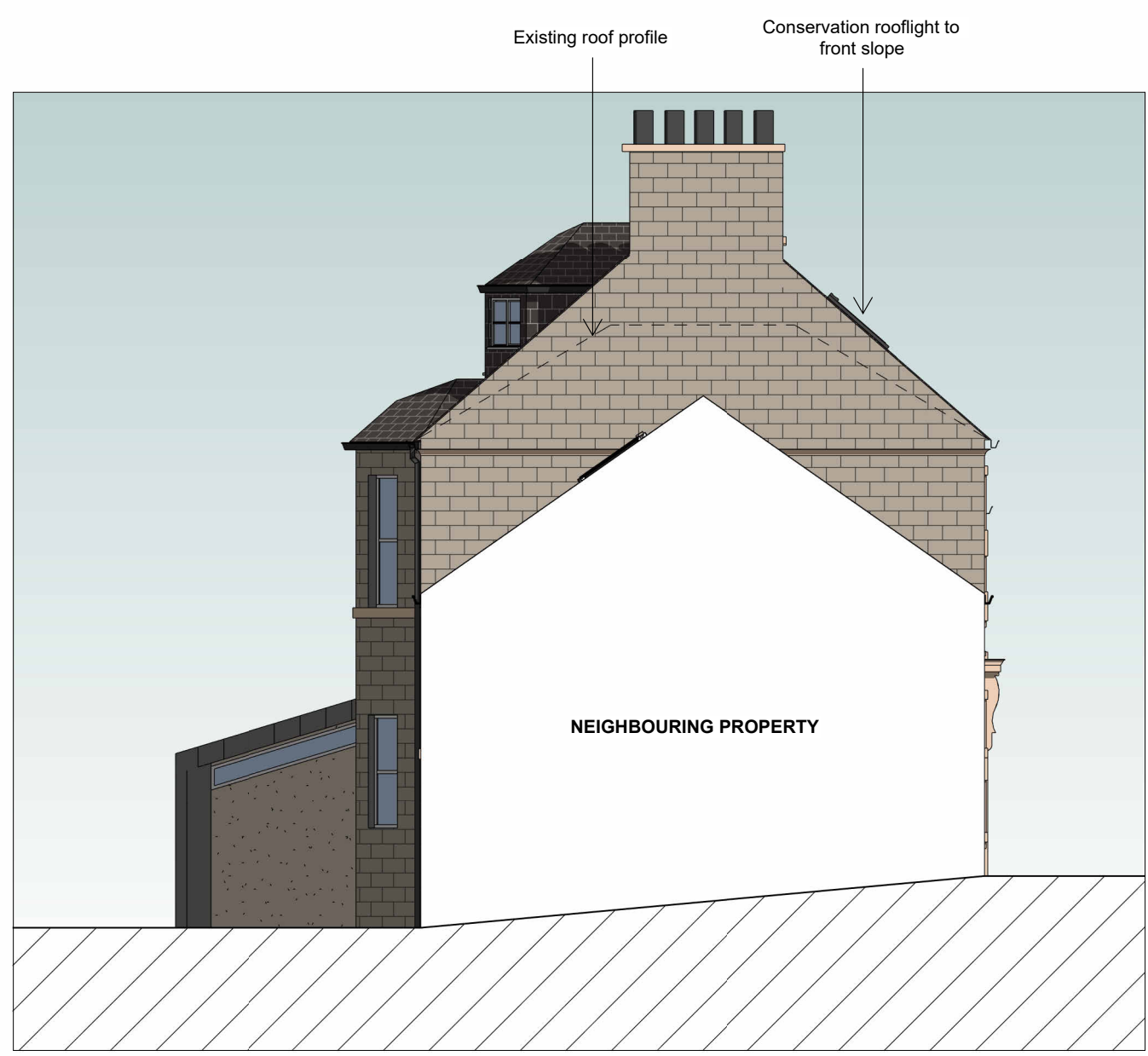
1 FRONT ELEVATION
1 : 100



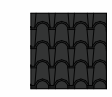
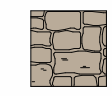

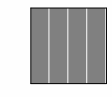
2 LEFT ELEVATION
1 : 100



3 REAR ELEVATION
1 : 100



4 RIGHT ELEVATION
1 : 100

-  Tiles
 -  Stone Slip Cladding
 -  Glazing
 -  Metal standing seam cladding
- Gutter and rainwater pipes:**
Colour: Anthracite Grey
- Fascias:**
Colour: Anthracite Grey
- Windows:**
Colour: Anthracite Grey



HOKO
THE HOMEOWNERS ARCHITECT

Project 12 JORDAN LANE, EDINBURGH, EH10 4RA

Client PATRICK GRAHAM

Project No. L22040

Drawing No. 300

Title ELEVATIONS

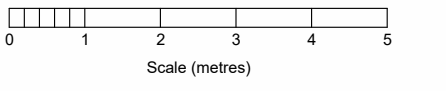
Scale As indicated@A2

Revision I

Status PLANNING

Drawn CPS

Date 30.03.22



Revision History

Rev	Description	Date	By
C	Design revision to dormer roofs	03/03/23	AD
B	Planning revision	13/02/23	JO
A	Dormer revised to two smaller dormers	27/01/23	



8-10 Jordan Lane

10a Jordan Lane

11 Jordan Lane

12 Jordan Lane

13a Jordan Lane

1 REAR ELEVATION STREET SC_1
1:100



14 Jordan Lane

15 Jordan Lane

16 Jordan Lane

17 Jordan Lane

18 Jordan Lane

2 REAR ELEVATION STREET SC_2
1:100



HOKO
THE HOMEOWNERS ARCHITECT

Project	12 JORDAN LANE, EDINBURGH, EH10 4RA
Client	PATRICK GRAHAM
Project No.	L22040
Drawing No.	301
Title	REAR ELEVATION STREET SCAPE
Scale	1:100@A1
Revision	C
Status	PLANNING
Drawn	
Date	27/01/23

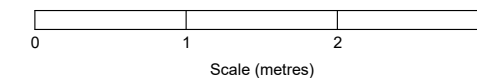
Do not scale from drawings. All dimensions are in millimetres unless otherwise stated. All dimensions to be verified on site before proceeding with the work. Any discrepancies to be notified in writing to Architect immediately

Dormer to rear roof slope, constructed in timber and clad with hung slate - a mixture of reused from existing roof and new burlington slate to match. New timber framed window painted white to match existing style, rainwater goods to match existing in style and colour

Conservation rooflight to front roof slope

Existing roof structure carefully removed due to rot, new timber roof structure erected at increased pitch. Existing slate to be carefully removed and cleaned, to be reused to front elevation. New burlington slate used with interspersed existing to dormer and rear roof

New timber floor joists added to existing ceiling joists. Trimmed around stair opening

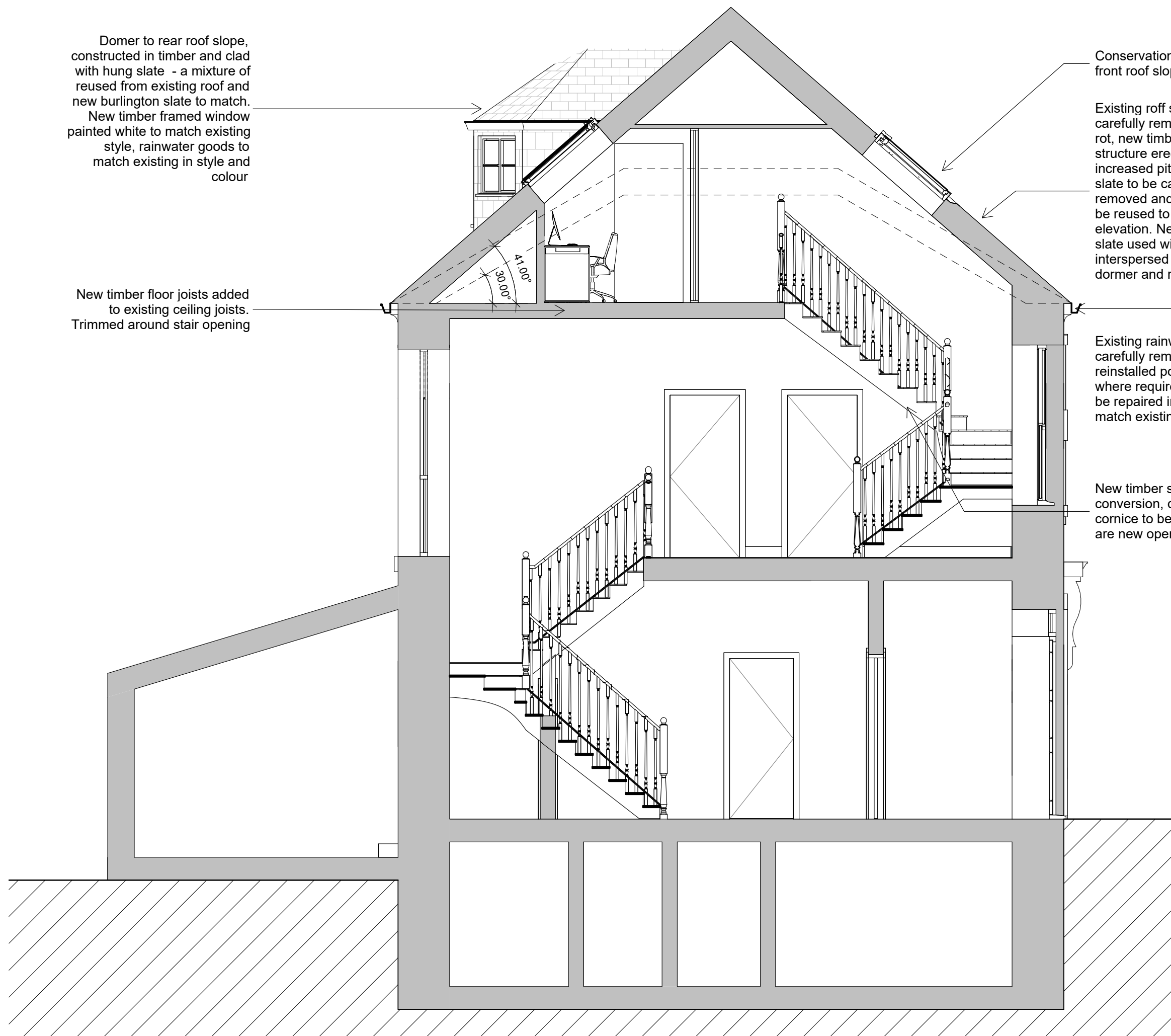


Revision History

Rev	Description	Date	By
H	Roof slate spec updated	07/08/23	CPS
G	Roof pitch increased and loft layout revised	22/03/23	CPS
F	Design revision to dormer roofs	03/03/23	AD
E	Planning revision	13/02/23	JO
D	Dormer revised to two smaller dormers	27/01/23	
C	PLANNING ISSUED	08.06.22	CPS
B	Terrace removed, bedroom altered and windows changed	14.04.22	JO
A	CONCEPT ISSUE	30.03.22	JO

Existing rainwater goods carefully removed and reinstalled post roof works where required sections will be repaired in material to match existing

New timber staircase to loft conversion, decorative cornice to be remodelled are new opening



1 SECTION AA
1 : 50



HOKO
THE HOMEOWNERS ARCHITECT

Project 12 JORDAN LANE, EDINBURGH, EH10 4RA

Client PATRICK GRAHAM

Project No. L22040

Drawing No. 400

Title SECTION A-A

Scale 1 : 50@A3

Revision H

Status PLANNING

Drawn JO

Date 30.03.22