



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 100610198-001

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:	<input type="text"/>		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	<input type="text" value="Steven"/>	Building Name:	<input type="text"/>
Last Name: *	<input type="text" value="Weatherley"/>	Building Number:	<input type="text" value="7"/>
Telephone Number: *	<input type="text" value=""/>	Address 1 (Street): *	<input type="text" value="saltcoats road"/>
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text" value=""/>	Town/City: *	<input type="text" value="gullane"/>
Fax Number:	<input type="text"/>	Country: *	<input type="text" value="scotland"/>
		Postcode: *	<input type="text" value="Eh31 2aq"/>
Email Address: *	<input type="text" value=""/>		

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" value="Krem Karamel"/>
First Name: *	<input type="text" value="Didem"/>	Building Number: <input type="text" value="68"/>
Last Name: *	<input type="text" value="Aysem Dogru"/>	Address 1 (Street): * <input type="text" value="inverleith row"/>
Company/Organisation	<input type="text" value="Krem Karamel"/>	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" value=""/>	Postcode: * <input type="text" value="EH3 5LT"/>
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="68 INVERLEITH ROW"/>
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 5LT"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="675408"/>	Easting	<input type="text" value="324973"/>
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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)

Request for review of planning decision dated 28 October 2022 relating to the rejection of application no. 22/03124/FUL which was an application for retrospective consent for change of use of the unit at 68 Inverleith Row, Edinburgh from a retail shop unit (Class 1) to a coffee shop/cafe (Class 3 restricted use) including outdoor seating areas.

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.

Please see supporting document which sets out why we are seeking a review of the decision.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

☐ Yes ☒ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

We are submitting a single supporting document titled "Supporting Document referred to in Notice of Review submitted via e-form on e.planning.scot system". That document includes our reasons for requesting that the rejection decision is overturned together with support letters from neighbours and local residents.

Application Details

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

22/03124/FUL

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

15/06/2022

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

28/10/2022

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

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures.

Please select a further procedure *

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

We believe an inspection of our cafe will give the decision-makers a full understanding of: (a) the size and layout of the café, particularly the kitchen area, the appliances which are the cause of concern and the very limited menu items we serve, and (b) how the café actually looks, sounds and smells when operating, and (c) how the cafe fits in the surrounding area, both geographically and from a community/amenity perspective. We also request a hearing to allow a full discussion.

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 Steven Weatherley

Declaration Date: 17/01/2023

**Supporting Document referred to in Notice of Review
submitted via e-form on e-planning.scot system relating to
Planning Application No. 22/03124/FUL
Address: 68 Inverleith Row, Edinburgh EH3 5LT**

Background

Krem Karamel is a small café that opened in February 2022 at 68 Inverleith Row. It sits on the corner of Inverleith Row and Eildon Street in a small row of 3 shops located under tenement flats. The other two shops in the row are a picture framer and an interior designer. Krem Karamel is adjacent to both the eastern entry gates for the Royal Botanic Gardens and the entrance to Warriston Playing Fields.

The northern and southern ends of Inverleith Row have a larger number of shops, including several cafes, pubs and restaurants, but Krem Karamel is the only café in the middle section of Inverleith Row.

Refusal Decision

The Council issued a decision dated 28 October 2022, refusing consent for retrospective change of use from a retail shop unit (Class 1) to a coffee shop/café (Class 3 restricted use).

The reasons given by the Council for refusing consent to use the shop as a café (Class 3 restricted use) were:

1. The proposal is contrary to the Local Development Plan Policy Ret 11 in respect of Food and Drink Establishments, as it **could** have an **unacceptable impact on residential amenity**.
2. The proposal is contrary to the Local Development Plan Policy Hou 7 in respect of Inappropriate Uses in Residential Areas, as it would **impact on residential amenity**.

We are aware that Local Development Plan Policy Ret 11 states that it supports restaurants and cafes in principle, provided this will not lead to an unacceptable increase in noise, disturbance or on-street activities to the detriment of living conditions for nearby residents and provided there is not considered to be an excessive concentration of such uses.

The Council decision states that Krem Karamel would not represent an over-intensification of use (ie there are not many other cafes in the area) and that it would add vitality to the area. However, the Council goes on to state that the proposal would be unacceptable in terms of amenity. The Council's decision does not explain what it is about our cafe that they believe is detrimental to amenity. That makes it difficult for us to understand the rational basis for the Council's decision: we cannot see whether all relevant facts and considerations have been taken into account, whether irrelevant or erroneous facts or considerations have been taken into account etc.

We attempted to obtain further explanations from the Council, but when we emailed the Planning Officer handling our case - Mr. Adam Gloser - he would not answer our questions and in his response dated 25 October 2022 (attached as Annex A) he stated: *"Due to the high volume of casework experienced, I will no longer continue correspondence regarding this case."*

Given that the decision is unclear and the Council refused to provide clarification, we are forced to guess what the basis was for the decision, in order that we can submit a Notice of Review within the

time limit. Our assumption is that the Council believes the impact on residential amenity would come from either increased **noise** or unacceptable **odours** from the café. We respond to each of these points below:

1. Noise

The Council's decision does not make it clear whether noise remains a point of concern. On page 4 of the Council's 'Report of Handling' it states: *"Although information on noise impact was received, the applicant seeks to utilise appliances that would not be considered acceptable under the restricted nature of the Class 3 use."* We assume that the Council was satisfied that noise levels were acceptable, but in case noise remains a point of concern, we have explained below our reasons why we do not believe it should be a concern.

At the request of the Council, we commissioned a noise assessment which was carried out by Sounteria, Architectural Acoustics of 1e McDonald Place, Edinburgh EH7 4NH. A copy of Sounteria's 46-page report was submitted to the Council. The noise assessment involved:

(a) measuring the noise level within the café during a normal day of operation - our understanding is that the Council accepted the results of this test as showing the **noise level was acceptable**.

(b) Placing a loudspeaker in the café and turning it to high volume in order to measure how much noise was heard in the neighbouring flats – although we believe that the loudspeaker was set at a noise level that was far beyond anything that would ever occur in our café, our understanding is that the Council also accepted the results of this test as showing the **noise level was acceptable**.

There is no likelihood of loud or anti-social behaviour by customers of the café because this is a daytime café serving tea, coffee, cakes and snacks. There is no alcohol served and no loud music. Our café only operates from 9am to 5pm.

Inverleith Row is a main thoroughfare road linking north Edinburgh (Trinity, Newhaven, Granton) to the city centre. It is also the route for several buses including Nos. 8, 23 and 27. As a result, there is a fairly constant, moderate level of ambient noise from traffic, footfall, doors slamming etc. Any additional noise from our café is likely to be largely masked by that existing ambient noise.

Our café has been open for almost one year and we are not aware of any complaints about noise or any other negative comments from any of our neighbours. In fact, two neighbours submitted letters of support to the Council as part of our application, which said that our café has brought life and vitality to the area.

Some of the neighbours who submitted letters of support (see attached) also stated that they had been informed that a cafe was previously operated at the site of Krem Karamel, before it became a sports shop. This seems to be corroborated by the records on the Council's city-dev portal, which shows that an application for change of use from a shop to a café (Class 3) was granted by the Council on 29 September 1999 (see screenshots attached as Annex D at the back of this document). Indeed, we cannot see any subsequent change back to a shop (Class 1), which indicates that Class 3 (unrestricted) use continues to be permitted at the unit.

Many of our neighbours and other local residents have commented (see supporting letters attached) that they welcome the fact that the unit has been returned to its original use as a café, and that this is more appropriate and appealing for the area than the previous use of the unit as a 'sports shop' under the trading name Colin Campbell Sports. For example, they state that *"the*

previous use of the premises as a sports equipment shop/wholesale outlet presented an unattractive frontage to the neighbourhood, provided no benefits to the area or to local residents and was occasionally a cause of inconvenience with large delivery vehicles parking outside the premises to load/unload goods”.

In summary, we do not believe that noise is a valid basis for refusing consent.

2. Odours

Krem Karamel has indoor seating for less than 20 customers and serves a normal range of café items including freshly baked cakes, pastries and savoury snacks. The cakes are freshly baked in the oven, while chocolate is melted and cake batter is heated on the stove. We also have a toaster and a microwave. But there is no other cooking on the premises - no frying, deep frying or grilling at all. Therefore, it is highly unlikely that there would be any significant odours coming from our café.

The Council's 'Report of Handling' states on page 4: *“Environmental Protection have stated that the use of a hob and oven can be used in ways that cause cooking odours and a ventilation strategy would be required to negate any negative impacts on neighbouring amenity. No such ventilation strategy is proposed as part of this scheme. By virtue of this, the Council has been unable to make a thorough conclusion on the proposal's potential impact on amenity. Taking this into consideration, the proposal would not be acceptable in terms of amenity by virtue of its potential adverse impact on residential amenity.”*

We believe it is very unfair for the Council to base its refusal on the **potential** for our hob and oven to cause unacceptable cooking odours, for the following reasons:

- (a) there is enough evidence of our **actual** use of the oven and hob for almost one year and there have been no reports of any actual complaints or perceived problems with odours from our cafe.
- (b) The fact that a hob and oven **can** be used to produce unacceptable cooking odours does not mean that Krem Karamel **has done so or will do so**. As we have already stated, we only use the oven and hob for a limited amount of baking. We do not and will not produce meals such as stews, roasted meats or fish dishes which can emit strong odours and we do not fry, deep fry or grill.
- (c) Therefore, it is inappropriate for the Environmental Protection team to state that a ventilation strategy is required in order to address a **hypothetical problem**, when there is no evidence of any actual odour emission problems and no complaints despite the café operating for a lengthy period. The fact that we have a settled menu and a track record of actual use (as opposed to a mere intention) upon which to base this retrospective application should provide the Council with a degree of comfort and reassurance which would be absent from a new business. There is simply no reasonable basis for any apprehension that odour is, or will become, an issue of concern to our neighbours. The EP concern, based upon the mere presence of a hob and oven, is purely abstract and theoretical. All the appliances shut down at 5pm when the café closes. The 'worst' that can be said is that passers-by might smell baking cakes as they pass the kitchen window, which hardly seems a deleterious effect on amenity. Having said that, if the Council can show us an existing odour problem, or even a strong likelihood of a future problem, then we are very willing to discuss any reasonable and proportionate method to manage and mitigate any such problems.

(d) If the Council has concerns that we might introduce such cooking in the future then it could deal with that through attaching conditions that restrict the preparation of such meals. That would be a fairer and more proportionate way to address any such concerns.

(e) Whether or not the Council attached such conditions to its consent, the Council would still be able to regulate any concern about odours through other legislation such as statutory nuisance (and any neighbours affected by any such odours could also take action based on statutory or common law nuisance). The Council has more than adequate enforcement powers under these other regulations. Again, this would be a fairer and more proportionate method.

Conclusion

We acknowledge that it would most likely have been better if we had involved experienced advisers during our communication with the Council in the early stages of discussion about our application, and we regret that we did not do so, partly due to costs and partly due to our lack of understanding of local planning regulations. We are a recent start-up business with relatively little resources and the business partner that was primarily handling communication with the Council left our business during late 2022, which caused some disruption. We apologise to the Council if this caused difficulties on their side in obtaining information from us.

We believe that Krem Karamel is a café that is welcomed by the local community and that it **positively enhances the residential amenity** by providing a convenient and comfortable place for local people (and others) to meet, eat, chat and work. We believe that our cafe helps to rejuvenate the area. We do not believe, and we have seen no evidence, that it has any detrimental effect on the living conditions of nearby residents.

As direct and objective evidence of the benefits that our café brings to local amenity, we have received **62 letters of support** signed by neighbours and local residents in support of our cafe (see attached). This is a very large number relative to the number of flats/houses within a radius of about 50 metres from Krem Karamel (see Annex B which shows a map of the area) and we believe it represents the consensus opinion of local residents. More letters come in every day and we are certain that if the Council was to carry out its own survey of the opinion of neighbours and local residents about whether Krem Karamel is negative or positive to local amenity, then there would be an overwhelming favourable outcome.

Our café has been recognised in the Herald newspaper as one of the 10 best bookshop cafes in Scotland (see attached article dated 1 October 2022 titled “10 of Scotland’s Best Bookshop Cafes”). We have been told by some of our regular customers that this is a source of pride for them and we believe it demonstrates the care and quality with which we run our little café.

The Council accepted our application for a tables and chairs permit for the area outside our café and accepted our payment for that permit. This clearly indicated that the Council was comfortable with our use as a café, otherwise it could have rejected that application. Therefore, it gave us a legitimate expectation that we could continue to operate as a café and we continued to make further investments in our business in reliance upon that.

We are happy to continue to discuss and agree with the Council appropriate building standards eg relating to ventilation of the oven. However, we believe that these issues relate to the proper operation of the café, rather than to the principle of whether our café can exist at all, and they

should be dealt with by means of conditions or restrictions rather than an outright refusal. We believe we have given sufficient justification for our café to be permitted to continue to trade.

We note this statement in the one of the official planning documents: *“The planning system should operate in support of the Government’s central purpose of creating a more successful country, with opportunities for all of Scotland to flourish, through **increasing sustainable economic growth**.”*¹. We believe that Krem Karamel is an example of a small enterprise that should be supported as part of this central purpose of the government to increase sustainable economic growth.

Finally, though we recognise not strictly relevant on planning grounds, can we respectfully remind the Local Review Body tasked with determining this review that in looking at the materials afresh it has in its hands the future of not some insignificant part of a larger business but the livelihood, and indeed passion, of a sole trader who since arriving from Turkey several years ago has invested time, commitment and of course a good deal of money into making this a successful and worthwhile enterprise. As the reader will have gathered by now, such is the strength of local feeling that Didem has been assisted in preparing this document by those with a little more knowledge of the planning system than she possesses. But what she lacks in that regard she more than makes up for with her determination to make the café not just a way of earning a living but an integral part of the local community. The residents of Eildon care Home, and their families with whom they can at last share some time together within convenient walking distance, will testify to that. Likewise, the staff from The Royal Botanic Gardens who receive a discount and frequently cross the road to enjoy a break and indeed all the local residents outraged by the prospect of closure. So too with even greater force the 3 full-time and 4 part-time staff whose jobs are on the line. This is a perverse and unjust refusal of consent and we urge the LRB to put it right.

Request for Oral Hearing

In addition to this written submission, and in terms of Regulation 9(3)(d) of the 2013 Regulations, we would appreciate:

- (a) if the members of the LRB would visit our café as part of their review of the decision; and/or
- (b) the opportunity to attend a hearing session in order to explain our position more fully and answer any questions that may arise.

The reasons for this request are:

- To see for themselves the layout of the café (in particular, the kitchen area), the appliances which are the cause of concern and to, we hope, be assured of the limited extent of the menu options which are catered for thereby.

¹ Circular 5/2013 Schemes of Delegation and Local Reviews

- To appreciate fully how the café fits in to the surrounding area, both geographically and practically.
- On the assumption that the members' consideration of this review would be assisted by an accompanied inspection with the applicant present (as envisaged under Regulation 16), to speak with Didem about any concerns or to raise any questions with her in person. This is, we would submit, a planning matter with a practical solution rather than one which ought to be determined on paper alone (and most certainly if an adverse view is maintained). We are sure that, one way or another, an accommodation can be reached which allays any amenity concerns and allows this business to continue to thrive, prosper and serve its local community.

Submitted on behalf of Krem Karamel

by Didem Aysem Dogru, owner

Annex A – email correspondence with Adam Gloser, Planning Officer at Edinburgh Council

From: Adam Gloser <Adam.Gloser@edinburgh.gov.uk>
Subject: RE: 22/03124/FUL - 68 Inverleith Row
Date: 25 October 2022 15:00:26 GMT+1
To: Didem Aysem DOGRU [REDACTED]
Cc: Andrew Dodds <[\[REDACTED\]](#)>

Dear Didem,

I have offered all the advice the Council is able to provide. As you have not chosen to withdraw the application, I shall determine the scheme as it currently stands.

Due to the high volume of casework experienced, I will no longer continue correspondence regarding this case.

Kind regards,

Adam Gloser
Planning Officer

Planning | Sustainable Development | Place Directorate | The City of Edinburgh Council

Have you signed up to the [Planning Edinburgh blog](#)? We are using it to communicate important changes and improvements to the Planning service. Sign up [here](#) to be kept up to date.

From: Didem Aysem DOGRU [REDACTED]
Sent: 25 October 2022 13:46
To: Adam Gloser <Adam.Gloser@edinburgh.gov.uk>
Cc: Andrew Dodds <[\[REDACTED\]](#)>
Subject: 22/03124/FUL - 68 Inverleith Row

Dear Adam,

I'm just a baker and I don't do anything else but only bake cakes and serve a few kinds of cold sandwiches. Yesterday, while doing some research, I noticed that some places have a baker's license (Please see the photo below)

I only want a baker's license too. Because Krem Karamel will never be a place that serves hot food or there won't be any deep-frying, grilling, or cooking. I will never provide restaurant service. I've been making cakes for years and I will only keep doing what I know which is baking cakes.

I just want you to give me permission to use the oven. Whether this will be possible in class 1, or if it has to be restricted Class 3, that would be ok too.

However being forced to apply for a license (restaurant) that I would never use, and having to spend a lot of money on the investments required for this license doesn't seem fair to me. While I am already struggling with the economic difficulties of a new small business, I hope that the council will help such a new business to revive the economy. Please note that I

am in contact with a company to get a ventilation system and I will proceed with this and get it installed as they see fit.

Please note that I am in contact with a company to get a ventilation system and I will proceed with this and get it installed as they see fit.

Please re-evaluate my application with these considerations in mind.

Kind regards

Didem Dogru

[REDACTED]

[REDACTED]

Annex B – Map of area around Krem Karamel café



Annex C – 55 Letters of Support from neighbours and local residents

From: [REDACTED] <[REDACTED]>
Subject: Planning Application Krem Karamel
Date: 8 January 2023 12:32:37 GMT
To: [REDACTED]
[REDACTED]

Dear Councillor Osler

Planning Application number 22/03124/FUL
Krem Karamel, 68 Inverleith Row, EH3 5LT

We attach a copy of a letter sent today to the Chief Planning Officer concerning the rejection of the planning application for Krem Karamel to operate a café at 68 Inverleith Row.

We live directly opposite this address. The café has been a very welcome addition to this area, adding real sense of community to the locality.

There was a café at this location up until around 2007 - it is very disappointing that the Council is not supporting this small business and valuable asset to our local community.

We hope you will look into this and lend your support to retaining this popular new amenity.


Yours sincerely,

Gill and John Leighton

14A Inverleith Row

Edinburgh EH3 5LS

14A Inverleith Row
Edinburgh
EH3 5LS



The Chief Planning Officer
Place
Waverley Court
4 East Market Street
Edinburgh EH8 8BG

8 January 2023

Dear Sir/Madam,

Application number 22/03124/FUL

Krem Karamel, 68 Inverleith Row, EH3 5LT

We were very disappointed to hear of your decision to reject the application for the above property to be used as the café, Krem Karamel.

We live directly opposite this amenity and can attest that, since it opened last year, this small neighbourhood café and bookshop has been a significant asset to the local community. On a street which is now dominated by fast-moving through traffic, the café has provided a respite and a place where both locals and visitors can enjoy some peace and quiet. It is a very welcome, friendly note in an otherwise long and anonymous residential street and provides us with a real sense of connection to the local community.

As far as we can tell as near neighbours, the operation of the café creates little or no noise or nuisance. We note that there was a café in this location up until around 2007 when we moved to our present address. Its subsequent use as a retail sports outlet added little to the community and the location is infinitely far better served by its present occupiers, Krem Karamel.

We hope you will reverse this decision and allow this small business to continue to serve our community.

Yours sincerely

Gill and John Leighton

Mark Symonds
37 Eildon Street
Edinburgh
EH3 5JX

8th January 2023

Dear sir/madam,

PLANNING APPLICATION 22/03124/FUL – KREM KARAMEL, 68 INVERLEITH ROW

I was dismayed to hear that our lovely local cafe has had their application rejected.

It is a wonderful place, very welcoming with very good coffee, tea and hot chocolate and I can highly recommend the baked cheese cake. The salads, quiche and sandwiches are also excellent.

It's opening at the end of our street has provided us with a great place for community meetings as well as a place where those of us working from home have arranged face to face meetings. I find that it's also a great place to pop out to for a lunch break or warm work space.

It's also a good place to take our kids either for a treat or to work on a school homework issue with them in a place they like going.
Our neighbour who works at Eildon House Care Home says it's a place their residents love being taken to by their families.

It's proved a great place to buy books as presents too.

I remember Cafe Barista being there a few years ago. It wasn't a patch on Krem Karamel but was much more useful to us than Colin Campbell Sports.

The opening of Krem Karamel was also very welcome after the closure of Earthy.
Krem Karamel's popularity shows there is certainly demand. It's great having such a good independent cafe round the corner which also provides employment – our neighbours daughter works there on weekends and in the holidays.

Loss of Krem Karamal would make our area less vibrant and liveable. I would urge you to reconsider your rejection of their application as I think the cafe is a positive asset to our neighbourhood.

Yours faithfully,

Mark Symonds

From: Gosia Young [REDACTED]
Subject: Keep Krem Karamel open!!!
Date: 8 January 2023 16:45:34 GMT

Hi

In relation to application no 22/03124/FUL I'm very sad to hear of council decision not to extend your licence - we are family of four and we were so happy to see this cafe instead of a sports shop.

I have only been there a handful of times, but walk past a few times a week and staff are always smiling and waving, it's a very well looked after space, much cleaner than most in Edinburgh! where you can get books as well as amazing cakes.
My friends ordered cakes for their parties from them too!

I don't know if anyone from the council Actually made an effort to come to see the cafe but they clearly didn't see how many local people use it regularly and that it is a perfect spot for the cafe which was missing for a long time, still there isn't enough of those in this area as well as top of Inverleith Row!

Closing this cafe will have massive adverse impact to the local community and I am puzzled why the well run independent business has to go through this process instead of being supported by council.

Hope this decision will be changed asap to let the cafe stay.

Good luck, adding in our councillors for awareness too and hope they can help!

Many thanks

Gosia Young

From: Ian Hooper [REDACTED]
Subject: Comments in relation to Planning Application 22/03124/FUL
Date: 8 January 2023 15:53:56 GMT
To: planning@edinburgh.gov.uk
[REDACTED]

This application for change of use from retail to cafe at 68 Inverleith Row was refused by the Council.

The grounds for refusal as stated in the planning report were that the proposals *could have a "potential adverse impact"* on residential amenity. The report makes clear that this is based on comments from the Council's Environmental Protection team expressing concern that the heating of food on the premises *might* result in cooking smells which could adversely impact on the amenity of neighbouring residential property.

I have monitored planning applications and decisions affecting the Inverleith Conservation Area for a number of years in connection with my role as planning advisor to the Inverleith Society. This decision struck me as being rather misguided:

- the premises at 68 Inverleith Row were used as a cafe for a lengthy period during the 1990s and 2000s so it seems unclear why the use of the premises as a cafe should require planning permission or why that use should now be considered unacceptable
- no objections were submitted in response to the application in spite of the cafe having operated for a significant period prior to the application
- concerns about the *possible* impact on residential amenity appear to be the only ground for refusing the application; other considerations seem to be broadly positive. The report refers to a "potential adverse impact" which seems a very tenuous basis for refusing planning permission. No objections were received from local residents or neighbouring properties so basing a decision to refuse planning permission on this single (potential) issue seem entirely disproportionate. Any reasonable concerns about could surely have been addressed by negotiation with the applicant and/or attaching a condition to any grant of planning permission.
- in any case, if genuine environmental concerns were to arise as a result of the operation of the premises these could presumably be addressed through other mechanisms rather than through the planning system.

As a local resident living very close to the premises I (and my family) consider that the cafe has made a significant improvement to the character and amenity of the locality injecting some life and social benefits. I am not aware that its operation has caused anyone any inconvenience. The conversion of the premises has been carried out very well and the result is an attractive and popular facility. The previous use of the premises as a sports equipment shop/wholesale outlet presented an unattractive frontage to the neighbourhood, provided no benefits to the area or to local residents and was occasionally a cause of inconvenience with large delivery vehicles parking outside the premises to load/unload goods.

I hope that a way can be found to reverse or modify this decision.

Ian Hooper

3 Inverleith Row

1A/1 Inverleith Terrace
Edinburgh EH3 5NS

9 January 2023
Chief Planning Officer
Waverley Court
4 East Market Street
Edinburgh, EH8 8BG

To Whom It May Concern

I am writing to express my deep disappointment and shock at the recent decision to deny Krem Caramel's application to use the location as a cafe. As a regular patron of the cafe, I have been visiting the establishment regularly since it opened and have consistently been impressed by the welcoming atmosphere, high-quality food, and impeccable cleanliness of the premises.

In my opinion, Krem Caramel has had a significant positive impact on the local area. As a resident of the neighborhood, I walk past the cafe regularly while taking my children to school and have never experienced any issues with noise, smells, or anti-social behavior. On the contrary, the cafe has consistently been a welcomed and enjoyable presence in the community.

I believe it is important to support and sustain local businesses like Krem Caramel, which contribute to the character and vibrancy of our community. It is unacceptable that such a valuable and well-respected establishment has been denied the opportunity to thrive and contribute to the local economy. I urge the Edinburgh Council to reconsider this decision and allow Krem Caramel to continue operating as a local cafe

Yours Faithfully,

Dan Weatherly

1A/1 Inverleith Terrace
Edinburgh EH3 5NS

9 January 2023
Chief Planning Officer
Waverley Court
4 East Market Street
Edinburgh, EH8 8BG

To Whom It May Concern

Application Number: 22/03124/FUL in connection with Krem Karamel, 68
Inverleith Row, Edinburgh, EH3 5LT

I am writing to express my disappointment and disbelief at the recent decision to reject Krem Caramel's application to use the location as a cafe. As a regular patron of the cafe, I have been visiting the establishment on a fortnightly basis since its opening and have consistently been impressed by the friendly community atmosphere, excellent quality of food, and pristine premises. It's also a safe meeting space for my two children to meet their friends and have a hot chocolate after school.

In my opinion, Krem Caramel has had a profound positive effect on the local area. As a resident of the neighbourhood, I walk past the cafe four times a day while taking my children to school and have never encountered any issues with noise, smells, or anti-social behaviour. In fact, the cafe has always been a welcomed and enjoyable presence in the community.

It is essential that we support and sustain local businesses like Krem Caramel, which contribute so much to the character and vibrancy of our community. It is unacceptable that such a valuable and respected establishment has been denied the opportunity to thrive and contribute to the local economy.

I genuinely found it completely unbelievable that the application would be rejected, and I urge the Edinburgh Council to reconsider this decision. Krem Caramel is a valuable asset to the community and I hope to see it continue to thrive as a local cafe.

Yours sincerely,
Sally Weatherly

From: Aoife Fisher [REDACTED]
Subject: Letter
Date: 8 January 2023 15:34:21 GMT
To: "[REDACTED]"

Dear Chief Planning Officer,

This letter is in regard to Application Number 22/03124/FUL in connection with Krem Karamel, 68 Inverleith Row, Edinburgh, EH3 5LT. We are greatly saddened to hear that the future of Krem Karamel is at risk as a result of a planning permission issue. The cafe has been an integral part of the neighbourhood since it opened and customers all agree that it is a lovely place to grab a coffee, read a book or socialise with friends. Indeed, many locals or visitors love stopping by after a trip to the Botanic Gardens.

Didem has an effective business model that she has demonstrated works consistently. Her food and drinks are of a very high standard and we have witnessed how hard she has worked and invested personally into the cafe on the corner. It would seem a shame for this hard work to go unappreciated and would not leave much of an incentive for future business owners to put work in at the venue. She works methodically to achieve end results that show finesse and consideration. Additionally, we have never seen her be rude to anyone and handles even the most demanding customers with respect. These are qualities that are not easy to come by and we feel that they really raise the standard on the street.

Many years ago, there was a cafe there that we used to enjoy spending time in, and we had often said it would be nice to have one again. The sports shop, while not causing any harm, was an eyesore and did nothing for the community atmosphere. Imagine our delight when we saw a cafe opening up again!

Not just a cafe — also a bookshop. Our neighbours love taking their children there to have a cake and read an educational book. Didem is very good with children and makes sure they always feel welcome.

Her husband and the other staff members on site are equally as hard-working as her and offer further proof of the cafe's efficacy.

It really would be a travesty if the cafe could not continue to run as it does and we beseech you to reconsider their planning application. We could not think of more deserving people for a successful one. Krem Karamel is an asset to the North Edinburgh area!

Yours in good faith,
Gina and Aoife Fisher

48 Dudley Gardens
Edinburgh
EH64PS

03/01/2023

To whom it may concern.

I am writing in support of Krem Karamel, a cafe/ bakery at 68 Inverleith Row.

Krem Karamel has been open for about a year. It supplies a much needed service to both the local community as well as to visitors to the nearby botanics. (There is a dearth of such facilities around the various access points to/ from the botanics).

Krem Karamel provides a clean, light, comfortable and relaxing space in which to enjoy some wonderful home baking (the scones are as good as any that one will get in Edinburgh - and that is a high standard), a filled croissant and a good coffee.

It's a place where there are obviously a lot of regular clientele - always acknowledged by the ever cheerful and welcoming owner.

Apart from food and drink, "Krem" also has a very small bookshop on one of the side walls, with a slightly quirky range of largely culinary associated books. Though very much a minor sideshow to the cafe, it helps to add to the cosy ambience of the whole place.

I believe the council feels that there may be some issues with the currently licensing arrangements for Krem. I sincerely hope that when assessing the current arrangements, those charged with doing so will be generous in their interpretation of the relevant legislation and will consider the spirit of the law.

Yours faithfully

Victor Bates
(& Dr Dahabra)

Dr Peter Wilkie
87 flat 7 Brunswick Street
Edinburgh
EH7 5HS

5th January 2023

To whom it may concern.

I have been told that there has been an objection to the use of 68 Inverleith Row as café. As someone who frequently uses the Krem Karamel Café and bookshop I would like to register my support for premises to continue to be used as a cafe.

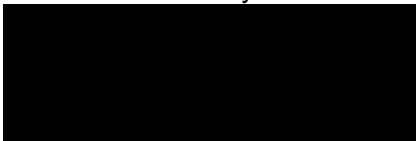
I am surprised by the reasons given for the objection namely:

'Unacceptable impact on residential amenity': I can see no detrimental impact of the café to the surrounding area. It is a small premises and as a frequent user of the café I have at no time come across any noise, congestion or smell that could, in any way, be seen as an issue.

'Inappropriate use in residential areas': The premises was used for many years as a café and to my knowledge no objections were made during this period. The fact that it has opened as a café once again is a great asset to the local area and is used by many locals as well as visitors to the Botanic Garden.

In short I can only see benefits to the surrounding area by the presence of the café.

Yours sincerely

A solid black rectangular box used to redact the signature of Dr Peter Wilkie.

Dr Peter Wilkie

From: [REDACTED]
Subject: Re Planning application no: 22/03124/FUL
Date: 7 January 2023 14:45:37 GMT
To: [REDACTED]

To whom it may concern

My husband and I have been regular customers of Krem Karamel, 68 Inverleith Row, Edinburgh, EH3 5LT, since it opened in February 2022. We were also customers of Cafe Barista which was previously on this site and were saddened when it closed.

We were shocked to hear that Krem Karamel's planning application had been rejected.

It has been a fantastic addition to the local community and it offers a great service and lovely baking/food, along with the interesting book-shop. This is also well regarded and used by many local people. The premises are well run with lovely staff and is very clean and causes no noise or disruption to neighbours.

I hope this cafe can stay to provide many more years to enhance the community and that EDC will favourably reconsider the application.

Yours sincerely,

Joyce Lowson
26 Primrose Bank Road
Edinburgh
EH5 3JG

Dr Colin Pendry
98 Pilrig Street
Edinburgh
EH6 5AY

5th January 2023

Re: Planning application for 68 Inverleith Row

To whom it may concern.

I understand that an objection has been raised to the use of 68 Inverleith Row as café. As a member of staff at the Royal Botanic Garden Edinburgh I frequently use the Krem Karamel café and bookshop and I wish to strongly support their application for it to continue to operate as a café.

The objections raised appear unreasonable to me:

□ 'Unacceptable impact on residential amenity': Krem Karamel is a small café, and appears never to be excessively busy. Its clientele is certainly not noisy, and has no discernible impact on the area. I have never noticed anything but pleasant smells from its cooking.

□ 'Inappropriate use in residential areas': 68 Inverleith Row operated as a café for many years, and there never appeared to be any issues during this period. Many of its clientele are elderly, and the presence of Krem Karamel saves them having to visit either Canonmills or Goldenacre for a café. I personally value its operation so close to my work place, and it also enhances the visitor experience for visitors to RBGE. It is situated beside two other shops, so this is not a purely residential area

I see only positive effects resulting from Krem Karamel's operation as a café and would be very sorry to see them closing as a result of these unreasonable complaints.

Yours sincerely

Dr Colin Pendry

6th January
2023

Ms Suzanne
Huggins
47
Mearenside
Edinburg
h
EH12
8UQ

To whom it may concern

Regarding the City of Edinburgh Council's objections to the use of 68 Inverleith Row as a café, I am writing to register my support for the premises to continue to be used as a café.

The reasons for the objection appear to be:

'Unacceptable impact on residential amenity': I consider the café to be an asset to the area. I have visited the café on numerous occasions and it is always clean, well-managed, and run by highly professional owners. I have never noticed any issues which may cause concern such as over-crowding, noise, smell, hazardous materials or accumulated rubbish.

Moreover, a well-organised, independently-run, high-quality amenity such as this would be far preferable to leaving the unit empty or for it to be replaced with another 'chain' café.

'Inappropriate use in residential areas': I understand that the premises was previously used for many years as a café. There are few high-quality cafés in the area, surely providing a great additional asset to the local community as well as visitors to the Botanic Garden.

I do hope that you will reconsider your decision.

I am a regular customer of the café but have no other relationship with the owners.

Yours
sincerely

Suzie
Huggins

Eildon House Nursing Home

23 Eildon Street

Edinburgh

EH3 5JU

Application Number: 22/03124/FUL

In connection with Kreme Karamel

68 Inverleith Row

Edinburgh

EH3 5LT

To whom it may concern,

We have been made aware that Kreme Karamel Café may be at risk of closure because you have rejected their application to use the location as a café.

As a business ourselves, we have found this to be a great addition to our street and somewhere where our residents can go for cake and coffee. The fact that it is at the end of the road makes it a valuable place for our residents to go which isn't too far away from the home but also helps to get residents who get distressed easily out of the home for a little while.

Every week we have residents and their families who use the café and Didem Dogru who owns the café comes into the home each month to provide residents with a cake tasting experience which they enjoy very much.

We believe this café is a positive addition to the the Inverleith community and would be saddened to hear if it were to close. Its clean, welcoming and a place for all to socialise in.

Kind Regards

Lorena Brown

Home Manager

22/03124/FUL

Krem Karamel
68 Inverleith Row
Edinburgh
EH35LT

Dear Chief Planning Officer,

I was more than surprised to see that the application to maintain 68 Inverleith row as a cafe was rejected.

Krem Karamel has been in situ for sometime now so I cannot understand why there is any issue. I live directly across the road from the cafe and it is always busy with locals. I take my young daughter over to get a cake and to read a story.

I remember back when I was at school that it was a cafe for years and years. When it was a sports shop it was usually empty and a bit of an eye sore. So when Krem Karamel opened I know a number of neighbours were delighted.

Business owners, especially those in hospitality have had a tough enough ride over the last three years without ridiculous decisions like the Edinburgh planning office have made here, clearly without any contextual information.

Accept the application and stop causing completely undue stress to this business.

Regards,

Alasdair Crawley
10a Inverleith Row
EH3 5LS

From: Joanna Krahe [REDACTED]
Subject: Fwd: Planning permission
Date: 6 January 2023 19:45:40 GMT
To: [REDACTED]

To whom it may concern

I visited the cafe this morning having viewed a property in the area as a potential buyer.

I saw that some shops including "the good store" on Inverleith Row appeared to be permanently closed.

I was therefore pleased to find Cafe Krem Karamel open and buzzing. As a potential buyer in the area I would welcome the continuation of the cafe and was surprised and saddened to see that the owners are experiencing difficulties. The atmosphere and presentation of the cafe was excellent and very welcoming - a real positive for the area and its community. The cafe was full with locals as well as some tourists from the Botanic Garden.

Small businesses have faced so many challenges in the last years with the pandemic and now higher energy bills. I therefore believe that these businesses should be supported by customers and the authorities to secure their existence.

As the site was previously used as a cafe it seems odd that this is now being contested. The Stockbridge area is popular for exactly such individual cafes like Krem Karamel.

I believe that the cafe cannot be detrimental in its existence to the surrounding neighborhood. It's not a public house with late opening hours or badly behaved customers. It is a meeting point for all ages and offers a positive attraction to the area and its residents. Much more preferable than a sport shop or a charity shop.

I wish the owners much success in their fight to maintain the location and to secure their business.

Best regards

Joanna

Explanatory Note from Joanna Krahe: *I am not currently living in the area but am looking to buy a property in the area. Maybe that helps as well as I am a potential investor and interested in living in the area and therefore welcome such businesses as yours as they contribute to a positive community environment.*

120 Grange Loan
Edinburgh
EH9 2EF

7 January 2023

Chief Planning Officer
Waverley Court
4 East Market Street
Edinburgh
EH8 8BG

Dear Sir/Madam,

I write with concern about the refusal of planning permission to the café

‘Krem Karamel’ at 68 Inverleith Row, Edinburgh EH3 5LT

Application No: 22/03124/FUL

Since it has opened I have been there several times – to meet friends from North Edinburgh; celebrate family birthdays with fantastic cakes; and use it as a convenient restorative cuppa after a visit to the Botanical Gardens....especially on a cold day....

I find it especially interesting for broadening my taste-buds with some Turkish cuisine, and a calm atmosphere for reading my Kindle.

It seems to me to be a very strange refusal as there used to be a café in this premises in the 1990s, before it was a sports shop?

Please re-consider this decision about this very well used local amenity on a stretch of the road where there is not much else within 200 yards each way.

Yours sincerely and hopefully,

Mary Jeffreys-Jones

From: [REDACTED]
Subject: Application number: 22/03124/FUL - Krem Karamel, 68 Inverleith Row, Edinburgh EH3 5LT
Date: 7 January 2023 14:09:50 GMT
To: [REDACTED]
[REDACTED]

Dear Chief Planning Officer,

I was informed that the Edinburgh City Council has rejected the application to use the location of Krem Karamal as a café.

Personally, and I am certainly not an exception, I truly regret this decision and hope it can be reviewed and changed in favour of Krem Karamel.

I literally live next door on Eildon Street and since its opening Krem Karamel has always been a great spot to meet with friends or locals or get some work done in a very warm, friendly and welcoming atmosphere. Not to mention the lovely coffees and delicious food.

You certainly are aware of what was located on 68 Inverleith Row before Krem Karamel; a shop for sports kits, exclusively trading online, always closed and therefore not adding anything to this area resp. its residents.

Krem Karamel has changed that overnight. A little gem on Inverleith Row, open to locals, passers-by and visitors to The Royal Botanic Garden. Welcoming, friendly, with a personal touch and charisma.

Dear Chief Planning Officer, thank you in advance for having another look into this matter and as a result with hopefully a positive outcome and future for Krem Karamel.

Kind regards,

Beat Kaegi
1c Eildon Street
Edinburgh EH3 5JU
[REDACTED]

37 Eildon Street
Edinburgh EH3
5JX

9 January 2023

Chief Planning Officer
PLACE
Waverley Court
4 East Market Street
Edinburgh EH8 8BG

Re. KREM KARMEL, 68 Inverleith Row, EH3 5LT Application number 22/03124/FUL

I am writing in support of the use of 68 Inverleith Row as a cafe (Krem Karamel). I am a neighbour and live at 37 Eildon Street. Please could you take the points below into account and reconsider the Council's decision to refuse planning permission.

- I visit the cafe with neighbours, family and friends at least 5 times per month and it has become a well-used community meeting place. Family members have also used it as a space to work. It is also a valuable social space for the care home in our street: people drop into the cafe for refreshments before or after visiting their relatives in the home.
- Please note that there was a cafe on this same site in the 1990s. The cafe is a valuable addition to the neighbourhood – more valuable to the sense of community than the sports shop that was previously on this site.
- The cafe is warm and welcoming and looks attractive. It blends in well with the local area and has provided some cheer for local residents.
- The cafe owners are very responsible and tidy. The cafe does not have a negative effect in terms of noise, rubbish or smell. They are considerate neighbours. There is no unacceptable impact on residential amenity.
- In conclusion, it would be a terrible shame to close this cafe as it has been the most positive development in the neighbourhood of late. Many people in our street would be very disappointed if the decision to refuse permission is upheld.

Ms Amy Bostock
37 Eildon Street, EH3 5JX

Dear Chief Planning Officer, City of Edinburgh Council.

Regarding Application Number: 22/03124/FUL
KREM KARAMEL 68 INVERLEITH ROW, EDINBURGH, EH3 5LT

I was saddened to hear of the threat of closure of the wonderful Krem Karamel. I have nothing but praise for this cafe. It has brought complete joy to the neighbourhood since its opening last year, it is thriving and always busy attracting many to the area. They are also so kind to the local community and regularly bake for our local nursing home.

As a local, I visit the cafe often. I also have a small baby and it has been such a welcoming place to go whilst on maternity leave. I am always met with a huge smile from the team and the most wonderful coffee and cakes. It has provided me with wonderful memories of this first few months with my little boy and is very special to me.

Having grown up in the area, I remember the days of a cafe being on the same site so was surprised to hear that the location is not suitable for a cafe.

I do hope for the wonderful Krem Karamel team that this issue can be resolved. They are totally dedicated to their business and deserve every inch of their success. I have nothing but praise for this cafe and I know there would be great sadness from the community should this cafe close its doors.

Kind regards

Dr S Robertson
14/3 Eildon Street

Ron and Moira McCreath
12A Inverleith Row,
Edinburgh, EH3 5LS

9 January 2023

Dear Didem,

**APPEAL AGAINST REFUSAL OF RETROSPECTIVE PLANNING CONSENT
(Ref 22/03124/FUL)**

We write to record our astonishment that your application for retrospective planning consent has been refused. This is especially the case given the scant, unsubstantiated and completely inaccurate reasons given.

Your new business is a positive boon to both locals and visitors to the area and so much better than a sports outlet that mainly supplied clubs and whose delivery vans frequently caused dangerous blind spots for motorists exiting Eildon Street.

With regard to your premises, I recall Cafe Barista getting Class 3 Consent back in 1999. It also improved amenity and caused no problems to anyone within this residential area and continued trading until I believe 2007. Thereafter, it appears that the owner changed the use of the property to Class 1 without seeking any consents. Whilst he continued to trade until quite recently, there is no record of any application for change of use from Class 3. Whilst I am aware of a statute of limitation upon the time the Council can object to unauthorised change of uses, I would have thought that this intervening change of use would still remain unauthorised. If this was the case, I really do not understand why you needed to even apply for Planning Consent as the property should still be considered to be in Class 3 (unrestricted) Use rather than Class 1 (unauthorised) Use.

Whilst I have no expertise in Planning Law, there is guidance on websites that refer to eight year rules, lapses in unauthorised uses and Councils never being able to treat any unauthorised use as authorised. I may not be in possession of all the facts, but I hope and maybe even expect that raising it in this letter of support will prompt the Scottish Ministers to review this point.

Anyway and notwithstanding, if a change of use from Class 1 to Class 3 is required, the Council's guidance for applicants notes that this will be upon a case by case basis and take into consideration the following :

Concentration of such uses in the locality •

The scale of the activities and character and appearance of the property •

Other considerations are the impact on vitality and viability, the effect on amenity and potential road safety and parking problems

The reasons given for refusal have been limited to -

1.

*That the proposal is contrary to Policy Ref 11 as it **could** have an unacceptable impact upon residential amenity.*

These policies are city wide in implementation and relate to both food and drink establishments. With no letters of objection being raised to your Planning Application (and now as borne out by the huge number of letters of support for your business since it

opened), it is very difficult to believe that your application was considered upon a case by case basis

2.

That the proposal is contrary to Policy Hou 7 in respect of Inappropriate Uses in residential areas as it would impact upon residential amenity.

As stated, this reason appears inaccurate as Policy Hou 7, in the Council's own words "sets out when uses will not be permitted in predominantly residential of mixed use areas"

The property comprises of one of three original commercial units on a designated trunk road and again as shown by the letters of support, the only impact this community asset has upon residential amenity is positive

We wish you every success with your Appeal.

Ron & Moira McCreath
9 January 2023

Chief Planning Officer
PLACE
Waverley Court
4 Market Street
Edinburgh
EH8 8BG

8 January 2023

Planning Application 22/03124/FUL /Krem Karamel, 68 Inverleith Row, EH3 5LT

Dear Sir,

I am writing to complain about the refusal of Edinburgh City Council to grant this café a licence. I have lived in Eildon Street for 27 years and many times and for many years these premises have operated as a café and take away for refreshments.

It is a friendly local service much appreciated by residents, families and retired people. Also passing trade and tourist on route to the Botanics or the Walkway at the top of Eildon Street, I'm sure value the choice of cafes for refreshment.

It has a cultural role (book café) a place for people to work or take a break from home working, read a newspaper, chat and acts as a social centre enhancing the friendly community feel of the area. The café is very attractive and of a high quality. No one has ever talked negatively of it and appreciate sitting outside enjoying the sun and a coffee whenever possible.

We ask that you reconsider the planning application as we can see no justification for refusal and hope that it can be reversed for the benefit of all the customers of this super local café.

Your sincerely,

Jill and Andrew Ramsay
31 Eildon Street
Edinburgh
EH3 5 JX

[Redacted Signature]

**21 Howard Place
Edinburgh EH3 5JY**

[REDACTED]
[REDACTED]

9 January 2023

Chief Planning Officer
Waverley Court
4 East Market Street
Edinburgh EH8 8BG

Application number 22/03124/FUL re Krem Karamel, 68 Inverleith Row

I understand that you have decided to reject an application for Krem Karamel's premises to be used as a café, so I am writing to make representations.

Krem Karamel is one of a small group of specialist shops in the middle of a residential area, much of which is also a conservation area. There are other cafes up at Goldenacre and at Canonmills, none of which are necessarily convenient for people living locally, and it is noticeable that Krem Karamel is well patronized by local people as well as by a steady stream of visitors to the Botanics, many of whom no doubt notice it when they look around after coming out of the East Gate. So it is already a valued local amenity.

So far as we are concerned personally, we have been to the café several times in its first few months, and we think that it is well presented, with good products and a very high standard of service. I know that food suppliers can have an adverse effect on amenity, but I have seen no signs of lack of cleanliness or other disturbance in this case.

We would be grateful if you would reconsider the decision to reject this application.

David and Clare Revolta

[REDACTED]
Subject: 22/03124/FUL

Date: 9 January 2023 19:53:21 GMT

To: planning@edinburgh.gov.uk
[REDACTED]

68 Inverleith Row, Krem Karamel

I understand that the proprietor of KK has been refused planning permission on the grounds that it would "have an adverse impact on the local amenity"

Nothing could be further from the truth.

It is a bright and well maintained business, looks very inviting and is usually quite busy with customers working away on a laptop, reading a book or meeting friends for a chat. All a very important part of the local amenity.

What's more, it has been a cafe before, I remember it well.

Please reconsider this decision.

The council should be encouraging enterprise, not stifling it.

Josie Inwood, 19 Howard Place

Sent from my iPhone

From: Maxwell Inwood [REDACTED]

Subject: 68 Inverleith Row Krem Karamel Cafe Planning Application Number 22/03124/FUL

Date: 9 January 2023 19:37:39 GMT

To: planning@edinburgh.gov.uk

I understand that there are rumblings of discontent about planning permission for this cafe. I have lived in Howard Place for 28 years and that site has had a variety of community tenant included a previously cafe and latterly a sports shop. At no time have I had any cause for unhappiness with any of the tenants. The current occupants present a cheerful exterior and have a well maintained shop. Their service enhances the area and brings people together. I use it once a month or so, often with friends on my way to or from the Botanics. I would be sorry to lose the amenity especially if the shop lies empty and boarded up. Commercial life is hard at the moment and I support the planning application. Happy to attend any open or further discussion on the matter in writing or in person.

Max Inwood
19 Howard Place
EH3 5JY

45B Inverleith Row
EH3 5PY
09.01.23

re **Kreme Karamel, 68 Inverleith Row, EH3 5LT 22/03124/FUL**

Hello,

I am saddened to hear that that the above cafe has had their application to use their location as a cafe rejected.

As a neighbour, I often pop in (2 or 3 times a month) with my dog Charlie after a walk, for a cup of tea and one of their tasty scones. It is a lovely place and is a real asset to the area. The staff are so pleasant and welcoming and I would hate to see it close.

I can see no reason for rejecting their application. It is not noisy, messy, odourous, keeping antisocial hours or in anyway a detriment to the area.....quite the opposite. And there was a cafe on this site some years ago.

Further up the road there are 3 retail properties empty and I would hate for this to happen here.

We should be encouraging small businesses like this and help them survive.

You should pop in one day for lunch or a cuppa and see for yourself!

Kind regards,

Mhairi MacDonald-Greig

11 Inverleith Row
Edinburgh
EH3 5LS

10 January 2023

Chief Planning Officer
Waverly Court
4 East Market Street
Edinburgh
EH8 8BG

Dear Sir / Madam

Application Number 22/03124/FUL – Krem Karamel, 68 Inverleith Row, EH3 5LT

I am writing in support of the above application for Krem Karamel café which I understand has been rejected.

I live opposite the café and have visited it many times. It is always full of happy folk enjoying a warm and friendly place to meet with friends and neighbours. It is a valued addition to our local area and a huge improvement on the football shop which was often closed and of little interest to most of its neighbours.

My understanding is that there was a café on this site prior to the football shop so I am struggling to understand the Council's decision. The café is kept to a very high standard by the owners and their Christmas decorations really added to the area, absolutely delightful. None of my neighbours have ever complained to me about the café and everyone locally is very positive about it. It will be a big loss to the community which would be a shame in these difficult times. A welcoming and warm place to meet friends, where is the harm in that?

Thank you for taking the time to re-consider this application.

Yours faithfully

Karen Bell



184/8 Granton Road
Edinburgh EH5 1AJ
12 January 2023

Chief Planning Officer
PLACE
Waverley Court
4 East Market Street
Edinburgh EH8 8BG

Application Number : 22/03124/FUL, KREM KARMEL, 68 Inverleith Row,
Edinburgh EH8 8BG

Dear Sir

I first visited the Krem Karamel café in the latter part of 2022, after a rather chilly and damp walk in the Botanic Gardens with a friend. We were delighted to find such a cheery, comfortable and welcoming café to continue our conversation in the warmth, and happily delayed our plans as to which buses we would go home on. We enjoyed it so much that I have since returned there with other friends.

The café is ideally placed for visitors to the Botanic Gardens arriving at, or exiting from, the East Gate (the Gardens' small café at that entrance provides minimum comfort in inclement weather!!). The staff are cheerful, friendly and helpful, and the place has always been busy when I have visited. It is ideal for parents coming to pick up children from a nearby nursery, and similarly for just anyone who chooses to sit in a warm, friendly and accommodating place rather than sit alone at home.

The present times are hard enough, and brave individuals who decide to open new businesses should be encouraged to continue, and definitely NOT be promptly given hurdles and difficulties to prevent being closed down again. I know that this particular site was earlier a rather uninteresting sports shop, and apparently before that there was even a café there - so I am left wondering what can the reasons be now for rejecting their application to use the location again as a café???

I cannot think that they have raucous customers disturbing the local peace, and certainly not late at night. There is no loud music, and no sale of alcohol involved either. Just when the ideal place to walk to with friends starts up, the Council is threatening to remove it.

We don't all want to trek into the centre of town and face the crowds and impersonal service on offer there. It is a real shame. Please reconsider!

Sincerely

Patricia R. Read

22/03/24/FUL
Krem Karamel
68 Inverleith Row,
EH3 5LT

22a Eildon St
Edinburgh
EH3 5J

Dear Sir,

I am shocked & saddened to hear that Krem Karamel is in jeopardy.

How can this be? Krem Karamel is a real asset. An extremely warm and friendly place to visit.

There is a history of a cage on this corner and I was delighted to see one returning.

I'm in at least once a week and sometimes a lot more. Whether for a quick coffee, lunch with friends or

with managers, I can and can
a new neighbour
enjoy is and my
immediate neighbours,
Eildon House Nursing Home
are delighted to have such
a great facility so
conveniently close for
their residents.

It would be a tragedy to lose it.

Yours sincerely,

[Redacted Signature]

January 9th 2023
Dear Sirs, Chief Planning Officer,
54 Sildon Street
Edinburgh
EH3 5JX.

RE: Application No 22/03/24/FUL
in connection with KREM KARAMEL,
68 Inverleith Row, EH3 5LT

As a local resident and customer of
Krem Karamel, I hope the Council will
support and allow their continuing operation
- it is a great local amenity. It will be
much to the detriment of the street if it
goes. As a resident for nearly 40 years, I
can say it is the best use of that premises
on the majority of days when coffee is far
more necessary than a football boot. It is
a good social meeting point; their coffee is
excellent and their home made cooking far
superior to any faceless 'chain' premises.

It is friendly, well run and a great asset
to the locality, PLEASE ALLOW IT !!

Yours faithfully,

C. D. MURRAY BROWN.

76 INVERLEITH ROW
EDINBURGH
EH3 5LT
7.1.2023

Dear Chief Planning Officer,

Re: Application number: 22/03124/FUL
KREM KARAMEL. 68 INVERLEITH ROW, EH3 5LT

I am very sorry and surprised to hear that Planning has been rejected for our local café, Krem Karamel. It's a welcome addition to the neighbourhood, and a pleasure to visit. ~~me~~ Both myself and neighbours use it regularly, and often meet other regulars there. It is well-run, well-priced, friendly, clean; and generally a lovely place to know is nearby!

Personally I appreciate a menu that caters for both vegan & gluten free options. I like the atmosphere, and the location serves the area well, as there are no other cafés at this end of the street.

It's well-loved, well-used and popular - it seems incomprehensible to close it - especially having survived Covid closures, when so many places struggled.

Thank you for your time, warm wishes,

39 MORAY PLACE
EDINBURGH
EH3 6BT

8th January 2023.

Application no. 22/03124/FUL in connection
with Kream Karamel,
68 Inverleith Row,
Edinburgh EH3 5LT

Dear Sir,

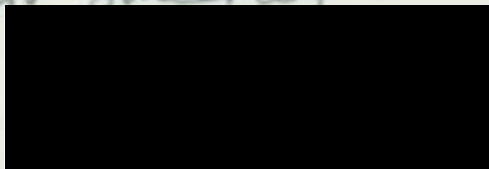
I wish to give my support
to the cafe Kream Karamel. My
daughter likes in Inverleith Row and
we often pop in for a coffee or to
buy some of their delicious home
baked cakes.

There is a lovely, friendly
community spirit about the cafe

and it has definitely enhanced the neighbourhood. I can remember when it was a cafe before it became a sports shop and was so pleased when it reverted to being a part of the community again.

I very much hope that you accept their application to use the location as a cafe again.

Yours sincerely



JEAN DE VINK
39 MORAY PLACE
EDINBURGH
EH3 6BT.

Mr. Matthew Kay
26 Eildon St
EDINBURGH
EH3 5JX

07/01/2023

Chief Planning Officer
PLACE
Waverley Court
4 East Market Street
Edinburgh
EH8 8BG

With regards to Application number: 22/03124/FUL in connection with KREM KARAMEL, 68 Inverleith Row, Edinburgh EH3 5LT

I'm saddened to hear of your decision to reject the Café's application, as I feel there is no reason to do so.

The Café is a real benefit to our local community, I personally visit as often as I can with my partner for lunch when she is off midweek as I work from home, this little trip means a great deal to us as we don't share the same days off, and being able to get out for an hour to do something together during lunch is only possible with Krem Karamel being so local. Regardless of the fact there is few places to get lunch in the immediate area, Krem Karamel has a wonder community of local people who eat and socialise there.

The Café provides far more than any other commercial premises would, and another shop in its place would be far less valued and utilised. Particularly over Christmas, the decorations and hospitality really added to the area, and brought the community together. It also provides no more noise, mess or smell than any shop of that row, so I am very confused as to your reasoning behind the rejection

I urge you to reconsider the application,

Regards,

Matthew Kay

76 Inverleith Row
Edinburgh
EH3 5LT.

7th January, 2023

Dear Chief Planning Officer,

Re: Application number 22/03129/FUL

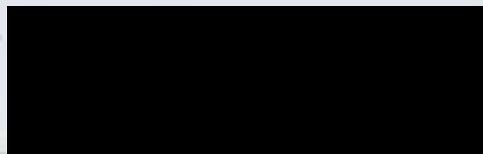
Krem Karamel. 68 Inverleith Row. EH3 5LT.

I am writing because I am saddened and shocked that you have refused planning permission for this delightful cafe. It is a ray of sunshine in this area which does not have a community resource. Staff are very friendly. The food is of a high standard - and the addition of books can only be a positive aspect. I also enjoy the fact they decorate the cafe to celebrate the season.

I visit weekly with friends or family or by myself on occasion. The cafe helps me to feel more connected to my area. I believe there was a cafe there in the late 1990's.

Closing it down would be ridiculous!

Yours sincerely



Copy

1/9 Ferryfield

Edinburgh

EH 5 2PR

9/1/2023

Dear Sir/Madam

Krem Karamel
Bakery/cafe
Inverleith Row
Edinburgh

Application number: 22/03124/FUL

I have today learnt to my dismay and that of several friends that the above premises is to close.

Although I am unable to verify this I understand that the reason for the closure is the inability to secure planning permission to remain as a cafe .

It is my considered opinion that the innocuous premises provide an attractive adjunct to the corner site in which it is set. The cafe is entirely indoors and does not as some cafes do, protrude onto the pavement. The interior is pleasant and attracts a wide demographic. The music is quiet and not in the least loud or raucous. As the food provided is bakery, drinks and salads, there are no unpleasant cooking smells pervading the area and detracting from the general atmosphere.

Can I also draw attention to the fact that there used to be a cafe on the same site. Also on the same side of the street nearer the junction with Ferry Road there are a large number of shops of various kinds including cafes.

I would be very pleased if you could find the time to consider the contents of this letter.

BARBARA MURRAY

Andrew Dick and Ulrike Schade
2 Eildon Street
Edinburgh
EH3 6ST

Application number 22/03124/FUL in connection with KREM KARAMEL, 68 INVERLEITH ROW,
EH3 5LT

We are writing in support of the planning application for Krem Karamel.

We are long term residents of Eildon Street and live only a few doors down from the premises in question.

Since they opened last year they have established a lovely business which is a real addition to our street - adding a bit of life that was missing when it was the sports shop. I fail to see any cause for rejection of their application. There are absolutely no problems associated with the business so we see no cause for the rejection.

Yours sincerely,

Andrew Dick and Ulrike Schade

- Copy of letter.
- sent to planning 10-01-23

6/1, EILDON STREET,

EDINBURGH

EH3 5JU

10/01/23

DEAR CHIEF PLANNING OFFICER,

KREM KARMEL

WE WOULD LIKE TO ADD OUR SUPPORT TO THE GRANTING OF PLANNING PERMISSION TO THE ABOVE PREMISES AT 68, INVERLEITH ROW, EDINBURGH EH3 5LT FOR THE FOLLOWING REASONS:-

- 1 THERE WAS A CAFÉ ON THE SITE YEARS AGO IN THE 1990S. WHY HAS THE CRITERIA CHANGED?
- 2 THE CAFÉ IS A GREAT ADDITION TO THE COMMUNITY-THERE IS A NURSING HOME AT THE END OF EILDON STREET WHOSE RESIDENTS USE IT WITH FRIENDS WHO TAKE THEM OUT TO BE "PART OF THE WORLD"
- 3 WE USE THE CAFÉ REGULARLY AS DO OUR NEIGHBOURS – IT HAS GREAT COFFEE, DELICIOUS CAKES/SALADS AND EXTREMELY PLEASANT STAFF

IN CONCLUSION, AS LONG-TIME RESIDENTS OF EILDON STREET-35 YEARS- WE SEE KREM KARMEL AS A WELCOME ADDITION TO THE LOCALE.

IT IS VERY WELL RUN, HAS DELIGHTFUL STAFF AND IT IS WELL KEPT AND CLEAN AND PROVIDES VALUABLE SERVICE TO THE NEIGHBOURHOOD AND THE MANY TOURISTS WHO PATRONISE IT.

WE WOULD APPRECIATE YOUR RE-CONSIDERING THE PLANNING APPLICATION.

YOURS SINCERELY

MR J & MRS ME TANNOCK



Copy

Chief Planning Officer
PLACE
Waverley Court
4 East Market Street
EH8 8BG

REF: 22/03124/FUL (Krem Karamel, 68 Inverleith Row)

Dear Sir/Madam,

I'm writing to you in regard to the recent application from Krem Karamel as I understand that it was rejected. As a neighbour I would like to support their appeal for change of use.

The café is an asset to the neighbourhood. It's perfect to pick up a coffee or cake. It's a small but very popular café. It's brought positive elements to the neighbourhood, and is a great addition to the local amenities. It's a lovely hub for the community & aesthetically fits in very well.

I hope that you approve the changes. I'm hoping that we can continue to enjoy the café in future.

Kind regards,

Ashley Barron
74 Inverleith Row
Edinburgh
EH3 5LT

To:
Chief Planning Officer,
Waverley Court, 4 East Market Street,
Edinburgh EH8 8BG

COPY

January 11 2023

Dear Sir,

I am responding to a rejected Application number 22/03124/FUL regarding the Cafe 'Krem Caramel' at 68 Inverleith Row EH3 5LT.

As I understand it this arises because the cafe 'could' upset local residents in some way and I appreciate this must be assessed before the Application is approved.

It strikes me that the cafe is actually exactly what local residents, and people like myself living in the area and often walking to the Botanics, really appreciate. I say this because of the quality of service and friendly nature of the owner and staff which has given the community a pleasant central meeting point. Certainly the three local residents I've spoken to are fully in support.

I know there was a similar establishment here years ago but this one seems much more appealing if I may say so.

Everyone I've talked to comments on the quality of the establishment and if the application is simply to allow some baking on the premises, in their spotless kitchen area, then I am sure few, if any, objections will arrive at your desk. Quite the opposite I am sure the fresh scones are delicious !.

I certainly hope my, and other letters in support of the planning permissions requested, are successful in having your department granting whatever application has been 'temporarily' rejected and common sense prevails.

This is exactly what the community needs a cosy, friendly and professionally run meeting place.

Yours sincerely,
Chris Masterton,
49 Wardle Road, EH3 5LL

Copy

73/1 Inverleith Row
Edinburgh, EH3 5LT

7th January 2023

To The Chief Planning Officer

Re: Application number: 22/03124/FUL KREM KARAMEL, 68 Inverleith Row, Edinburgh, EH3 5LT.

We live only a few doors from the Krem Karamel café and were extremely disappointed to learn that you have rejected their application to use the location as a café.

We ask that you reconsider your decision as we have very much enjoyed having the café in the area. We have two small children and have found it wonderful to have a child-friendly café nearby for family outings, as well as a place to relax with a coffee, meet friends and get to know our neighbours. It has been a charming addition to the street and helps to provide a greater sense of community to the area.

I sincerely hope you grant permission for Krem Karamel to continue to operate. The café has become a big part of our routine and community and it would be a huge loss to see it go.

Kind Regards

Emily de Beer

38 Eldon Terrace
Edinburgh EH3 5LU

Dear Sirs

I am writing this letter to you as I have been told that Krom Karamel 68 Inverleith Row Edinburgh EH3 5LT application No 22/03124/FUL has been refused this application as a cafe and I am devastated by this as I use the cafe regularly and entertain my friends and family there too

The cafe is bright exceptionally clean. The food, cakes and teas very pleasing and the staff very helpful and give excellent service

I always feel very relaxed

there, and can read a book
or have a chat. It is a
busy little business and open
reasonable hours very quiet
and sociable. So therefore
I do wish you can consider
their application to open
and use the location as a
cafe as it will be sorely
missed by myself and many
others.

Yours sincerely

Mrs Margaret Thomson.
38 Eldon Terrace.
Edinburgh EH3 5LU.

ps. I remember some years ago
it was a cafe before it was
open as a sports shop.

To
Chief Planning Office
Waverley Court
4 East Market Street
Edinburgh EH8 8BG

3 Eildon St
EH3 5JU

12 January
2023

Application 22/03/24/FUL.
Krem Karamel. 68 Inverleith Row EH3 5JT

Dear Sirs,

- I was extremely surprised to hear about the rejection to open a café at the end of our Street (Eildon St).
- It was a café for several years perhaps 10 years ago before the owner changed it to a Sports Shop.
- We use the café often perhaps twice a week to either eat ourselves or meet friends from the area or further afield.
- It is pretty, charming and very friendly.
- It suits us as we are elderly and cannot walk far.
- I can see no reason to reject the application and hope this is reversed soon.

Maurice + Jennifer Pettigrew
3 Eildon St
Edinburgh
EH3 5JU

34 Wardie Road
Edinburgh
EH5 3LG
13 January 2023

Chief Planning Officer
PLACE
Waverley Court
4 East Market Street
Edinburgh
EH8 8BG

Dear Sir

Application Number: 22/03124/FUL

In connection with Krem Karamel, 58 Inverleith Row, Edinburgh EH3 5LT

Our names and address,

Harriet and John Hunter,

34, Wardie Road,

Edinburgh EH5 3LG.

My husband and I are dismayed to hear that the Cafe Krem Karamel is under threat of closure by the Council. We regard it as a wonderful local resource, brightening up the area with it's high class environment and excellent food. The staff are very friendly and welcoming, and the atmosphere is relaxed. It is an ideal place for meeting friends, for coffee and chats. There are books on display to dip into, and it's fun to see what new in books are in since our last visit.

We like the fact that people, especially those with children are made welcome. The place is brightly lit and warm, and a great respite after a walk.

The Cafe presents an attractive facade to the area, with it's interesting window displays and we have welcomed it as it gives life to a rather dull residential area.

We have never encountered any issues with noise and it has always been spotlessly clean and organised. Booking a table in advance has always been satisfactory.

We are aware that this Cafe was originally a Cafe before it became a Sport's shop. I have to say that we didn't visit it then, as it wasn't particularly attractive. With Krem Karamel we now go there for choice.

Yours faithfully

Harriet Hunter John Hunter



Name and Address redacted

Chief Planning Officer, Place
Waverley Court
4 East Market Street
Edinburgh EH8 8BG

FAO of the Chief Planning Officer, Place

Re: 22/03/24 FUL – Krem Karamel, 68 Inverleith Row, Edinburgh, EH3 5LT

I am writing in support of the fabulous Café - Krem Karamel. I visit this excellent Café several times a week and really enjoy the additional enhancement to our neighbourhood of their wonderful products, exceptional service and the wonderful addition this makes to our community, in a beautifully clean and well-run establishment. The proprietor, Dilem and all the staff are always welcoming and friendly and are an appreciated addition to - and extension of - our social life and social contacts and gives us all a great opportunity to connect with the community. The wonderful presentation of the café's décor, fabric and furnishing detail is always seasonally delightful, very tasteful and enhances the appearance of the local area immensely.

It's a delightful place to meet up with friends from this area and many more beyond and is really appreciated by myself, friends and neighbours - many of whom can't travel far - so it gives them a super opportunity to meet up with other people to chat, enjoy some company and the wonderful freshly made produce.

A colleague I work with advises that the previous owner, Colin Campbell - used to alternate the premises between using it as a café run by his wife - and the well known sports equipment shop.

Yours sincerely

Name and address redacted

Chief Planning Officer
PLACE
Waverley Court
4 East Market Street
Edinburgh
EH8 8BG

Mrs Sandra Kyle (previously 20 Inverleith Terrace Lane, EH3 5NP)
Flat 9
85 Ocean Drive
Edinburgh
EH6 6BR

13 January 2023

Ref: Application number 22/03124/FUL in connection with KREM KAMEL, 68 INVERLEITH
ROW, EDINBURGH EH3 5LT

Dear Chief Planning Officer

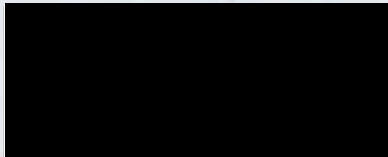
Allow me to express my strong support for Krem Karamel to continue trading as a café cum
bookshop and to say how saddened I was with the council's refusal.

I lived in Inverleith for 28 years and recently relocated due to a change in personal
circumstances. Krem Karamel has given this area a wonderful community feel and the café is a
delight. Didem Dogru provides the warmest of welcomes and a smile for everyone.
Her home baking and freshly prepared lunches are delicious. She has created a wonderful
ambiance with her bright fresh decor.
Having introduced many friends and family who love the place we believe this café ticks the
boxes for cleanliness, friendliness, high standards and excellent quality.

She has put all her energy and resources into building up her business and has such a lot to
offer. Everything she has worked so hard to achieve will be lost and her with it.
It is popular with tourists as well as locals and I continue to go there for a coffee and browse
through the books.

I truly hope you will reconsider and perhaps find time to pay a visit. Thank you!

Yours sincerely,

A large black rectangular box redacting the signature of the sender.

Stephane & Marie Daugeron
5 Eildon Street
Inverleith EH3 5JU

Chief Planning Officer
PLACE
Waverley Court
4 East Street
Edinburgh EH8 8BG

Inverleith, January 10th, 2023

Dear Sir or Madam,

We are writing to you in relation with application number 22/03124/FUL in connection with KREM KARAMEL, 68 Inverleith Row, Edinburgh EH3 SLT.

We have moved in October 2022 in a flat located at 5 Eildon Street so that we are neighbours of the Krem Karamel cafe.

This cafe is one of the reasons why we appreciate so much the area we live in. Indeed, we absolutely love this place where we go at least once a week to have a lunch or enjoy a cup of tea and piece of cake.

Every time we go, we are delighted by the quality of the food and drink, by the very nice atmosphere of this charming place, by the kindness of Mrs Dogru and all her team.

The Krem Karamel cafe is a real asset to our local amenity, bringing together families, friends from the surroundings and many different people who, we can feel, really enjoy the time they spend there. It only brings positive impact to the neighbourhood and absolutely no disturbance at all.

Hearing that the Krem Karamel cafe application was refused was a real shock. Through this letter, we want to bring all our support so that the cafe can remain in place as it is.

We thank you in advance for your consideration and we are looking forward to hearing about a positive outcome for the cafe.

Yours faithfully,



Stephane & Marie Daugeron

Chief Planning Officer
PLACE
Waverley Court
4 East Market Street
Edinburgh EH8 8BG

12 January 2023

- COPY -

**RE: KREM KARAMEL, 68 INVERLEITH ROW, EDINBURGH, EH3 5LT / APPLICATION 22/03124/FUL
SUPPORT FOR THE BUSINESS TO REMAIN ON THE PREMISES AS IT CURRENTLY OPERATES (CAFÉ/BOOKSTORE)**

It has been brought to our attention that Krem Karamel has recently received a rejection of their planning application to operate as a café in our neighbourhood, despite being open almost a year and becoming a successful and welcome business in our area. We wish for you to note our support for Krem Karamel to remain, and hope that this planning decision to be reconsidered.

Our property resides two doors over from Krem Karamel (on the basement level) and we share the back space with them along with fellow neighbours. When we first heard a café planned to occupy the space, we did have understandable concerns about the change of premises from the previous sports shop as that was all we had known while living here. Concerns included noise, smells, litter, and rodents, especially as they had plans to have outdoor patio seating in warmer weather. I can assure you that none of these things have transpired since they opened, certainly nothing we have noticed. The staff work very hard to ensure the outdoor area is clean and well-maintained. And we have never smelled anything from their premises in our own home from either our front or back windows. The outdoor dining was also a concern due to being unsure what space it would occupy and how late in the day it would be for, but again, these worries have come to nothing. The seating is discreet and does not block sidewalk access and is put away every evening. The café does also not keep late hours, thus there is no noise from outdoor guests at more unsociable hours when local families like us might be getting children ready for bed etc. It has been a delight that Krem Karamel is a good neighbour who cares for the local area as much as the residents.

We are aware that one of the Councils concerns influencing the decision is that our area is mainly residential and there is a lack of similar businesses about. This is confusing – while Krem Karamel is of course the only food-serving business on Inverleith Row between Eildon Street and Eildon Terrace, they are certainly not alone in the overall area. Only a couple minutes' walk down Inverleith Row is the long-established and well-loved Orchard Pub, who themselves serve food and drink and operate outdoor seating in warmer weather, and who occupy a space in a primarily residential block like Krem Karamel. Just past the Orchard are all the cafes and restaurants at Canonmills which are surrounded by flats, and if you go up Inverleith Row the other way you will find several cafes in the Goldenacre area which again is primarily residential. It is hard to understand why our 'section' would be considered more residential than others in the area.

Lastly, Krem Karamel has contributed enormously to the neighbourly feel of the area, and have also ensured that their visual presence fits well and is respectful to surroundings. While they of course benefit from passing trade, especially those making use of the cycle path, the café is often full of locals and neighbours who have commented that it is nice to finally have something closer to home to meet others. I know this is especially true for some of the older residents on Eildon Street who found it difficult to go further afield regularly for various reasons, but now simply come down the street to socialise with family and friends. The nursing home on our street also regularly visits with their users for the same reason. The café has also provided local employment opportunities especially to young people; we know several neighbours children/grandchildren who have been gaining work experience and skills in the café.

Overall Krem Karamel has been an excellent neighbour in the time they have been open, and in doing so has become a positive and welcome part of the local community. We do hope you will reconsider your decision.

Tracy Hammond-Scodellaro and Jeffrey Scodellaro
1A/2 Eildon Street, Edinburgh, EH3 5JU

William Playfair House
Eight Inverleith Row
Edinburgh EH3 5LS

14.1.2023

Chief Planning Officer
CEC

Dear Sir

KEEM KARAMEL EH3 5LT 22/03/24/FUL

My home is c 75m from Keem Karamel (the Row numbering is anomalous) and I visit every 10 days or so. The premises are attractive, well lit, clean and ~~attractive~~ inviting: there is no noise mess or obnoxious smell. It is an undoubted improvement over the previous cafe (before the spin shop). The kitchen, which I was invited to view, is undoubtedly convenient and appears modern.

The premises are an asset to the community.

On my visits I noticed that over 50% of the clientele comprises the elderly, for whom it is a most convenient meeting place, and families, including children, preschool and pets, other clients ^{include} ~~approach~~ the vicinity to the RBGE (East Gate) less than 100m away for whom the KK is the nearest 'cafe' outside the RBGE with the advantage of being near the bus stops in both directions.

The cafe is busy during opening hours, a testament to its value, ability and convenience. It would be a loss to the community and to our visitors if it closed.

I do not know the planning 'objection'. However, I am sure you will consider that, if there is any technical violation, a waiver or variation may be appropriate or even a 'temporary' permission. I do not know if 'extraordinary' factors have relevance, but, if they do, the Council may wish to consider that Mr Sandy's livelihood is at stake.

Yours faithfully

Dear Mr Gloser

I visited Krem Karamel on Saturday 14th January and was disappointed to learn that their retrospective planning application for change of use from retail shop unit (Class 1) to coffee shop/cafe (Class 3 restricted use) had been refused under Delegated powers.

In summary the reasons for refusal hinge on the proposal being considered an unacceptable impact on residential amenity under LDP Policy Ret 11 and LDP Policy Hou 7. On the evidence gathered during my visit on 14th January the residential amenity appeared to be significantly enhanced. The cafe, only open during social hours, is exceptionally well presented in its fixtures and fittings and from those I spoke to in the busy coffee shop, and others who I know are patrons of the establishment, considers the service and its use to significantly improve the living environment. Customers, living locally also highlighted that the business provided no disturbance or noise, I.e. the perfect neighbour. I have always believed that Planning was about improving the quality of life. This cafe certainly meets that objective. There are already a number of Class 3 outlets in the Inverleith Row and Canonmills area and I would argue that Krem Karamel is one of the best.

The reasons for refusal are in my opinion extremely weak and I trust the Council's decision to refuse will be taken to appeal and to which I will offer my full support.

Yours sincerely

David Morrison MBE MRTPI
10, Clark Avenue
Trinity
Edinburgh EH5 3AU

FAO Chief Planning Officer, City of Edinburgh Council

re: Krem Karamel, 68 Inverleith Row, Edinburgh EH3 5LT
Application number 22/03124/FUL

I am writing with regard to your decision to refuse Planning Permission from Class 1 to Class 3 for Krem Karamel Cafe on Inverleith Row.

I would like you to note my objection to this refusal. Krem Karamel is a well established local cafe business that our family visit regularly since it opened. As well as visiting with our two children, I also use the cafe as a meeting point for friends and family. The cafe is popular with all age groups as it offers a warm and welcoming atmosphere. I have never seen any evidence that the cafe is noisy or dirty, or is having any detrimental impact on residential amenity. On the contrary, I feel that the cafe has improved the area - it blends in well as part of the local conservation area and provides a much loved community hub for all age groups. We specifically choose to visit this cafe over other cafes in the local area. Previously, the building was used as a sportswear shop - the exterior was painted a much brighter colour and there were highly visible advertising logos in the windows. By contrast the cafe is a muted colour with no visible advertising.

My son (aged 10) would also like to make the following statement:

Please do not shut the cafe. I love it there because it is nice to visit and has great cakes and biscuits. You always see lots of families there and I also like to look at the books they have.

Yours faithfully

Stef Scott
21 Boswall Green
Edinburgh
EH5 2BD

Derek Mckiernan

3/4 Fettes Rise

Eh41QH

Chief Planning Officer

PLACE

Waverley Court

4 East Market Street

Edinburgh

EH88BG

15 January 2023

Dear Sir/Madam,

Re. Planning application number 22/01324/FUL

I understand that you have rejected the application made by Krem Karamel to use their location as a café.

As a regular customer of the café I must say that I am hugely disappointed. The café serves good quality food at reasonable prices. It is well run, has a pleasantly relaxed atmosphere, does not spill out on the street and is generally unobtrusive on a busy street that has a wide pavement. Although it is popular it is quiet.

I would suggest that Krem Karamel is an asset to the community. One of its stand out features is that it attracts people of all ages and this is particularly satisfying to find in our rather divided society.

Your rejection is very disappointing as to my mind small, well run businesses such as Krem Karamel demand our support. The people who run the business are young and enthusiastic and their enterprise should be helped and rewarded.

Finally, I understand that during the 1990s there was a café at this location.

Yours

Derek Mckiernan

From: [REDACTED]

Subject: Krem Karamel 22/03124/FUL

Date: 15 January 2023 22:14:13 GMT

To: [REDACTED]

Dear Sir

I am writing to you in regards to the decision to reject the planning application for Krem Karamel to remain as a cafe at 68 Inverleith Row.

We live opposite the cafe and have found the owners to be thoughtful and considerate neighbours and their cafe has brought a vibrancy to the neighbourhood. We frequently use the cafe either to meet friends or grab a takeaway. We were aware that the premises had been a cafe in the past before it was the sports shop and so were not at all surprised to see it becoming one once again. We feel that the cafe adds positively to the neighbourhood and like the fact that they have books available as well as freshly baked cakes and coffee.

We would be very disappointed to see the cafe go so very much hope that you will reconsider your decision.

Yours sincerely

Natalie Duff

13 Inverleith Row

EH3 5LS

[REDACTED]

70 Ravelston Dykes, Edinburgh, EH12 6HF

[REDACTED]

15/01/2023

Chief Planning Officer

Waverley Court

4 East Market Street

Edinburgh

EH8 8BG

Dear Sir

Application number 22/03124/FUL in connection with Krem Karamel, 68

Inverleith Row, Edinburgh

It came as a great surprise to my wife and I that this lovely coffee shop on Inverleith Row could be forced to close due to Planning Rules.

It is such an ideal location as it is close to the Botanical Gardens and the fact that it provides such excellent quality makes it for us a very desirable stopping place. It is an establishment that we can honestly say always strives to provide very good quality snacks and beverages. The fact that it is run so professionally means there can never be complaints about noise, smells or any of the unsavoury aspects associated with fast food establishments. We would also say that being on a corner it presents a very nice image for the area as there are small shops alongside, they look like a group and give relief from the residential look of the area

From our memory there has always been a retail business on that spot and given the layout of the building, and the extensive amount of window glazing it would be quite an exercise to turn it back into a residential property.

We hope that all of the above will be taken into consideration as we strongly oppose losing this excellent facility.

Yours faithfully

JB Robertson

Flat 2, 10 Eildon St.

Edinburgh

EH3 5JU

Jan 16th 2022

REF

22/03124/FUL in connection with
KREM KARAMEL 68, Leith Road.

Krem Karamel has been an excellent addition to our local community and has been greeted favourably by all. It is in a previously commercial site but has been made much more attractive by the present owners.

- I work from home and am delighted to have somewhere quiet, friendly & local that I can go nearby.

- It helps me to connect with my neighbours who also use the cafe.

- It is in easy reach of the local care home enabling friends & family somewhere easy to visit.

- The owner benefits the community - sharing information, holding lost property etc.

This cafe is a huge asset to the area

Waverley Court
4 East Market Street
Edinburgh
EH8 8BG

1 Denham Green Place
Edinburgh
EH5 3PA

Letter of support in connection with Krem Karamel, 68 Inverleith Row, Edinburgh, EH3
5LT
Application number 22/03124/FUL

To Whom It May Concern

I wish to write in support of the application submitted for café Krem Karamel which is such a wonderful addition to our community.

My children go to school nearby and until the café's opening there was nowhere really lovely for them to go after school with their grandparents for a treat or to meet up with their friends, there are no other cafés in the vicinity. My family now go there regularly to do this and it really gives a feeling of community, which was sorely lacking on Inverleith Row before. It would be a complete travesty for the council to force it to close.

The café is clean and immaculately kept by Didem and her team. It is beautiful inside and out and serves lovely food to local residents who enjoy going there to have a coffee, meet friends, read a book. I can't think of anything but positives that comes from having a café on the premises there. Before it was a café there was a very drab sports shop that did nothing for the look of the building or the local community. Now there is a fresh energy to the road that has been brought by the arrival of Krem Karamel.

I do remember there being a café on the same premises years ago so I am surprised by the council's reluctance to allow a café to be there again.

Didem has put so much love, energy and passion into her business. It would be tragic for the council to allow all that to come to nothing. Please do not force her to close her café.

Yours Sincerely

Gina Millavithanachchi

2 Avon Place
Edinburgh EH4 6RE

To The Chief Planning officer
Application:22/03124/FUL KREM CAMEL, 68 INVERLEITH ROW EDINBURGH EH3 5LT

I am extremely sorry to hear that the council have rejected the application to use the location for a café.

This café is such an asset to the neighbourhood to both the local residents and also visitors to the Royal Botanic Gardens. It has brightened up that corner area with its lovely decor and particularly in the summer when one can sit outside and enjoy a coffee and delicious cake.

The baking is outstanding and I have introduced it to many friends who have nothing but praise for the café and its food. The staff are so friendly and welcoming. I visit regularly with my daughter and baby- they couldn't be more helpful with younger children.

I have also ordered desserts for dinner parties, and birthday cakes which have been a wonderful success and friends have gone on to order for themselves.

I would be deeply saddened if this lovely café were to close its doors. So much time and effort has obviously gone in to building up such a great business. Please save Krem Caramel.

Jennifer Ritchie

From: Iain McKinna [REDACTED]

Subject: Planning

Date: 9 January 2023 15:25:50 GMT

To: [REDACTED]

My wife and I visit Krem Karamel most Sundays. We are fans of the lovely cakes and selection of teas and it's one of our regular outings. We would be most disappointed if the cafe was to close.

The establishment is always very clean and creates a lovely quiet atmosphere for relaxing and reading which is why it's so unusual. It's a special place and the staff are very helpful and friendly.

It's a very attractive front for the street and blends very well into its surroundings. We were stunned to hear it may have to close due to a refusal of change of use. One of the things we like is that it's a little bit out of the centre and we strongly think it would be a loss to the area if it were to close

Yours sincerely
Iain & Kirsty McKinna
9/1/23

107 High Street
Royal Mile
Edinburgh EH1 1SW

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]

Subject: Application number: 22/03124/FUL in connection with Krem Karamel, 68 Inverleith Row, Edinburgh EH3 5LT

Date: 9 January 2023 13:40:44 GMT

To: "planning@edinburgh.gov.uk" <planning@edinburgh.gov.uk>

Cc: [REDACTED]

Dear Sir or Madam,

I am writing to you concerning the above planning application for change of use from retail to café/retail which was refused by the Council. I find this refusal mystifying as since opening Krem Karamel has been an asset to the area and appreciated by many of the local residents as a lovely café to go and meet friends and enjoy their delicious cakes. I live very close to the café and have always enjoyed my visits for coffee and cake with friends and sometimes buy cakes to take away and enjoy at home. Far from being detrimental to the area Krem Karamel has had a noticeable positive effect and is an attractive place. I have lived close to the location for many years during which time it has been a general sports shop and then a café for a considerable period and in more recent years it was again a sports shop exclusively selling football kit. During its last incarnation it was particularly unattractive with dark hoardings covered all the windows and the nature of what it sold was of little interest to local residents.

I do hope that the refusal of this planning application can be reversed. If the café is forced to close it will be of great sadness to lots of people in the area.

Yours faithfully,

Sally Cross

--

Dr Sally H. Cross

Laura Black
12A Russell Place
Edinburgh
EH5 3HH
[REDACTED]

Application number: 22/03124/FUL in connection with Krem Karamel, 68 Inverleith Row,
Edinburgh EH3 5LT

To whom it may concern,

I have recently heard of the rejection of the planning application submitted by Krem Karamel. I find this a real shame, as I have been going to Krem Karamel on a regular basis since it opened. It is in a fantastic location being just off of the cycle path, close to the bus routes and Botanic gardens, and in an area where there are no other cafes, especially not one as welcoming and high quality. To my knowledge the area does not have another cafe that bakes on site and this is what makes Krem Karamel so appealing.

The owner is always incredibly welcoming to my family, including my baby son and I know they will accommodate me to stop and feed him whenever I arrive. I feel a sense of community here as the owner knows my son by name and will always take time out of her day to chat with us. It is unusual to be recognised at a cafe and to find the warm welcome you do at Krem Karamel.

The cafe is always clean inside and is quiet from the street, being on the corner where it is I cannot see it causing any noise issues and the building is very in keeping with the area around it. I understand that this site was also originally a cafe, previous to it being a sports shop, and so do not understand any rejection made against the planning application.

I am in full support of Krem Karamel and request that the planning application be granted to these important members of the community. Please feel free to contact me at the above address or phone number if you require any more information.

Yours faithfully,

Laura Black

From: Ian Jackson [REDACTED]

Subject: Comments in relation to Planning Application 22/03124/FUL

Date: 9 January 2023 09:45:14 GMT

To: "planning@edinburgh.gov.uk" <planning@edinburgh.gov.uk>

Cc: "[REDACTED]"

I am mailing with respect to the above planning application, for change of use of 68 Inverleith Row from retail to a café, which was rejected by Local Delegated Decision. Until recently I was Chair of the Inverleith Society, a local amenity society which seeks to preserve the nature of Inverleith.

The grounds for rejection are that the change of use could have an unacceptable impact on residential amenity. These grounds are manifestly not true; in fact the development has improved the local residential amenity. The café has operated for some time, and you will note there have been no objections to the application. The site was previously a retail unit selling football boots and clothing. The unit had an unappealing frontage and provided no amenity to the neighbourhood. By contrast the café now on the site has a welcoming appearance and is well used by local residents.

It is worth noting also that these premises have been used as a café in the past. Restoration of this use is welcomed by the local residents and has undoubtedly improved the neighbourhood.

Yours

Professor Ian J Jackson FRSE

27 Howard Place

Edinburgh

EH3 5JY

From: Gillean Davidson [REDACTED]
Subject: From Gillie**Re:Application number:** 22/03124/FUL in connection with Krem Karamel...
Date: 7 January 2023 11:51:17 GMT
To: [REDACTED]

Re:Application number: 22/03124/FUL in connection with Krem Karamel, 68, Inverleith Row, Edinburgh EH3 5LT

Dear Chief Planning Officer,

I am dismayed that Didem Dogri has been refuse permission to continue her delightful, bright, fresh and welcoming Krem Karmel coffee shop in Inverleith. I cannot understand what good reasons there can be for the Council to be refusing this permission.

So many of our friends are so pleased to have a really clean, tastefully decorated and wonderful wee place in which to meet friends and have a coffee and a small delicious bight after or before for a walk in the Royal Botanical Gardens. There are many small cafes in our area of Bruntsfield but I still choose to go down on the bus to Krem Karamel to meet friends.

Any time we go we are usually bringing friends often from abroad after a botanical walk and they are always highly impressed with the good coffee, cakes and happy time spent there. It has always been busy when we have been with a diversity of ages enjoying themselves from grandmothers looking after wee ones in prams, to ladies having a blether, young mums meeting with babies, serious young men deep in a book or on an iPad and twice I have been there when there has been someone in a wheel chair.

No matter who they are they are given the most wonderful welcome, made to feel very at home and comfortable. Nothing is too much bother for Didem and her staff.

Didem has worked so very hard to establish something which is without a doubt an asset to the area. I cannot imagine anyone not liking Krem Karamel.

Didem has faced quite a number of difficulties on her own to make it a really positive addition to the area, not least having had her windows vandalised twice even once while there were patrons in the cafe.

It really disturbs me to think that such violence will possibly have been racially motivated. There should be zero tolerance of such negative behaviour and support from the council when someone is trying so hard to create something good and positive.

I hope that all this will be seriously taken into account and that sense will prevail. In the 1990s there used to be a cafe there before the sports shop when I was nursing in the Hospice. It was to have a good meeting place then.

With all good wishes,
Gillie Davidson

16/2, Merchiston Gdns.,
Edinburgh,
EH10 5 DD

Comments in support of appeal being made against refusal to grant Planning Application 22/03124/FUL

Application Summary

Application Number: 22/03124/FUL

Address: Krem Karamel, 68 Inverleith Row Edinburgh EH3 5LT

Proposal: Retrospective consent sought for change of use from retail shop unit (Class 1) to coffee shop /cafe, (Class 3 restricted use), including outdoor seating areas. Ancillary Class 1 retail use to be retained as a bookshop.

Status: APPLICATION REFUSED 28 October 2022.

APPEAL PENDING

My details

Name: Vanessa Hill

Address: 72 Inverleith Row Edinburgh

Date: 5th January 2023

Comment Details

Commenter Type: Neighbour-Residential

Stance: Comments in support of Appeal against the Planning Application Refusal.

Comment Reasons:

I bought a neighbouring property in summer 2022 and have spent a significant time sitting in Krem Karamel whilst my flat was fully occupied with builders and electricians! I was recently told about the council decision to refuse retrospective consent for change of use from the former sports shop to a café incorporating a small book section for the key reason that "it could have an unacceptable impact on residential amenity" [my italics]. My experience of Krem Karamel is that it is viewed as a real asset by many of us living locally and those who pass by en route to and from the Botanics. A variety of people make use of the café from residents of the nearby care home on Eildon Street, parents with young children and dogs, young people visiting alone accompanied by their laptops, and 'ladies that lunch' to name a few. We are all made welcome by the delightful Turkish owner and her multi-cultural staff who have helped create a truly sociable space. As a recent newcomer it has allowed me to meet other residents and several people have told me it stops them feeling isolated now that they work from home or live alone. The area outside the café is kept immaculate by the owners of all 3 retail premises between 68 and 71 Inverleith Row and the presence of outside tables creates no issues as the pavement on the corner of the café is wide at this point allowing everyone to pass by with ease. [This is a marked contrast with where I lived previously in Stockbridge where the plethora of cafes and outside tables obstruct those of us trying to visit other types of shops in the vicinity]. There is no noise nuisance here – not least because Inverleith Row is busy with traffic and the opening hours are from 9.00am to 4.30pm with shorter hours on a Sunday. The Herald newspaper on 1st October 2022 ran a double page article on "10 of Scotland's Best Bookshop Cafes" naming Krem Karamel which would seem to suggest that it is an amenity we can be proud to have on our doorsteps. Being a Conservation Area I am conscious that the visual impact of this facility is relevant and having seen photographs of the sports shop which was on the site previously I certainly consider the aesthetic of the café to be a real improvement. Two of my near neighbours who have lived in this area for over 20 years tell me that there was a café on this site in the late 1990s which I believe stood for longer than the sports shop so presumably that suggests that our residential area has supported and enjoyed having a café on this spot previously. It would be great if we could retain this facility under its new stewardship.

Annex D - Council's city-dev portal, which shows that an application for change of use from a shop to a café (Class 3) was granted by the Council on 29 September 1999 and we cannot see any subsequent change back to a shop (Class 1), indicating that Class 3 use continues to be permitted at the unit.

The screenshot shows a web browser window displaying the 'Planning - Application Summary' page for a change of use from shop to café (Class 3) at 68 Inverleith Row, Edinburgh EH3 5LT. The page includes a navigation bar with 'Search', 'My Profile', 'Login', and 'Register' options. The main content area shows the application details, including the reference number 99/O2406/FUL, the application validated date (Tue 03 Aug 1999), the address, the proposal (Change of use from shop to café (class 3)), the status (Application Granted), the decision (Granted), the decision issued date (Wed 29 Sep 1999), the appeal status (Unknown), and the appeal decision (-). There are also buttons for 'Track', 'Print', and 'Share'. The bottom of the page shows a Windows taskbar with the date 11/12/2022.

Planning - Application Summary

99/O2406/FUL | Change of use from shop to café (class 3) | 68 Inverleith Row Edinburgh EH3 5LT

Property 000906133382

Track Print Share

Details Comments (0) Documents (0) Related Cases (3) Map

Summary Further Information Contacts Important Dates

Reference	99/O2406/FUL
Application Validated	Tue 03 Aug 1999
Address	68 Inverleith Row Edinburgh EH3 5LT
Proposal	Change of use from shop to café (class 3)
Status	Application Granted
Decision	Granted
Decision issued Date	Wed 29 Sep 1999
Appeal Status	Unknown
Appeal Decision	-

There are 0 documents associated with this application.

SearchGoogle

https://citydev-portal.edinburgh.gov.uk/.../BuildingWarrantDetails.do?previousCaseType=Property&keyVal=0006121ACU&previousCase...

GmailMapsNew TabLogin | View Account

Other browser

Building Standards – Scottish Building Warrant Summary

Help with this page

00/0612/ACU | Alter & change of use from takeaway to cafe | 68 Inverleith Row Edinburgh EH3 5LT

Property 00090613382

TrackPrintShare

DetailsCertificatesRelated Items (1)Map

SummaryFurther InformationPlotsImportant Dates

Description Of Works	Alter & change of use from takeaway to cafe
Site Address	68 Inverleith Row Edinburgh EH3 5LT
Application Reference Number	00/0612/ACU
Application Valid Date	Mon 23 Oct 2000
Decision Date	Thu 31 May 2001
Status	Granted Warrant
Application Type	Alter & Change of Use
Received Date	Fri 20 Oct 2000
Decision	Granted Warrant

There are 0 cases associated with this application.

There is 1 property associated with this application.

13°C
Mostly cloudy

Search

14:31
13/12/2022