

Property Enquiry Certificate



Date: **03/04/2025**

Our Ref: **SF1330201 - SR**

Your Ref: **1129096**

Property enquiry response for: **Aberdein Considine (COMM)**

Subjects: **Flat 96 Homeross House, 1 Mount Grange, Edinburgh, EH9 2QY**

1.	<i>Planning Details</i>
a)	The current Local Plan is: Edinburgh City Plan 2030
b)	Policies / proposals in the Local Plan directly affecting the subjects. Policies Env 1-12, Env 14-17, Env 19-21, Env 23-38, Inf 1-8, Inf 10, Inf 12, Inf 14, Inf 16, Inf 18-19, Inf 21-22, Re 1, Re 7-8, Re 11, Hou 2-7, Econ 1, 3, 7 - General plan-wide Policies Policies Econ 2, 5 Hou 1, Re 7-8, Re 10 - Urban Area Policies Env 13, Env 14 - Designated Conservation Area
c)	Have the subjects had any applications made for planning permission in the last five years? Homeross House 1 Mount Grange Edinburgh - 21/00154/TPO - Tree 34 to 37: Ash - affected with ash dieback - remove. Tree 40: Birch - tree is in close proximity to a property - remove. Tree 42: Holly - major dieback throughout - remove. Tree 49: Laburnum - major dieback throughout - remove. - Approved on Conditions - 16 Apr 2021 Homeross House 1 Mount Grange Edinburgh EH9 2QX - 23/02070/TPO - 2 mature Yew trees - crown lift over adjacent footpath & road to 2.5m & 5.2m. Prune to clear property by 1.5m. - Approved on Conditions - 01 Jun 2023

(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

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d)	Are the subjects categorised as a listed building? No Category: N/A
e)	Do the subjects lie within a Conservation/Article 4 Area? Yes
f)	Do the subjects lie within a designated Smoke Control Area? Yes
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? Mount Grange - Carriageway/Footway - Not Adopted Strathearn Road - Carriageway/Footway - 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.

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f)	Adjoining Property Search Flat 1 Homeross House 1 Mount Grange Edinburgh EH9 2QX - 24/01398/TPO - T0028 Magnolia, crown thin by 5% & prune back from garage by 0.5m. T0029 Himalayan Birch, crown thin by 10%. T0030 European Lime, after climbing to inspect branch unions, it was found almost all have inclusions, request to fell. T43 Field Maple, prune to clear streetlights by 1m. T0044 Irish Yew, All over crown reduction by no more than 1.5m. T0045 Field Maple, prune to clear streetlight by 1m. T0046 Laburnum, crown lift to 2.5m above footpath. T0047 Portuguese Laurel, coppice at 0.25m. T0048 Silver Birch, crown thin by 15%. T0052 Sycamore, fell. - Mixed Decision - 24 May 2024 19 Strathearn Road Edinburgh EH9 2AE - 20/01390/FUL - Demolition of non-original UPVC conservatory to rear of property and replacement with new extension with associated internal modifications. Installation of ASHP and solar collectors on roof. Upgrading sash windows to double glazing - Application Granted - 09 Jun 2020 33 Hope Terrace Edinburgh EH9 2AP - 21/05783/FUL - Material Variation to Planning Approval Ref: 19/02254/FUL. Alterations and extension with associated removal of trees, widening of access driveway with new gate and landscaping works (as amended). - Application Granted - 29 Dec 2021 1F 34 Hope Terrace Edinburgh EH9 2AR - 23/03659/FUL - Erect garden room. Application Granted: 30/10/2023
g)	Any other information relevant to the subjects. None.

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Legislation Searched

- Acquisition of Land (Authorisation Procedure) (Scotland) Act 1947 – Section: 1
- Building (Scotland) Acts 1959/1970 – Sections: 10 & 13
- Building (Scotland) Act 2003 – Sections: 24, 25, 26, 27, 28, 29 & 30
- City of Edinburgh District Council Order Confirmation Act 1991 (Where applicable) – Sections: 24 & 31
- Civic Government (Scotland) Act 1982 – Sections: 87, 90, 92, 95, 96
- Clean Air Act 1993 – Section: 18
- Environmental Protection Act 1990 & Part IIA {as amended by the Environment Act 1995} – Sections: 78B, 78E, 78G, 78R & 80
- Local Government (Access to Information) Act 1985 – Section: 2
- Housing (Scotland) Act 1987 – Sections: 88, 89, 90, 91, 108, 114, 115, 116, 156, 157, 160, 161, 162, 166
- Housing (Scotland) Act 2006 – Sections: 1, 3, 5, 30, 31, 32, 33, 35, 36, 37, 38, 40, 42, 146 & 148
- Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 {as amended by the Historic Environment Scotland Act 2014 – Sections: 1A, 3, 4, 34, 42, 43, 49, 50, 61 & 62
- Roads (Scotland) Act 1984 – Sections: 1, 5, 12, 68, 70, 71 & 104
- Sewerage (Scotland) Act 1968 {as amended by the Water Industry (Scotland) Act 2002} – Section: 11
- Town & Country Planning (Control of Advertisements) (Scotland) Regulations 1984 {as amended} – Section 24
- Town and Country Planning (General Permitted Development) (Scotland) Order 1992 {as amended} – Article 4
- Town and Country Planning (Scotland) Act 1997 {as amended by the Planning etc. (Scotland) Act 2006} – Sections: Part II, 33A, 36, 71, 127, 136, 136A, 140, 144A, 145, 147, 168, 179, 186, 189, 190, 194, 202, 203, 205, 206, 207 & 208
- Water (Scotland) Act 1980 {as amended by Local Government etc. (Scotland) Act 1994, and the Water Industry (Scotland) Act 2002} – Section 24A

Certificate Notes

1. Information contained in this Property Enquiry Certificate has been derived from searches of publicly available records.
2. Only Notices/Orders served on the subjects under the above legislation list 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. Contaminated Land - Unless details are confirmed in section 3(e) of the PEC above, the answer to each question in para 5.3.6 of the CML Handbook is in the negative.
7. This Property Enquiry Certificate is covered by the Millar & Bryce Comprehensive Warranty, details supplied on request.

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