

# Property Enquiry Certificate



Date: **26/10/2015**  
Our Ref: **PZ130268/AW**

Your Ref: **SB/WIGL0002/1**

Property enquiry response for: **Pacitti Jones**

Subjects: **Flat 4, 2 Lancaster Terrace, Glasgow, G12 OUT**

<b>1.</b>	<b><i>Planning Details</i></b>
a)	The current Local Plan is: <b>Glasgow City Plan 2 Adopted December 2009</b>
b)	Policies / proposals in the Local Plan directly affecting the subjects. <b>Policy DEV2 - Residential and Supporting Uses</b>

(see page 5 for Terms & Conditions)

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c)	<p>Have the subjects had any applications made for planning permission in the last five years?  <b>11/01331/DC - Internal alterations to two townhouses to form eight self contained flats - 2 - 3 Lancaster Terrace Glasgow - Approved - On Conditions - 09/03/2012</b></p> <p><b>11/01333/DC - Conversion of two subdivided townhouse properties to form 8 self contained flats - 2 - 3 Lancaster Terrace Glasgow - Approved - On Conditions - 24/01/2012</b></p> <p><b>13/02592/DC - Internal alterations to two townhouses to form eight self contained flats - amendment of condition 01 of listed building consent 11/01331/DC to amend internal layout - 2 - 3 Lancaster Terrace Glasgow - Approved - On Conditions - 02/05/2014</b></p> <p><b>14/01226/DC - Internal alterations to two townhouse properties to form 8 self-contained flats - amendment of condition 01 of listed building consent 13/02592/DC to include conversion of outbuilding to form mews dwelling, associated external alterations and stone repairs - 2 - 3 Lancaster Terrace Glasgow - Approved - On Conditions - 28/08/2014</b></p> <p><b>14/01227/DC - Conversion of two subdivided townhouse properties to form 8 self-contained flats - amendment of condition 01 of planning permission 11/01333/DC to include conversion of outbuilding to form mews dwelling, associated external alterations and stone repairs - 2 - 3 Lancaster Terrace Glasgow - Approved - On Conditions - 28/08/2014</b></p>
d)	<p>Are the subjects categorised as a listed building? <b>Yes</b></p> <p>Category: <b>B</b></p>
e)	<p>Do the subjects lie within a Conservation/Article 4 Area?  <b>Yes -</b></p>
f)	<p>Do the subjects lie within a designated Smoke Control Area?  <b>Yes</b></p>
<b>2.</b>	<b><i>Building Standards Details</i></b>

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a)	Have the subjects had any applications made for building warrants in the last five years? <b>11/02626/BW - Domestic: Conversion and internal alterations to 2 closes of 25 dwellings into 8 dwellings (2 flats and 2 maisonettes at 2 Lancaster Terrace, and 2 flats and 2 maisonettes at 3 Lancaster Terrace) to Cat 'B' listed building - 2 - 3 Lancaster Terrace Glasgow - Warrant Approved - 30/08/2012</b>
b)	If so are there Certificates of Completion for all of the above? <b>No</b>
<b>3.</b>	<b><i>Other Details</i></b>
a)	Is the road/footpath/verge ex adverso the subjects adopted by the Local Authority? <b>Lancaster Terrace is adopted. Lancaster Terrace Lane is not adopted.</b>
b)	Are there any Road Scheme proposals that affect the subjects? <b>No</b>
c)	Is there a public sewer ex adverso the subjects? <b>Yes</b>
d)	Is there a public water supply ex adverso the subjects? <b>Yes</b>
e)	Are there any outstanding Notices under the legislation searched which affect the subjects? <b>No notices found at time of search.</b>

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f)	<p>Adjoining Property Search</p> <p><b>Planning Applications:</b></p> <p><b>11/01949/DC - Conversion of residential home for elderly to form seven flats with external alterations to listed building - 1 Lancaster Terrace Glasgow G12 OUT - Approved - On Conditions - 24/08/2012</b></p> <p><b>11/01950/DC - Conversion of residential home for elderly to form seven flats with internal and external alterations to listed building - 1 Lancaster Terrace Glasgow G12 OUT - Approved - On Conditions - 05/11/2012</b></p> <p><b>15/01873/DC - Conversion of residential home for elderly to form seven flats with external alterations to listed building - renewal of permission 11/01949/DC - 1 Lancaster Terrace Glasgow G12 OUT - Pending - Decision - 27/07/2015</b></p> <p><b>12/00874/DC - External alterations including raising of roof, installation of replacement windows, formation of juliet balcony, dormer window and rooflights to front and dormer window to rear roofslope of dwellinghouse - 4 Lancaster Terrace Lane Glasgow G12 0UN - Approved - On Conditions - 02/07/2012</b></p> <p><b>14/02662/DC - Internal and external alterations to listed building - 4 Lancaster Terrace Lane Glasgow G12 0UN - Approved - On Conditions - 11/02/2015</b></p> <p><b>Building Warrant:</b></p> <p><b>15/00064/BW - Alterations to re-configure roof trusses to create double height over lounge and installation of two rooflights - 4 Lancaster Terrace Lane Glasgow G12 0UN - Warrant Approved - 17/02/2015</b></p>
g)	<p>Any other information relevant to the subjects.</p> <p><b>None</b></p>

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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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