

Property Enquiry Certificate



Date: **09/10/2025**

Our Ref: **SF1428906 - SH**

Your Ref: **1159118**

Property enquiry response for: **Aberdein Considine**

Subjects: **42 Lady Menzies Place, Midlothian, Edinburgh, EH7 5BA**

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
c)	Have the subjects had any applications made for planning permission in the last five years? 25/02755/FUL - Works include a new traditional style dormer extension to the rear of the property, replacement of existing bathroom rooflight with wooden traditional style velux, installation of a traditional style velux to the front elevation of the property and a traditional rooflight to the stairwell on the rear elevation. - Approved 18/07/2025
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 - Abbeyhill Colonies Conservation Area

(see page 4 for Terms & Conditions)

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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

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f)	Do the subjects lie within a designated Smoke Control Area? Yes
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.
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? Lady Menzies Place - Carriageway/Footway - Adopted Alva Place - 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
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 21/05385/FUL - Alterations and change of use of former bank premises to form class 3 restaurant. - 29 - 30 London Road Edinburgh EH7 5BD - Refused 27/1/2022 23/04110/CLESTL - Application for a certificate of lawfulness for a short-term let. - 1 Alva Place Edinburgh EH7 5AZ - Refused 04/06/2024 22/01998/WARR - Introduction of dormer to rear of property with master bedroom divided in to 2no bedrooms - 41 Lady Menzies Place Abbeyhill Edinburgh EH7 5BA - Warrant Approved 25/10/2022 23/01882/WARR - Construction of new traditional style dormer window extension and refurbishment - 40 Lady Menzies Place Abbeyhill Edinburgh EH7 5BA - Warrant Approved 01/08/2023
g)	Any other information relevant to the subjects. 23/04587/FULSTL - Change to short term let from residential (in retrospect). - 6 Alva Place Edinburgh EH7 5AZ - Refused 06/05/2024

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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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