

Property Enquiry Certificate



Date: **07/04/2025**

Our Ref: **SF1331911 - CN**

Your Ref: **WR/2025/7993**

Property enquiry response for: **Burnett & Reid LLP**

Subjects: **54, Glasgow Street, HELENSBURGH, G84 9NS**

1.	<i>Planning Details</i>
a)	The current Local Plan is: Argyll & Bute Local Development Plan Adopted 2024
b)	Policies / proposals in the Local Plan directly affecting the subjects. Policy 1 - Settlement Areas Policy 17 - Conservation Area

(see page 5 for Terms & Conditions)

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c)	Have the subjects had any applications made for planning permission in the last five years? 20/00914/PP Renewal of Planning Permission Reference 17/00821/PP (Demolition of existing care home annex and erection of 2 storey extension to care home) Decision: Approved on Conditions Decision Issued Date: Fri 18 Sep 2020 20/00941/CONAC Complete demolition of outbuilding Decision: Approved on Conditions Decision Issued Date: Fri 18 Sep 2020 23/01611/CONAC Complete demolition of outbuilding Decision: Approved on Conditions Decision Issued Date: Mon 13 Nov 2023 23/01612/PP Renewal of Planning Permission Reference 20/00914/PP (Demolition of existing care home annex and erection of 2 storey extension to care home) Decision: Approved on Conditions Decision Issued Date: Fri 10 Nov 2023 24/00644/PP Alterations and erection of single storey extension to form new link corridor between 2 existing buildings, formation of new door opening to east elevation and associated works Decision: Approved on Conditions Decision Issued Date: Tue 20 Aug 2024 24/01424/PP Erection of sun lounge and installation of roof mounted solar panels Decision: Approved on Conditions Decision Issued Date: Wed 22 Jan 2025
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 - Upper Helensburgh Conservation Area - Conservation Area
f)	Do the subjects lie within a designated Smoke Control Area? No
2.	<i>Building Standards Details</i>

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a)	Have the subjects had any applications made for building warrants in the last five years? 24/00581/NDOM5 Erection of single storey extension to form new link corridor with staff room and office between the 2 existing buildings, internal alterations to convert existing lounge to bedroom with ensuite and relocation of ensuite Status: Received Date: Fri 05 Apr 2024 24/01173/NDOM5 Erection of single storey highly glazed extension and solar panels to Care Home Status: Received Date: Mon 05 Aug 2024
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? Glasgow Street, Helensburgh - Carriageway/Footway - Adopted Millig Street, Helensburgh - Carriageway - 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 24/00316/PP Installation of flue and works to existing rear extension to replace cement render with insulated acrylic render, installation of replacement windows and roof covering 29 Glasgow Street Helensburgh Argyll And Bute G84 9NW Decision: Approved on Conditions Decision Issued Date: Fri 10 May 2024 20/00485/DOM3/A Revised steelwork over high level windows 14 Stafford Street West Helensburgh Argyll And Bute G84 9NN Decision Issued: Warrant Approved Decision Date: Mon 11 Sep 2023 24/01772/DOM4 Installation of external wall insulation and render to first floor of existing rear extension and repair flat roof covering. 29 Glasgow Street Helensburgh Argyll And Bute G84 9NW Decision Issued: Warrant Approved Decision Date: Thu 27 Feb 2025
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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