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Mr Kamran Akbar  
Per Agent.

**Decision date: 20 August 2018**

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS  
DEVELOPMENT MANAGEMENT PROCEDURE (SCOTLAND) REGULATIONS 2013**

Proposed alterations, extension and new works to existing building to create 4 new residential dwellings (as amended).  
At 46 Park Road Edinburgh EH6 4LD

**Application No:** 18/01355/FUL

**DECISION NOTICE**

With reference to your application for Planning Permission registered on 28 March 2018, this has been decided by **Committee Decision**. The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Granted** in accordance with the particulars given in the application.

Any condition(s) attached to this consent, with reasons for imposing them, or reasons for refusal, are shown below;

**Conditions:-**

1. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Planning Authority before work is commenced on site; Note: samples of the materials may be required.

**Reasons:-**

1. In order to enable the Head of Planning to consider this/these matter/s in detail.

**Informatives:-**

It should be noted that:

1. Prior to the issue of the planning decision the applicant shall enter into a suitably worded legal agreement with the Council to ensure contributions of £2,424 towards transport infrastructure and £38,991 towards educational infrastructure and land contributions. These sums to be index-linked, rising annually with inflation.

2. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.

3. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.

4. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.

5. The applicant to allow for provision of cycle storage for at least 8 cycles within the parking courtyard.

6. The applicant to allow for cabling for charge points for electric vehicles within the car park.

Please see the guidance notes on our [decision page](#) for further information, including how to appeal or review your decision.

Drawings 1-5,6a,7-19,20a,21a,22-24, represent the determined scheme. Full details of the application can be found on the [Planning and Building Standards Online Services](#)

The reason why the Council made this decision is as follows:

The proposed development is acceptable and the impact on the character and appearance of the conservation area and upon the listed building is acceptable. The proposals comply with the Local Development Plan and non-statutory guidance. No other material considerations outweigh this conclusion.

This determination does not carry with it any necessary consent or approval for the proposed development under other statutory enactments.

Should you have a specific enquiry regarding this decision please contact Stephen Dickson directly on 0131 529 3529.

*D R Leslie*

David R. Leslie  
Chief Planning Officer

## NOTES

1. If the applicant is aggrieved by the decision of the planning authority to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may appeal to the Scottish Ministers under section 47 of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The appeal can be made online at [www.eplanning.scot](http://www.eplanning.scot) or forms can be downloaded from that website and sent to the Planning and Environmental Appeals Division, 4 The Courtyard, Callendar Business Park, FALKIRK FK1 1XR.
2. If permission to develop land is refused or granted subject to conditions, whether by the planning authority or by the Scottish Ministers, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.