

**From:** [Alan Moonie](#)  
**To:** [Local Review Body](#)  
**Cc:** [Claire Devlin](#); [formatdesign@aol.com](mailto:formatdesign@aol.com)  
**Subject:** 235 - 237 Leith Walk 23/03406/FUL  
**Date:** 27 June 2024 12:34:20

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Dear Sirs,

Further to the Local Review Body request for information in relation to the above application, I am not aware of any further discussion with the applicant regarding ventilation and noise issues.

Yours faithfully

Alan Moonie

Alan Moonie | Team Manager Planning | Sustainable Development | Place Directorate | The City of Edinburgh Council | Waverley Court, Level G:3, 4 East Market Street, Edinburgh, EH8 8BG | [alan.moonie@edinburgh.gov.uk](mailto:alan.moonie@edinburgh.gov.uk)

**From:** [Gina Bellhouse](#)  
**To:** [Local Review Body](#)  
**Subject:** FW: Further Representations - 235-237 Leith Walk  
**Date:** 22 July 2024 13:22:03  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Hi,

Please can you add this email trail to the papers for Leith Walk in the 19 June 2024 LRB folder.

Many thanks,  
Gina

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**From:** Claire Devlin <Claire.Devlin@edinburgh.gov.uk>  
**Sent:** Thursday, July 11, 2024 8:33 AM  
**To:** Gina Bellhouse <Gina.Bellhouse@edinburgh.gov.uk>  
**Cc:** Alan Moonie <Alan.Moonie@edinburgh.gov.uk>  
**Subject:** RE: Further Representations - 235-237 Leith Walk

Good morning Gina,

One thing I forgot to mention in my previous correspondence relating to this case is that this service was not consulted on the other referenced case below (7 Brunswick Place, planning reference 23/02919/FUL). If we had been, we would have likely asked for similar conditions / NIA etc.

Many thanks  
Claire

Claire Devlin | Environmental Health Officer | Environmental Protection | Regulatory Services | Directorate of Place | The City of Edinburgh Council | G1, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG | Tel 0131 469 5685 | [Claire.devlin@edinburgh.gov.uk](mailto:Claire.devlin@edinburgh.gov.uk)

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**From:** [formatdesign@aol.com](mailto:formatdesign@aol.com) <[formatdesign@aol.com](mailto:formatdesign@aol.com)>  
**Sent:** Tuesday, July 9, 2024 1:39 PM  
**To:** Stuart Preston <[Stuart.Preston@edinburgh.gov.uk](mailto:Stuart.Preston@edinburgh.gov.uk)>  
**Cc:** Alan Moonie <[Alan.Moonie@edinburgh.gov.uk](mailto:Alan.Moonie@edinburgh.gov.uk)>; Claire Devlin <[Claire.Devlin@edinburgh.gov.uk](mailto:Claire.Devlin@edinburgh.gov.uk)>; Gina Bellhouse <[Gina.Bellhouse@edinburgh.gov.uk](mailto:Gina.Bellhouse@edinburgh.gov.uk)>  
**Subject:** Re: Further Representations - 235-237 Leith Walk

External email

First time sender

Hi Stuart

Thank you for your email with the attached further representations.

Please see below our comments in response:

We are appealing against the refusal decision on the basis that adequate information was submitted to make an adequate assessment, and that the additional information was not necessary, nor relevant, to this restricted cooking application.

The application appears to have been assessed on the basis that this is a proposal for a Full Class 3 use to include cooking. This is NOT the case; the application is for a coffee shop (Class 3 with restricted cooking). The proposal only required a change of use application because, as a coffee shop, it has tables and chairs.

There have been no complaints and no objections to the proposal.

As agents, we had a similar application for a restricted Class 3 Coffee Shop (below flats) recently approved at 7 Brunswick Place, planning reference 23/02919/FUL granted approval on 6th October 2023. There was no request for a Noise Impact Assessment or for ventilation details for this application.

We would be grateful if these comments can be considered when the appeal is considered again by the Local Review Body.

Thank you for your assistance in this matter.

Kind regards.

**Bob Tait**

**format** DESIGN

Holyrood Business Park, 146 Duddingston Road West, Edinburgh, EH16 4AP

Tel: 0131 661 7666 [formatdesign@aol.com](mailto:formatdesign@aol.com)

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On Wed, 3 Jul 2024 at 12:25, Stuart Preston  
<[Stuart.Preston@edinburgh.gov.uk](mailto:Stuart.Preston@edinburgh.gov.uk)> wrote:

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To whom it may concern

Please find enclosed FYI. Please be advised you have 14 days to comment on these should you wish.

Kindest regards

Local review Body

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