

Property Enquiry Certificate



Date: **12/06/2025**

Our Ref: **SF1366466/NS**

Your Ref: **1151861**

Property enquiry response for: **Aberdein Considine**

Subjects: **Mercure, 53, Princes Street, Edinburgh EH2 2DG**

1.	Planning Details
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 Policy Env 15 - Historic Garden/ Designed Landscape Policy Env 9: World Heritage Site Policies Place 1, Econ 3, Inf 9 Re 9 - City Centre Policies Re 2, 4, Table 14 - City Centre Retail Core Policies Place 1, Hou 1, Housing Proposal CC3 (Table 2), Inf 9 - City Centre Proposal
c)	Have the subjects had any applications made for planning permission in the last five years? 22/05701/FUL - Overclad of entrance canopy and enhanced finishes to recess including new lights Approved on conditions - 11/01/2023.
d)	Are the subjects categorised as a listed building? No Category: N/A

(see page 5 for Terms & Conditions)

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e)	Do the subjects lie within a Conservation/Article 4 Area? Yes - New Town Conservation Area - Conservation Area/Article 4 - Article 4 Class - 7, 38, 39, 40, 41
f)	Do the subjects lie within a designated Smoke Control Area? Yes
2.	<i>Building Standards Details</i>

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a)	<p>Have the subjects had any applications made for building warrants in the last five years?</p> <p>22/01855/WARR - 47 - 52, 53 Princes Street, 3-5, 7-15 Rose Street, And 6 South St David Street Edinburgh EH2 2DF - Convert from Retail to mixed use Retail and Hotel The proposed work is to demolish parts of the existing building which will allow for the alteration and extension of proposed new works, all new services, fittings and equipment to be installed. Stage 1 - Advance Downtakings & Enabling works - Warrant Approved - 11/05/2023.</p> <p>22/01855/WARR/A - 47 - 52, 53 Princes Street, 3-5, 7-15 Rose Street, And 6 South St David Street Edinburgh - Stage 2 - Downtakings, Substructure and Drainage - Warrant Approved - 08/11/2023.</p> <p>22/01855/WARR/B - 47 - 52, 53 Princes Street, 3-5, 7-15 Rose Street, And 6 South St David Street Edinburgh - Stage 3 - Zone 3 Primary Superstructure (FORM Q REQUIRED) - Warrant Approved - 14/05/2025.</p> <p>22/01855/WARR/C - 47 - 52, 53 Princes Street, 3-5, 7-15 Rose Street, And 6 South St David Street Edinburgh - Stage 4 - General Arrangement Drawings and Fire Strategy - Pending Consideration - 19/06/2023.</p> <p>22/01855/WARR/4 - 47 - 52, 53 Princes Street, 3-5, 7-15 Rose Street, And 6 South St David Street Edinburgh - the amendment is to capture the developed complexities of the North and Central Block infills and also to include the Z1 roof downtakings - Warrant Approved - 05/02/2025.</p> <p>22/01855/WARR/5 - 47 - 52, 53 Princes Street, 3-5, 7-15 Rose Street, And 6 South St David Street Edinburgh - Amendment to the stage 2 - Downtakings, Substructure and Drainage - Warrant Approved - 14/04/2025.</p> <p>22/04053/WARR - Overclad of existing entrance canopy, and enhanced finishes to existing entrance recess at ground level, including new lights to underside of canopy and new paving laid to fall, where step is being omitted - Warrant Refused - 11/12/2023.</p> <p>25/00961/WARR - Overclad of existing entrance canopy, and enhanced finishes to existing entrance recess at ground level, including new lights to underside of canopy and new paving laid to fall, where step is being omitted. - Pending Consideration - 10/04/2025.</p>
b)	<p>If so are there Certificates of Completion for all of the above?</p> <p>N/A</p>

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3.	Other Details
a)	Is the road/footpath/verge ex adverso the subjects adopted by the Local Authority? Princes Street - Carriageway/Footway is adopted, Rose Street South Lane is adopted (excluding branch lanes).
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 notice found at time of search.
f)	Adjoining Property Search 22/00326/FUL - 47 - 52 Princes Street Edinburgh EH2 2DF - Change of Use from retail to mixed-use development including retail and hotel with ancillary uses and restaurant/bar spaces with associated alterations and extensions - Approved on conditions - 30/06/2022. 24/04557/LBC - 47 - 52 Princes Street New Town Edinburgh EH2 2DF - Minor alterations and extensions to previous consented scheme (ref. LBC 22/00327/LBC: alterations, extensions and restoration works to convert to retail and hotel with ancillary uses and restaurant/bar spaces) Approved on conditions - 28/10/2024.
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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