

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 100534895-006

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:	James Robertson Architect		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	James	Building Name:	
Last Name: *	Robertson	Building Number:	7b
Telephone Number: *	0131 440 3615	Address 1 (Street): *	Mavisbank Grange
Extension Number:		Address 2:	
Mobile Number:	07813 205217	Town/City: *	Edinburgh
Fax Number:		Country: *	United Kingdom
		Postcode: *	EH20 9SZ
Email Address: *	james@jrarchitect.co.uk		

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="Mrs"/>	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="Kate"/>	Building Number:	<input type="text" value="9"/>
Last Name: *	<input type="text" value="Graham"/>	Address 1 (Street): *	<input type="text" value="Inverleith Terrace"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text" value="██████████"/>	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="EH3 5NS"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="██"/>		

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="9 INVERLEITH TERRACE"/>
Address 2:	<input type="text" value="INVERLEITH"/>
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="EH3 5NS"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="675180"/>	Easting	<input type="text" value="325002"/>
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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)

Internal alterations. Alterations to rear ground floor windows. Addition of juliet balconies. French doors in basement window opening

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.

In assessing the application, Edinburgh Council failed to consider the existing rear elevation fenestration in wider context and the minimal impact of the proposals on the building character within that context.

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)

1-Statement of Appeal 2-Report of Handling 3-Planning Submission Letter 4-Planning Application Supporting Statement 5-Additional Information Submission Letter 6-Fireplace Removal Statement 7-Rear Kitchen Windows and Mortar Statement 8-Email Correspondence with Planning Officer 9-Planning Applicant Email 10-Sitting Room Panelling 11-01/A Existing Plans 12-02 Existing Elevations 13-03 Existing Photographs 14-04/A Proposed Plans 15-05 Proposed Elevations 16-06 Site Plan

Application Details

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

22/00657/FUL

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

11/02/2022

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

10/05/2022

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

If there are reasons why you think the local Review Body would be unable to undertake an unaccompanied site inspection, please explain here. (Max 500 characters)

The owner would need to let the inspecting party into the property but no issue with an unaccompanied site inspection.

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 James Robertson

Declaration Date: 23/06/2022

Statement of Appeal

Listed Building Application Ref 22/00658/LBC
Planning Application Ref 22/00657/FUL

9 Inverleith Terrace, Edinburgh, EH3 5NS

This appeal follows an application to Edinburgh Council seeking listed building and planning consent for internal alterations to predominantly secondary areas of the property and alterations to the ground and basement rear windows. The property is a B-listed four storey Georgian terraced house in need of major upgrade. The applications were registered on 11th February 2022 and refused by the council on 10th May 2022. Please refer Reports of Handling 22/00658/LBC & 22/00657/FUL issued by Edinburgh Council

The reasons for the appeal are as follows:

Rear Elevation Fenestration

In assessing the application, Edinburgh Council failed to consider the existing rear elevation fenestration in wider context and the minimal impact of the proposals on the building character within that context.

The existing terrace rear elevation has little evidence of a specific formal, ordered or regular pattern. The eaves level within the terrace is set at several different heights. Therefore the floor levels and window openings have no regular order. There are several extensions on the rear elevation of the terrace, in a host of styles, including structures at both garden level and ground floor level and including steps from ground floor to garden. The fenestration to the rear elevation of the terrace could not be described as regular. It includes bay windows, double windows with mullions, and dormer windows as well as traditional sash and case windows. The two properties directly to the East of the application property have both had window cills to the ground floor level openings lowered to form French doors.

We do not believe the proposal to alter the ground floor windows contradicts HES guidance 'managing change in the historic environment – windows'. We do not believe the proposals detrimentally impact the character or special interest of the building or wider terrace.

Please refer document '2106-rear kitchen windows and mortar statement' submitted as supporting information for the proposals.

Internal Layout

In assessing the application, Edinburgh Council failed to follow HES guidance which sets out a differential approach to proposed alterations within areas of secondary importance.

HES guidance clearly states that there may be more scope to make significant interventions within areas of secondary importance. It further states that alterations to

historic interiors should be considered in the context of the type and quality of the existing interior.

- **Fireplaces**

Several fire surrounds are proposed to be removed from the property. These are generally to secondary spaces, though some of the fire surrounds can barely be described as such. Please refer document '2106-fireplace removal statement' submitted as supporting information for the proposals.

The planning officer has intimated that all fireplaces should be retained. We believe this contradicts HES and Edinburgh Council guidance in respect of considering alterations to primary and secondary spaces. We believe this further fails to consider the fireplaces in the context of the type and quality of the existing interior. Please refer existing photographs.

In email correspondence to the planning officer, email of 4th April 2022, we asked if there were any specific fireplaces he felt should be retained. After no helpful response we later suggested, 8th April, that we could retain fireplaces to bedroom LGF8 and bedroom SF1 without compromising the proposal to create a well functioning family home. We received no detailed response in respect of this suggestion.

- **Internal alterations - openings**

During the planning period we were led to believe by the planning officer that the internal proposals to make openings was acceptable with the proviso that nibs and downstands were retained to these openings. Please refer 'email correspondence with planning officer' document for more information. Email of 28th March 2022.

The retention of nibs and downstands, and differentiating between areas of primary and secondary importance, also follows Edinburgh Listed Buildings and Conservation Areas guidance, February 2019.

We proposed to retain nibs and downstands to openings where noted on submitted drawing 2106-04/A Proposed Plans.

The majority of proposed openings are to second floor and basement level. Which are generally classified as secondary spaces. We agree that the definition of secondary space is not set in stone though in this specific application they are, to our mind, secondary spaces. There are few decorative features or features of architectural or historic interest within second floor and basement levels. The basement in particular needs major upgrade with, at present, no feasible living accommodation possible. Please refer existing photographs on dwg 2106-03 Existing Photographs

Correspondence was received from the planning officer noting that the 'internals of the proposals' would not receive consent. Email of 9th May 2022. This was only 1 day before we received the refusal notice and after we had been informed inclusion of nibs and downstands were acceptable. This refusal appears to cover all openings and internal alterations. We believe this clearly contradicts HES and Edinburgh Council guidance in respect of considering alterations to primary and secondary spaces. We were given no specific detail as to which alterations were not acceptable and no

opportunity to revisit the layout before the refusal notice was issued. The application had, at this stage, been with the council for 11 weeks.

- **Jib doors**

At an early stage the planning officer highlighted the potential impact on dado panelling in forming the ground floor opening to the kitchen. A proposal was prepared and issued to the planning officer showing a solid jib door with retained panelling to the face of the door. This follows HES guidance 'managing change in the historic environment – interiors' page 10 and was, we believe, accepted by the planning officer. Please refer 'email correspondence with planning officer'. Email of 4th April 2022. We would wish to receive clarification on this item.

Application process

Throughout the application we wished to engage with the planning officer to open a dialogue and move towards a positive determination. We have continually struggled to prise information from the officer in respect of his concerns.

There appears to have been very little officer engagement with the application or the clients desire to create a well functioning family home. Please refer correspondence '9 Inverleith Terrace planning applicant email' of 6th April 2022.

The planning officer has not visited the property, has ignored our offer to meet at the council offices and has refused to call. We feel the application, for this home, has not received the attention it deserved.

We have been prepared to compromise the proposals throughout the planning process. The applicant is still willing to compromise on the proposals but we need engagement from the planning officer to do so. The stance from the planner is that we will make no alterations to the listed building. Which is quite clearly not HES or Edinburgh Council guidance.

We do not believe that any consideration has been given to the major upgrade work needed to both the interior and exterior of the property. This will be a huge investment. All services are to be renewed. Kitchen and bathrooms need to be renewed. Decoration and finishes need to be renewed. Cement mortar pointing to the rear elevation needs to be removed and replaced with lime mortar. The applicants are willing to invest in all of this for the sake of their long term home.

Report of Handling

Application for Planning Permission 9 Inverleith Terrace, Edinburgh, EH3 5NS

Proposal: Internal alterations. Alterations to rear ground floor windows. Addition of juliet balconies. French doors in basement window opening (as amended).

**Item – Local Delegated Decision
Application Number – 22/00657/FUL
Ward – B05 - Inverleith**

Recommendation

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

Summary

The application for development does not comply with the relevant policies contained within the Edinburgh Local Development Plan and is unacceptable with regards to Sections 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and the relevant non-statutory Guidance. It would not be compatible with and does not have special regard to the desirability of preserving the building and its setting. The proposal would have no adverse impact on neighbouring residential amenity. There are no material considerations which outweigh this conclusion.

SECTION A – Application Background

Site Description

The application site is a two storey mid-terrace town house with a sub-level.

The is a Statutory B Listed Buildings (1965).

Description Of The Proposal

The application is for the installation of a new fenestration to the rear elevation and internal alterations.

Scheme 2 introduces nibs and downstands to the internals.

Relevant Site History

22/00658/LBC
9 Inverleith Terrace
Edinburgh
EH3 5NS

Internal alterations to basement, ground and attic levels. New double door opening from kitchen to sitting room at GF level. Lower cills to ground floor rear windows. Installation of french doors to rear basement window (as amended).

Refused
9 May 2022

Consultation Engagement

No Consultations.

Publicity and Public Engagement

Date of Neighbour Notification: 16 February 2022

Date of Advertisement: 25 February 2022

Date of Site Notice: 25 February 2022

Number of Contributors: 1

Section B - Assessment

Determining Issues

Due to the proposals relating to a listed building(s) and being within a conservation area, this report will first consider the proposals in terms of Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (the "1997 Heritage Act"):

- a) Is there a strong presumption against granting planning permission due to the proposals:
- (i) harming the listed building or its setting? or
 - (ii) conflicting with the objective of preserving or enhancing the character or appearance of the conservation area?
- b) If the strong presumption against granting planning permission is engaged, are there any significant public interest advantages of the development which can only be delivered at the scheme's proposed location that are sufficient to outweigh it?

This report will then consider the proposed development under Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (the 1997 Act):

If the proposal is in accordance with the development plan the determination should be to grant planning permission unless material considerations indicate otherwise?

If the proposal is not in accordance with the development plan the determination should be refuse planning permission unless material considerations indicate otherwise?

In the assessment of material considerations this report will consider:

- the Scottish Planning Policy presumption in favour of sustainable development, which is a significant material consideration due to the development plan being over 5 years old;
- equalities and human rights;
- public representations; and
- any other identified material considerations.

Assessment

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

a) The proposals harm the listed building and its setting?

The following HES guidance is relevant in the determination of this application:

- Managing Change - Conservation Areas
- Managing Change - Windows
- Managing Change - Interiors

The proposed works would represent unacceptable introductions that would harm the architectural merits of the property. In terms of the proposed fenestration design to the rear elevation at ground floor level, this represents a disruptive introduction that would upset the symmetry of that elevation. In addition, these works would have further impact on the wider aesthetic of the terrace row, also to its detriment.

Furthermore, the application proposes the removal of a number of fireplaces. This element of the proposal would be unacceptable in that it would erode key features that contribute to the architectural merits of the building as a whole.

In relation to the internal layout, the amended scheme introduces nibs and downstand which would contribute towards a degree of readability however the extent of the openings created would still represent incongruous introductions that would erode the formal layout of the host property.

Conclusion in relation to the listed building

The proposed changes are unacceptable with regards to Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

b) The proposals impact on the character or appearance of the conservation area?

The Inverleith Conservation Area Character Appraisal emphasises the predominance of Georgian, Victorian and Edwardian villas and terraces which form boundaries to extensive blocks of public and private open space. The villa streets are complemented by a profusion of mature trees, extensive garden settings, stone boundary walls and spacious roads. The villas are in a considerable variety of architectural styles, unified by the use of local building materials.

The proposed changes represent minor alterations to the rear of the building. By virtue of the obscured location of these works and that they are not readily visible to the public realm, they have a neutral impact on the character and appearance of the conservation area.

Conclusion in relation to the conservation area

The proposal is acceptable with regards to Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 in that it would preserve the character and appearance of the conservation area.

c) The proposals comply with the development plan?

The development plan comprises the Strategic and Local Development Plans. The relevant policies to be considered are:

- LDP Environment policies Env 3, Env 4 and Env 6.
- LDP Design policies Des 1 and Des 12.

The non-statutory 'Listed Buildings and Conservation Area' guidance is a material consideration that is relevant when considering policies Env 3, Env 4 and Env 6.

Size, Scale and Design

The proposal is unacceptable in terms of its fenestration design, specifically at ground floor level to the rear elevation. Juliette balconies and dropped cills at this level create a discordance with the existing symmetry on that elevation. As mentioned in section a), the introduction of a fenestration design of this aesthetic would represent a disruptive introduction which would also create a visual imbalance when looking at the terrace as a whole.

This is contrary to Des 1, Des 12, Env 3 and Env 4.

Amenity

The application was assessed in terms of its impact on amenity. No impacts were identified.

This complies with Des 12 in terms of amenity.

Conclusion in relation to the Development Plan

The proposal is contrary to the Edinburgh Local Development Plan, specifically Des 1, Des 12 and Env 3.

d) There are any other material considerations which must be addressed?

The following material planning considerations have been identified:

SPP - Sustainable development

Scottish Planning Policy (SPP) is a significant material consideration due to the LDP being over 5 years old. Paragraph 28 of SPP gives a presumption in favour of development which contributes to sustainable development. Paragraph 29 outlines the thirteen principles which should guide the assessment of sustainable development.

The proposal is contrary to Paragraph 29 of SPP, specifically Principle 3.

Emerging policy context

The Draft National Planning Framework 4 is being consulted on at present and has not been adopted. As such, little weight can be attached to it as a material consideration in the determination of this application.

While City Plan 2030 represents the settled will of the Council, it has not yet been submitted to Scottish Ministers for examination. As such, little weight can be attached to it as a material consideration in the determination of this application.

Equalities and human rights

Due regard has been given to section 149 of the Equalities Act 2010. No impacts have been identified.

Consideration has been given to human rights. No impacts have been identified through the assessment and no comments have been received in relation to human rights.

Public representations

One comment was received (Objection).

Material considerations -

Plan form; this is addressed in section a).
Fireplaces; this is addressed in section a).

Conclusion in relation to identified material considerations

Public comments have been addressed.

The proposal is acceptable in terms of the aforementioned material considerations.

e) Overall conclusion

The application for development does not comply with the relevant policies contained within the Edinburgh Local Development Plan and is unacceptable with regards to Sections 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and the relevant non-statutory Guidance. It would not be compatible with and does not have special regard to the desirability of preserving the building and its setting. The proposal would have no adverse impact on neighbouring residential amenity. There are no material considerations which outweigh this conclusion.

Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following;

Reasons

1. The proposal is contrary to the Local Development Plan Policy Env 4 in respect of Listed Buildings - Alterations and Extensions, as it would have a detrimental impact on the architectural merits of the host property.
2. The proposal is contrary to the Local Development Plan Policy Env 3 in respect of Listed Buildings - Setting, as it would have a detrimental impact on the architectural merits of the host property, its setting and the adjacent
3. The proposal is contrary to the Local Development Plan Policy Des 1 in respect of Design Quality and Context, as it would have a detrimental impact on the surrounding fenestration design.
4. The proposal is contrary to the Local Development Plan Policy Des 12 in respect of Alterations and Extensions, as it would have a detrimental impact on the character and appearance of the host property.

Background Reading/External References

To view details of the application go to the [Planning Portal](#)

Further Information - [Local Development Plan](#)

Date Registered: 11 February 2022

Drawing Numbers/Scheme

01, 02, 03, 04a, 05

Scheme 2

David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Conor MacGreevy, Planning Officer
E-mail: conor.macgreevy@edinburgh.gov.uk

Appendix 1

Consultations

No consultations undertaken.

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The City of Edinburgh Council
City Development Department
Planning and Strategy
Waverley Court
4 East Market Street
Edinburgh
EH8 8BG

11th February 2022

Dear Sir/Madam

**Re: Proposed Alterations to House
9 Inverleith Terrace, Edinburgh. EH3 5NS**

We wish to submit a planning application for the above noted property.

The application is to be made on-line and consists of the following.

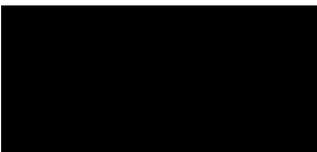
- Duly completed application form
- Dwg No. 2106-01 Existing Plans @A1
- Dwg No. 2106-02 Existing Elevations @A1
- Dwg No. 2106-03 Existing Photographs @A1
- Dwg No. 2106-04 Proposed Plans @A1
- Dwg No. 2106-05 Proposed Elevations @A1
- Dwg No. 2106-06 Site Location Plan @A4
- Supporting Statement

The application relates to the alteration to ground and basement rear elevation windows on a traditional terraced town house. A listed building application will be submitted separately.

The lodging fee of £202.00 will be paid online

We trust the application is in order and look forward to receiving your acknowledgement that this has been registered in due course.

Yours faithfully,



James Robertson

Supporting Statement

Alterations to House

9 Inverleith Terrace, Edinburgh, EH3 5NS

Existing Property

The property is a 'B' listed stone built 2-storey, attic and basement, terraced townhouse. Built 1834. Horizontal V jointed ashlar at ground floor storey. Band course between ground and first floor. Polished ashlar at first floor. First floor window openings framed by stone architraves. Cornice and blocking course to head of façade. Architraved front door with frieze and cornice.

The roof is a traditional double pitched and slated roof with cupola over communal stair. Attic accommodation with 3 regular symmetrical rectangular dormers to front pitch. Slate cheeks. Stugged ashlar chimney stacks.

4-storey rear elevation in coursed squared rubble. Historically re-pointed in cement mortar.

Cast iron external waste and rainwater goods.

Windows are traditional astragal timber sash and case. Working shutters are in place to all sash and case windows except basement LGF1

Decorative fireplaces to principal rooms are to be retained. Plain fireplaces to attic and basement levels are to be removed.

Dado panelling is present to sitting room GF7 walls only

Proposal

Internal alterations to basement storey to form ancillary accommodation and service areas, boot room and utility. At attic level the rear bathroom will be altered to form a bedroom. Bathroom, ensuite and store will be formed within the existing store and box room areas at attic level. No structural alterations to second floor level. At ground floor the existing utility and kitchen will be combined to form a kitchen/dining space covering the full width of the rear of the property.

It is proposed to lower the cill height to the ground floor rear elevation windows and install new sash and case windows to match existing profiles with new Juliet balconies. It is proposed to replace the basement LGF1 window with French doors.

The property is in need of full modernisation. This will include full electrical re-wire to accessible standards, new water and heating installation. New bathrooms, new kitchen, new floor finishes. The windows will be overhauled, draughtstripped, sanded and painted. Existing glazing will be retained.

Window shutters will be retained and overhauled to leave in full working order. Existing doors and facings will be retained and, where removed, re-used in new locations. Any new proposed panelled doors will be fabricated out of poplar to match existing construction, profiles and style.

The property will receive full decoration after appropriate preparation.

New double doors are proposed to the kitchen to give access to the sitting room. The new doors and surround are to match the existing doors at first floor drawing room. In justification for the new door opening to the sitting room we wish to highlight that the property has not been well maintained for many years, potentially decades. The property will now require substantial investment if only to carry out maintenance and repair works. The rear elevation presently pointed with cement mortar will have the mortar broken and raked out to allow for the full elevation to be repointed with lime mortar. Full re-wire and improved heating to the extent of the property is imperative.

Fireplaces will be retained to the main principal rooms. Cornices will be retained throughout. Where rooms containing cornicing are altered the cornice will be replicated for the new or altered section of wall.

The proposals are shown on drawings 2106-04 Proposed Plans and 2106-05 Proposed Elevations. Existing photographs are shown on drawing 2106-03

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Mr Conor MacGreevy
The City of Edinburgh Council
City Development Department
Planning and Strategy
Waverley Court
4 East Market Street
Edinburgh
EH8 8BG

11th April 2022

Dear Conor

**Re: Proposed Alterations to House
9 Inverleith Terrace, Edinburgh. EH3 5NS
Ref. 22/00657/FUL - 22/00658/LBC**

Within your email correspondence of 07th April you requested that we give direction regarding the issues you raised with the proposals by close of today. My apologies for the delay into the evening.

I have tried to contact you to discuss the application several times. I have written to you both on the 8th April and again today to try to garner further detail from you in regard to your email of the 7th. I have had no response to any phone messages. Your emails remain rather elusive as to the specific issue. They fail to answer relatively simple questions which would inevitably help us to move forwards.

I believe all issues could have been resolved if there had been a more willing attitude to engage with this application. Comments were passed and rigidly adhered to even though there has been no visit to review the inside or, I believe, the outside of the application property.

With regards to direction we wish the following information to be included within the application. Could you please substitute the relative original application drawings for the two plan drawings noted below.

- **2106-01/A Existing Plans.**
- **2106-04/A Proposed Plans.**
- **2106-Fireplace Removal Statement**
- **2106-Rear Kitchen Windows and Mortar Statement**
- **2106-Sitting Room Panelling**
- **9 Inverleith Terrace Planning Applicant Email**

We have considered the issues raised within your earlier email correspondence. Our response follows.

Fenestration; dropping of cills.

Please refer attached supporting document in respect of the lowering of cills to the ground floor rear windows. We wish to highlight the irregular order of the existing fenestration to the terrace.

We do not consider the proposal to have a detrimental effect. The two properties directly to the East of the application property have dropped cills and modern mild steel balusters inset into the window surrounds. Is it possible to acknowledge the planning gain from the applicants desire to remove the existing cement mortar from the rear elevation and repoint in lime mortar.

Fireplace retention

Please refer attached supporting document in respect of the fireplaces to be removed. This shows photographs of the fireplaces to be removed in their existing setting. As already noted, we would be happy to discuss any fireplaces you feel should be retained.

Nibs and Downstands

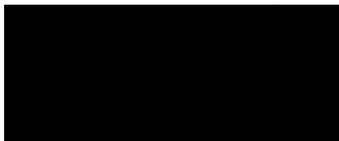
Please refer attached amended proposed plan dwg no. 2106-04/A Proposed Plans showing proposed nibs and downstands to the lower ground floor front corridor wall and the wall between kitchen and utility/wc at ground floor. We consider these to be the principal wall lines to be retained. We would be happy to retain any further nibs and downstands.

Panel Retention

We have amended the door style within the sitting room wall to jib doors. We propose all existing wainscoting to be retained on the face of the doors. No facings or other decorative feature will be added to the doors. The jib doors will finish flush with the adjacent wall. Parliament hinges are proposed to permit the doors to operate without any chamfering of the existing panelling. Elevation detail is shown on dwgs 2106-01/A Existing Elevations and 2106-04/A Proposed Plans. A photograph of the existing panelling on this wall is included.

In further support we wish to highlight the works proposed by the applicant to upgrade the existing services and fabric. These are described within the previously submitted supporting statement. The applicant is under no obligation to replace the mish mash of services within the building or to re-point the cement mortar to the rear elevation but they wish to do so to ensure the property is brought back into good condition and will last for many years to come. Without this willing investment the year on year deterioration of the fabric will undoubtedly continue.

Yours sincerely,



James Robertson

Supporting Statement

Alterations to House - Fireplace Removal

9 Inverleith Terrace, Edinburgh, EH3 5NS

It is proposed to remove several fireplaces from the application property. The fireplaces to be removed are shown to be of plain design in secondary rooms or modern appliances in altered openings and surrounds.

Fireplaces to be removed are shown on the following photographs. These can be related to the plan drawings.



Bedroom SF6 Fireplace



Bedroom SF4 Fireplace



Bedroom SF1 Fireplace



Bedroom LGF8 Fireplace



Existing Bedroom FF3 Fireplace



Kitchen GF2 Fireplace



Existing Utility GF4 Fireplace



Proposed Utility LGF2 Fireplace

Supporting Statement

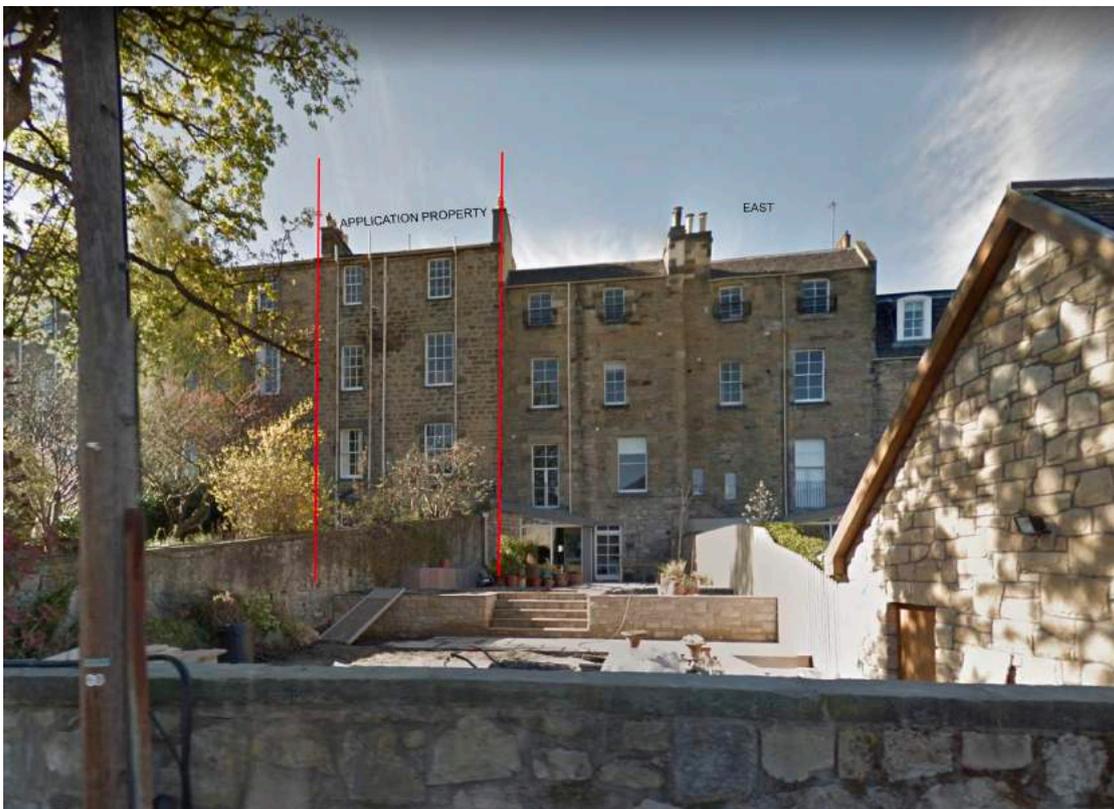
Alterations to House - Rear Kitchen Windows and Mortar

9 Inverleith Terrace, Edinburgh, EH3 5NS

It is proposed to lower the cills to 2 ground floor rear elevation windows and install new sash and case astragalged windows to floor level cills. Lintel heights will remain as existing. New traditional Juliet balconies will be installed to these windows.

The existing rear elevation is in coursed squared rubble. This has historically been re-pointed in cement mortar. It is proposed to remove the cement mortar, rake out joints and re-point in lime mortar.

In support of the lowering of the cills to the kitchen windows. The rear terrace elevation has little order to the existing fenestration. The eaves line is irregular. The terraced properties to the East of the application property have a lower eaves line and little relation to the window line of the application property. They have been extended at ground floor level and include, on the same GF level, windows with lowered cills and mild steel balusters set into the stone window surrounds.



Rear Elevation of Properties to East



Rear Elevation.
Lowered cills to neighbouring properties



Rear Elevation offshoots to West.

The properties to the West of the application property, within the same terrace, contain several additions and offshoots at lower ground and ground floor level. There is no regular order to the fenestration of the rear elevation of the terrace.



Rear Elevation. Cement pointing to be removed

From: james robertson james@jrarchitect.co.uk
Subject: Fwd: 22/00657/FUL - 22/00658/LBC - 9 Inverleith Terrace
Date: 19 May 2022 at 19:23
To:

JR

From: james robertson <james@jrarchitect.co.uk>
Subject: Re: 22/00657/FUL - 22/00658/LBC - 9 Inverleith Terrace
Date: 9 May 2022 at 12:19:20 BST
To: Conor MacGreevy <Conor.MacGreevy@edinburgh.gov.uk>
Cc: Diana Garrett <Diana.Garrett@edinburgh.gov.uk>, Laura Marshall 2 <Laura.Marshall@edinburgh.gov.uk>, Kate Graham <[REDACTED]>

Conor,

Thank you, But this doesn't really tell me very much.

You have had this application for 3 months and today is the first time you have noted that the walls to be taken down will not be accepted. Before today the retention of nibs/downstands where walls are to be removed appeared to be accepted.

Which of the proposed walls to be removed are now not acceptable to you?

James

james robertson architect
7b mavisbank grange
edinburgh eh20 9sz
hello 0131 440 3615
www.jrarchitect.co.uk

On 9 May 2022, at 12:06, Conor MacGreevy <Conor.MacGreevy@edinburgh.gov.uk> wrote:

Good Afternoon James,

Firstly thank you for your prompt response.

The need for nibs and downstand within the original emails normally alludes to concerns with the internal layout/readability. Upon recommendation (refusal), the internal layout was raised by my team manager Alan Moonie, as the internal openings would erode the readability of that floor and the introduction of nibs and downstands wouldn't mitigate this, where in some cases their introduction can.

As contained within the email chain below, the issues were discussed and opportunities afforded to amend the proposal to address the aforementioned concerns. Furthermore and as directed by you, the proposal was to be progressed as per its design on the 31st of March.

Thanks again for your time,

Conor MacGreevy | Town Planning Officer | Locals One – City Wide | Planning & Building Standards | Sustainable Development | Place Directorate | The City of Edinburgh Council | Waverley Court, Level G:2, 4 East Market Street, Edinburgh, EH8 8BG | Tel 0131 469 3743 | Fax 0131 529 6207 | Conor.macgreevy@edinburgh.gov.uk | www.edinburgh.gov.uk

From: james robertson <james@jrarchitect.co.uk>
Sent: 09 May 2022 11:57
To: Diana Garrett <Diana.Garrett@edinburgh.gov.uk>; Laura Marshall 2 <Laura.Marshall@edinburgh.gov.uk>
Cc: Kate Graham <[REDACTED]> Conor MacGreevy <Conor.MacGreevy@edinburgh.gov.uk>
Subject: Re: 22/00657/FUL - 22/00658/LBC - 9 Inverleith Terrace

Dear Diana and Laura,

I am writing to you both as I am at a complete loss as to how to progress this application to a positive conclusion. I do not know if either of you work directly with Conor but I feel we all need help from someone else in the department.

We have been unable to discuss any issues by phone as Conor is too busy to do so.

A number of concerns were raised.

- Lowering of rear GF window cills - we offered to leave as existing if this would allow consent to be issued.
- Retention of sitting room dado panelling - we are proposing jib doors to allow retention of existing panelling.
- Retention of nibs and downstands where walls removed - we have amended plans to show nibs and downstands to what we consider main walls to be removed. We are happy to include any other walls.
- Retention of fireplaces - we are proposing to remove some of the plain fireplaces in secondary rooms. We have sent photos of all fireplaces to be removed and asked Conor to highlight which he wishes retained. I am not convinced these have

even been looked at.

I really feel we have done everything we can here but we are constantly second guessing what Conor wants.

Is there anything you can both do to intervene or help set up a meeting for myself and the applicant to discuss this.

This is the applicants home and quite frankly they deserve better than 'we are too busy to discuss'. What we do to this house now will impact the applicant for years to come so it has to be a better process than we have seen so far.

Regards

James

—
[james robertson architect](mailto:james@jrarchitect.co.uk)
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www.jrarchitect.co.uk

On 9 May 2022, at 11:07, james robertson <james@jrarchitect.co.uk> wrote:

Conor,

Thank you.

The applications were submitted on 11th February this year. There has since been very little meaningful correspondence from you and a complete refusal to discuss by phone or meeting. I struggle to understand how you can now inform us, 3 months after the submission date, that you have concerns over the layout.

Could you please inform me of your concerns over the proposed layout to allow these to be considered prior to your determination.

Could you also please send me contact details for your manager.

Regards

James

—
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www.jrarchitect.co.uk

On 9 May 2022, at 10:48, Conor MacGreevy <Conor.MacGreevy@edinburgh.gov.uk> wrote:

Good Morning James,

Firstly thank you for your emails.

The application will be progressed as per your most recent amendment. In addition, after crossing the application with my manager, the internals of the proposal, specifically the internal layout, was raised. This will also be addressed within the Report of Handling.

Thanks again for your time,

Conor MacGreevy | Town Planning Officer | Locals One – City Wide | Planning & Building Standards | Sustainable Development | Place Directorate | The City of Edinburgh Council | Waverley Court, Level G:2, 4 East Market Street, Edinburgh, EH8 8BG | Tel 0131 469 3743 | Fax 0131 529 6207 | Conor.macgreevy@edinburgh.gov.uk | www.edinburgh.gov.uk

From: james robertson <james@jrarchitect.co.uk>
Sent: 12 April 2022 10:21
To: Conor MacGreevy <Conor.MacGreevy@edinburgh.gov.uk>
Cc: Kate Graham [REDACTED]
Subject: Re: 22/00657/FUL - 22/00658/LBC - 9 Inverleith Terrace

Dear Conor,

We have previously proposed to retain the panelling on the jib doors, retain downstands and nibs to the walls to be removed, left the ground floor rear windows as existing and retain two more fireplaces even though plain in nature and in secondary rooms. And you would still refuse the application because we are not retaining ALL fireplaces. Including those in the attached photographs?

I honestly don't know what else to say.

James

—
james robertson architect
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<image001.jpg><image002.jpg><image003.jpg><image004.jpg><image005.jpg>

On 12 Apr 2022, at 10:09, james robertson <james@jrarchitect.co.uk> wrote:

Dear Conor,

Please progress the application based on the information uploaded through the portal yesterday. This is reflective of the information submitted on the 31st March though addresses your concerns in further detail.

Once again, had you been willing to pick up the phone or visit the house I am sure your concerns would have been addressed and we would have agreed a mutually acceptable proposal.

You have mentioned retention of fireplaces several times. You have not once highlighted which of the fireplaces you wish to be retained even though you have been provided with photographs of all. Some barely warrant the description. As noted previously we would be willing to consider retention of a fireplace if you can be more specific. We are not simply going to propose to retain them all without a more detailed discussion and good reason.

Regards

James

—
james robertson architect
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On 12 Apr 2022, at 09:53, Conor MacGreevy <Conor.MacGreevy@edinburgh.gov.uk> wrote:

Good Morning James,

Firstly thank you for your emails to date.

I appreciate that you and your client have amended the scheme to remove the fenestration design that was previously brought up. However and as mentioned, other elements such as the retention of fireplaces was also required.

As you have advised, I will progress the applications on the information received on the 31st.

Thanks again for your time,

Conor MacGreevy | Town Planning Officer | Locals One – City Wide | Planning & Building Standards | Sustainable Development | Place Directorate | The City of Edinburgh Council | Waverley Court, Level G:2, 4 East Market Street, Edinburgh, EH8 8BG | Tel 0131 469 3743 | Fax 0131 529 6207 | Conor.macgreevy@edinburgh.gov.uk | www.edinburgh.gov.uk

From: james robertson <james@jrarchitect.co.uk>
Sent: 11 April 2022 13:28
To: Conor MacGreevy <Conor.MacGreevy@edinburgh.gov.uk>
Subject: Re: 22/00657/FUL - 22/00658/LBC - 9 Inverleith Terrace

Dear Conor,

Both myself and the applicant are becoming increasingly frustrated at the lack of communication from you. I have called you again this morning in an attempt to understand if the amendments I suggested last Friday, 08th April, are deemed acceptable. I have had no phone or email response to help us provide direction today as you requested.

In an effort to progress could you please determine the proposals based on the following attached revised drawings ONLY if the amendments made in respect of windows and fireplaces are deemed acceptable to you.

- Dwg 2106-04/B Proposed Plans.

This drawing shows nibs and downstands to principal walls to be removed, jib doors with retained panelling, existing windows retained to kitchen and retained fireplaces to LGF8 and SF1.

- Dwg 2106-05/A Proposed Elevations.

This drawing shows the existing windows and stonework to the ground floor rear elevation.

Should you consider the proposals shown in the above drawings still to be unacceptable could you please determine the application using the information emailed to you on 31st March, as follows, substituted for the original application drawings.

- Further Information Submission Letter
- Dwg 2106-01/A Existing Plans
- Dwg 2106-04/A Proposed Plans
- Fireplace supporting statement
- Windows supporting statement
- Photograph of wall panelling

This is undoubtedly an unorthodox application determination process. If you can provide feedback before the close of play today I should still be able to upload the agreed plans through the portal. It is difficult for me to upload any proposal without your prior comment.

Regards

James

—
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On 11 Apr 2022, at 09:41, james robertson <james@jrarchitect.co.uk> wrote:

Conor,

Could you please come back to me. I am aware that you wish to receive amended information today?

Regards

James

m. 07813 205217

—
[james robertson architect](mailto:james@jrarchitect.co.uk)
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On 8 Apr 2022, at 10:20, james robertson <james@jrarchitect.co.uk> wrote:

Dear Conor,

My intention is to move this application forwards positively but I am struggling to understand what it is that will satisfy your comments. I appreciate you are busy but I honestly feel there is a reluctance to engage with the application.

This property is the applicants home. It will hopefully serve as their home for decades to come. The house has to work as a family home for this family and those to follow. We believe we have designed a home in such manner whilst respecting the listed status of the intact townhouse. This is an application of huge importance to the owners of this property.

I would hate to believe you have not reviewed or considered the supporting information emailed to you this week but I am

otherwise struggling to understand your unwavering position.

Nibs and Downstands

I have added nibs and downstands to what may be considered principal walls to be removed. You have a copy of the plan showing this information.

Could you please confirm this satisfies your original concern.

Panelling

We have proposed jib doors between kitchen and sitting room which will retain all panelling. You have since noted that panelling retention would be welcomed.

Could you please confirm that the jib door proposal shown on the amended drawing, of which you have a copy, is acceptable.

Fireplaces

I have sent photographs of all fireplaces to be removed and have asked if there are any specific fireplaces you specifically wish to retain. You have not yet answered this question so may I suggest that the fireplaces in bedroom LGF8 and bedroom SF1 are retained. These are secondary rooms on lower ground and 2nd floor levels but the fireplace retention here should not create too much issue with furnishing the rooms.

Could you please advise if this satisfies your issue in respect of fireplaces. Or please advise of any others you feel should be retained.

Rear GF Windows

You should have seen the supporting information in respect of the lowering of cills to the rear ground floor windows. We do not wish to compromise the application for this detail. If all else can be progressed positively then I would be happy to remove the lowering of the cills and repointing of the rear elevation from the application.

I do not believe the proposed issues here are particularly material and see no benefit to the applicant in withdrawing the application. If you could please review and come back to me today or first thing on Monday I will be able to have amended drawings to you in a matter of hours.

You have my mobile number if you wish to call to discuss.

Regards

James

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On 7 Apr 2022, at 17:49, Conor MacGreevy <Conor.MacGreevy@edinburgh.gov.uk> wrote:

Good Afternoon James,

Again, thank you for your prompt response.

The issues raised within my previous emails remain. I have also discussed this with my team and a similar outlook was shared. Given that the material nature of the required changes, I would suggest withdrawing the application and redesigning to address our concerns otherwise you can receive a determination. If you wish to receive a determination, the contents for this decision will be within the Report of Handling.

I am happy to extend the original extension to this Monday. Please give me direction with regards to the above by Monday close of business otherwise the proposal will have to be progressed in its current design.

Thanks again,

Conor MacGreevy | Town Planning Officer | Locals One – City Wide | Planning & Building Standards | Sustainable Development | Place Directorate | The City of Edinburgh Council | Waverley Court, Level G:2, 4 East Market Street, Edinburgh, EH8 8BG | Tel 0131 469 3743 | Fax 0131 529 6207 | Conor.macgreevy@edinburgh.gov.uk | www.edinburgh.gov.uk

From: james robertson <james@jrarchitect.co.uk>
Sent: 06 April 2022 14:00
To: Conor MacGreevy <Conor.MacGreevy@edinburgh.gov.uk>
Subject: Re: 22/00657/FUL - 22/00658/LBC - 9 Inverleith Terrace

Good Afternoon Conor,

I appreciate you are busy at present but would it be possible to please call me as I feel the application could be progressed

I appreciate you are busy at present but would it be possible to please call me as I feel the application could be progressed quite positively if we were able to discuss together.

To my mind it appears that the issue remains retention of fireplaces and lowering of rear ground floor window cills. Could you please confirm if the jib door proposal with panel retention is now acceptable.

Did you receive the photographs showing the fireplaces to be removed. Within the kitchen, for example, there is nothing left of the original fireplace. It is merely a gas fire located to utilise the existing chimney. There is nothing here to retain. If we were able to review the existing fireplaces together I am sure we would get somewhere. I would be willing to come to your offices to review if it would help you.

Likewise for the ground floor windows. Did you receive the photographs showing the rear elevation in wider context. I would be interested to hear your reasoning as to why, on such an elevation, the lowering of these cills is considered as detrimental to the existing fenestration. And whether the applicants willingness to remove the cement mortar and repoint the rear elevation will be considered as positive planning gain when considering the application.

On another note, I have not uploaded the additional supporting information or amended plans, emailed to you on 31st March, through the planning portal. Could you please let me know if you can accept these into the application, and substitute the original drawings, by email or if you require these to be uploaded.

If you can call I am on 07813 205217

Regards

James

—
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On 5 Apr 2022, at 10:02, james robertson <james@jrarchitect.co.uk> wrote:

Morning Conor,

Thank you for coming back to me. I don't wish to labour this and take up unnecessary time but I would appreciate if we could please review or discuss further.

I can understand and completely agree that there are certain fireplaces which should not be removed or altered within a listed building. The fireplaces we propose to remove are plain, of no valuable architectural merit and are in secondary rooms. Their removal, to my mind, would not be detrimental to the character of the listed building.

I also agree that windows to the first floor rear elevation in a listed terrace of ordered fenestration should not be altered, and I would not normally propose such alterations. However taking this property and terrace on its own merits there are already multiple window alterations and extensions present and there is no real order to the roofline or window fenestration of the terrace.

The property is B listed. I can offer examples of my own listed building applications where similar alterations have been accepted. Including, on a B listed property, where we installed French doors in window openings, Juliet balconies and an external stair from ground floor opening to garden level. 15/00022/LBC

I would still be very happily discuss the proposals with you if you wish to call.

Regards

James

—
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On 4 Apr 2022, at 15:51, Conor MacGreevy <Conor.MacGreevy@edinburgh.gov.uk> wrote:

Good Afternoon James,

Firstly thank you for your prompt response.

For listed buildings of this kind it is normal practice for fireplaces etc to be retained and for fenestration designs to be sympathetic and congruous to the host property and locus.

Retaining the panelling etc is always welcomed where possible.

Thanks again,

Conor MacGreevy | Town Planning Officer | Locals One – City Wide | Planning & Building Standards | Sustainable Development | Place Directorate | The City of Edinburgh Council | Waverley Court, Level G:2, 4 East Market Street, Edinburgh, EH8 8BG | Tel 0131 469 3743 | Fax 0131 529 6207 | Conor.macgreevy@edinburgh.gov.uk | www.edinburgh.gov.uk

From: james robertson <james@jrarchitect.co.uk>
Sent: 04 April 2022 11:55
To: Conor MacGreevy <Conor.MacGreevy@edinburgh.gov.uk>
Cc: Kate Graham [REDACTED]
Subject: Re: 22/00657/FUL - 22/00658/LBC - 9 Inverleith Terrace

Morning Conor,

Thanks for coming back to me.

I have copied the applicant, Kate Graham, in to the email.

Are you able to please give me slightly more detail on the specific issues. For instance, we have provided photographs of all the fireplaces to be removed. Are there any specific fireplaces you feel should be retained.

The photographs of the terrace rear elevation show the same detail for the ground floor windows on the neighbouring property. Do you have a reason therefore for refusing the same proposal on this application.

Does the planning gain from the applicants proposals to upgrade the fabric of the property carry any weight in considering the proposal to, for instance, retain the panelling on the proposed jib doors.

Regards

James

—
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On 4 Apr 2022, at 11:31, Conor MacGreevy <Conor.MacGreevy@edinburgh.gov.uk> wrote:

Good Morning James,

Firstly thank you for your email.

I appreciate the extra material and further depth you have provided. However, the amendments we have requested are standard requirements from applications of these nature and this context.

Although I gave 7 days (today) from my original correspondence, I am happy to extend this until Wednesday of this week to receive said amendments otherwise the proposal would have to be progressed in its current design.

Thanks again,

Conor MacGreevy | Town Planning Officer | Locals One – City Wide | Planning & Building Standards | Sustainable Development | Place Directorate | The City of Edinburgh Council | Waverley Court, Level G:2, 4 East Market Street, Edinburgh, EH8 8BG | Tel 0131 469 3743 | Fax 0131 529 6207 | Conor.macgreevy@edinburgh.gov.uk | www.edinburgh.gov.uk

From: james robertson <james@jrarchitect.co.uk>
Sent: 31 March 2022 14:14
To: Conor MacGreevy <Conor.MacGreevy@edinburgh.gov.uk>
Subject: Re: 22/00657/FUL - 22/00658/LBC - 9 Inverleith Terrace

Hi Conor,

Thank you.

We wish to provide further supporting information in respect of the lowering of rear GF windows and removal of fireplaces. No issue with nibs and downstands though would welcome your view if you believe any further walls should be included. Doors in the sitting room wall have been amended to retain the panelling as jib doors.

Information attached as follows for initial comment before I upload through the portal.

- Submission Letter
- Dwg 2106-01/A Existing Plans - showing sitting room wall elevation
- Dwg 2106-04/A Proposed Plans - showing proposed sitting room wall and nibs/downstands
- Fireplace supporting statement
- Windows supporting statement
- Photograph of sitting room wall panelling

Regards

James

—
[james robertson architect](mailto:james@jrarchitect.co.uk)
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www.jrarchitect.co.uk

On 31 Mar 2022, at 13:36, Conor MacGreevy <Conor.MacGreevy@edinburgh.gov.uk> wrote:

Good Afternoon,

If you send them to me via email I can see if the amendments are acceptable first.

Thanks,

Conor MacGreevy | Town Planning Officer | Locals One – City Wide | Planning & Building Standards | Sustainable Development | Place Directorate | The City of Edinburgh Council | Waverley Court, Level G:2, 4 East Market Street, Edinburgh, EH8 8BG | Tel 0131 469 3743 | Fax 0131 529 6207 | Conor.macgreevy@edinburgh.gov.uk | www.edinburgh.gov.uk

From: james robertson <james@jrarchitect.co.uk>
Sent: 31 March 2022 12:09
To: Conor MacGreevy <Conor.MacGreevy@edinburgh.gov.uk>
Subject: Re: 22/00657/FUL - 22/00658/LBC - 9 Inverleith Terrace

Good Afternoon Conor,

Would you like to receive the amended drawings and supporting documents by email or uploaded through the portal.

Regards

James

—
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On 29 Mar 2022, at 09:24, Conor MacGreevy <Conor.MacGreevy@edinburgh.gov.uk> wrote:

Good Morning,

Firstly thank you for your prompt response

Unfortunately I don't have time at present for a call but if what was highlighted in the previous email is addressed, the application should be more congruous.

With regard to HES, this is available on the portal when you search the application reference.

Thanks,

Conor MacGreevy | Town Planning Officer | Locals One – City Wide | Planning & Building Standards | Sustainable Development | Place Directorate | The City of Edinburgh Council | Waverley Court, Level G:2, 4 East Market Street, Edinburgh, EH8 8BG | Tel 0131 469 3743 | Fax 0131 529 6207 | Conor.macgreevy@edinburgh.gov.uk | www.edinburgh.gov.uk

From: james robertson <james@jrarchitect.co.uk>
Sent: 28 March 2022 10:41
To: Conor MacGreevy <Conor.MacGreevy@edinburgh.gov.uk>
Subject: Re: 22/00657/FUL - 22/00658/LBC - 9 Inverleith Terrace

Hi Conor,

Thanks for your message.

Would you be able to give me a quick call please. 07813 205217. It may help me in amending the drawings before I resubmit.

I didn't see the HES consultation attached to your email. Are you able to email this over to me please and I will review.

Regards

James

—
james robertson architect
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hello 0131 440 3615
www.jrarchitect.co.uk

On 28 Mar 2022, at 10:20, Conor MacGreevy <Conor.MacGreevy@edinburgh.gov.uk> wrote:

Good Margining,

I trust you're well and have a good weekend.

I am emailing in relation to the above application. Please see the below issues that need addressed in order to progress the application:

- Fenestration; dropping of cills and inclusion of Juliette balconies would be detrimental to the architectural merits and fenestration design of the host property and terrace row.
- Fireplace retention.
- Nibs & Down stand inclusion.
- Panel retention.

Please also see HES' consultation for additional considerations.

I will give 7 days from this correspondence to receive the aforementioned amendments otherwise the proposal would have to be progressed in its current design.

Thanks for your time,

Conor MacGreevy | Town Planning Officer | Locals One – City Wide | Planning & Building Standards | Sustainable Development | Place Directorate | The City of Edinburgh Council | Waverley Court, Level G:2, 4 East Market Street, Edinburgh, EH8 8BG | Tel 0131 469 3743 | Fax 0131 529 6207 | Conor.macgreevy@edinburgh.gov.uk | www.edinburgh.gov.uk

P Please consider the environment before printing this email.

From: Kate Graham [REDACTED]

Subject: 9 Inverleith Terrace Planning Application

Date: 6 April 2022 at 14:15

To: Conor.MacGreevy@edinburgh.gov.uk

Cc: james robertson james@jrarchitect.co.uk, DouglasJG Graham [REDACTED]

KG

Dear Conor,

My husband, Douglas, and I purchased 9 Inverleith Terrace a year ago. Similar to the previous owner who lived here for 56 years, we wish to create a home for our three young children and live in the property for as long as we can manage the stairs! It is a huge undertaking to take on a property of this nature and we are committed to ensuring that the property is renovated over time in a sympathetic manner that respects the previous nigh on 200 years, and maintains it for the ensuing years.

Being a Chartered Surveyor, I fully advocate and commend the planning system as a robust structure to protect properties of this nature. We are incredibly lucky to live in a city that is steeped in such rich history, and we believe it is our duty to conserve these buildings. The history within the walls of a Grade B Listed house such as this is the primary reason we were drawn to it - if we did not want to live in a property with period features, we would not have purchased it. We were in fact thrilled that we had stumbled upon a house that had not been significantly altered over the years as so many sadly have been.

Number 9 is one of very few full, four storey townhouses on Inverleith Terrace, with most having been split in two or, in some cases, three. We are not looking to fundamentally alter the original layout of the house or create an alternative access to the garden as other neighbouring properties have been granted consent for; we are looking to conserve the four storey house very much in line with how it was constructed.

It is not our wish to alter the feel of this house. Quite the opposite. Therefore, we do not intend to replace or remove doors, door handles, an original WC, all panelling, cornices, Edinburgh presses, garden shed (where outside WC once was), the original sash and case, plate glass windows, and all fireplaces of architectural merit. I intend on re-enamelling old wash hand basins and retaining taps where at all possible.

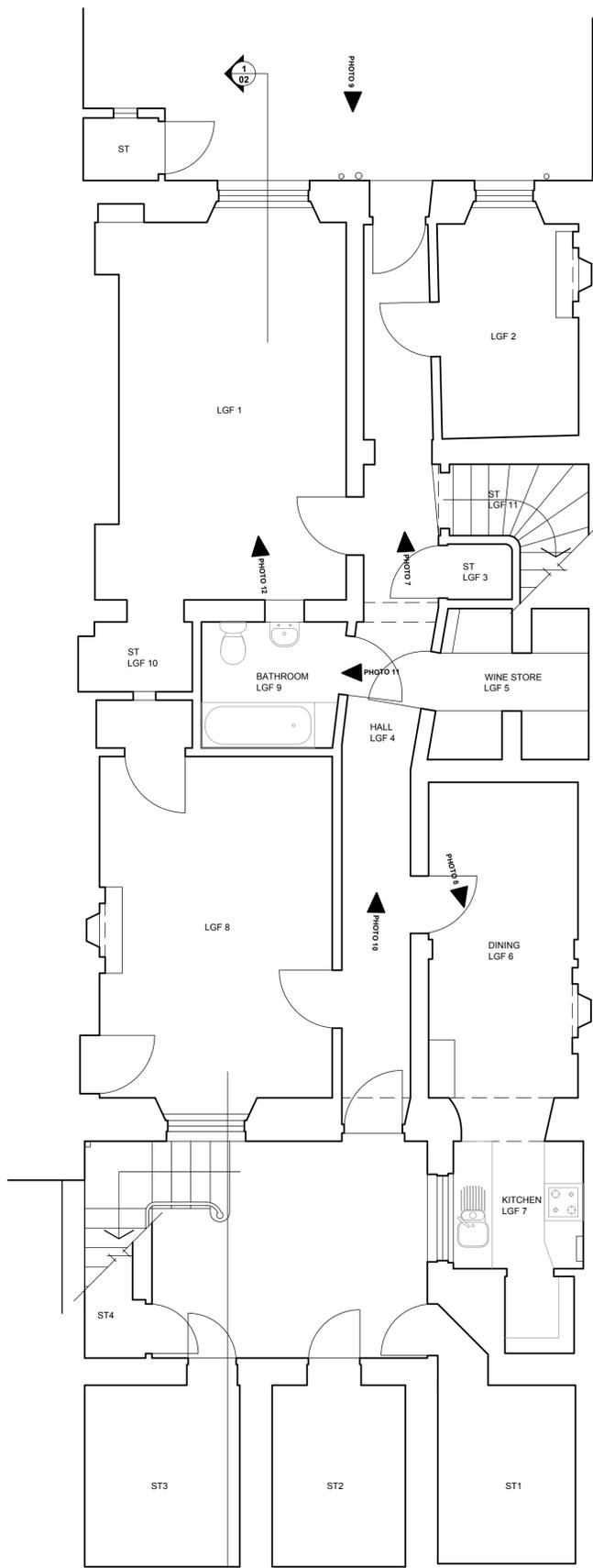
Two areas that appear to require further consideration are the removal of the original panelling in the ground floor sitting room to create double doors from the kitchen, and the creation of floor to ceiling sash and case windows with Juliet balconies on the ground floor to the rear of the property. (We have confirmed that we would retain the existing panelling by incorporating it within the doors.) Our reasons behind these modifications are purely practical - I feel far from our children (ages 8, 5 and 3) when I am cooking in the kitchen and they are playing in either the sitting room or the garden. It feels dangerous. The double doors and the additional view into the garden through the larger windows would offer me significantly more comfort when I am in the kitchen. Having specialised in Office Agency, I am very aware that townhouses are less conducive to the open plan working practises that are generally favoured now, and are therefore less desirable to commercial occupiers. Despite understanding and respecting the legislation that is in place to protect period properties in Edinburgh, in general I hope that there is some semblance of flexibility from a planning perspective if homeowners are to be able to occupy these buildings in line with modern residential living preferences.

We have had very little dialogue with the Planning Department thus far and I would prefer to be explaining our thoughts either face to face or over the 'phone; apologies for the lengthy note. If you would like to discuss the application, please feel free to call me on [REDACTED] as I would be delighted to speak.

Kind regards,

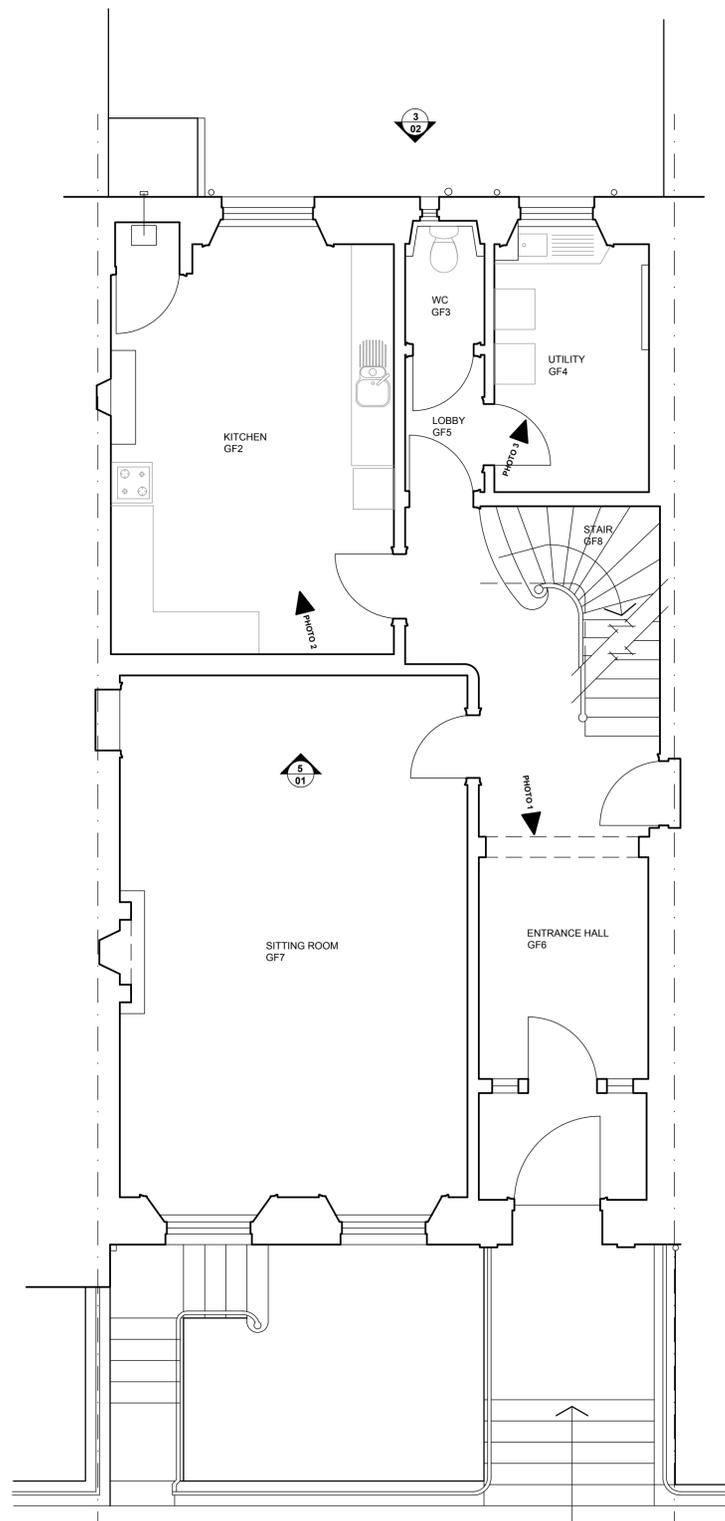
Kate Graham



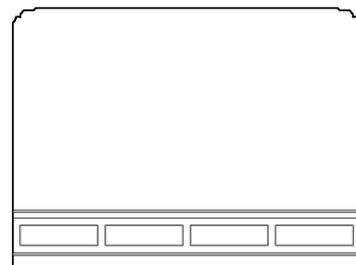


1 Lower Ground Floor As Existing
1:50

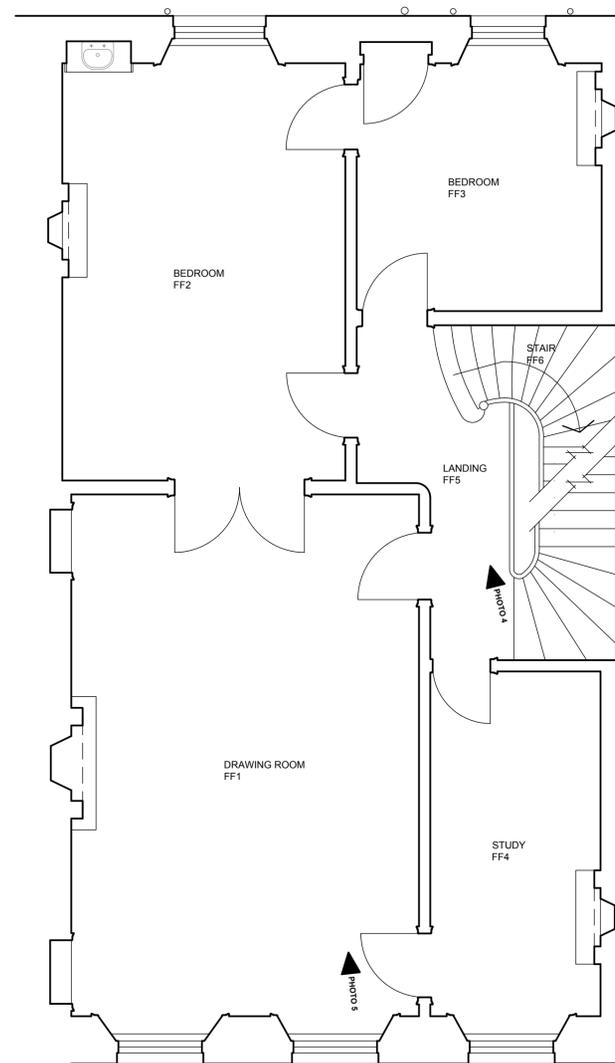
0.5M 0M 0.5M 1.0M 1.5M 2.0M



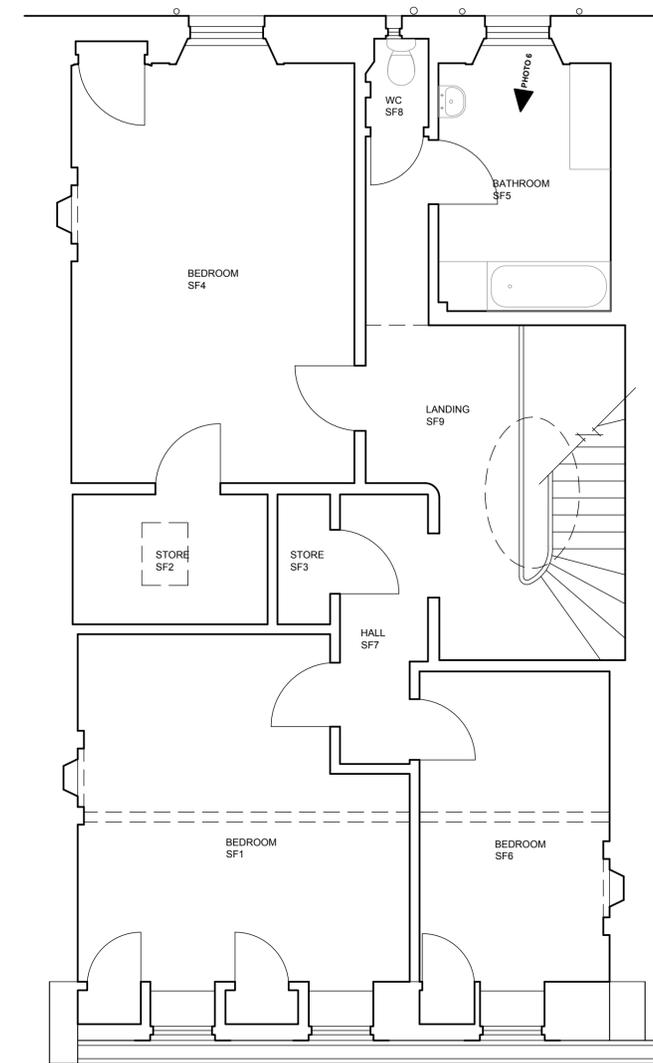
2 Ground Floor As Existing
1:50



5 Sitting Room GF7 Wall Elevation
1:50



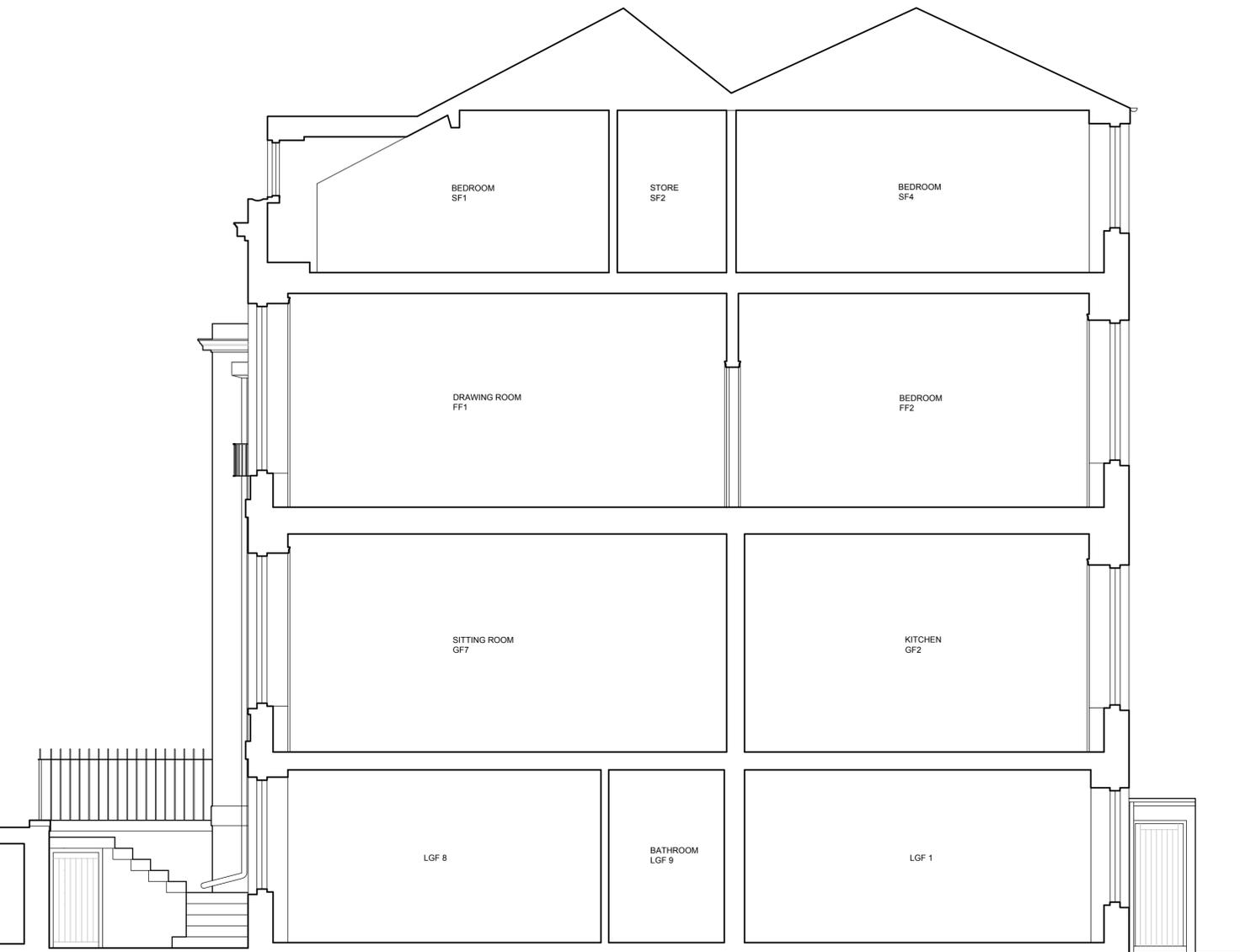
3 First Floor As Existing
1:50



4 Second Floor As Existing
1:50

PLANNING

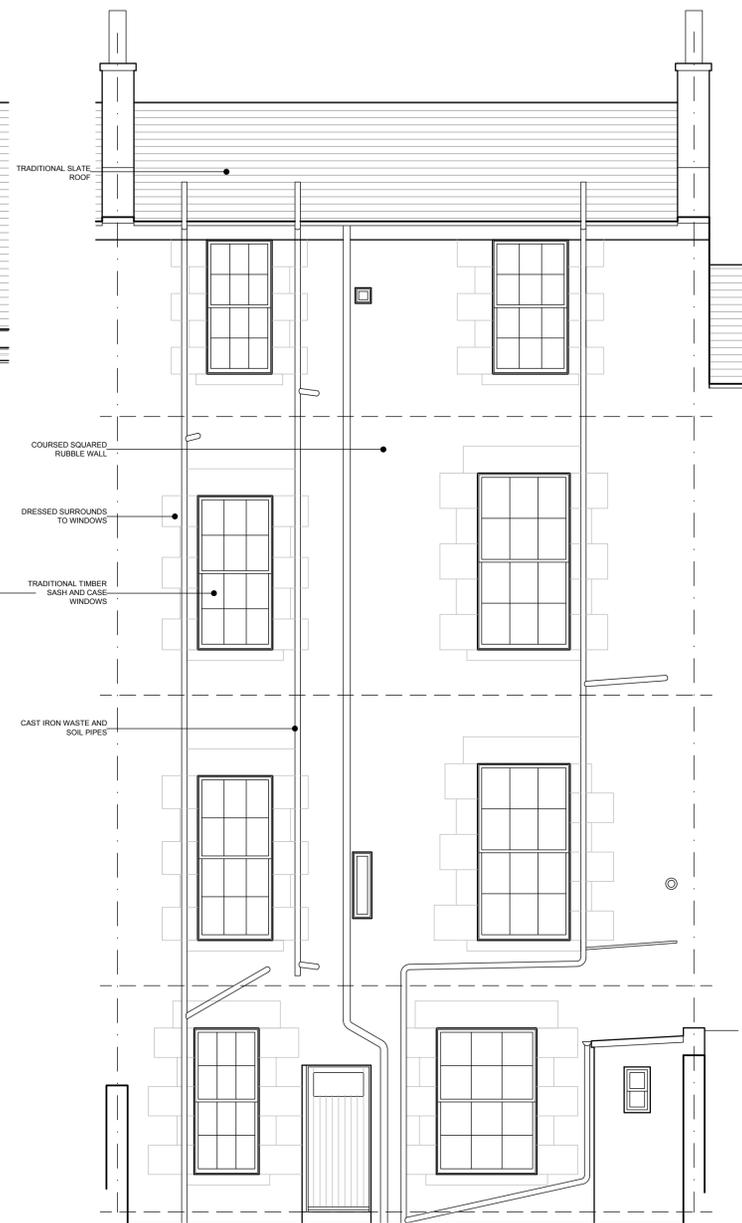
james robertson architect	
a. 7b mavisbank grange, edinburgh, eh20 9az t. 0131 440 3615 e. james@jarchitect.co.uk	
project address	9 Inverleith Terrace, Edinburgh
project title	Alterations to House
drawing title	Existing Plans
project no	2106
drawing no	01/A
date	December 2021
revisions	Revision A 31-03-22 Sitting room wall elevation added



1 Section As Existing
1:50



2 Front Elevation As Existing
1:50



3 Rear Elevation As Existing
1:50

PLANNING

james robertson architect

a. 7b mavisbank grange, edinburgh, eh20 9az
t. 0131 440 3615 e. james@jarchitect.co.uk

project address **9 Inverleith Terrace, Edinburgh**

project title **Alterations to House**

drawing title **Existing Elevations**

project no **2106**

drawing no **02**

date **January 2022**

revisions



1 As Existing - GF6



2 As Existing - GF2



3 As Existing - GF4



4 As Existing - FF5



5 As Existing - FF1



6 As Existing - SF5



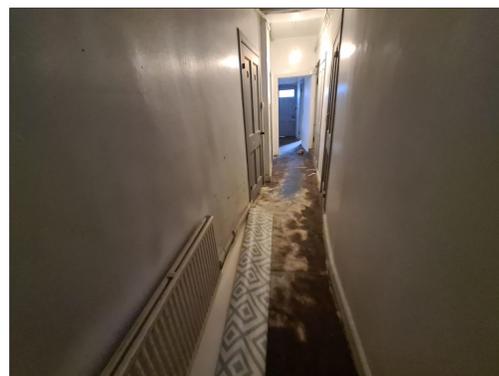
7 As Existing - LGF4



8 As Existing - LGF6



9 As Existing - Rear Elevation



10 As Existing - LGF4



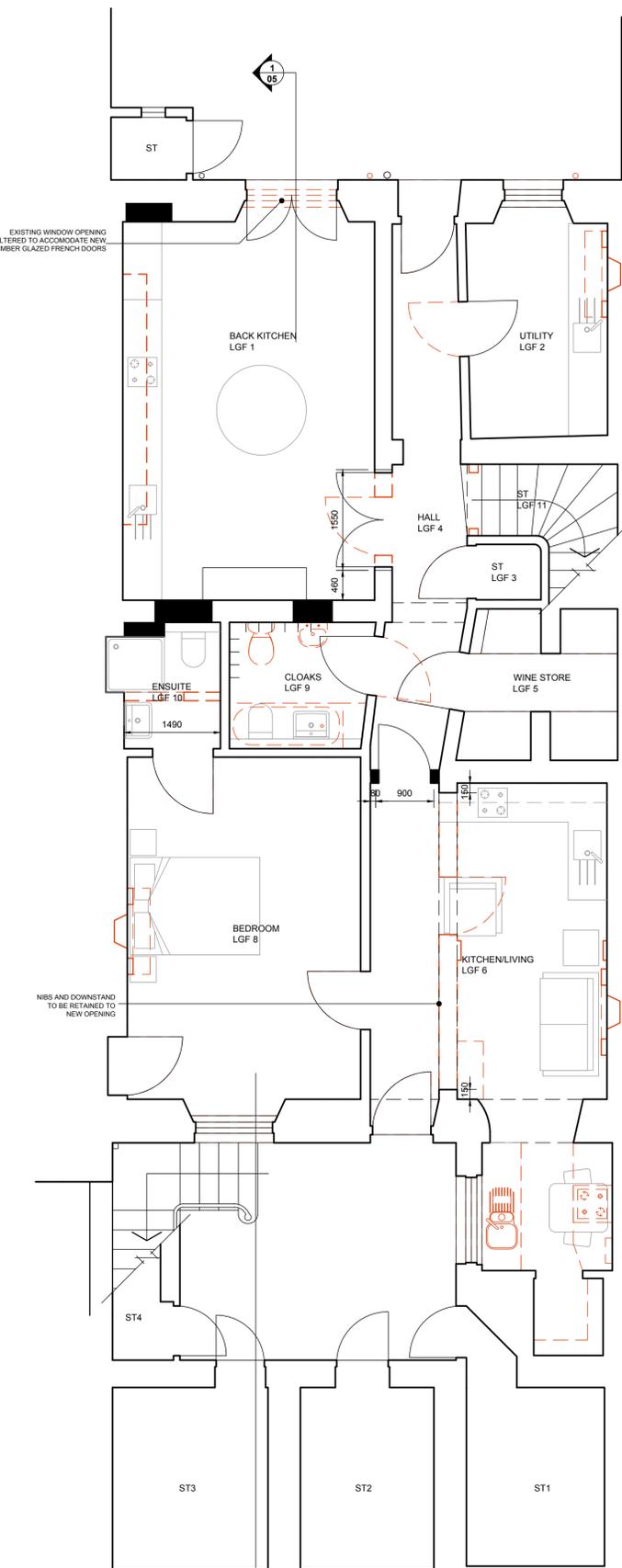
11 As Existing - LGF9



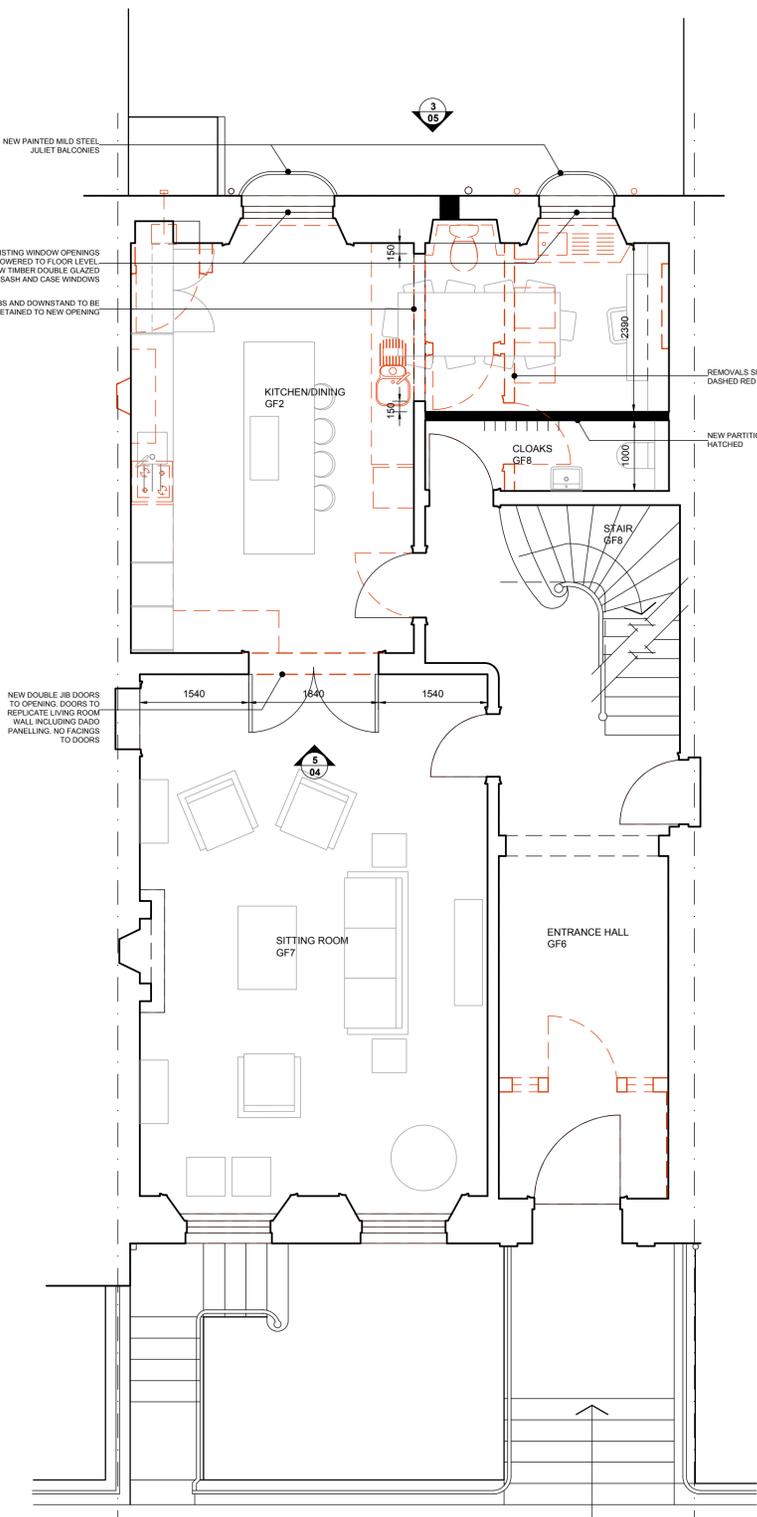
12 As Existing - LGF1

PLANNING

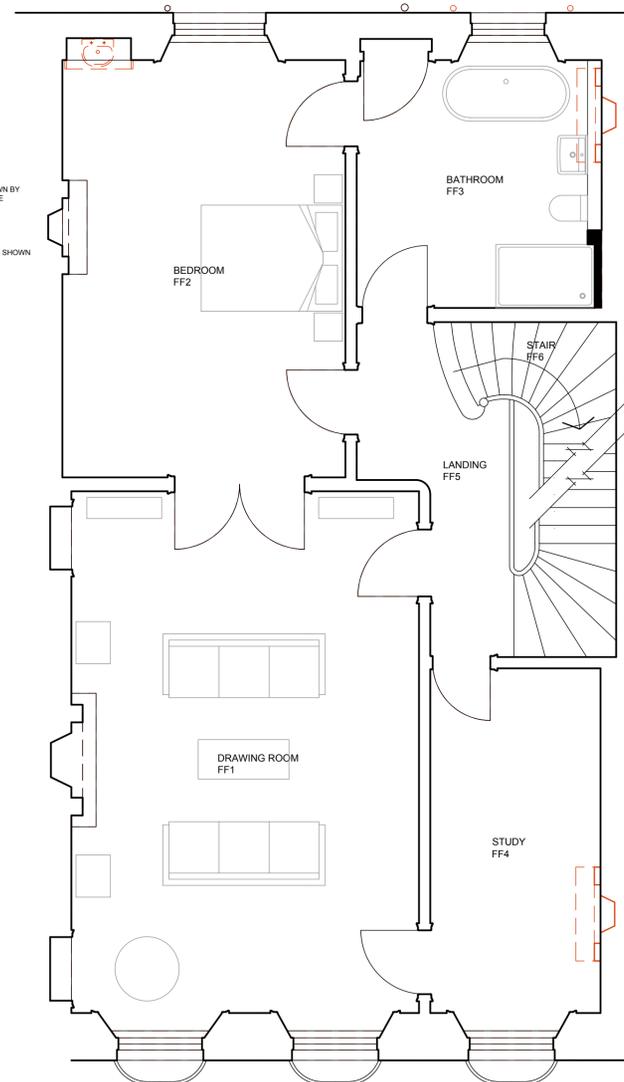
james robertson architect	
a. 7b mavisbank grange, edinburgh, eh20 9az t. 0131 440 3615 e. james@jarchitect.co.uk	
project address	9 Inverleith Terrace, Edinburgh
project title	Alterations to House
drawing title	Existing Photographs
project no	2106
drawing no	03
date	January 2022
revisions	



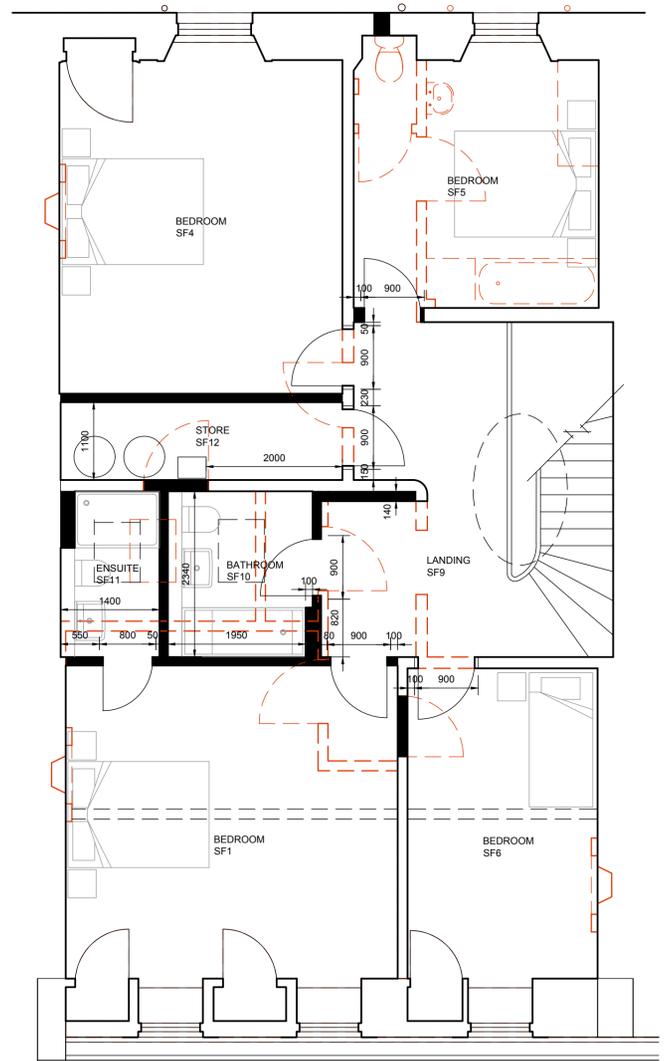
1 Lower Ground Floor As Proposed
1:50



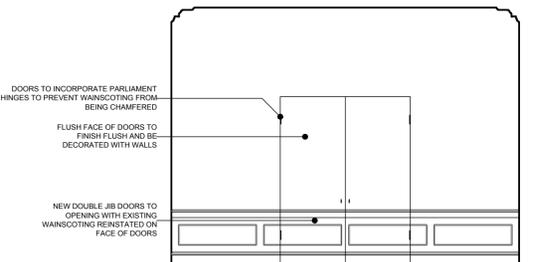
2 Ground Floor As Proposed
1:50



3 First Floor As Proposed
1:50

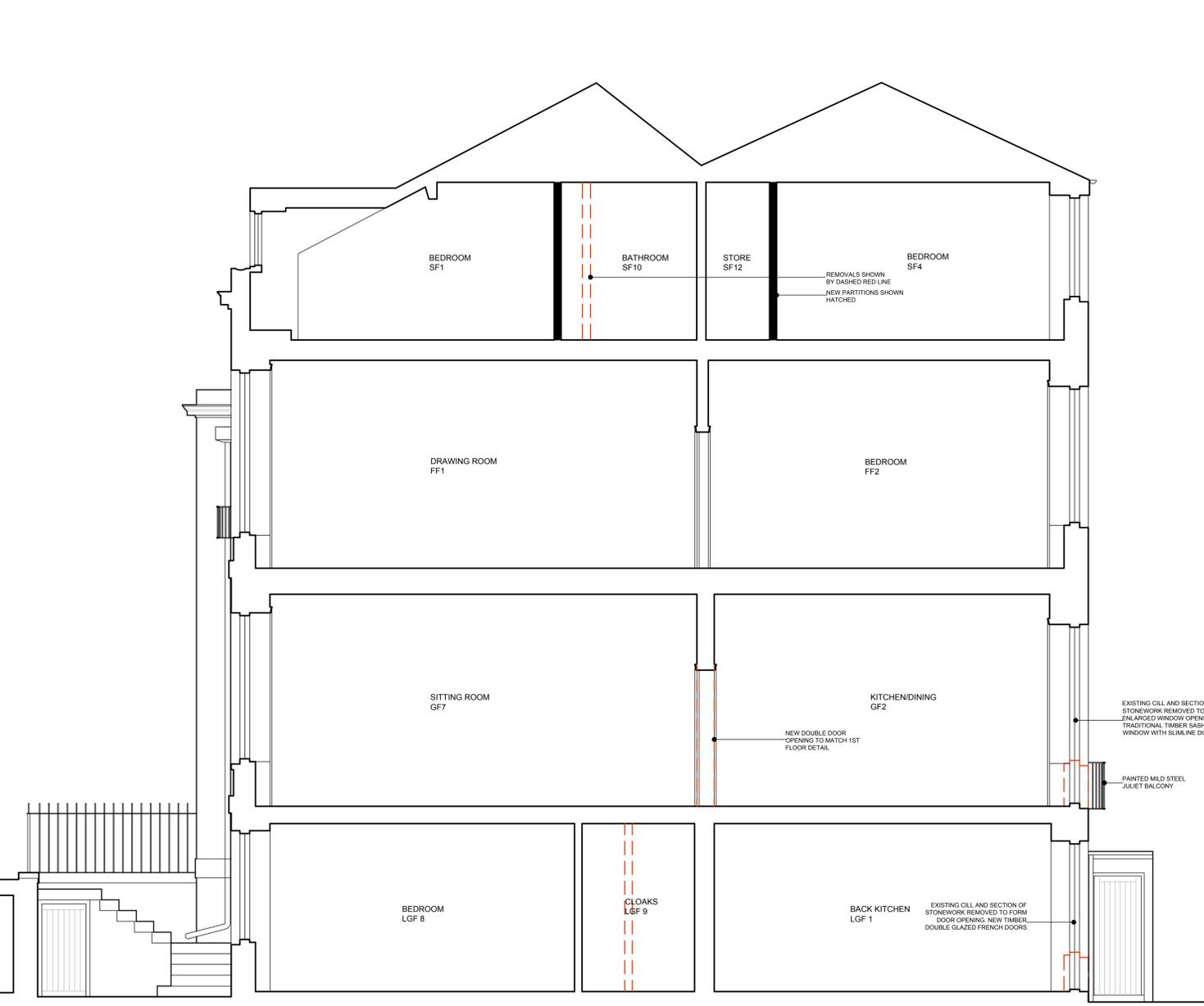


4 Second Floor As Proposed
1:50



5 Sitting Room GF7 Wall Elevation As Proposed
1:50

PLANNING	
james robertson	architect
a. 7b mavisbank grange, edinburgh, eh20 9az t. 0131 440 3615 e. james@jarchitect.co.uk	
project address	9 Inverleith Terrace, Edinburgh
project title	Alterations to House
drawing title	Proposed Plans
project no	2106
drawing no	04/A
date	January 2022
revisions	Revision A 31-03-22 Sitting room proposed wall elevation added. Jib doors added. Nibs and downstands added



1 Section As Proposed
1:50
-0.5M 0M 0.5M 1.0M 1.5M 2.0M



2 Front Elevation As Proposed
1:50



3 Rear Elevation As Proposed
1:50

PLANNING

james robertson architect	
a. 7b mavisbank grange, edinburgh, eh20 9az t. 0131 440 3615 e. james@jarchitect.co.uk	
project address	9 Inverleith Terrace, Edinburgh
project title	Alterations to House
drawing title	Proposed Elevations
project no	2106
drawing no	05
date	January 2022
revisions	



1 Site Location Plan
1:1250



james robertson	architect
a. 7b mavisbank grange. edinburgh. eh20 9sz t. 0131 440 3615 e. james@jrarchitect.co.uk	
project address	9 Inverleith Terrace, Edinburgh
project title	Alterations to House
drawing title	Site Location Plan
project no	2106
drawing no	06
date	February 2022

james robertson
7b mavisbank grange
edinburgh eh20 9sz
hello 0131 440 3615
james@jrarchitect.co.uk
www.jrarchitect.co.uk

The City of Edinburgh Council
City of Edinburgh Planning Local Review Body
Waverley Court
4 East Market Street
Edinburgh
EH8 8BG

23rd June 2022

Dear Sir/Madam

**Re: Proposed Alterations to House. 9 Inverleith Terrace, Edinburgh. EH3 5NS
Planning reference. 22/00657/FUL**

We wish to submit an appeal to the Local Review Body in respect of planning application ref 22/00657/FUL. Refusal date 10th May 2022

The application is to be made on-line and consists of the following information.

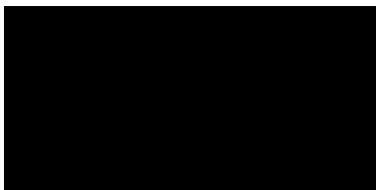
- Duly completed application form
- 9 Inverleith Terrace. Statement of Appeal
- Report of Handling

Documents submitted in support of planning application

- Planning Submission Letter
- Planning Application Supporting Statement
- Additional Information Submission Letter
- Fireplace Removal Statement
- Rear Kitchen Windows and Mortar Statement
- Email Correspondence with Planning Officer
- Planning Applicant Email
- Sitting Room Panelling
- Dwg No. 2106-01/A Existing Plans @A1
- Dwg No. 2106-02 Existing Elevations @A1
- Dwg No. 2106-03 Existing Photographs @A1
- Dwg No. 2106-04/A Proposed Plans @A1
- Dwg No. 2106-05 Proposed Elevations @A1
- Dwg No. 2106-06 Site Location Plan @A4

We trust the application is in order and look forward to receiving your acknowledgement that this has been registered in due course.

Yours faithfully,



James Robertson

james robertson
7b mavisbank grange
edinburgh eh20 9sz
hello 0131 440 3615
james@jrarchitect.co.uk
www.jrarchitect.co.uk

The City of Edinburgh Council
City of Edinburgh Planning Local Review Body
Waverley Court
4 East Market Street
Edinburgh
EH8 8BG

06th July 2022

Dear Ms Bellhouse

Re: Proposed Alterations to House. 9 Inverleith Terrace, Edinburgh. EH3 5NS
Planning reference. 22/00657/FUL
Your appeal reference. 22/00075/REVREF

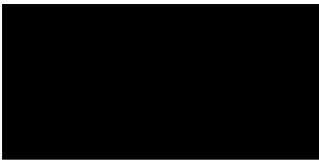
Thank you for your 'Confirmation of Receipt of Notice of Review' letter dated 24th June 2022.

We note the Local Review Body meeting date of 31st August 2022, thank you.

We wish to highlight to the Review body that a listed building appeal has also been submitted to Scottish Ministers in respect of the same alterations as this appeal.

We would be grateful if you could please pass this information to the Review Body prior to the application being reviewed. We appreciate that the planning and listed building appeals are being determined by separate bodies and would therefore wish each to know that there are separate ongoing appeals for the same proposed works.

Yours sincerely,



James Robertson

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 100534895-009

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.

Site Address Details

Planning Authority:

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

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Northing

Easting

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:	James Robertson Architect		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	James	Building Name:	
Last Name: *	Robertson	Building Number:	7b
Telephone Number: *	0131 440 3615	Address 1 (Street): *	Mavisbank Grange
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Edinburgh
Fax Number:		Country: *	United Kingdom
		Postcode: *	EH20 9SZ
Email Address: *	james@jrarchitect.co.uk		

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mrs	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	Kate	Building Number:	9
Last Name: *	Graham	Address 1 (Street): *	Inverleith Terrace
Company/Organisation		Address 2:	
Telephone Number: *	██████████	Town/City: *	Edinburgh
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	EH35NS
Fax Number:			
Email Address: *	██		

Proposal/Application Details

Please provide the details of the original application(s) below:

Was the original application part of this proposal? *

Yes No

Application Details

Please select which application(s) the new documentation is related to.

Application: *

100534895-006, application for Notice of Review, submitted on 23/06/2022

Document Details

Please provide an explanation as to why the documentation is being attached after the original application was submitted: * (Max 500 characters)

Letter to highlight that a listed building appeal has also been submitted to Scottish Ministers.

Checklist – Post Submission Additional Documentation

Please complete the following checklist to make sure you have provided all the necessary information in support of your application.

The additional documents have been attached to this submission. *

Yes No

Declare – Post Submission Additional Documentation

I/We the applicant/agent certify that this is a submission of Additional Documentation, and that all the information given in this submission is true to the best of my/the applicants knowledge.

Declaration Name: Mr James Robertson

Declaration Date: 06/07/2022