

Property Enquiry Certificate



Date: **02/11/2015**
Our Ref: **PZ130575-MP**

Your Ref: **3/RQ/THE-0001/2**

Property enquiry response for: **Beveridge Philp & Ross**

Subjects: **90 High Street, Haddington EH41 3ET**

1.	<i>Planning Details</i>
a)	The current Local Plan is: East Lothian Local Plan Adopted 2008
b)	Policies / proposals in the Local Plan directly affecting the subjects. Policy ENV2 - Town and Village Centres; Other Retail or Mixed Use Areas Policy ENV4 - Development within Conservation Areas Policy ENV5 - Conservation Areas - Proposed Restriction of Permitted Developments Policy ENV6 - Illuminated Advertisements
c)	Have the subjects had any applications made for planning permission in the last five years? 12/00219/LBC - Repainting of shopfront and erection of signage - Application Approved 15 Jun 2012 12/00221/ADV - Display of advertisement - Application Approved 01 Jun 2012 12/00219/P - Repainting of shopfront - Application Approved 01 Jun 2012
d)	Are the subjects categorised as a listed building? Yes Category: B, listed on 05/02/1971
e)	Do the subjects lie within a Conservation/Article 4 Area? Yes - Haddington Conservation Area/Article 4 (I, II, III, IV, V, VI, VII, VIII, XI, XII, XIII, XIV, XV, XVI, XVII, XX, XXI, XXII)
f)	Do the subjects lie within a designated Smoke Control Area? No

(see page 4 for Terms & Conditions)

Millar & Bryce Limited, Ocean Point, 94 Ocean Drive, Edinburgh, EH6 6JH
Tel 0131 556 1313 Fax 0131 557 5960 DX 550301 Edinburgh 24 LP 125 Edinburgh 2
Email pec@millar-bryce.com Web www.millar-bryce.com

Property Enquiry Certificate



2.	<i>Building Standards Details</i>
a)	Have the subjects had any applications made for building warrants in the last five years? No outstanding applications found at time of search.
b)	If so are there Certificates of Completion for all of the above? N/A
3.	<i>Other Details</i>
a)	Is the road/footpath/verge ex adverso the subjects adopted by the Local Authority? High Street, Haddington is adopted. Kilpair Street, Haddington is adopted. Brown Street, Haddington 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 Planning Applications: 15/00185/P - 91 High Street Haddington East Lothian EH41 3ET - Alterations and change of use of hotel (class 7 use) to 15 flats, retail unit (class 1 use), 1 cafe (class 3 use) and associated works - Application Pending Decision 17 Apr 2015 15/00185/LBC - 91 High Street Haddington East Lothian EH41 3ET - Alterations to building, formation of hardstanding areas, erection of fencing, gate and part demolition of building - Application Approved 17 Sep 2015

(see page 4 for Terms & Conditions)

Millar & Bryce Limited, Ocean Point, 94 Ocean Drive, Edinburgh, EH6 6JH
Tel 0131 556 1313 Fax 0131 557 5960 DX 550301 Edinburgh 24 LP 125 Edinburgh 2
Email pec@millar-bryce.com Web www.millar-bryce.com

Property Enquiry Certificate



g)	Any other information relevant to the subjects. No
----	--

(see page 4 for Terms & Conditions)

Millar & Bryce Limited, Ocean Point, 94 Ocean Drive, Edinburgh, EH6 6JH
Tel 0131 556 1313 Fax 0131 557 5960 DX 550301 Edinburgh 24 LP 125 Edinburgh 2
Email pec@millar-bryce.com Web www.millar-bryce.com

Property Enquiry Certificate



Terms & Conditions

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.

(see page 4 for Terms & Conditions)

Millar & Bryce Limited, Ocean Point, 94 Ocean Drive, Edinburgh, EH6 6JH
Tel 0131 556 1313 Fax 0131 557 5960 DX 550301 Edinburgh 24 LP 125 Edinburgh 2
Email pec@millar-bryce.com Web www.millar-bryce.com