

Property Enquiry Certificate



Date: **14/05/2025**

Our Ref: **SF1350459 - BF**

Your Ref: **1141272**

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

Subjects: **22 Belvidere Street, Aberdeen, AB25 2QS**

1.	<i>Planning Details</i>
a)	The current Local Plan is: Aberdeen Local Development Plan 2023
b)	Policies / proposals in the Local Plan directly affecting the subjects. Policy H1 - Residential Areas Policy D6 - Historic Environment
c)	Have the subjects had any applications made for planning permission in the last five years? No outstanding applications found at time of search
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 - Rosemount and Westburn Conservation Area
f)	Do the subjects lie within a designated Smoke Control Area? No
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

(see page 4 for Terms & Conditions)

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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? Belvidere Street, Aberdeen - Carriageway/Footway - Adopted Unnamed lane to rear nos 19-57 Thomson Street and 12-40 Belvidere Street, Aberdeen - Lane - Not 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)	<p>Adjoining Property Search</p> <p>24 Belvidere Street Aberdeen AB25 2QS - 241366/PNW - Replacement of existing white upvc casement windows with white upvc sash and case windows with 30/70 split and replacement of square upvc casement dormer with upvc sash and case window with 50/50 split - Prior Approval Not Required - Fri 29 Nov 2024</p> <p>24 Belvidere Street Aberdeen AB25 2QS - 250031/PNW - Replacement of existing white upvc casement windows with white upvc sash and case windows with 40/60 split and replacement of square upvc casement dormer with upvc sash and case window with 50/50 split - Prior Approval Not Required - Thu 16 Jan 2025</p> <p>24 Belvidere Street Aberdeen AB25 2QS - 240686/DPP - Alterations to front garden hard standing including replacement of path with granite paving, installation of granite paving beneath bay window; bin store (with green roof planter); replacement of concrete, and associated landscaping - Approve Conditionally - Thu 08 Aug 2024</p> <p>27 Belvidere Street Aberdeen AB25 2QS - 250426/DPP - Formation of bay window to rear and rooflight enlargement to side and alterations to roof and infill of existing window opening - Pending - Mon 28 Apr 2025</p> <p>33 Belvidere Street Aberdeen AB25 2QS - 240605/DPP - Erection of single storey extensions with canopy; alterations to windows; formation retaining wall and access stairs and erection of double garage to rear - Approve Conditionally - Tue 16 Jul 2024</p> <p>31 Belvidere Street Aberdeen AB25 2QS - 241244/DPP - Formation of dormer to rear - Approve Conditionally - Tue 10 Dec 2024</p>
g)	<p>Any other information relevant to the subjects.</p> <p>None</p>

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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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