

The City of Edinburgh Planning Local Review Body (Panel 2)

10.00am, Wednesday 28 August 2024

Present: Councillors Mattos Coelho, McNeese-Mechan, Mowat, Parker, Thornley.

1. Appointment of Convener

Councillor Mowat was appointed as Convener.

2. Minutes

To approve the minute of the Local Review Body (LRB Panel 2) of 5 June 2024 as a correct record.

3. Planning Local Review Body Procedure

Decision

To note the outline procedure for consideration of reviews.

(Reference – Local Review Body Procedure, submitted)

4. Request for Review – 195 (Flat 4) Cannongate, Edinburgh

Details were submitted for a request for a retrospective material change of use from home to short term let since 2017 at flat 4 195 Canongate. Application No. 23/05307/FULSTL.

Assessment

At the meeting on 28 August 2024, the LRB had been provided with copies of the notice of review, including a request that the review proceed on the basis of an assessment of the review documents only. The LRB had also been provided with copies of the decision notice and the report of handling.

The LRB heard from the Planning Adviser who summarised the issues raised and presented the drawings of the development and responded to further questions.

The plans used to determine the application were 01-03 Scheme 1, the drawings shown under the application reference number 23/05307/FULSTL on the Council's Planning and Building Standards Online Services.

The LRB, having considered these documents, felt that they had insufficient information before it to determine the review.

The LRB in their deliberations on the matter, considered the following:

- 1) The development plan, including the relevant policies of the NPF4 and Edinburgh Local Development Plan, principally:
 - National Planning Framework 4 Policy 1 (Sustainable Places Tackling the climate and nature crises)
 - National Planning Framework 4 Policy 30 (Tourism)
 - National Planning Framework 4 Policy 7 (Historic Assets and Places)
 - Edinburgh Local Development Plan Policy Hou 7 (Inappropriate Uses in Residential Areas)
 - Edinburgh Local Development Plan Policy Tra 2 (Private Car Parking)
 - Edinburgh Local Development Plan Policy Tra 3 (Private Cycle Parking)
- 2) Relevant Non-Statutory Guideline.:
 - Listed Buildings and Conservation Areas
 - Guidance for Businesses (2024)
 - Edinburgh Design Guidance
- 3) The procedure used to determine the application.
- 4) The reasons for refusal and the arguments put forward in the request for a review.

Conclusion

The LRB considered all the arguments put before it in respect of the proposed planning application and discussion took place in relation to the following issues:

- Clarification was sought regarding the authorised use of the other properties in the stairwell. Although not information was provided in the Local Review papers, there were letters from other residents within the stairwell suggesting they were long terms residents.
- It was confirmed that the application property had previously been let as a long term rental.
- The panel highlighted the importance of maintaining residential properties in line with National Planning Framework 4 Policy 30 (e).

- The panel acknowledged that there was a significant number of residential properties on the street indicating that there was a desire from residents to live in this location.

Having taken the above matters into consideration, the LRB were of the opinion that no material considerations had been presented in the request for a review which would lead it to overturn the determination by the Chief Planning Officer.

Decision

To uphold the decision by the Chief Planning Officer to refuse planning permission.

Reasons for Refusal:

- 1) The proposal is contrary to Local Development Plan Policy Hou 7 in respect of Inappropriate Uses in Residential Areas, as the use of this property as a short term let will have a materially detrimental effect on the living conditions and amenity of nearby residents.
- 2) The proposal is contrary to National Planning Framework Policy 30(e) in respect of Local Amenity and Loss of Residential Accommodation, as the use of this property as a short term let will result in an adverse impact on local amenity and the loss of a residential property that has not been justified

(References – Decision Notice, Report of Handling, Notice of Review and supporting documents, submitted).

5. Request for Review – 12 Castle Street, Edinburgh

Details were submitted for a request for review for review for change of use from flatted dwelling to short term let in retrospect at 2F2 12 Castle Street, Edinburgh. Application No. 23/05452/FULSTL.

Assessment

At the meeting on 28 August 2024, the LRB had been provided with copies of the notice of review, including a request that the review proceed on the basis of an assessment of the review documents and a hearing session. The LRB had also been provided with copies of the decision notice and the report of handling.

The LRB heard from the Planning Adviser who summarised the issues raised and presented the drawings of the development and responded to further questions.

The plans used to determine the application were 01 and 02 Scheme 1, the drawings shown under the application reference number 23/05452/FULSTL on the Council's Planning and Building Standards Online Services.

The LRB, having considered these documents, felt that they had sufficient information before it to determine the review.

The LRB in their deliberations on the matter, considered the following:

- 1) The development plan, including the relevant policies of the NPF4 and Edinburgh Local Development Plan, principally:

National Planning Framework 4 Policy 1 (Sustainable Places Tackling the climate and nature crises)

National Planning Framework 4 Policy 30 (Tourism)

National Planning Framework 4 Policy 7 (Historic Assets and Places)

Edinburgh Local Development Plan Policy Hou 7 (Inappropriate Uses in Residential Areas)

Edinburgh Local Development Plan Policy Tra 2 (Private Car Parking)

Edinburgh Local Development Plan Policy Tra 3 (Private Cycle Parking)

2) Relevant Non-Statutory Guideline.

Listed Buildings and Conservation Areas

Guidance for Businesses (2024)

Edinburgh Design Guidance

3) The procedure used to determine the application.

4) The reasons for refusal and the arguments put forward in the request for a review.

Conclusion

The LRB considered all the arguments put before it in respect of the proposed planning application and discussion took place in relation to the following issues:

- The panel highlighted the importance of maintaining residential properties in line with National Planning Framework 4 Policy 30 (e).
- The panel acknowledged that there was a significant number of residential properties on the street indicating that there was a desire from residents to live in this location.
- There was a loss of residential amenity due to the proposed Short Term Let use.
- That there had been objections from residents within the locality.

Having taken all the above matters into consideration, the LRB were of the opinion that no material considerations had been presented in the request for a review which would lead it to overturn the determination by the Chief Planning Officer.

Decision

To uphold the decision by the Chief Planning Officer to refuse planning permission.

Reasons for Refusal:

1. The proposal is contrary to Local Development Plan Policy Hou 7 in respect of Inappropriate Uses in Residential Areas, as the use of this property as a short term let will have a materially detrimental effect on the living conditions and amenity of nearby residents.

2. The proposal is contrary to National Planning Framework Policy 30(e) in respect of Local Amenity and Loss of Residential Accommodation, as the use of this property as a short term let will result in an adverse impact on local amenity and the loss of a residential property that has not been justified.

(References – Decision Notice, Report of Handling, Notice of Review and supporting documents, submitted).

6. Request for Review – 17 Fowler Street, Edinburgh

Details were submitted for a request for review on behalf of V7 Business Ltd for change of use from office accommodation to short term letting accommodation at 17 Fowler Terrace, Edinburgh. Application No. 23/07524/FULSTL.

Assessment

At the meeting on 28 August 2024, the LRB had been provided with copies of the notice of review submitted by you including a request that the review proceed on the basis of an assessment of the review documents only. The LRB had also been provided with copies of the decision notice and the report of handling.

The LRB heard from the Planning Adviser who summarised the issues raised and presented the drawings of the development and responded to further questions.

The plans used to determine the application were 01 and 02 Scheme 1, the drawings shown under the application reference number 23/07524/FULSTL on the Council's Planning and Building Standards Online Services.

The LRB, having considered these documents, felt that they had sufficient information before it to determine the review.

The LRB in their deliberations on the matter, considered the following:

- 1) The development plan, including the relevant policies of the NPF4 and Edinburgh Local Development Plan, principally:
 - National Planning Framework 4 Policy 1 (Sustainable Places Tackling the climate and nature crises)
 - National Planning Framework 4 Policy 30 (Tourism)
 - Edinburgh Local Development Plan Policy Hou 7 (Inappropriate Uses in Residential Areas)
 - Edinburgh Local Development Plan Policy Tra 2 (Private Car Parking)
 - Edinburgh Local Development Plan Policy Tra 3 (Private Cycle Parking)
- 2) Relevant Non-Statutory Guideline.
 - Guidance for Businesses (2024)
- 3) The procedure used to determine the application.
- 4) The reasons for refusal and the arguments put forward in the request for a review.

Conclusion

The LRB considered all the arguments put before it in respect of the proposed planning application and discussion took place in relation to the following issues:

- That it would be unenforceable to condition that the door to the shared garden be locked and therefore concerns were raised regarding residents' amenity. It was also acknowledged that the shared garden was not the only amenity issue.
- That locking an exit door raised concerns of safety for those staying in the property.
- That limiting the possible noise from doors closing would mitigate some noise, but consideration was given to other noise that could impact on residential amenity and that could not be mitigated.
- It was noted that a device that detects and registers noise would not prevent noise from occurring.
- It was acknowledged that the change of use would not result in a loss of housing.

Having taken all the above matters into consideration, the LRB were of the opinion that no material considerations had been presented in the request for a review which would lead it to overturn the determination by the Chief Planning Officer.

Decision

To uphold the decision by the Chief Planning Officer to refuse planning permission.

Reasons for Refusal:

1. The proposal is contrary to Local Development Plan Policy Hou 7 in respect of Inappropriate Uses in Residential Areas, as the use of this property as a short term let will have a materially detrimental effect on the living conditions and amenity of nearby residents.
2. The proposal is contrary to National Planning Framework 4 Policy 30(e)(i) in respect of Local Amenity as the use of this dwelling as a short term let will result in an unacceptable impact on local amenity.

(References – Decision Notice, Report of Handling, Notice of Review and supporting documents, submitted).

7. Request for Review – 1 Gayfield Terrace, Edinburgh

Details were submitted for review on behalf of GTS Solutions for Change of use from Class 3 and 4 to include Class 10 at 1 Gayfield Square, Edinburgh. Application Number. 23/04307/FUL.

At the meeting on 28 August 2024, the LRB had been provided with copies of the notice of review submitted by you including a request that the review proceed on the

basis of an assessment of the review documents and a site visit. The LRB had also been provided with copies of the decision notice and the report of handling.

The LRB heard from the Planning Adviser who summarised the issues raised and presented the drawings of the development and responded to further questions.

The plans used to determine the application were 01 and 02 Scheme 1, the drawings shown under the application reference number 23/04307/FUL on the Council's Planning and Building Standards Online Services.

The LRB, having considered these documents, felt that they had sufficient information before it to determine the review.

The LRB in their deliberations on the matter, considered the following:

- 1) The development plan, including the relevant policies of the NPF4 and Edinburgh Local Development Plan, principally:
 - National Planning Framework 4 Policy 1 (Sustainable Places Tackling the climate and nature crises)
 - National Planning Framework 4 Policy 7 (Historic Assets and Places)
 - National Planning Framework 4 Policy 14b (Design, Quality and Place)
 - National Planning Framework 4 Policy 27 (City, Town, Local and Commercial Centres)
 - Edinburgh Local Development Plan Policy Hou 7 (Inappropriate Uses in Residential Areas)
- 2) Relevant Non-Statutory Guidelines.
 - Listed Buildings and Conservation Areas
- 3) The procedure used to determine the application.
- 4) The reasons for refusal and the arguments put forward in the request for a review.

Conclusion

The LRB considered all the arguments put before it in respect of the proposed planning application and discussion took place in relation to the following issues:

- Allowing 24-hour access would create noise which could impact residents.
- The Panel considered whether it would be enforceable to allow 24-hour access to specific rooms of a property.
- It was noted that many objections had been raised.
- It was considered that the conditions set by the Chief Planning Officer were balanced and reasonable.

Having taken all the above matters into consideration, the LRB were of the opinion that no material considerations had been presented in the request for a review of Condition 5 of planning permission 23/04307/FUL which would lead it to overturn the determination by the Chief Planning Officer. The original decision notice dated 12 February 2024 remained unaltered.

Decision

To uphold the decision by the Chief Planning Officer to GRANT planning permission subject to the same conditions as specified in the Decision Notice dated 12 February 2024 for:

Change of use from Class 3 and 4 to include Class 10.

Condition(s):

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted. If development has not begun at the expiration of this period, the planning permission lapses.
2. Cooking operations on the premises shall be restricted to the use of a microwave, Panini machine and soup kettle only; no other forms of cooking shall take place on site.
3. The application Class 10 aspect of the premises should be restricted to educational uses only with no permitted change to other Uses within Class 10.
4. The noise mitigation measures as specified within RMP Noise impact Assessment referenced Technical Report No. R-9740-MP1-RGM and dated 5th September 2023 should be installed and operational prior to start of operations on site.
5. Hours of operation to be restricted to 0800 - 2100 hours Monday to Sunday

Reason(s):

1. To accord with Section 58 of the Town and Country Planning (Scotland) Act 1997.
2. In order to safeguard the amenity of neighbouring residents and other occupiers.
3. In order to ensure that the nature of the use of the premises remains compatible with the character of the surrounding area, and that no activities or processes take place which may be detrimental to its amenities.
4. In order to safeguard the amenity of neighbouring residents and other occupiers.
5. In order to safeguard the amenity of neighbouring residents and other occupiers.

(References – Decision Notice, Report of Handling, Notice of Review and supporting documents, submitted).

8. Request for Review – 59 Gilmore Place, Edinburgh

Details were submitted for a request for review on behalf of Mr Rahman for change of use from residential to residential (ground floor) and guest house (1st and 2nd floors) at 59 Gilmore Place, Edinburgh. Application Number. 23/04664/FUL.

Assessment

At the meeting on 28 August 2024, the LRB had been provided with copies of the notice of review submitted by you including a request that the review proceed on the

basis of an assessment of the review documents only. The LRB had also been provided with copies of the decision notice and the report of handling.

The LRB heard from the Planning Adviser who summarised the issues raised and presented the drawings of the development and responded to further questions.

The plans used to determine the application were 01-05 Scheme 1, the drawings shown under the application reference number 23/04664/FUL on the Council's Planning and Building Standards Online Services.

The LRB, having considered these documents, felt that they had sufficient information before it to determine the review.

The LRB in their deliberations on the matter, considered the following:

- 1) The development plan, including the relevant policies of the NPF4 and Edinburgh Local Development Plan, principally:
 - National Planning Framework 4 Policy 1 (Sustainable Places Tackling the climate and nature crises)
 - National Planning Framework 4 Policy 16 (Quality Homes)
 - National Planning Framework 4 Policy 27 (City, town, local and commercial centres)
 - Edinburgh Local Development Plan Policy Hou 1 (Housing Development)
 - Edinburgh Local Development Plan Policy Hou 7 (Inappropriate Uses in Residential Areas)
- 2) Relevant Non-Statutory Guideline.
 - Guidance for Businesses (2024)
- 3) The procedure used to determine the application.
- 4) The reasons for refusal and the arguments put forward in the request for a review.

Conclusion

The LRB considered all the arguments put before it in respect of the proposed planning application and discussion took place in relation to the following issues:

- That there is a desire for B&B accommodation
- That it was possible that the residential ground floor could potentially be occupied by persons who are not managing the guests house proposed for the 1st and 2nd floors and that the guest house could be detrimental to the amenity for residents of the ground floor.
- There was sympathy that the application may have intended for the ground floor to be the residence of the guest house manager however confirmation and further information was required to ensure this.

- Legal advice would need to be sought should the application description of development require altering once additional information is provided.

Having taken all the above matters into consideration, the LRB were of the opinion that additional information was required on the proposed residential use of the ground floor of the property and to seek legal advice on the ability to alter the application description of development once additional information had been provided.

Decision

To **CONTINUE** consideration of the application for further information:

- from the Applicant regarding the proposed residential use of the ground floor and how this relates to the other proposed uses within the property;
- from Legal Services to confirm if the LRB Panel can amend the description of development on the submitted Notice of Review form, once further information has been obtained from the Applicant.

(References – Decision Notice, Report of Handling, Notice of Review and supporting documents, submitted).

9. Request for Review – Gogar Station Road, Edinburgh

Details were submitted for a request for review on behalf of The Owners Group to convert garage into dwelling at Kellerstain Stables, Gogar Station Road, Edinburgh Application Number. 23/06323/FUL.

Assessment

At the meeting on 28 August 2024, the LRB had been provided with copies of the notice of review submitted by you including a request that the review proceed on the basis of an assessment of the review documents and a site inspection. The LRB had also been provided with copies of the decision notice and the report of handling.

The LRB heard from the Planning Adviser who summarised the issues raised and presented the drawings of the development and responded to further questions.

The plans used to determine the application were 01-04 Scheme 1, the drawings shown under the application reference number 23/06323/FUL on the Council's Planning and Building Standards Online Services.

The LRB, having considered these documents, felt that they had sufficient information before it to determine the review.

The LRB in their deliberations on the matter, considered the following:

- 1) The development plan, including the relevant policies of the NPF4 and Edinburgh Local Development Plan, principally:
 - National Planning Framework 4 Policy 7 (Historic Assets and Places)
 - National Planning Framework 4 Policy 8 (Green belts)
 - Edinburgh Local Development Plan Policy Hou 1 (Housing Development)

Edinburgh Local Development Plan Policy Hou 3 (Private Green Space in House Development)

Edinburgh Local Development Plan Policy ENV 10 (Development in the Green Belt and Countryside)

Edinburgh Local Development Plan Policy ENV 11 (Special Landscape Areas)

Edinburgh Local Development Plan Policy ENV 16 (Species Protection)

Edinburgh Local Development Plan Policy Des 5 (Development Design - Amenity)

Edinburgh Local Development Plan Policy Tra 2 (Private Car Parking)

Edinburgh Local Development Plan Policy Tra 3 (Private Cycle Parking)

- 2) Relevant Non-Statutory Guideline.
Guidance for Development in the Countryside and Green Belt
- 3) The procedure used to determine the application.
- 4) The reasons for refusal and the arguments put forward in the request for a review

Conclusion

The LRB considered all the arguments put before it in respect of the proposed planning application and discussion took place in relation to the following issues:

- That the proposal was not for a new build and was instead repurposing an existing structure
- That the proposal would add housing
- The panel discussed the definition of a brown field site and if that applied to this proposal
- On a division, the panel determined that the site constitutes a green belt site that had been tested in a number of previous applications and appeals

Having taken all the above matters into consideration, the LRB were of the opinion that no material considerations had been presented in the request for a review which would lead it to overturn the determination by the Chief Planning Officer.

Decision

To uphold the decision by the Chief Planning Officer to refuse planning permission.

Reasons for Refusal:

1. The proposal is contrary to NPF 4 Policy 8 (Green belts) as it does not meet the relevant criteria for residential development in this green belt location and will be harmful to its landscape quality and rural character.
2. The proposal is contrary to LDP Policy Env 10 of the adopted Local Development Plan (LDP) and the Council's Guidance for Development in the Countryside and Green Belt as it would involve the development of a new build

dwellinghouse in a green belt location with no exceptional planning reason to justify its construction.

(References – Decision Notice, Report of Handling, Notice of Review and supporting documents, submitted).

10. Request for Review – 11 Mentone Avenue, Edinburgh

Details were submitted for a request for review for a request to form a driveway with car charging point at 11 Mentone Avenue, Edinburgh. Application Number. 23/05135/FUL.

Assessment

At the meeting on 28 August 2024, the LRB had been provided with copies of the notice of review submitted by you including a request that the review proceed on the basis of an assessment of the review documents only. The LRB had also been provided with copies of the decision notice and the report of handling.

The LRB heard from the Planning Adviser who summarised the issues raised and presented the drawings of the development and responded to further questions.

The plans used to determine the application were 01-03 Scheme 1, the drawings shown under the application reference number 23/05135/FUL on the Council's Planning and Building Standards Online Services.

The LRB, having considered these documents, felt that they had sufficient information before it to determine the review.

The LRB in their deliberations on the matter, considered the following:

- 1) The development plan, including the relevant policies of the NPF4 and Edinburgh Local Development Plan, principally:
 - National Planning Framework 4 Policy 1 (Sustainable Places Tackling the climate and nature crises)
 - National Planning Framework 4 Policy 7 (Historic Assets and Places)
 - National Planning Framework 4 Policy 16 (Quality Homes)
 - Edinburgh Local Development Plan Policy Des 12 (Alterations and Extensions)
- 2) Relevant Non-Statutory Guideline.
 - Listed Buildings and Conservation Areas
 - Guidance for Householders
- 3) The procedure used to determine the application.
- 4) The reasons for refusal and the arguments put forward in the request for a review.

Conclusion

The LRB considered all the arguments put before it in respect of the proposed planning application and discussion took place in relation to the following issues:

- The panel was sympathetic to the reasoning being the proposal.
- It was acknowledged that the proposal was in a conservation site.
- There would be a loss of greenery and loss of historic fabric to the detriment of the character and appearance of the area.
- There would be an adverse impact to the environment and flood prevention.
- The proposal would cause a loss of biodiversity and would be in contrary to National Planning Framework Policy 3 (c). the panel requested the additional reason for refusal be included. The additional reason is point 3 as listed above.
- A personal consent was discussed but it was acknowledged that once the historic fabric was removed and the area paved over, it would be difficult to reinstate it.
- The proposed change would permanently alter the character of the area.

Having taken all the above matters into consideration, the LRB were of the opinion that no material considerations had been presented in the request for a review which would lead it to overturn the determination by the Chief Planning Officer.

Decision

To uphold the decision by the Chief Planning Officer to refuse planning permission.

Reasons for Refusal:

1. The proposal is contrary to National Planning Framework Policy 7(d) and 7(e) in respect of proposals in or affecting conservation areas as the proposed works would not preserve or enhance the character and appearance of the Portobello Conservation Area.
2. The proposal is contrary to National Planning Framework Policy 16 (g) (i) in respect of householder development as the proposed works would have a detrimental impact on the character of the home and the surrounding area.
3. The proposal is contrary to National Planning Framework Policy 3 (c) as it does not include appropriate measures to conserve and enhance biodiversity to the detriment of the natural environment..

(References – Decision Notice, Report of Handling, Notice of Review and supporting documents, submitted).

11. Request for Review – 3 St Clair Avenue, Edinburgh

Details were submitted for a request for review for a request to expand a ground floor flat front window into a door, providing access to a private patio. The door will be of similar style to the current window frame (uPVC double glazed), maintaining the quality and character of the area at 3 (PF1) St Clair Avenue, Edinburgh. Application Number. 24/00047/FUL.

Assessment

At the meeting on 28 August 2024, the LRB had been provided with copies of the notice of review submitted by you including a request that the review proceed on the

basis of an assessment of the review documents and a site inspection. The LRB had also been provided with copies of the decision notice and the report of handling.

The LRB heard from the Planning Adviser who summarised the issues raised and presented the drawings of the development and responded to further questions.

The plans used to determine the application were 01, 02,04 & 05 Scheme 1, the drawings shown under the application reference number 24/00047/FUL on the Council's Planning and Building Standards Online Services.

The LRB, having considered these documents, felt that they had sufficient information before it to determine the review.

The LRB in their deliberations on the matter, considered the following:

- 1) The development plan, including the relevant policies of the NPF4 and Edinburgh Local Development Plan, principally:
 - National Planning Framework 4 Policy 1 (Sustainable Places Tackling the climate and nature crises)
 - National Planning Framework 4 Policy 16 (Quality Homes)
 - Edinburgh Local Development Plan Policy Des 1 (Design Quality and Context)
 - Edinburgh Local Development Plan Policy Des 12 (Alterations and Extensions)
- 2) Relevant Non-Statutory Guideline.
 - Guidance for Householders
- 3) The procedure used to determine the application.
- 4) The reasons for refusal and the arguments put forward in the request for a review.

Conclusion

The LRB considered all the arguments put before it in respect of the proposed planning application and discussion took place in relation to the following issues:

- The change would not be visible due to the hedge
- There was an inconsistency on the window frame and glazing throughout the area
- The change would improve amenity of the residents
- There was concern raised that it would set a precedent for further changes to the area
- There was further concern that should the hedge be removed the change would be visible.
- The proposals were minor and would not impact on the character of the building or the surrounding area

Having taken all the above matters into consideration, the LRB, on a division, were of the opinion that decision of the Chief Planning Officer be overturned and granted planning permission for the following reasons:

1. The proposals do comply with Policy 16 of National Planning Framework 4 as they wouldn't have a detrimental impact on the character of the home and the surrounding area.
2. The proposals do comply with Policy Des 1 of the Local Development Plan as they wouldn't be damaging to the character and appearance of the area as their design is appropriate.
3. The proposals do comply with Policy Des 12 of the Local Development Plan as they are compatible with the character of the existing building and they will not be detrimental to neighbourhood amenity and character.

Decision

To **NOT UPHOLD** the decision by the Chief Planning Officer and to **GRANT** Planning permission for the following reasons:

1. The proposals do comply with Policy 16 of National Planning Framework 4 as they wouldn't have a detrimental impact on the character of the home and the surrounding area.
2. The proposals do comply with Policy Des 1 of the Local Development Plan as they wouldn't be damaging to the character and appearance of the area as their design is appropriate.
3. The proposals do comply with Policy Des 12 of the Local Development Plan as they are compatible with the character of the existing building and they will not be detrimental to neighbourhood amenity and character.

Informatives

(a) The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.

(b) No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control under section 123(1) of the Town and Country Planning (Scotland) Act 1997.

(c) As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a Notice of Completion of Development must be given in writing to the Council.

(References – Decision Notice, Report of Handling, Notice of Review and supporting documents, submitted).