

Patience And Highmore.  
FAO: Keith Cameron  
Patience And Highmore, Quadrant  
17 Bernard Street  
Edinburgh  
Scotland  
EH6 6PW

Mr Derek Davidson.  
3 Fingal Place  
Edinburgh  
Scotland  
EH9 1JX

**Decision date: 28 February 2020**

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

Convert the existing roof to create a decking area with a sun room attached.  
At 3 Fingal Place Edinburgh EH9 1JX

**Application No:** 20/00099/FUL

**DECISION NOTICE**

With reference to your application for Planning Permission registered on 13 January 2020, this has been decided by **Delegated Decision**. The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Refused** in accordance with the particulars given in the application.

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

**Conditions:-**

**Reasons:-**

1. The proposal is contrary to the Local Development Plan Policy Env 4 in respect of Listed Buildings - Alterations and Extensions, as it impacts on the character and appearance of the existing listed building
2. The proposal is contrary to the Local Development Plan Policy Env 6 in respect of Conservation Areas - Development, as the proposed decking and sunroom negatively impact on the character and appearance of the conservation area.

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

Drawings 01-03, represent the determined scheme. Full details of the application can be found on the [Planning and Building Standards Online Services](#)

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

The proposal is an unsympathetic design that will adversely affect the character and form of the high quality and consistent row of terraced villas. The proposal is contrary to LDP Env 4 and LDP Env 6.

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

Should you have a specific enquiry regarding this decision please contact Rory Kyle directly on 0131 529 3917.

*D R Leech*

**Chief Planning Officer**  
**PLACE**  
**The City of Edinburgh Council**

## NOTES

1. If the applicant is aggrieved by the decision of the planning authority to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may appeal to the Scottish Ministers under section 47 of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The appeal can be made online at [www.eplanning.scot](http://www.eplanning.scot) or forms can be downloaded from that website and sent to the Planning and Environmental Appeals Division, 4 The Courtyard, Callendar Business Park, FALKIRK FK1 1XR.
2. If permission to develop land is refused or granted subject to conditions, whether by the planning authority or by the Scottish Ministers, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

# Report of Handling

## Application for Planning Permission 20/00099/FUL

At 3 Fingal Place, Edinburgh, EH9 1JX

Convert the existing roof to create a decking area with a sun room attached.

<b>Item</b>	Delegated Decision
<b>Application number</b>	20/00099/FUL
<b>Wards</b>	B15 - Southside/Newington

### Summary

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The proposal is an unsympathetic design that will adversely affect the character and form of the high quality and consistent row of terraced villas. The proposal is contrary to LDP Env 4 and LDP Env 6.

### Links

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<a href="#">Policies and guidance for this application</a>	LDPP, LEN04, LEN06, NSG, NSHOU, NSLBCA,
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# Report of handling

## Recommendations

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**1.1** It is recommended that this application be Refused for the reasons below.

## Background

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### 2.1 Site description

The application refers to a 2-storey (and basement) terraced villa, built in 1825. The property is in a predominately residential area in Marchmont, adjacent to the southern edge of The Meadows, and the Hospital for Sick children is to the south east.

The property is B listed (LB30371) and is within the Marchmont, Meadows, and Bruntsfield Conservation Area.

This application site is located within the Marchmont, Meadows And Bruntsfield Conservation Area.

### 2.2 Site History

There is no relevant planning history for this site.

## Main report

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### 3.1 Description Of The Proposal

This application is for the conversion of the existing roof to create decking and a sunroom, with first floor access via an internal spiral staircase.

### 3.2 Determining Issues

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

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

Do the proposals comply with the development plan?

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

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

### **3.3 Assessment**

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

- a) The proposal is of an acceptable scale, form and design, and compatible with neighbourhood character and appearance of the conservation area.
- b) The proposal does not result in an unreasonable loss of neighbouring residential amenity.

#### **a) Conservation area**

The building is within a row of high quality Georgian terraced properties. The proposal is unsympathetic to the character of the terrace, significantly eroding the consistent design, and would not be in-keeping with neighbourhood character. The roof decking area and sun room would undermine the integrity of the design of the building, causing unnecessary damage and loss of form.

The infill is not in-keeping with the neighbourhood character and is an alien design, and is unacceptable. The proposal is contrary to LDP Policy Env 6.

#### **b) Residential Amenity**

The proposals do not raise any concerns with residential amenity. The development is in-line or below the ridge line of the roof and will not be visible at street level. Additionally, the height of the ridge line means there are no concerns with overlooking into the private gardens at the rear.

The proposal would have no adverse effect on neighbouring residential amenity.

It is recommended that this application be Refused for the reasons below.

### **3.4 Conditions/reasons/informatives**

#### **Reasons:-**

1. The proposal is contrary to the Local Development Plan Policy Env 4 in respect of Listed Buildings - Alterations and Extensions, as it impacts on the character and appearance of the existing listed building
2. The proposal is contrary to the Local Development Plan Policy Env 6 in respect of Conservation Areas - Development, as the proposed decking and sunroom negatively impact on the character and appearance of the conservation area.

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

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

## **Equalities impact**

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### **5.1 The equalities impact has been assessed as follows:**

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

## **Consultation and engagement**

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### **6.1 Pre-Application Process**

There is no pre-application process history.

### **6.2 Publicity summary of representations and Community Council comments**

Four comments of representation objecting to the proposal have been made. Material planning considerations raised are summarised below:

- Impact on the character of a listed building
- Impact on residential amenity

## **Background reading / external references**

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

## Statutory Development

**Plan Provision** Edinburgh Local Development Plan

**Date registered** 13 January 2020

**Drawing numbers/Scheme** 01-03,  
Scheme 1

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

Contact: Rory Kyle, Trainee Planner  
E-mail:rory.kyle@edinburgh.gov.uk Tel:0131 529 3917

## Links - Policies

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### **Relevant Policies:**

#### **Relevant policies of the Local Development Plan.**

LDP Policy Env 4 (Listed Buildings - Alterations and Extensions) identifies the circumstances in which alterations and extensions to listed buildings will be permitted.

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

#### **Relevant Non-Statutory Guidelines**

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

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



# Appendix 1

## Consultations

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END

# Comments for Planning Application 20/00099/FUL

## Application Summary

Application Number: 20/00099/FUL

Address: 3 Fingal Place Edinburgh EH9 1JX

Proposal: Convert the existing roof to create a decking area with a sun room attached.

Case Officer: Rory Kyle

## Customer Details

Name: Mr Christian Zante

Address: 2 Fingal Place Edinburgh

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: Overall our stance is neutral as we can understand the desire to create some outdoor space. However, as the owner of the neighbouring property most likely to be impacted by this development we want to ensure that the following areas have been fully considered:

Loss of light or daylight - The plans suggest the new structure would block light to our own cupola. This is an important period feature of our property and any reduction of light would have a significant practical and aesthetic impact on the enjoyment of our property. Early morning light is a particular concern as the western boundary of our property is already flanked by a much higher neighbouring property so light is already somewhat limited. We would also like register concern at the possibility of artificial light entering via cupola as there is no way to screen internally.

Noise and disturbance - It is not clear what if any noise insulation is proposed under the decking terrace or the sun pod both of which are in close proximity to both bedrooms, one of which is a children's bedroom. We anticipate there could be noise from footfall and/or entertaining. If noise insulation is considered necessary we would want to know that it will be effective.

Finally the plans do not provide details of how water onto the new flat roof will be diverted. We have concerns about how the new structure would interact with existing shared parapet wall and how rainwater is channelled from the flat roof.

# Comments for Planning Application 20/00099/FUL

## Application Summary

Application Number: 20/00099/FUL

Address: 3 Fingal Place Edinburgh EH9 1JX

Proposal: Convert the existing roof to create a decking area with a sun room attached.

Case Officer: Rory Kyle

## Customer Details

Name: Not Available

Address: Not Available

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

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# Comments for Planning Application 20/00099/FUL

## Application Summary

Application Number: 20/00099/FUL

Address: 3 Fingal Place Edinburgh EH9 1JX

Proposal: Convert the existing roof to create a decking area with a sun room attached.

Case Officer: Rory Kyle

## Customer Details

Name: Mrs Margaret Beveridge

Address: 3 Argyle Place Edinburgh

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

- Councillor's Reference

Comment: I am concerned about the loss of privacy this development would cause. A sun room and outside terrace would completely overlook our garden as well as the bedrooms of ourselves and our children which are at first and second floor level.

There would be problems with noise intrusion also. The organisation of the three streets, Argyle Place, Sylvan Place and Fingal Place, forms a cul-de-sac where sound echoes off the surrounding walls and is amplified. Light from the outside Terrace also would be intrusive in the evenings (especially at bedroom level).

Most importantly however, this is a conservation area of Georgian and Victorian houses and such a development would not be in keeping with this. The back lane, behind the streets is also a conservation area supporting plants and wildlife. The proposed development would not only be highly visible and intrusive, but is likely to create a precedent, completely spoiling the architectural integrity of the area.

# Comments for Planning Application 20/00099/FUL

## Application Summary

Application Number: 20/00099/FUL

Address: 3 Fingal Place Edinburgh EH9 1JX

Proposal: Convert the existing roof to create a decking area with a sun room attached.

Case Officer: Rory Kyle

## Customer Details

Name: Not Available

Address: Not Available

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

- Councillor's Reference

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# Comments for Planning Application 20/00099/FUL

## Application Summary

Application Number: 20/00099/FUL

Address: 3 Fingal Place Edinburgh EH9 1JX

Proposal: Convert the existing roof to create a decking area with a sun room attached.

Case Officer: Rory Kyle

## Customer Details

Name: Dr Allan Beveridge

Address: 3 Argyle Place Edinburgh

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I greatly object to the threat to our privacy that this proposal poses.

The occupants would be able to look directly into our garden. In addition our bedroom, children's bedroom and bathroom are all at the back of the house.

There are also issues of noise and lights on at night.

It will mar the appearance of the house and of the area generally.

# Comments for Planning Application 20/00099/FUL

## Application Summary

Application Number: 20/00099/FUL

Address: 3 Fingal Place Edinburgh EH9 1JX

Proposal: Convert the existing roof to create a decking area with a sun room attached.

Case Officer: Rory Kyle

## Customer Details

Name: Not Available

Address: Not Available

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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## Application Summary

Application Number: 20/00099/FUL

Address: 3 Fingal Place Edinburgh EH9 1JX

Proposal: Convert the existing roof to create a decking area with a sun room attached.

Case Officer: Rory Kyle

## Customer Details

Name: Dr The Architectural Heritage Society of Scotland

Address: 15 Rutland Square, Edinburgh EH1 2BE

## Comment Details

Commenter Type: Amenity Body

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Thank you for the opportunity to comment on the above planning application. The proposals relate to a B-listed building within the Marchmont, Meadows and Bruntsfield Conservation Area. The application suggests the conversion of an existing roof to create a decking area with a sun room attached. The Forth & Borders Cases Panel of the AHSS has considered the proposal and wishes to make the following comments.

We believe the current proposal would result in a loss of character as the proposal involves the destruction of major parts of the roof structure, significantly altering the current design of the property. In order to maintain the character of the building, the design should maintain the character of the gable roof as it appears now.

The council guidance 'Listed Buildings and Conservation Areas' (p.6) specifies that 'Any alterations should protect the character and special interest of listed buildings'. Additionally, local plan Policy Env4 Listed Buildings requires there to be no 'unnecessary damage to historic structures' and any additions to be 'in keeping with other parts of the building'.

In our opinion this proposal contravenes both the non-statutory guidance and the Local Development Plan. Accordingly, the AHSS wishes to object to this application.



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Address: Not Available

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In our opinion this proposal contravenes both the non-statutory guidance and the Local Development Plan. Accordingly, the AHSS wishes to object to this application.

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 100223854-004

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:	Patience and Highmore		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Graham	Building Name:	Patience and Highmore, Quadrant
Last Name: *	Bruce	Building Number:	17
Telephone Number: *		Address 1 (Street): *	Bernard Street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Edinburgh
Fax Number:		Country: *	Scotland
		Postcode: *	EH6 6PW
Email Address: *			

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

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="3"/>
First Name: *	<input type="text" value="Derek"/>	Building Number:	<input type="text"/>
Last Name: *	<input type="text" value="Davidson"/>	Address 1 (Street): *	<input type="text" value="Fingal Place"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Edinburgh"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="EH9 1JX"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="██████████@██████████.t"/>		

## 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="3 FINGAL PLACE"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="EDINBURGH"/>
Post Code:	<input type="text" value="EH9 1JX"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="672459"/>	Easting	<input type="text" value="325706"/>
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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)

Convert the existing roof to create a decking area with a sun room attached.

## 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.

Cannot agree with reasons given for refusal; 'The proposal is an unsympathetic design that will adversely affect the character and form of the high quality and consistent row of terraced villas.' The proposed alterations would not be visible from outwith the property and we would therefore contend the proposals are entirely sympathetic to and will not affect the character and high quality and consistent row of terraced villas.

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)

Amended general arrangement drawing showing roof line elevations front and rear.

## Application Details

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

20/00099/FUL

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

13/01/2020

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

28/02/2020

## 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 Keith Cameron

Declaration Date: 24/04/2020

## Proposal Details

Proposal Name	100223854
Proposal Description	Conversion of the existing rooftop into a decking area with a sun room attached.
Address	3 FINGAL PLACE, EDINBURGH, EH9 1JX
Local Authority	City of Edinburgh Council
Application Online Reference	100223854-004

## Application Status

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

## Attachment Details

Notice of Review	System	A4
L PL 001	Attached	A3
L PL 002 A	Attached	A1
L PL 003 A	Attached	A1
Refusal Notice	Attached	A4
Design Statement	Attached	A4
Notice_of_Review-2.pdf	Attached	A0
Application_Summary.pdf	Attached	A0
Notice of Review-004.xml	Attached	A0

Proposed Alterations to 3 Fingal Place, Edinburgh EH9 1JX

Convert Roof into a decking area with sun room attached.

### Design Statement

The proposal is to convert the existing roof of this house to create an external decking area with a sun room attached.

In order to create the new sun room it will be necessary to extend part of the ridge of the rear pitched roof to match the height of the front roof to create the required headroom. The decking area will be enclosed between the ridges of the two pitched roofs and will not be visible from the street, as shown on the plans and sections.

Access to the new sun room will be via a new bespoke timber spiral stair located in the rear first floor bedroom. The handrail, treads and balustrading of the new stair will be a contemporary design.

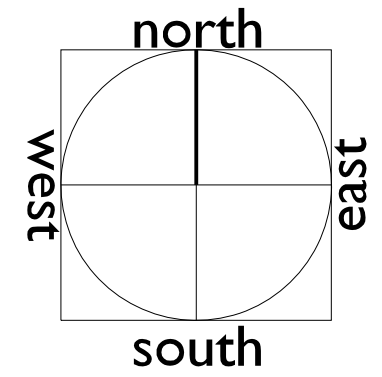
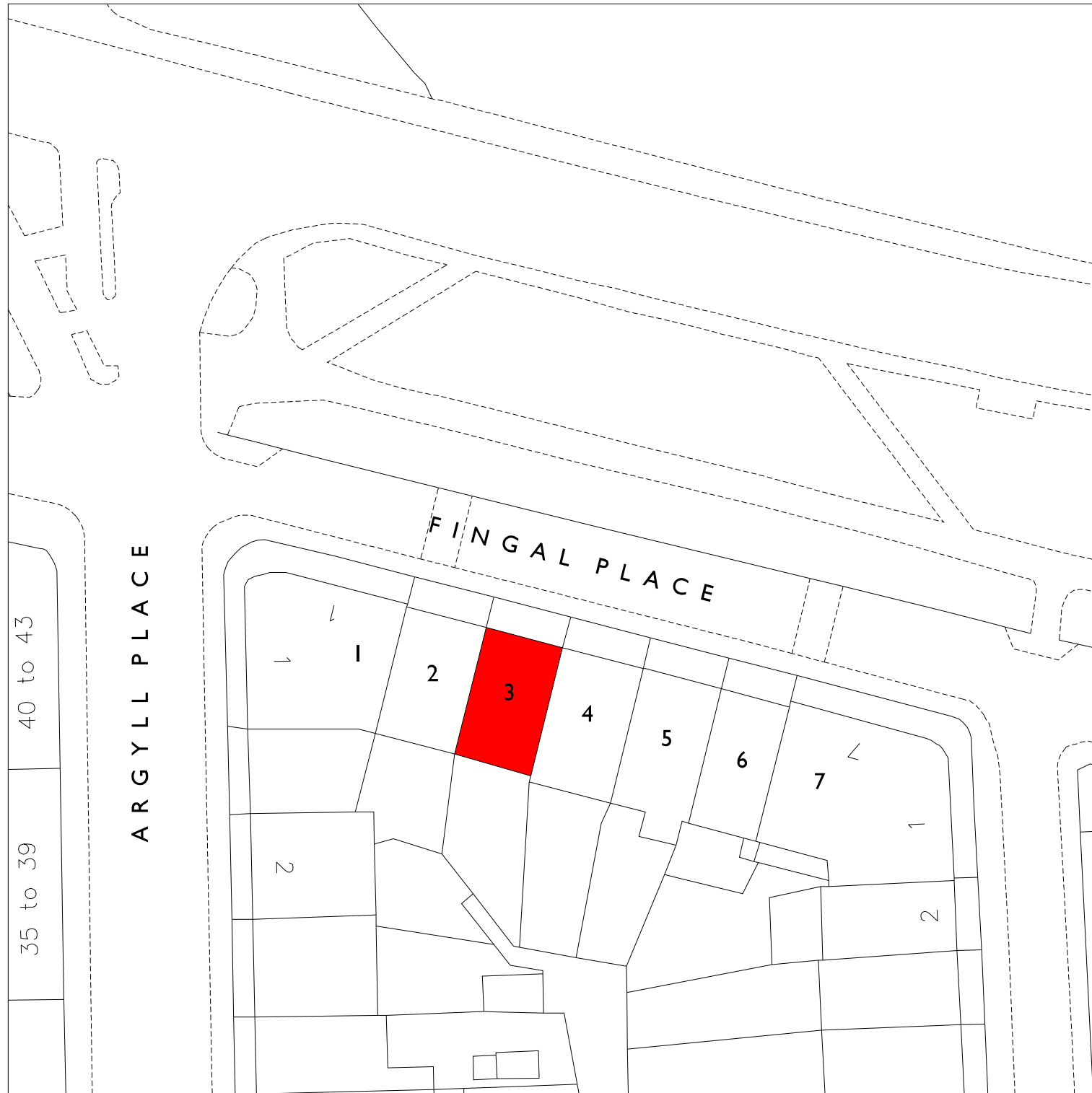
The stone elevations front and back will not be altered in any way under these proposals and the slated roof at the front will also be unaltered.

In the interest of safety, a decorative protective barrier will be created around the existing cupola construction.

These proposals are instigated by the present owners' desire to create an 'external space' for the property as, at present, there is none. This is due to the fact that the garden flat below retains ownership of what would have been the garden to the original 'complete' property.



NOTES:



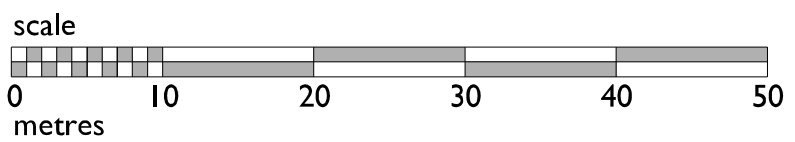
APPLICATION SITE

**P + H**  
 PATIENCE + HIGHMORE Architects  
 QUADRANT  
 17 BERNARD STREET  
 EDINBURGH  
 EH6 6PW  
 TEL. 0131 555 0644  
 E-MAIL: mail@patienceandhighmore.com

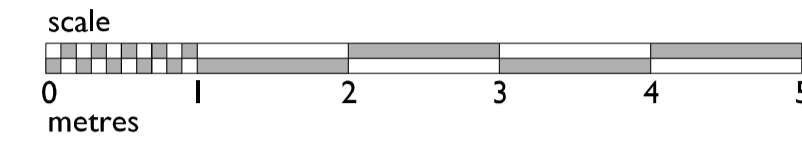
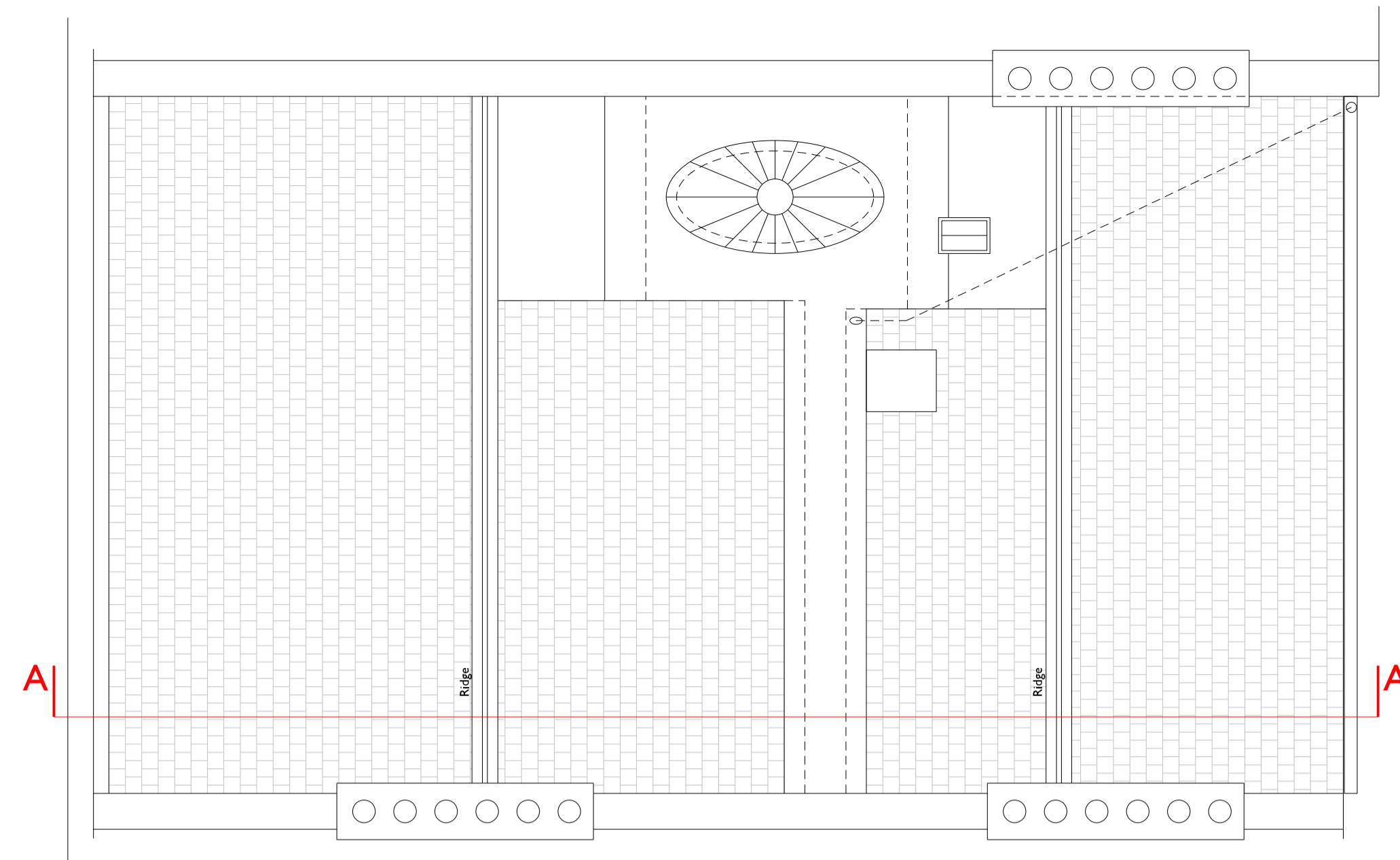
JOB TITLE:  
 PROPOSED ATTIC ROOM AND EXTERNAL  
 ROOF DECK AT  
 3 FINGAL PLACE, EDINBURGH

DRAWING TITLE:  
 LOCATION PLAN

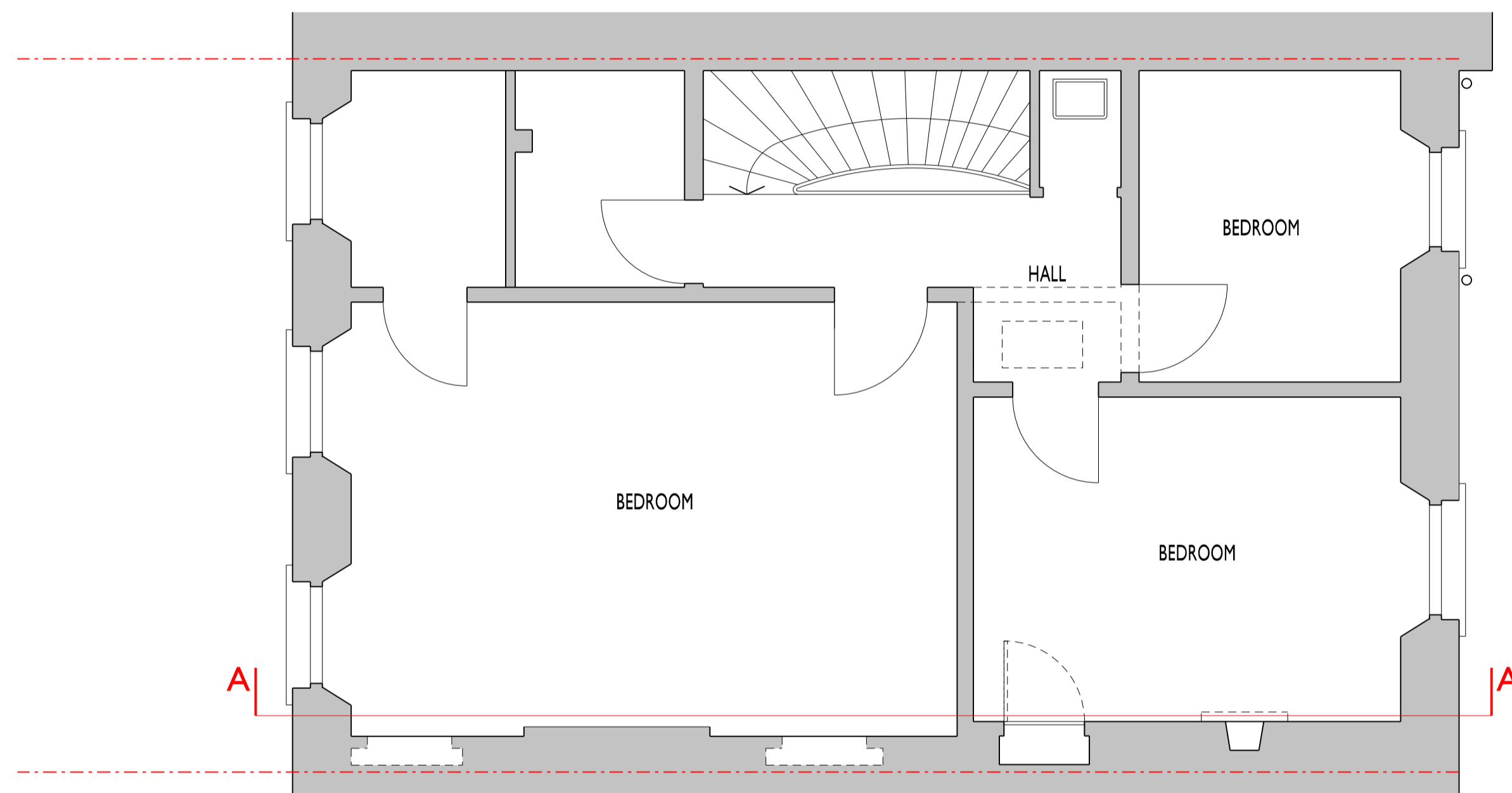
STATUS:  
**PLANNING & LBC**



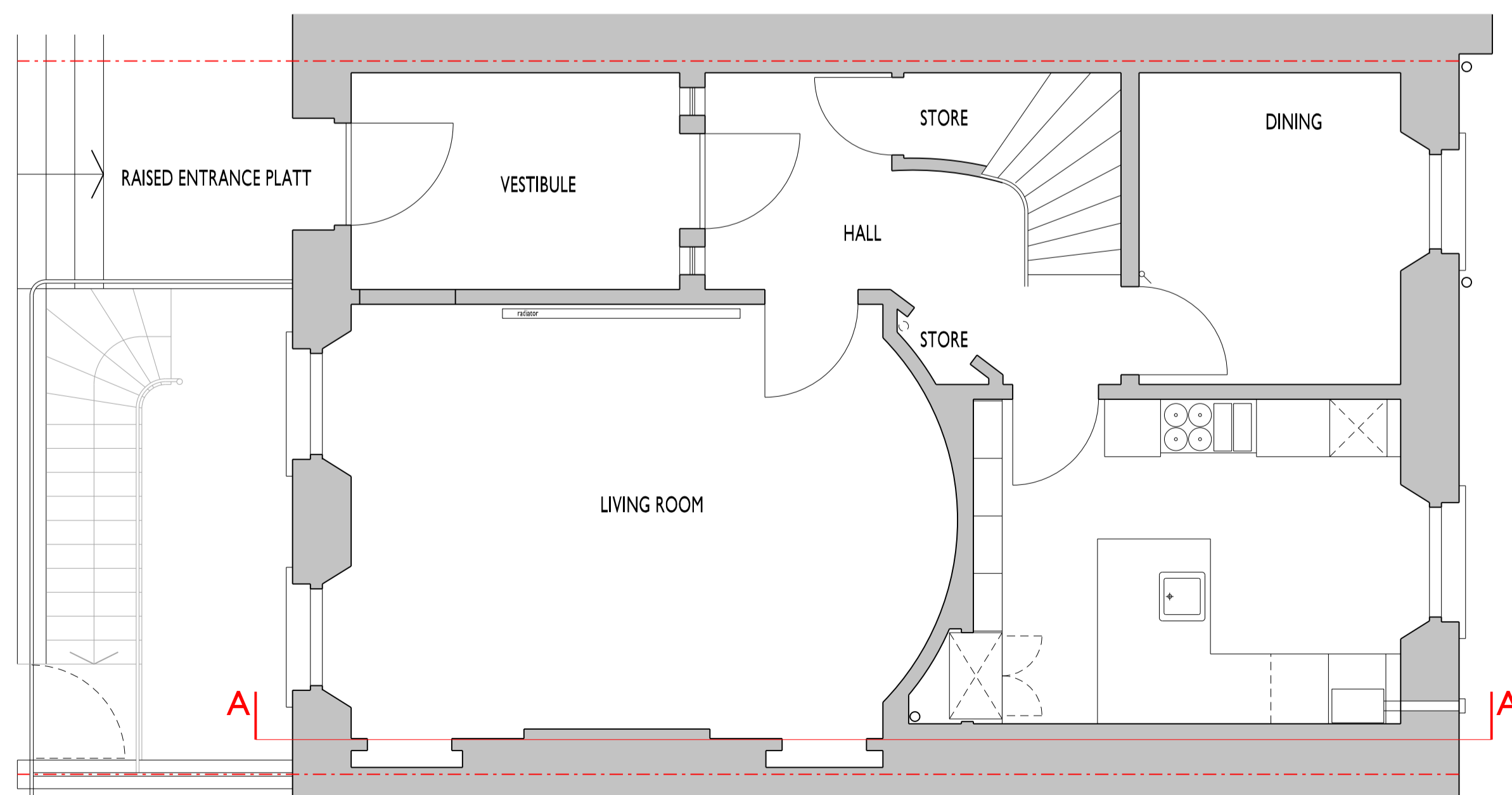
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JOB No:	1912	DRG No:	L(PL)001
DRAWN:	LMG	REV. No:	-



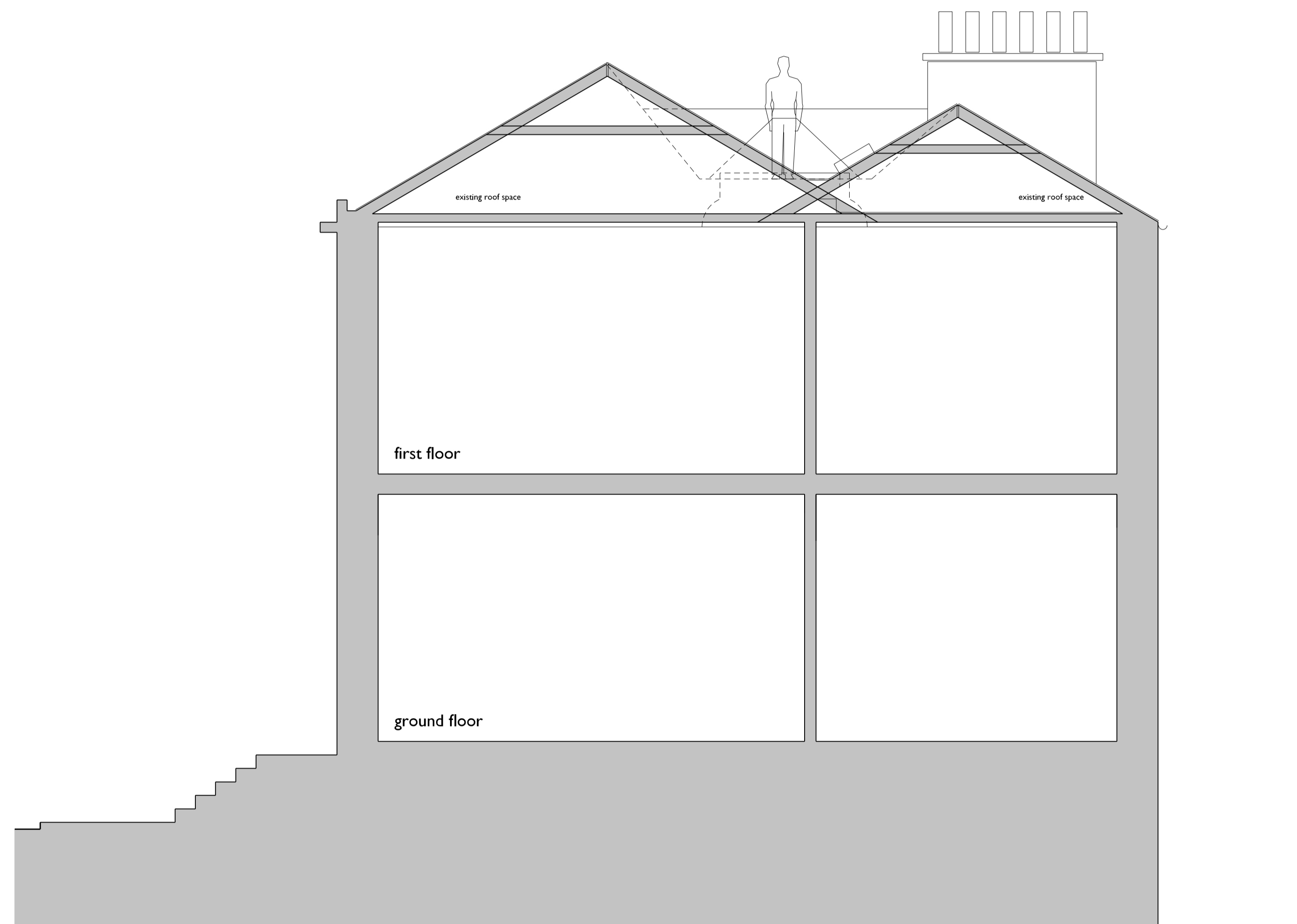
EXISTING ROOF PLAN  
1:50



EXISTING 1ST FLOOR  
1:50



EXISTING GROUND FLOOR  
1:50



EXISTING SECTION A-A  
1:50

**P + H**

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SCALE: 1:50 DATE: JAN'20

JOB No: 1912 DRG No: L(PL)002

DRAWN: LMG REV. No: A

JOB TITLE:  
PROPOSED ATTIC ROOM AND  
EXTERNAL ROOF DECK AT  
3 FINGAL PLACE, EDINBURGH

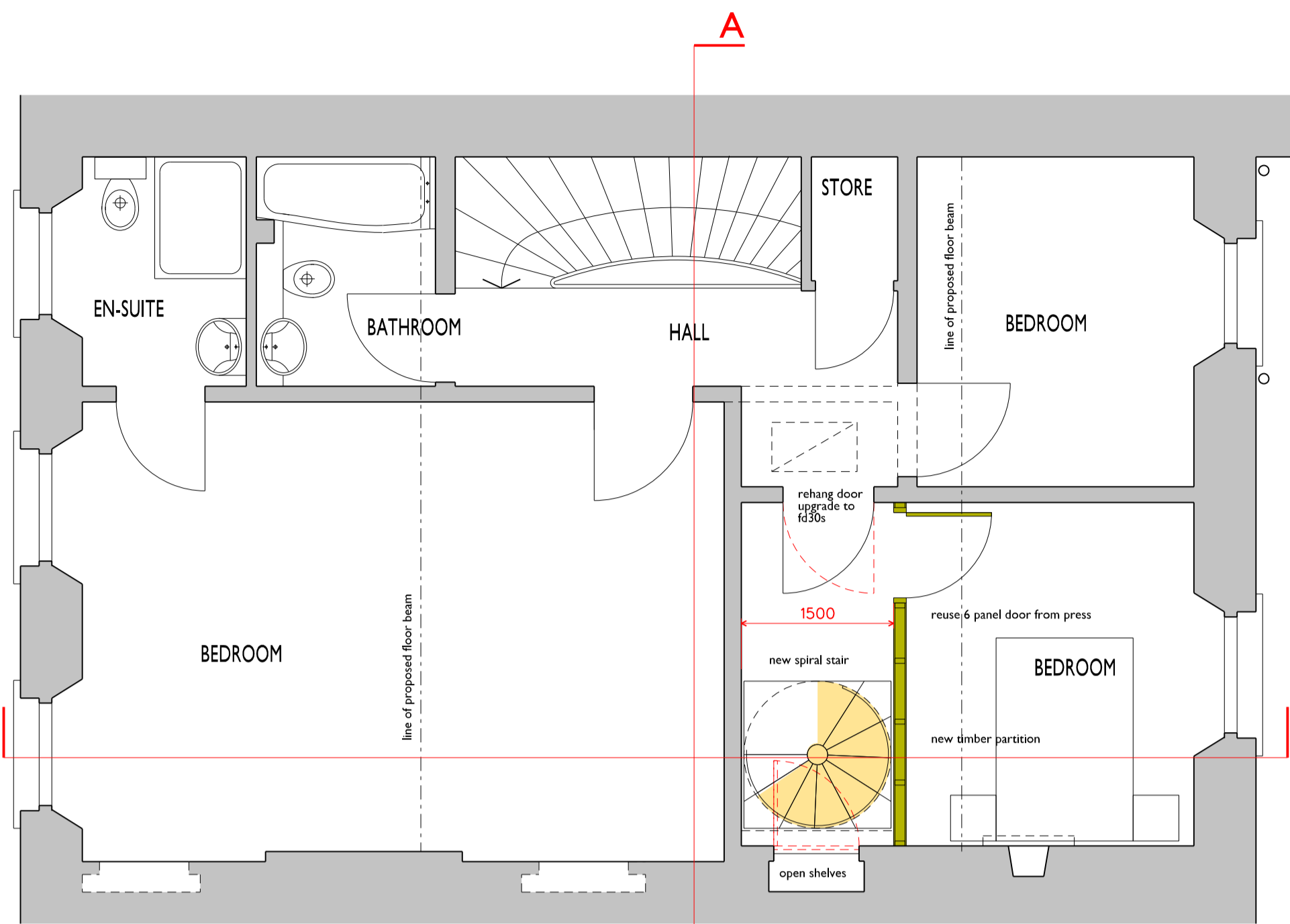
DRAWING TITLE:  
EXISTING GROUND, FIRST AND ROOF PLAN

STATUS:

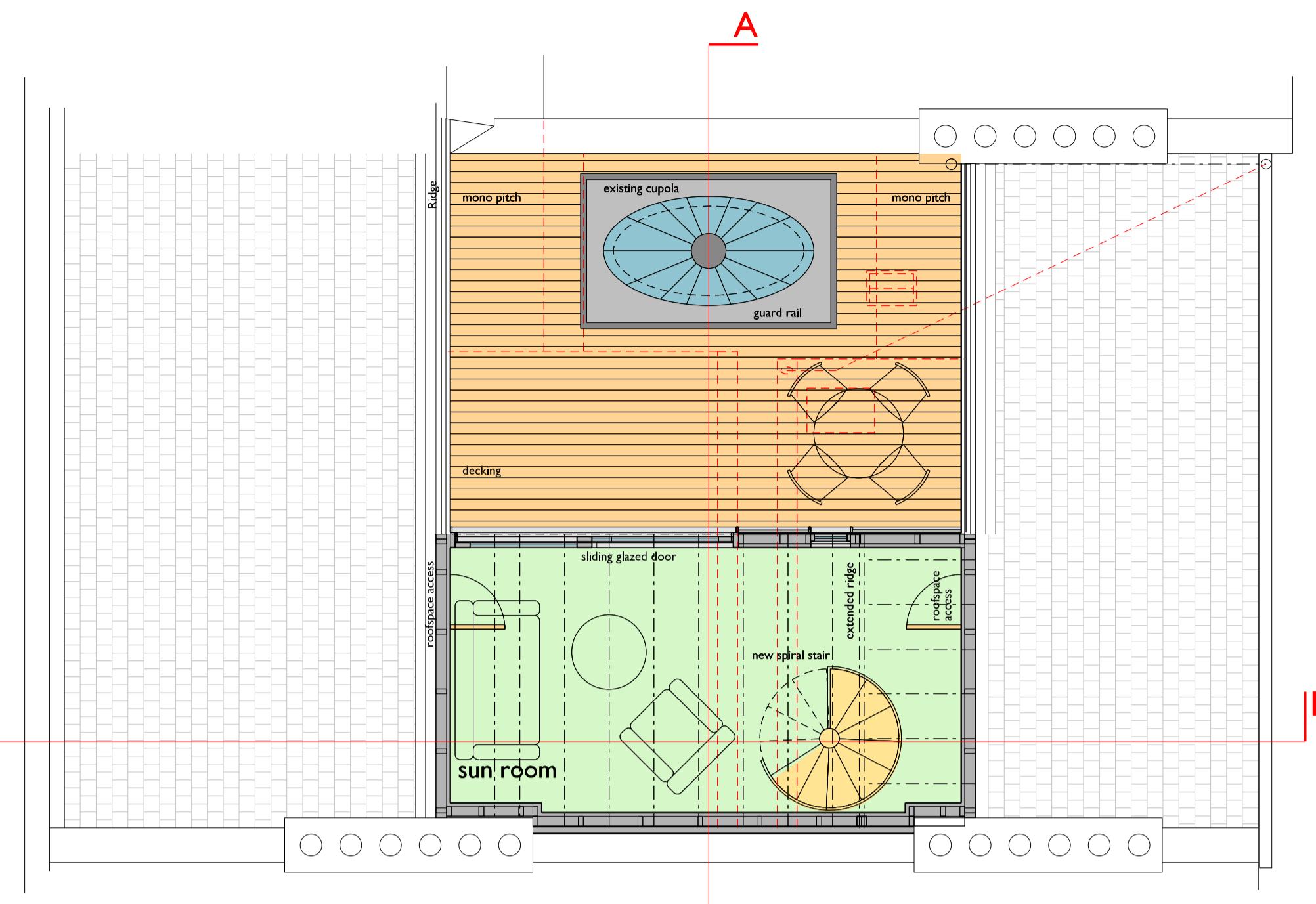
**PLANNING & LBC**

NOTES:

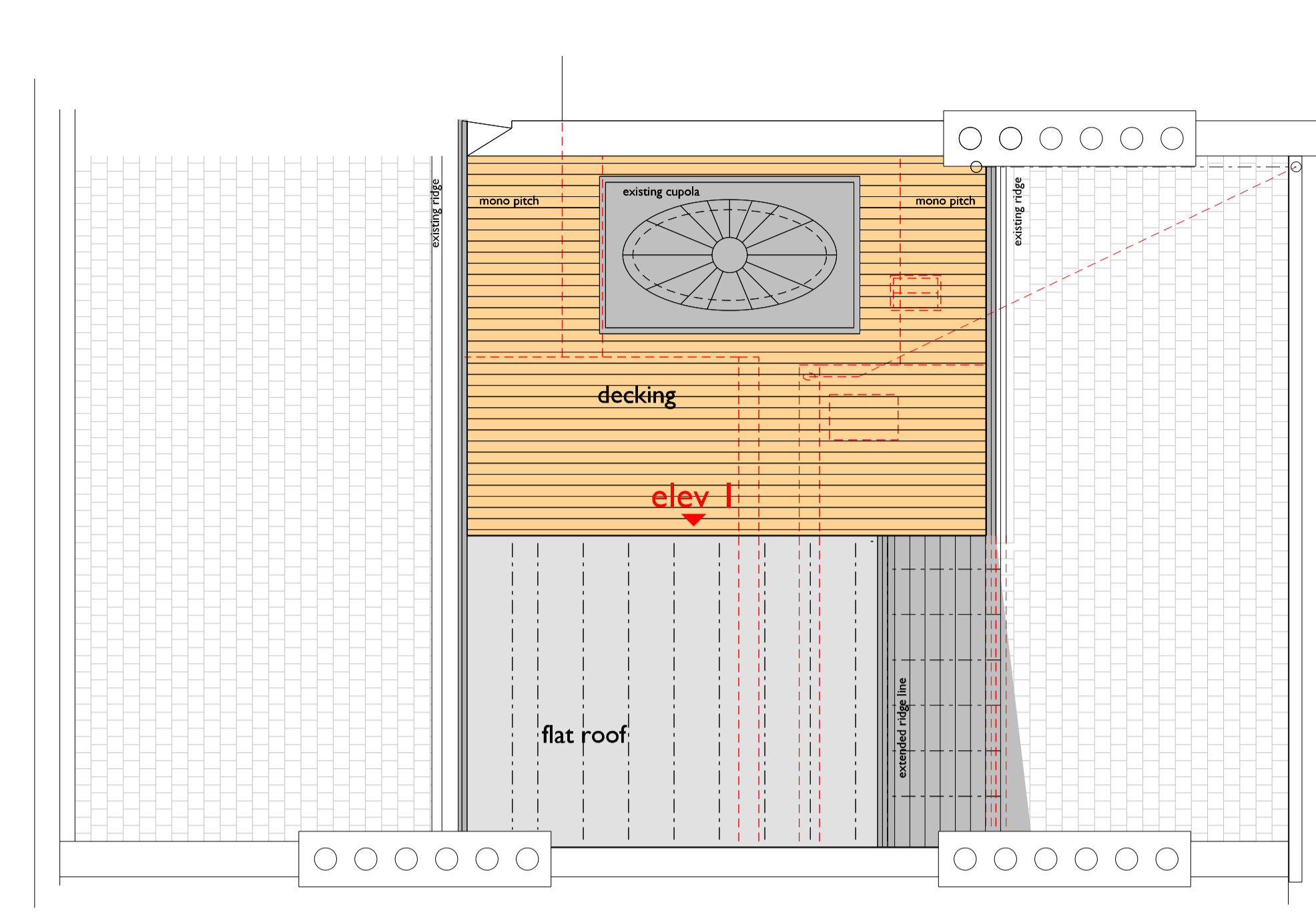
AMENDMENTS:  
Rev A : 11.02.20 : LMG : Existing fireplace at bedroom added.



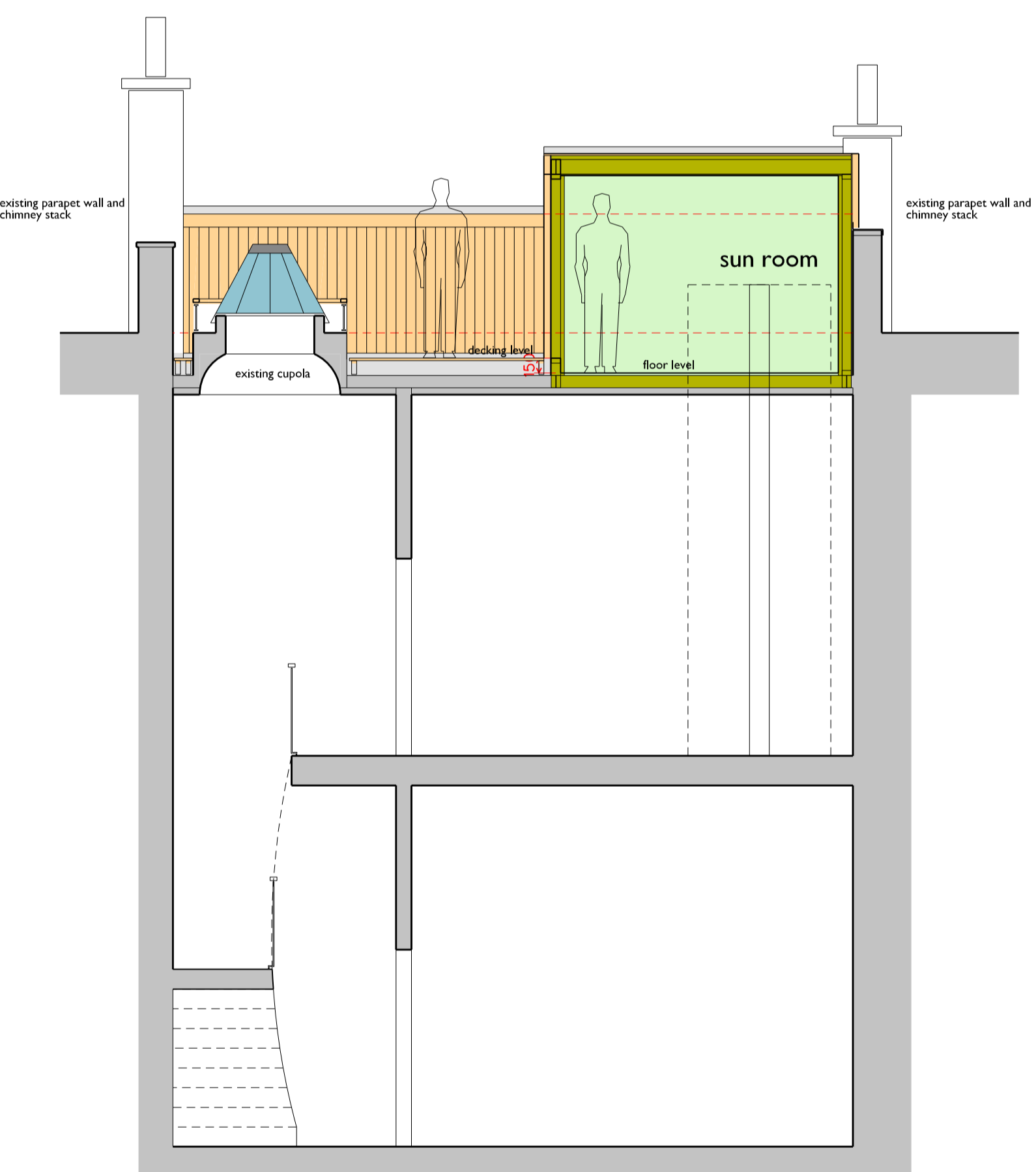
PROPOSED 1ST FLOOR  
1:50



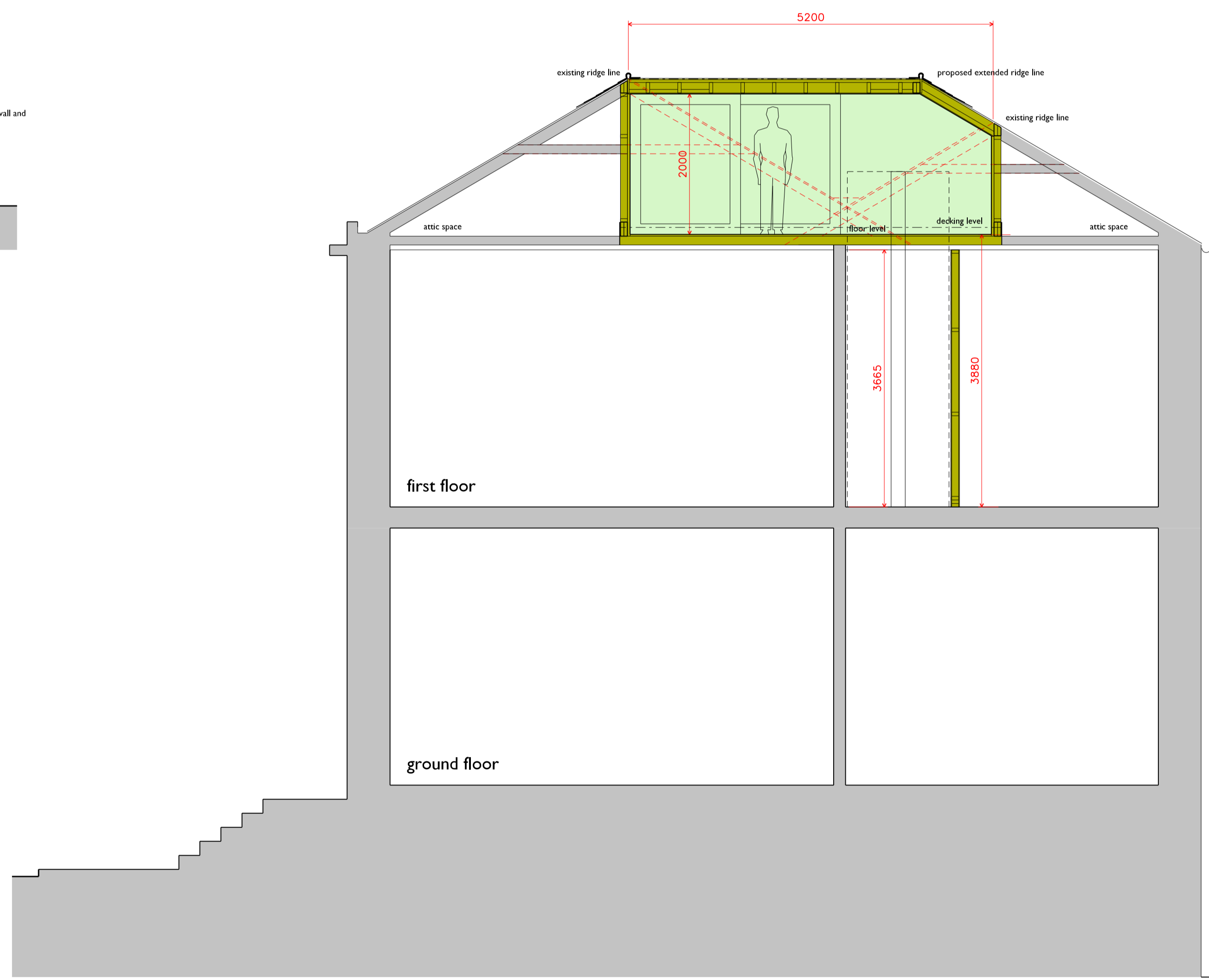
PROPOSED DECKING AREA  
1:50



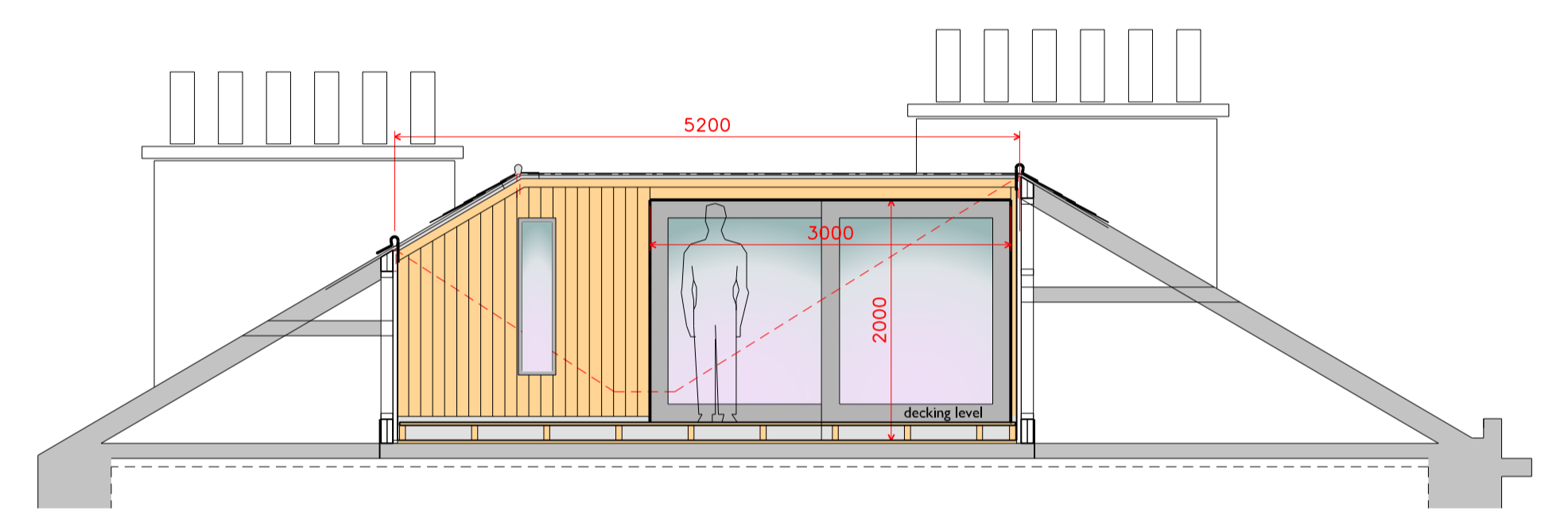
PROPOSED ROOF PLAN  
1:50



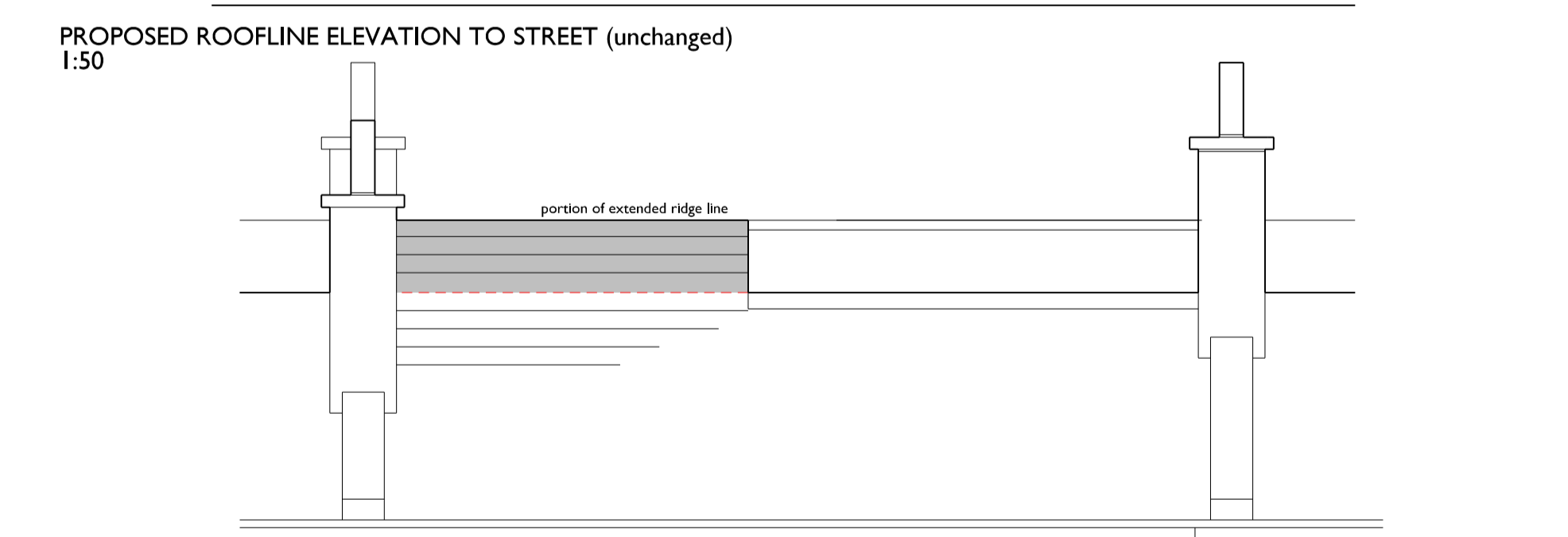
PROPOSED SECTION A-A  
1:50



PROPOSED SECTION B-B  
1:50

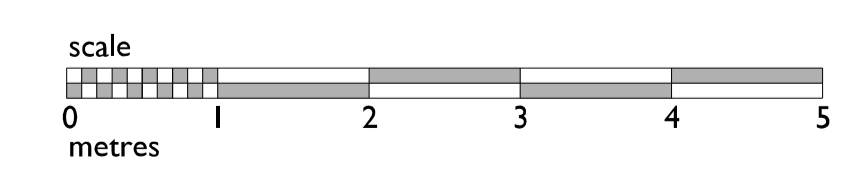


PROPOSED ELEVATION I  
1:50



PROPOSED ROOFLINE ELEVATION TO REAR  
1:50

KEY  
-- REMOVALS



STATUS:  
**PLANNING & LBC APPEAL**

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SCALE: 1:50  
DATE: JAN'20  
JOB No: 1912  
DRG No: L(PL)003  
DRAWN: LMG  
REV. No: B

NOTES:  
AMENDMENTS:  
Rev A : 11.02.20 : LMG - Existing fireplace at bedroom added.  
Rev B : 15.04.20 : gb - Roof line elevations added, colours amended.

JOB TITLE:  
PROPOSED ATTIC ROOM AND  
EXTERNAL ROOF DECK AT  
3 FINGAL PLACE, EDINBURGH

DRAWING TITLE:  
PROPOSED FIRST FLOOR PLAN, ROOF DECK  
AND ROOF PLAN