

Development Management Sub Committee

Report Returning to Committee – Wednesday 24 November 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

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

Background information

The Development Management Sub-Committee determined that it has minded to grant this application on 20 November 2019, subject to the conclusion of a legal agreement within six months 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.

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.

The application was further referred to Development Management Sub- Committee on 8 September 2021 to request an extension until the end of October to allow for the financing matters to be resolved and the S75 concluded. This period has not expired.

Main report

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. At the end of 2020 the applicant's solicitor confirmed their client was taking steps to resolve this issue and advised that the timescale of this being concluded is within the next 3-4 months. This timescale has expired.

At the meeting on 8th September 2021 Committee were advised that the applicant's solicitor had confirmed their client was taking further steps to resolve this issue and allow for the sale of a property to complete in early September to finance the development. The sale of the property is close to completion but hasn't been resolved prior to the deadline date of the 27th October 2021.

The applicant remains committed to conclude matters and a further extension is requested until end January 2022. Due to the importance of securing the future for this listed building it is considered appropriate and reasonable to allow the applicant additional time to resolve the financing matter linked to the S75 Agreement.

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 January 2022 is requested.

Links

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/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=PHQBZHEWH8T00>

Or Council Papers online

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