

# Development Management Sub Committee

Report Returning to Committee – Wednesday 21 April 2021

**Application for Planning Permission 18/09642/FUL at 7 Redhall House Drive, Edinburgh, EH14 1JE. Alteration and conversion of existing building to form six duplex apartments; the erection of a detached garage block accommodating six garages and the erection of two detached dwelling houses with all associated site development works and landscaping.**

Item number

Report number

Wards

B09 - Fountainbridge/Craiglockhart

## Recommendations

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It is recommended that this application be Granted subject to the details below.

## Background information

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The Development Management Sub-Committee determined that it was minded to grant this application on 20 November 2019, subject to the conclusion of a legal agreement within six month of this date to link and phase the implementation of the listed building consent 18/09641/LBC for the restoration of Redhall House with the new development proposed under application 18/06942/FUL.

Negotiations are continuing and nearing conclusion.

Under the Scheme of Delegation, the Chief Planning Officer has delegated powers to extend the six-month period for concluding a legal agreement to nine months, provided meaningful progress is being achieved. This delegated power was used to extend the period for concluding the legal agreement in this case. An extension to this time period was agreed on the 13 May 2020.

A further extension of time was agreed at the Development Management Sub Committee on the 16 December 2020. The report stated that this extension was until June 2021 but when the report was presented, a three month extension was referred to and this was what was resolved by Committee. Negotiations are ongoing and the applicant has confirmed they require until June to achieve this.

The three month period has now been exceeded and therefore requires to be returned to Committee for a decision until June 2021.

## **Main Report**

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There are no new material planning considerations which affect the Development Management Sub-Committee original decision on 20 November 2019 that it was minded to grant this application subject to a legal agreement first being concluded to link and phase the implementation of the listed building consent 18/09641/LBC for the restoration of Redhall House with the new development proposed under application 18/06942/FUL.

Conclusion of the legal agreement process has been signed by the owners but has been delayed due to the financing of the development by the bank. The applicant's solicitor has confirmed their client is taking steps to resolve this issue and advises that the timescale of this being concluded is within the next 3-4 months.

These matters are being actively pursued between both parties.

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The three month period has now been exceeded and therefore requires to be returned to Committee for a decision.

If this application is approved, a 'Minded to Grant' letter will be sent to the agents setting out the amended informative deadline for conclusion of the legal agreement and including all of the original conditions and remaining informatives stated in the original 'Minded to Grant' letter of 22 November 2019.

It is recommended the period for concluding the legal agreement be extended to enable planning permission thereafter to be released. A period until the end of June 2021 is requested.

## Links

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### **Policies and guidance for this application**

LPC, LEN03, LEN09, LEN12, LEN16, LDES01, LDES04, LEN21, LHOU01, LDES05, LEN18, LTRA02, LTRA03, NSG, NSGD02,

A copy of the original Committee report can be found in the list of documents at

<https://citydev-portal.edinburgh.gov.uk/idxpa-web/applicationDetails.do?activeTab=documents&keyVal=PHQBZHEWH8T00>

Or [Council Papers online](#)

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