

Property Enquiry Certificate



Date: **02/10/2025**

Our Ref: **SF1425977 - CN**

Your Ref: **Your Conveyancer (OBO)**

Property enquiry response for: **LK/BINN0121/0001**

Subjects: **3F2 7 Queen Charlotte Street North Leith Edinburgh EH6 6BA**

1.	Planning Details
a)	The current Local Plan is: Edinburgh Local Plan Adopted November 2016
b)	Policies / proposals in the Local Plan directly affecting the subjects. Policies Emp 1, Emp 9-10, Hou 8, Ret 6, RS 3 : Urban Area Policies Del 1, Des 1-13, Env 2-4, 7-9, 12, 16, 18-22, Hou 1-7, 9-10, Ret 1, 6, 8,10 -11, Tra 1-4, 6, 8-9,11, RS 1, 4, 6-7 : General plan wide policies Policies Env 5, Env 6 : Designated Conservation Area
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? Yes Category: B - 05/03/1991
e)	Do the subjects lie within a Conservation/Article 4 Area? Yes - Leith Conservation Area - Conservation Area/Article 4 - 1992 - 7, 23, 24, 25, 35, 38, 39, 40
f)	Do the subjects lie within a designated Smoke Control Area? Yes
2.	Building Standards Details
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.	Other Details

(see page 5 for Terms & Conditions)

Millar & Bryce Limited, Ocean Point, 94 Ocean Drive, Edinburgh, EH6 6JH
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Email pec@millar-bryce.com Web www.millar-bryce.com

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a)	Is the road/footpath/verge ex adverso the subjects adopted by the Local Authority? Queen Charlotte Street - 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

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e)	Are there any outstanding Notices under the legislation searched which affect the subjects? City of Edinburgh District Council Order Confirmation Act 1991 Section 24 - 1Q051733 - 04/00095/24_R / 04/00096/24_R / 04/00093/24_R Status: Served Date: 13/10/2004 City of Edinburgh District Council Order Confirmation Act 1991 Section 31 - 18/00635/31_3 Status: Served Date: 21/06/2018 City of Edinburgh District Council Order Confirmation Act 1991 Section 31 - N/14175/SC/D (internal ref: 3QA55) Status: Served Date: 13/01/2000 City of Edinburgh District Council Order Confirmation Act 1991 Section 24 - b/6815jmc/d (Internal Reference 3QA29) Status: Served Date: 14/03/1996 City of Edinburgh District Council Order Confirmation Act 1991 Section 24 - N/12592/3/RO/R (Internal ref: 1QA07) Status: Served Date: 15/02/2001 City of Edinburgh District Council Order Confirmation Act 1991 Section 31 - 05/00648 Status: Served Date: 27/04/2005 City of Edinburgh District Council Order Confirmation Act 1991 Section 31 - 07/01554/31 Status: Served Date: 24/07/2007 City of Edinburgh District Council Order Confirmation Act 1991 Section 31 - 11/01148/31 Status: Served Date: 27/05/2011 City of Edinburgh District Council Order Confirmation Act 1991 Section 31 - 17/00121/31 Status: Served Date: 28/03/2017 City of Edinburgh District Council Order Confirmation Act 1991 Section 31 - 17/00720/31_DE Status: Served Date: 10/11/2017 City of Edinburgh District Council Order Confirmation Act 1991 Section 31 - 21/00232/31_DE Status: Served Date: 21/04/2021 City of Edinburgh District Council Order Confirmation Act 1991 Section 31 - 21/00396/31_DE Status: Served Date: 08/07/2021
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f)	Adjoining Property Search Adjoining properties have been searched during the production of this PEC, no adverse applications have been found
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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