

Property Enquiry Certificate



Date: **22/09/2015**

Our Ref: **PADJ000236-MP**

Your Ref: **F843-17**

Property enquiry response for: **Charles Wood & Son**

Subjects: **1 Adam Smith's Close, Kirkcaldy, KY1 1HL**

1.	<i>Planning Details</i>
a)	The current Local Plan is: Mid Fife Local Plan Adopted January 2012
b)	Policies / proposals in the Local Plan directly affecting the subjects. Town Centre Policies

(see page 4 for Terms & Conditions)

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c)	<p>Have the subjects had any applications made for planning permission in the last five years? Listed building consent for internal and external alterations - Ref. No: 13/01523/LBC Status: Application Approved - no conditions 04 Jul 2013</p> <p>External alterations to roof and windows and internal alterations - Ref. No: 13/01524/FULL Status: Application Approved - no conditions 02 Jul 2013</p> <p>Change of use from workshop (class 4) to exhibition hall (class 10) with ancillary offices including installation of windows - Ref. No: 13/02482/FULL Status: Application Approved with Conditions 13 Dec 2013</p> <p>Listed Building Consent for formation of new staircase, internal floors and installation of new windows - Ref. No: 13/02483/LBC Status: Application Approved with Conditions 13 Dec 2013</p> <p>Change of use from workshop (class 4) to exhibition hall (class 10) with ancillary offices including installation of windows (amendment to planning permission 13/02482/FULL) - Ref. No: 14/00889/FULL Status: Application Approved with Conditions 04 Jul 2014</p> <p>Listed Building Consent for internal and external alterations including the installation of new windows (Amendment to 13/02483/LBC) - Ref. No: 14/00890/LBC Status: Application Approved with Conditions 04 Jul 2014</p>
d)	<p>Are the subjects categorised as a listed building? No</p> <p>Category: N/A</p>
e)	<p>Do the subjects lie within a Conservation/Article 4 Area? Yes - Kirkcaldy (Central) Conservation Area</p>
f)	<p>Do the subjects lie within a designated Smoke Control Area? No</p>
2.	<i>Building Standards Details</i>
a)	<p>Have the subjects had any applications made for building warrants in the last five years? Alterations to install new windows, internal floor and staircase and formation of new toilet facilities Ref. No: 14/02775/NDC Warrant Approved 12 Mar 2015</p>

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b)	If so are there Certificates of Completion for all of the above? No
3.	<i>Other Details</i>
a)	Is the road/footpath/verge ex adverso the subjects adopted by the Local Authority? Adam Smith Close, Kirkcaldy is adopted.
b)	Are there any Road Scheme proposals that affect the subjects? No
c)	Is there a public sewer ex adverso the subjects? Yes
d)	Is there a public water supply ex adverso the subjects? Yes
e)	Are there any outstanding Notices under the legislation searched which affect the subjects? No notices found at time of search.
f)	Adjoining Property Search Adjoining properties have been searched during the production of this PEC, no adverse applications have been found.
g)	Any other information relevant to the subjects. Land to the south of the property is identified in the Local Plan as Kirkcaldy Town Centre Development Opportunity .

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Legislation Searched

Acquisition of Land (Authorisation Procedure)(Scotland) Act 1947, Building (Scotland) Acts 1959/1970 [as amended by Building (Scotland) Act 2003], City of Edinburgh District Council Order Confirmation Act 1991 (Where Applicable), Civic Government (Scotland) Act 1982, Clean Air Act 1956/68 [as amended by Clean Air Act 1993], Environmental Protection Act 1990 Part IIA [Contaminated Land (Scotland) Regulations 2000 (SI 2000 No 178)], Housing (Scotland) Act 1987, Housing (Scotland) Act 2006, Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, Roads (Scotland) Act 1984, Sewerage (Scotland) Act 1968, Town & Country Planning (Control of Advertisements) (Scotland) Amendment Regulations 1992, Town and Country Planning (General Development)(Scotland) Order 1992 [Amendment No.2 Order (SI2001 No.226)], Town and Country Planning (Scotland) Act 1997, Water (Scotland) Act 1980.

Certificate Notes

1. Information contained in this Property Enquiry Certificate is based on searches of the publicly available Private Rented Housing Panel (PRHP), Local Authority and Water Authority records, in accordance with the Local Government (Access to Information) Act 1985.
2. Only Notices/Orders served on the subjects within the information period of search, identified in note 1, are disclosed.
3. Only Road Schemes that lie 250m or less from the subjects are disclosed.
4. Only planning applications validated within the past 5 years will be disclosed.
5. Only building warrant applications validated within the past 5 years will be disclosed.
6. This Property Enquiry Certificate is covered by the Millar & Bryce Comprehensive Warranty, details supplied on request.
7. Contaminated Land - Unless details are confirmed in section 3(e) above, the answer to each question in para 5.3.6 of the CML Handbook for Scotland 2nd Edition is in the negative.

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