

# Property Enquiry Certificate



Date: **04/06/2025**

Our Ref: **SF1362012 - LR**

Your Ref: **1125260**

Property enquiry response for: **Aberdein Considine**

Subjects: **Flat 10, 11 Golden Square, Aberdeen, AB10 1RB**

<b>1.</b>	<b><i>Planning Details</i></b>
a)	The current Local Plan is: <b>Aberdeen Local Development Plan 2023</b>
b)	Policies / proposals in the Local Plan directly affecting the subjects. <b>Policy H2 - Mixed Use Areas</b> <b>Policy - City Centre Boundary</b> <b>Proposal OP91 - Union Street West City Centre Masterplan Intervention Area</b> <b>Policy D6 - Historic Environment</b>
c)	Have the subjects had any applications made for planning permission in the last five years? <b>No outstanding applications found at time of search</b>
d)	Are the subjects categorised as a listed building? <b>Yes - 10, 11 and 12 Golden Square, Aberdeen AB10 1RB</b>  Category: <b>B - listed: 12/01/1967</b>
e)	Do the subjects lie within a Conservation/Article 4 Area? <b>Yes - The City Centre Conservation Area</b>
f)	Do the subjects lie within a designated Smoke Control Area? <b>No</b>
<b>2.</b>	<b><i>Building Standards Details</i></b>

(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



a)	Have the subjects had any applications made for building warrants in the last five years? <b>No outstanding applications found at time of search</b>
b)	If so are there Certificates of Completion for all of the above? <b>N/A</b>
<b>3.</b>	<b><i>Other Details</i></b>
a)	Is the road/footpath/verge ex adverso the subjects adopted by the Local Authority? <b>Golden Square - Adopted</b> <b>Ruby Lane - Adopted</b>
b)	Are there any Road Scheme proposals that affect the subjects? <b>No</b>
c)	Is there a public sewer ex adverso the subjects? <b>Yes</b>
d)	Is there a public water supply ex adverso the subjects? <b>Yes</b>
e)	Are there any outstanding Notices under the legislation searched which affect the subjects? <b>No notices found at time of search.</b>

(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



f)	<p>Adjoining Property Search</p> <p><b>210500/DPP - 12 Golden Square Aberdeen AB10 1RB - Refurbishment of timber and dormer windows and door, replacement of aluminium windows, skylight replacement, roof repairs and associated works - Approve Unconditionally - 28 May 2021</b></p> <p><b>220538/DPP - 8 Golden Square Aberdeen AB10 1RB - Formation of outdoor seating area to front and beer garden to rear with associated works - Approve Conditionally - 15 Jun 2022</b></p> <p><b>220366/DPP - 6 Golden Square Aberdeen - Change of use from class 4 (business) to form 13 residential flats, with the formation of an upper level extension with green roof and associated works including installation of replacement windows, formation of access door to rear; installation of window openings - Withdrawn - 30 Oct 2024</b></p> <p><b>220367/LBC - 6 Golden Square Aberdeen - Alteration to a building to form 11no. residential flats including installation of replacement windows, formation of access door to rear; installation of windows openings; formation of additional roof level to create 2no. residential apartments with green roof and decking and associated internal works - Approve Conditionally - 25 Nov 2022</b></p> <p><b>230676/DPP - 15 Golden Square Aberdeen AB10 1WF - Removal of existing rear extension including re pointing/rendering and installation of windows with associated works - Approve Conditionally - 07 Jul 2023</b></p>
g)	<p>Any other information relevant to the subjects.</p> <p><b>220346/DPP - Ruby House 8 Ruby Place Aberdeen - Conversion of the building from offices (Class 4) to 59no. residential apartments (sui generis) with the formation of a rooftop stairwell extension, rooftop and rear curtilage amenity spaces, external bin and cycle stores, installation of replacement windows and other associated works - Approve Conditionally &amp; Legal Agreement - 29 Nov 2022</b></p>

(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 – 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.

(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