

Property Enquiry Certificate



Date: **04/11/2015**
Our Ref: **PZ131347/ZL**

Your Ref: **JMCS/JMCS/AVS/503612**

Property enquiry response for: **Aberdein Considine**

Subjects: **20 Walker Street, Edinburgh, EH3 7HR**

1.	<i>Planning Details</i>
a)	The current Local Plan is: Edinburgh City Local Plan Adopted January 2010
b)	Policies / proposals in the Local Plan directly affecting the subjects. Policies Hou1, 10; Com3; Emp1, 4-5; Ret5; Inf1 - Urban Area Policy Env 1 - World Heritage Site Policy Env7 - Historic Gardens and Designed Landscapes
c)	Have the subjects had any applications made for planning permission in the last five years? 12/04451/LBC - Remove basement wall and block existing doorway - Approved no Conditions - 05/02/2013
d)	Are the subjects categorised as a listed building? Yes Category: A - 14/12/1970
e)	Do the subjects lie within a Conservation/Article 4 Area? Yes - New Town Conservation Area
f)	Do the subjects lie within a designated Smoke Control Area? Yes
2.	<i>Building Standards Details</i>

(see page 3 for Terms & Conditions)

Millar & Bryce Limited, Ocean Point, 94 Ocean Drive, Edinburgh, EH6 6JH
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a)	Have the subjects had any applications made for building warrants in the last five years? 12/04690/ALT - Alterations to to dwellinghouse - Warrant approved - 29/05/2014 12/04690/AOW1 - Alterations to to dwellinghouse -Warrant approved - 13/03/2015
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? Walker Street, Edinburgh - 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: 15/00013/LBC -Internal alterations and demolition of an existing rear outshoot - GF 24 Walker Street Edinburgh EH3 7HR - Approved no Conditions - 03/03/2015 15/00016/FUL - Change of use from office to domestic use with alterations, demolition of existing outshoot at rear of property and formation of two parking spaces - Approved no Conditions - 03/03/2015
g)	Any other information relevant to the subjects. No

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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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