

Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Tel: 0131 529 3550 Fax: 0131 529 6206 Email: planning.systems@edinburgh.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100021273-003

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:

Ref. Number:

You must enter a Building Name or Number, or both: *

First Name: *

Building Name:

Last Name: *

Building Number:

Telephone Number: *

Address 1 (Street): *

Extension Number:

Address 2:

Mobile Number:

Town/City: *

Fax Number:

Country: *

Postcode: *

Email Address: *

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Edwin"/>	Building Number:	<input type="text" value="18"/>
Last Name: *	<input type="text" value="Van Der Ven"/>	Address 1 (Street): *	<input type="text" value="Northfield Park"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Edinburgh"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="UK"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="EH8 7QX"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

Site Address Details

Planning Authority:	<input type="text" value="City of Edinburgh Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="18 NORTHFIELD PARK"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="EDINBURGH"/>
Post Code:	<input type="text" value="EH8 7QX"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="673656"/>	Easting	<input type="text" value="329330"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

New stair to attic, new dormer to rear of property and 2No. new rooflights at 18 Northfield Park, Edinburgh EH8 7QX

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please see attached Review Statement and supporting documents

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

Yes No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

We have provided an amended scheme, taking into account the comments raised. The application was refused before we could submit amended drawings as part of the original planning process.

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Original application drawings 1644/001 to 006 Review Statement Revised drawings 1644/SK01 and SK02

Application Details

Please provide details of the application and decision.

What is the application reference number? *

16/02730/FUL

What date was the application submitted to the planning authority? *

31/05/2016

What date was the decision issued by the planning authority? *

29/07/2016

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

If there are reasons why you think the local Review Body would be unable to undertake an unaccompanied site inspection, please explain here. (Max 500 characters)

The site is visible from the road, although the proposed dormer would only have been visible from the rear of the property. Access to the rear garden is safely accessible.

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Robert Lukas

Declaration Date: 11/08/2016

REVIEW STATEMENT-V1

This document to be read in conjunction with Planning Appeal documents and the Architects drawings

Project:	18 Northfield park, Edinburgh EH8 7QX
Subject:	Review statement supplementary to planning application lodged by hLp architects ref no. 16/02730/FUL and in support of the application for review of refusal.
Date:	02.08.16
Client:	Mr Edwin Van Der Ven
Author:	Colin Gibson (hLp architects)
Reference no:	1644

Review statement in support of planning application

It is our opinion that our Planning Proposals are appropriate to the existing precedent already established in the area, although we recognise that the height falls marginally out with the “Guidance for Householders” Reasons for this are as follows, with reference to the planning report of handling:

- *“Dormer windows are not characteristic of the Northfield residential area”*

The property is an end terrace house; the attached neighbour at number 20 Northfield Park has a dormer window in the converted attic.

- *It “does not align with fenestration on that elevation”*

The existing windows at First floor level are formed as x3 windows side by side within x1 frame. The proposed dormer windows are in the same style, colour and material (white uPVC) as the rest of the house. The dormer window is to the rear of the property and not visible from the public highway in any respect.

The proposed dormer windows do not line through vertically, however our client is willing to relocate the dormer to allow it to be centred on the property footprint and rear elevation. Refer supporting information drawing 1644/SK01 and 1644/SK02

- *“...they (dormers) should not come to the edges of the roof and there should be visible expanses on all four sides... This proposed dormer does not meet this guidance – it comes to the edge of the roof apex.”*

The proposed dormer roof height is now revised to be 120mm lower than the original proposal, as shown in the supporting drawings mentioned above. This will allow a roof connection that does not affect the existing ridge tile. This in turn will match the neighbouring property dormer, and allow visible expanses of roof on all four sides.

In summary, we acknowledge the comments raised by the planning department and trust the proposed revisions are sufficient to over turn the current planning refusal and for the proposal offered on drawings 1644/SK01 and 1644/SK02 to be acceptable in this instance.

Signed **Colin Gibson** BArch(Hons)DipArch

Dated 04.08.16

Proposal Details

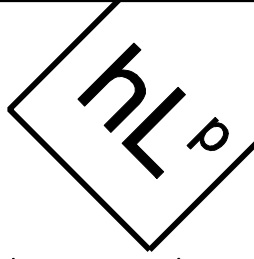
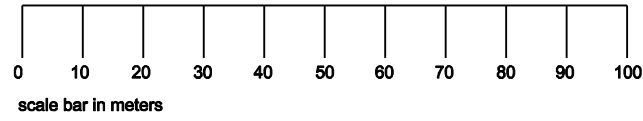
Proposal Name	100021273
Proposal Description	Appeal notice to refused planning application
reference no: 16/02730/FUL	
Address	18 NORTHFIELD PARK, EDINBURGH, EH8 7QX
Local Authority	City of Edinburgh Council
Application Online Reference	100021273-003

Application Status

Form	complete
Main Details	complete
Checklist	complete
Declaration	complete
Supporting Documentation	complete
Email Notification	complete

Attachment Details

Notice of Review	System	A4
1644-001	Attached	A3
1644-002	Attached	A3
1644-003	Attached	A3
1644-004	Attached	A3
1644-005	Attached	A3
1644-006	Attached	A3
Review Statement	Attached	A4
1644-SK01	Attached	A3
1644-SK02	Attached	A3
Notice_of_Review-2.pdf	Attached	A0
Application_Summary.pdf	Attached	A0
Notice of Review-003.xml	Attached	A0



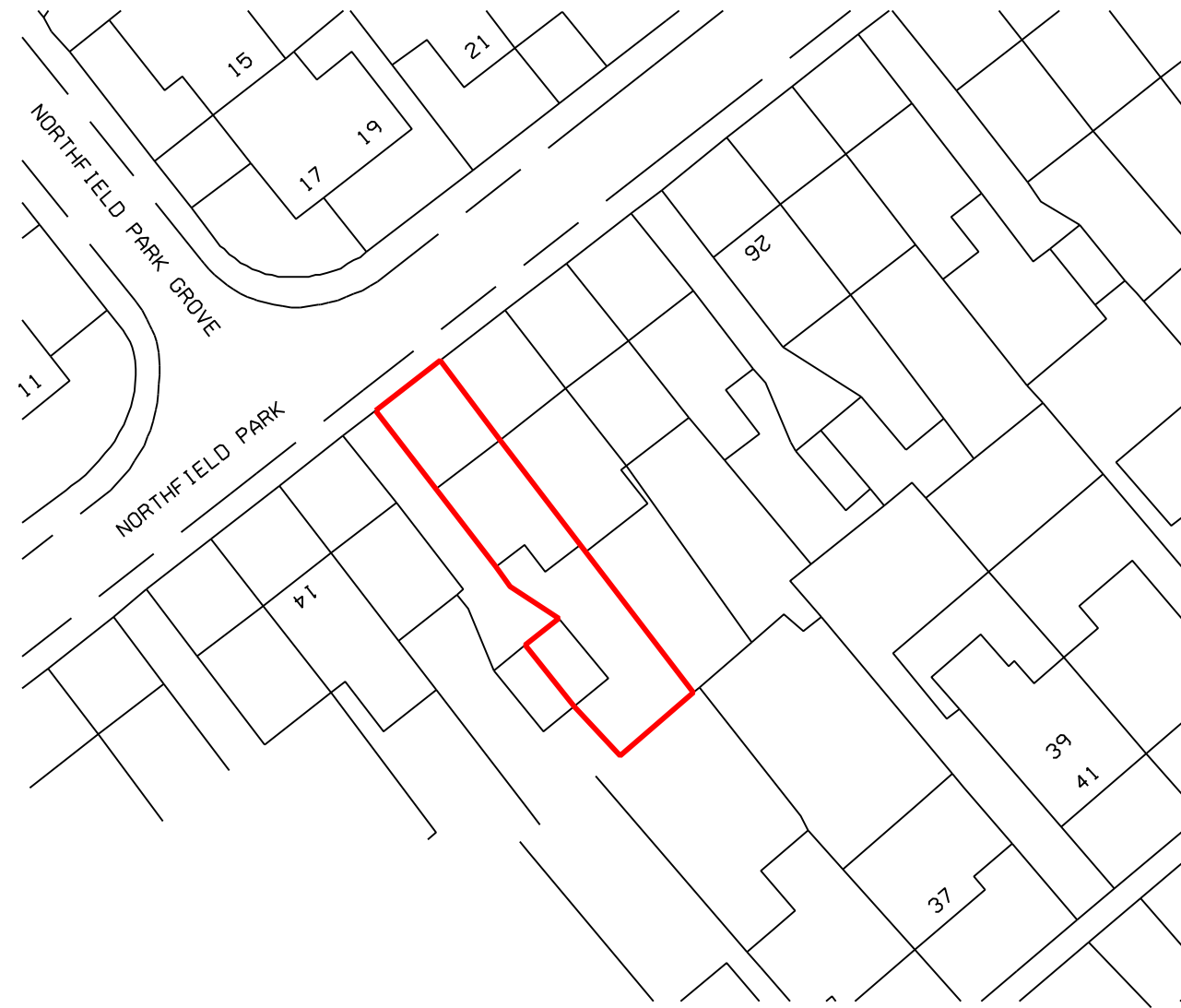
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LOCATION PLAN - SCALE 1:250



BLOCK PLAN - SCALE 1:500

CLIENT
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 EH8 7QX

TITLE
 LOCATION PLAN

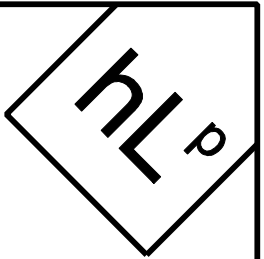
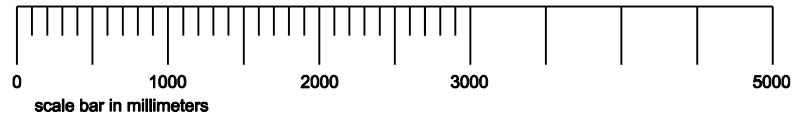
Date APRIL 2016

Drawn NN Checked

Scale AS STATED @ A3

Drwg No. 1644/001

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TITLE
EXISTING GROUND FLOOR PLAN

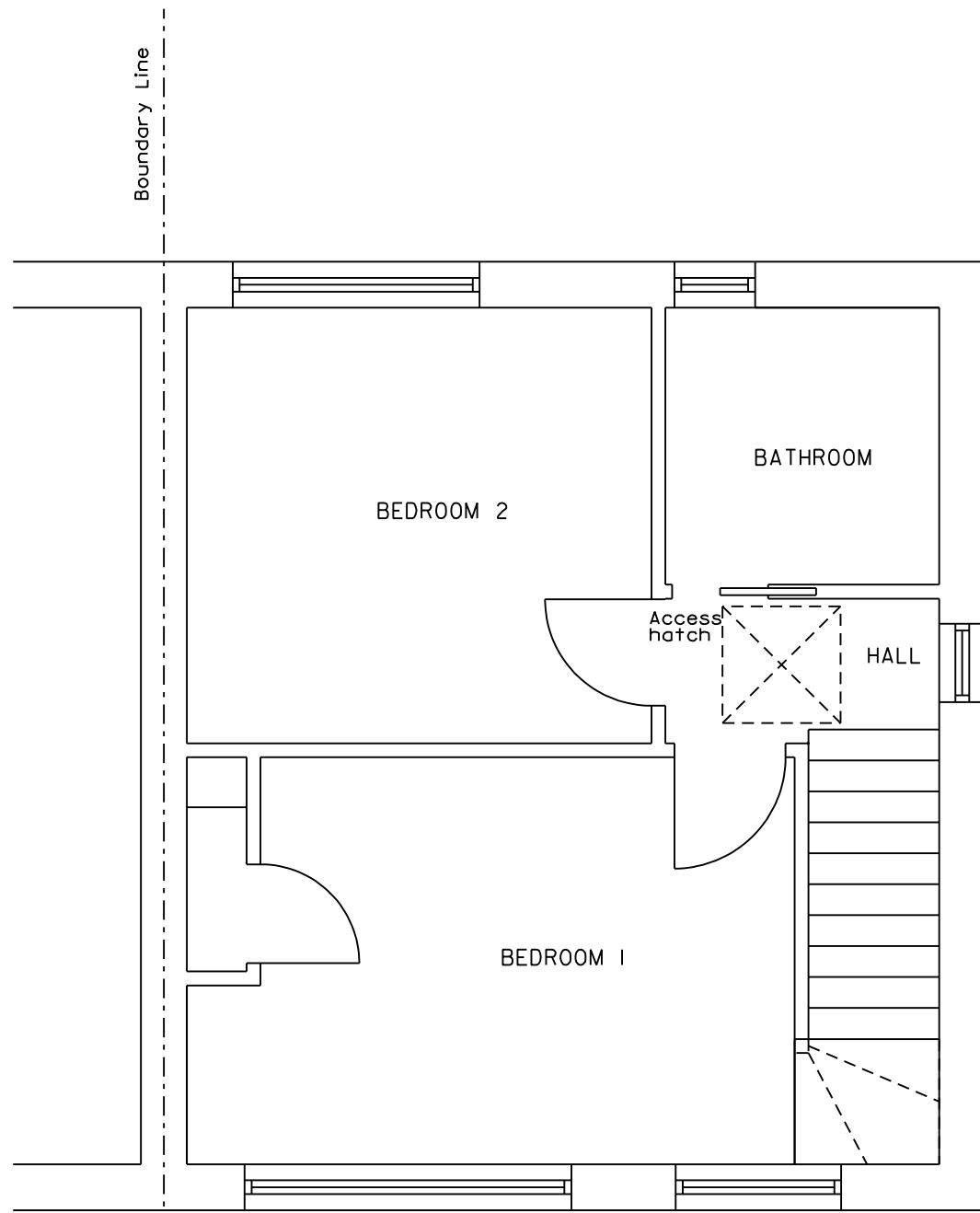
Date MAY 2016

Drawn NN Checked

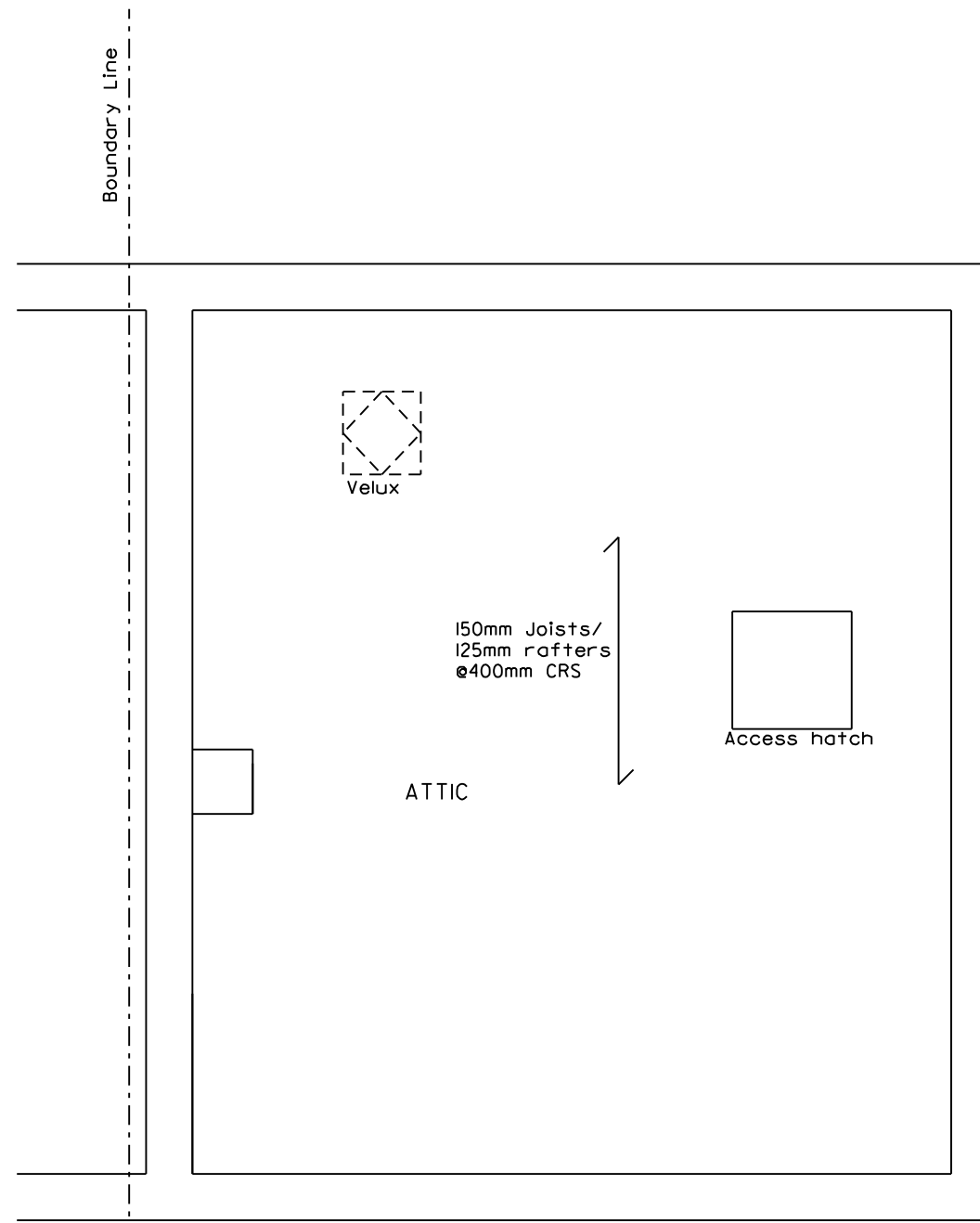
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Drwg No. 1644/002 REV A

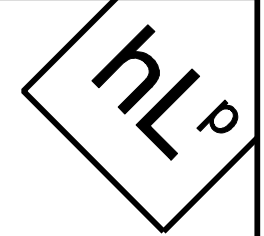
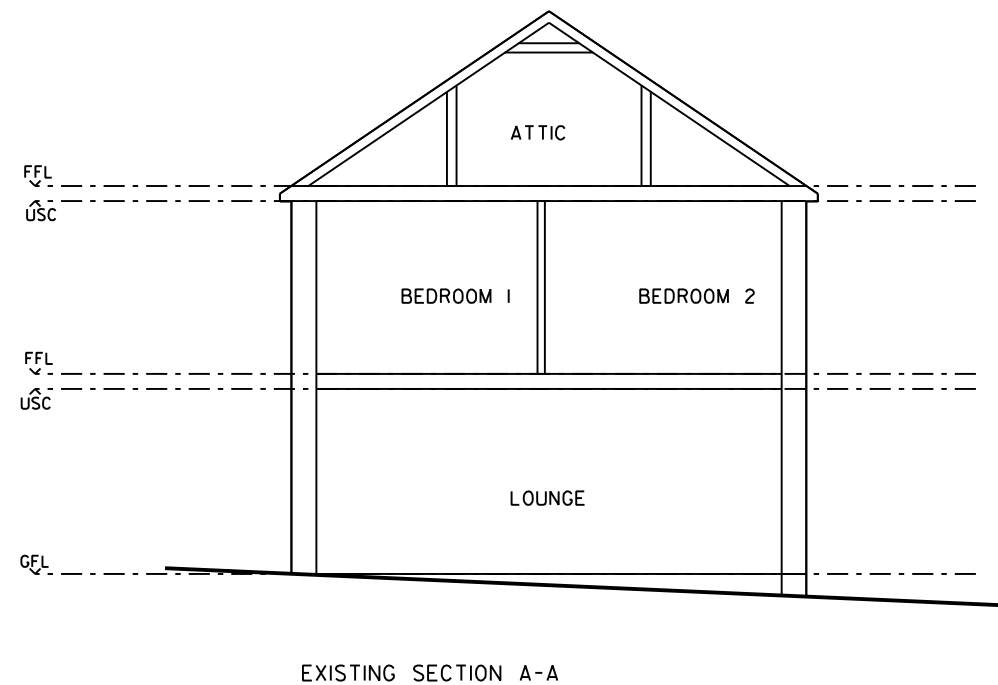
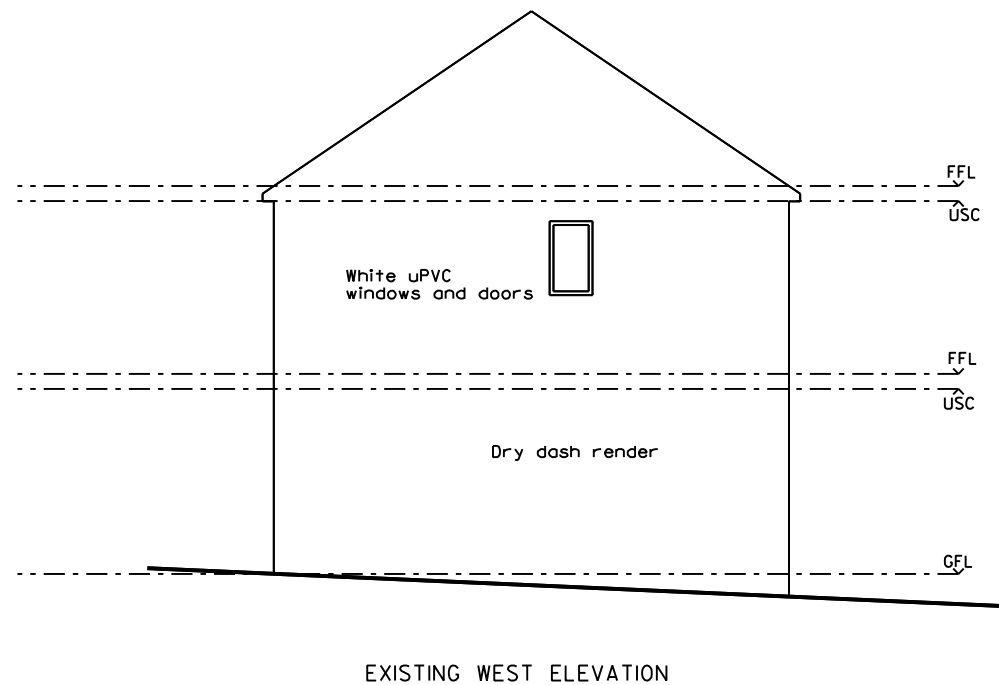
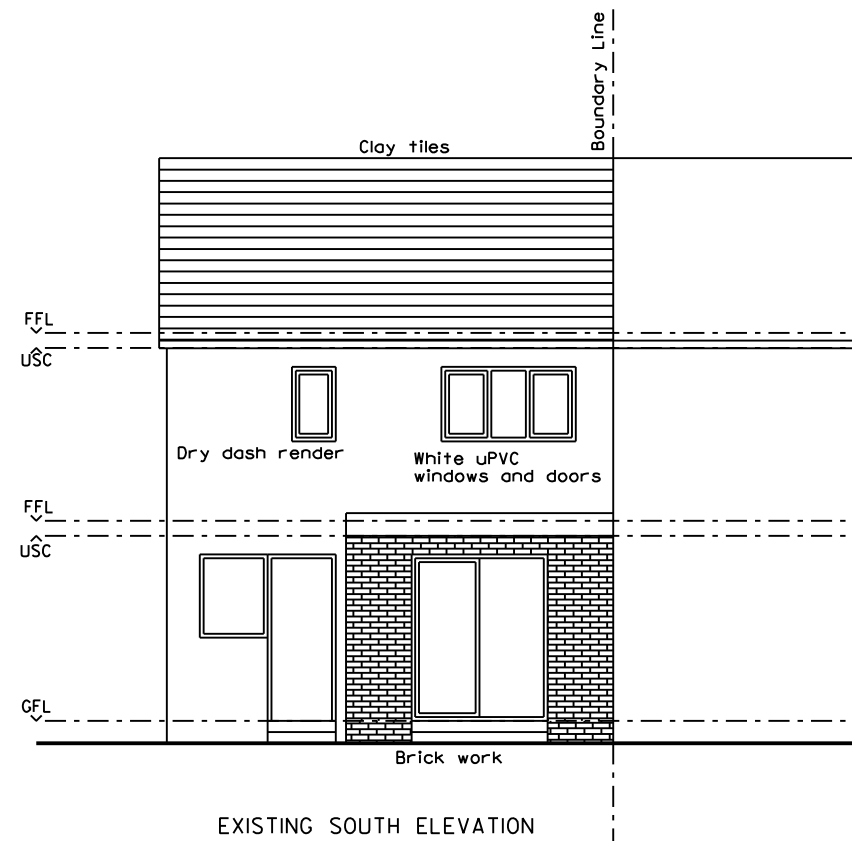
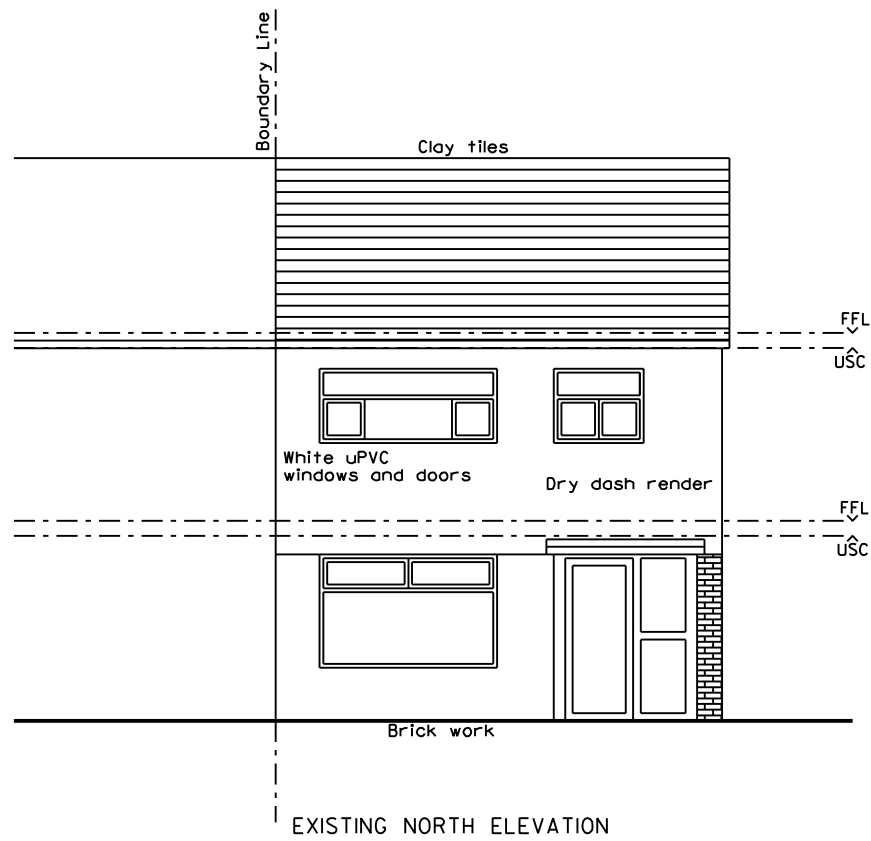
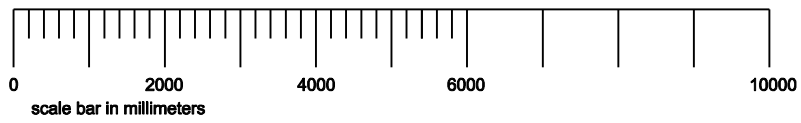
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EXISTING FIRST FLOOR PLAN



EXISTING ATTIC PLAN



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TITLE
EXISTING ELEVATIONS

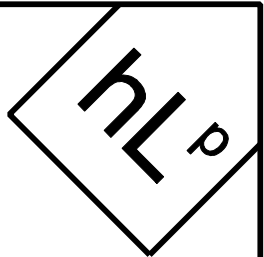
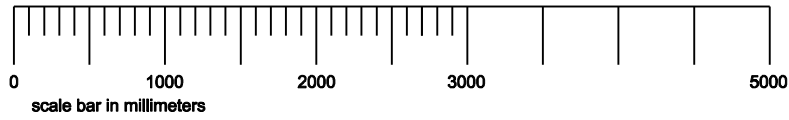
Date MAY 2016

Drawn NN Checked

Scale 1:100 @ A3

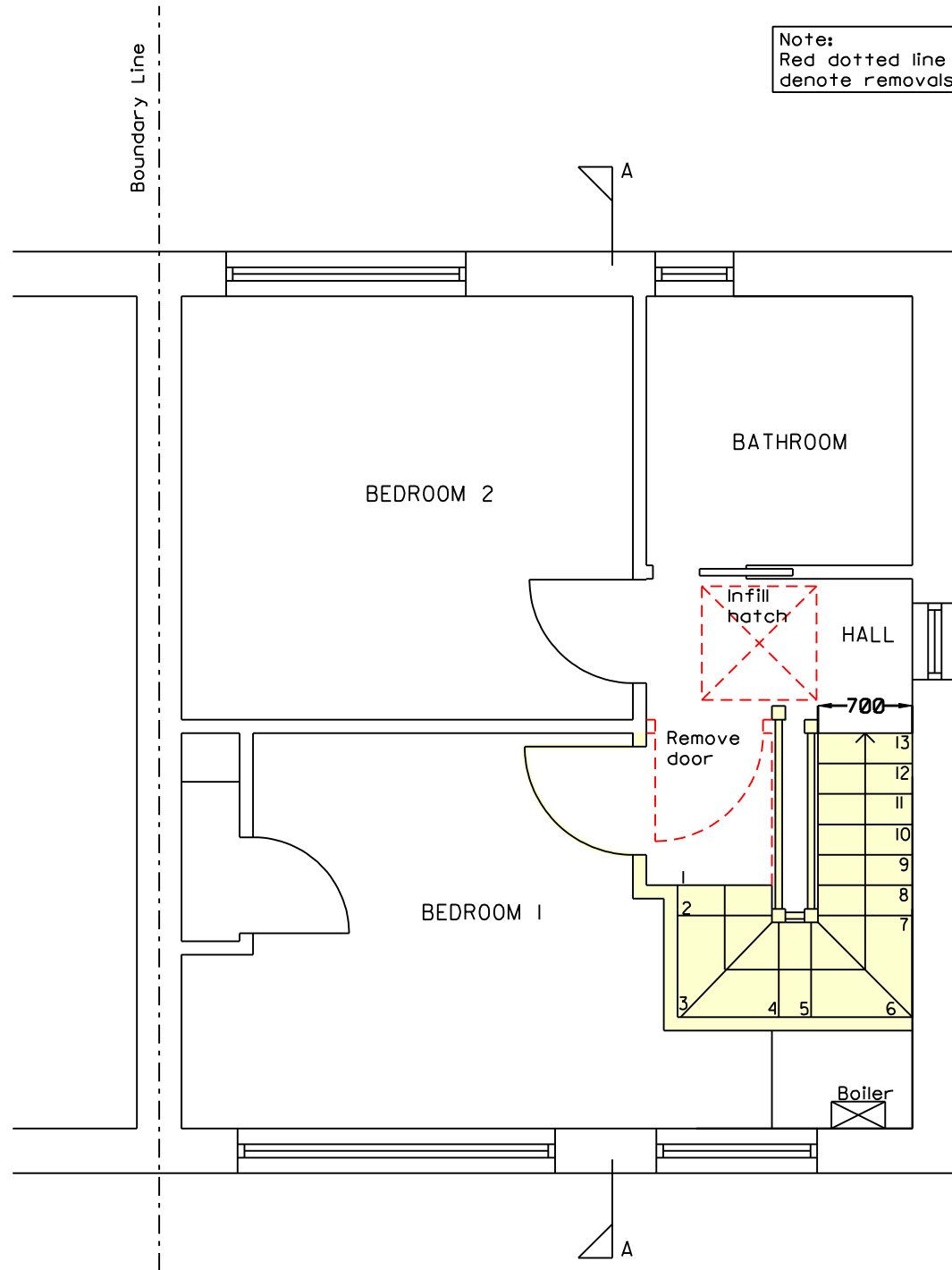
Drwg No. 1644/003 REV A

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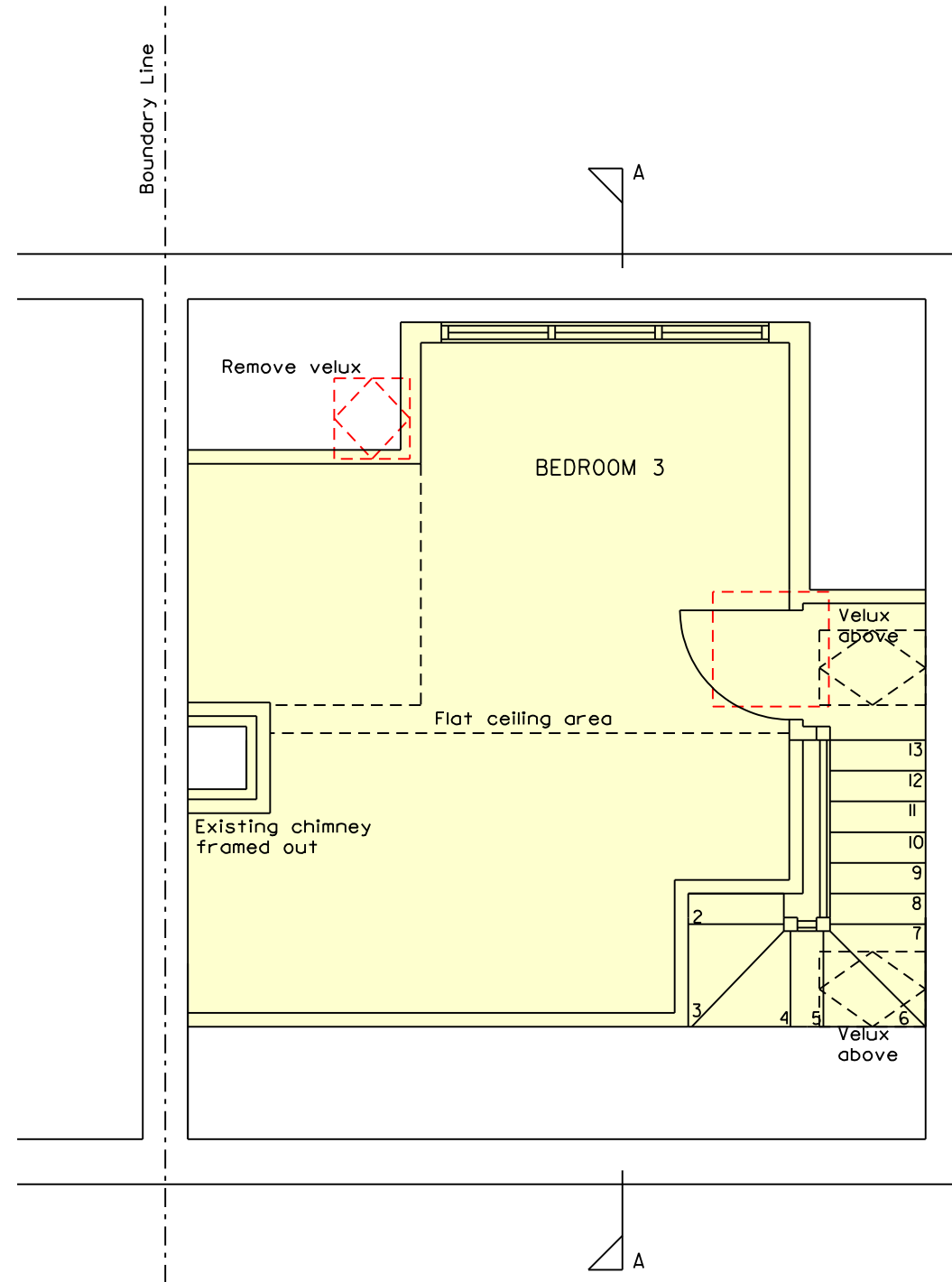


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Note:
Red dotted line
denote removals



PROPOSED FIRST FLOOR PLAN



PROPOSED ATTIC PLAN

NOTES

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TITLE
PROPOSED FLOOR PLANS

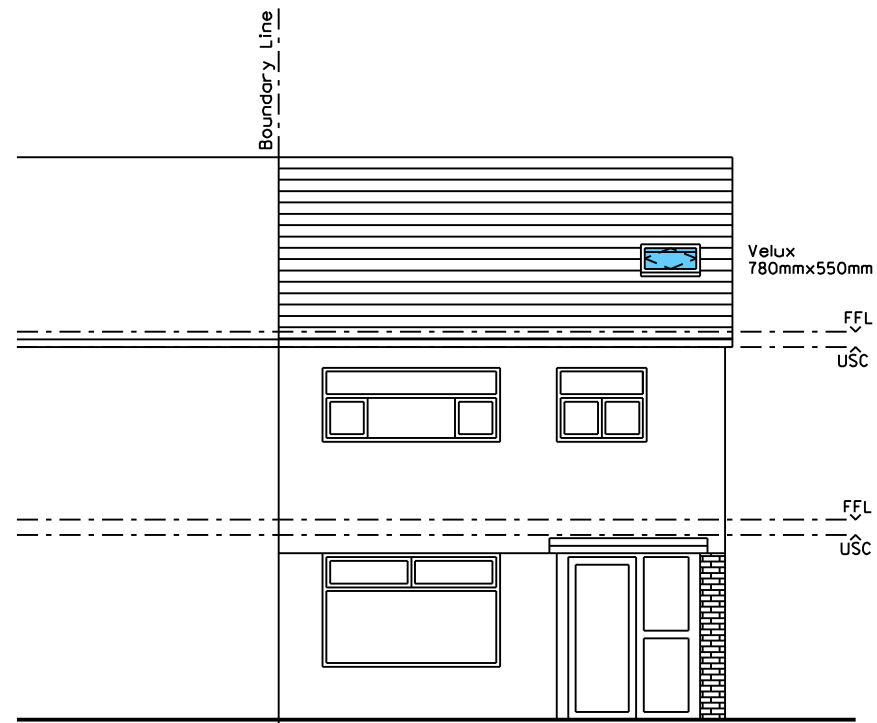
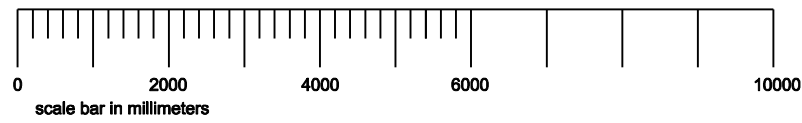
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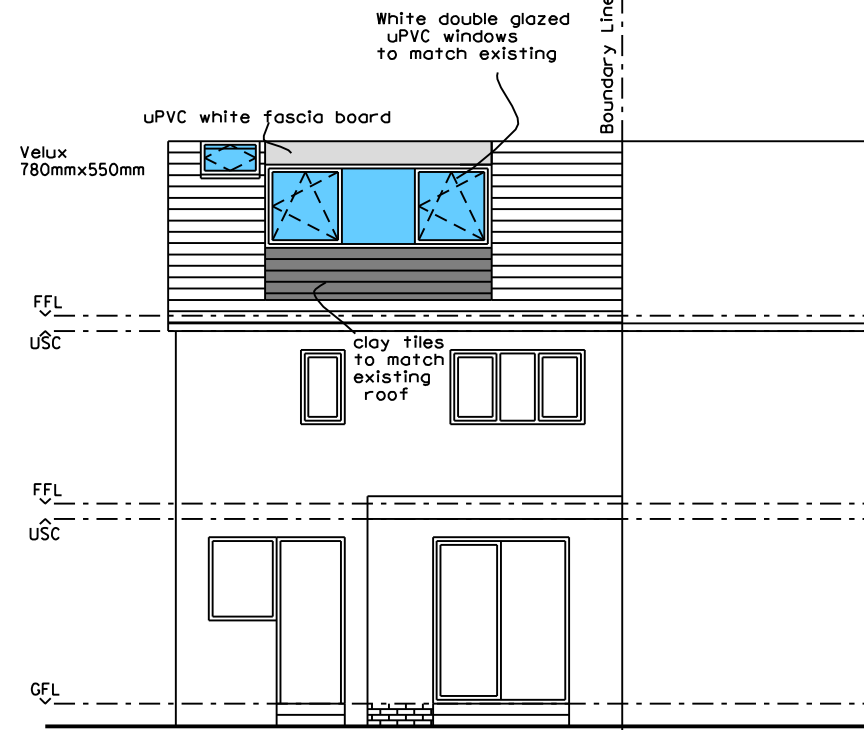
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Drwg No. 1644/004 REV B

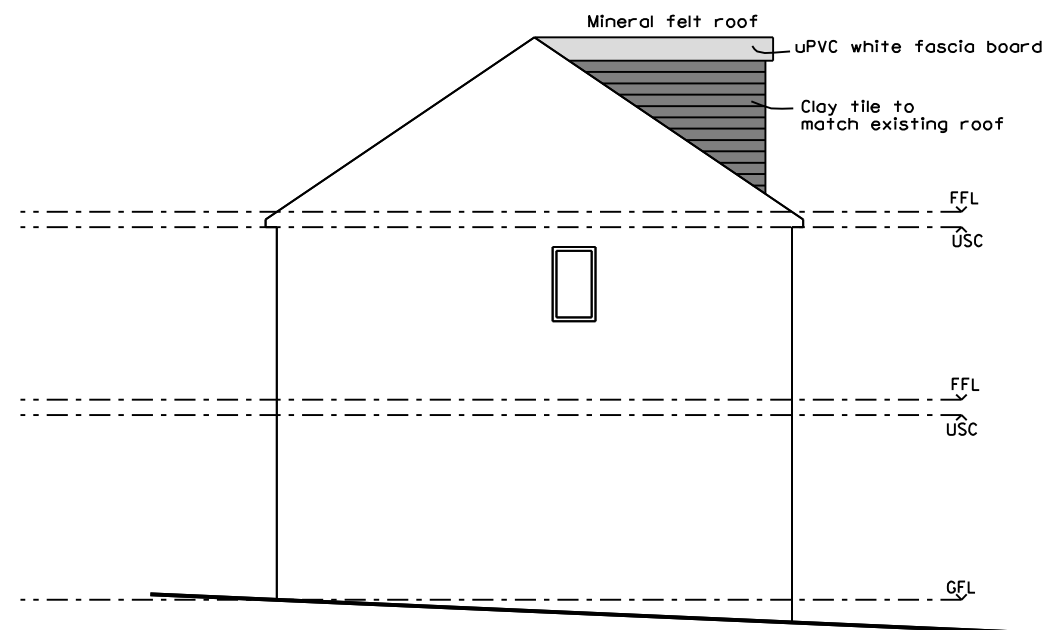
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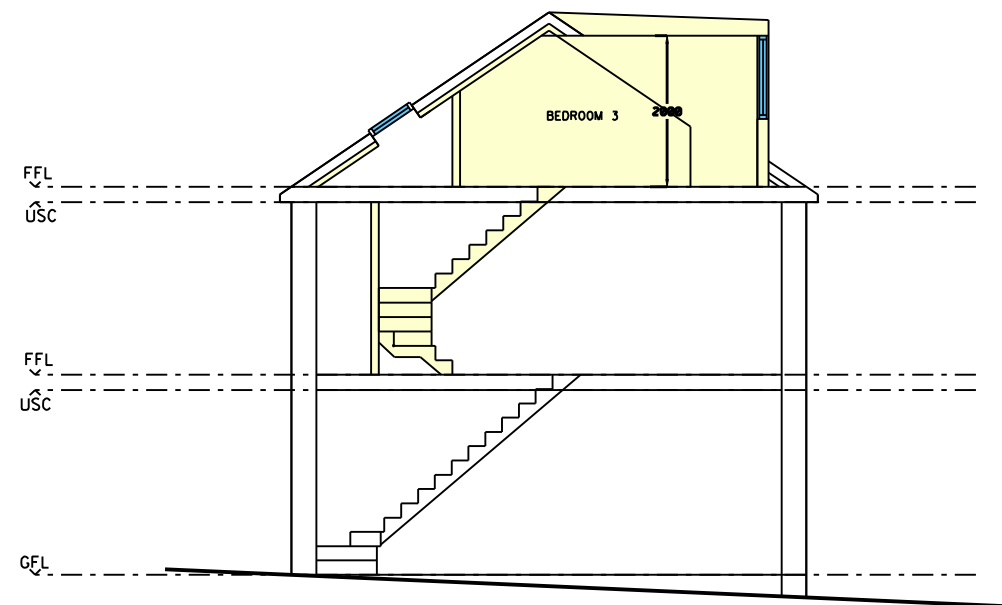
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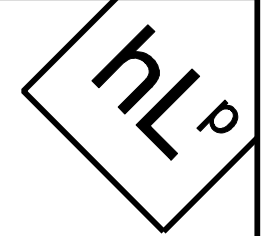
PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED SECTION A-A



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TITLE
PROPOSED ELEVATIONS
AND SECTION

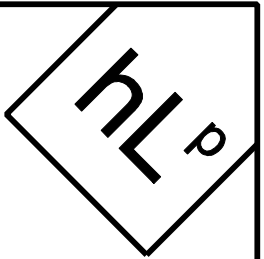
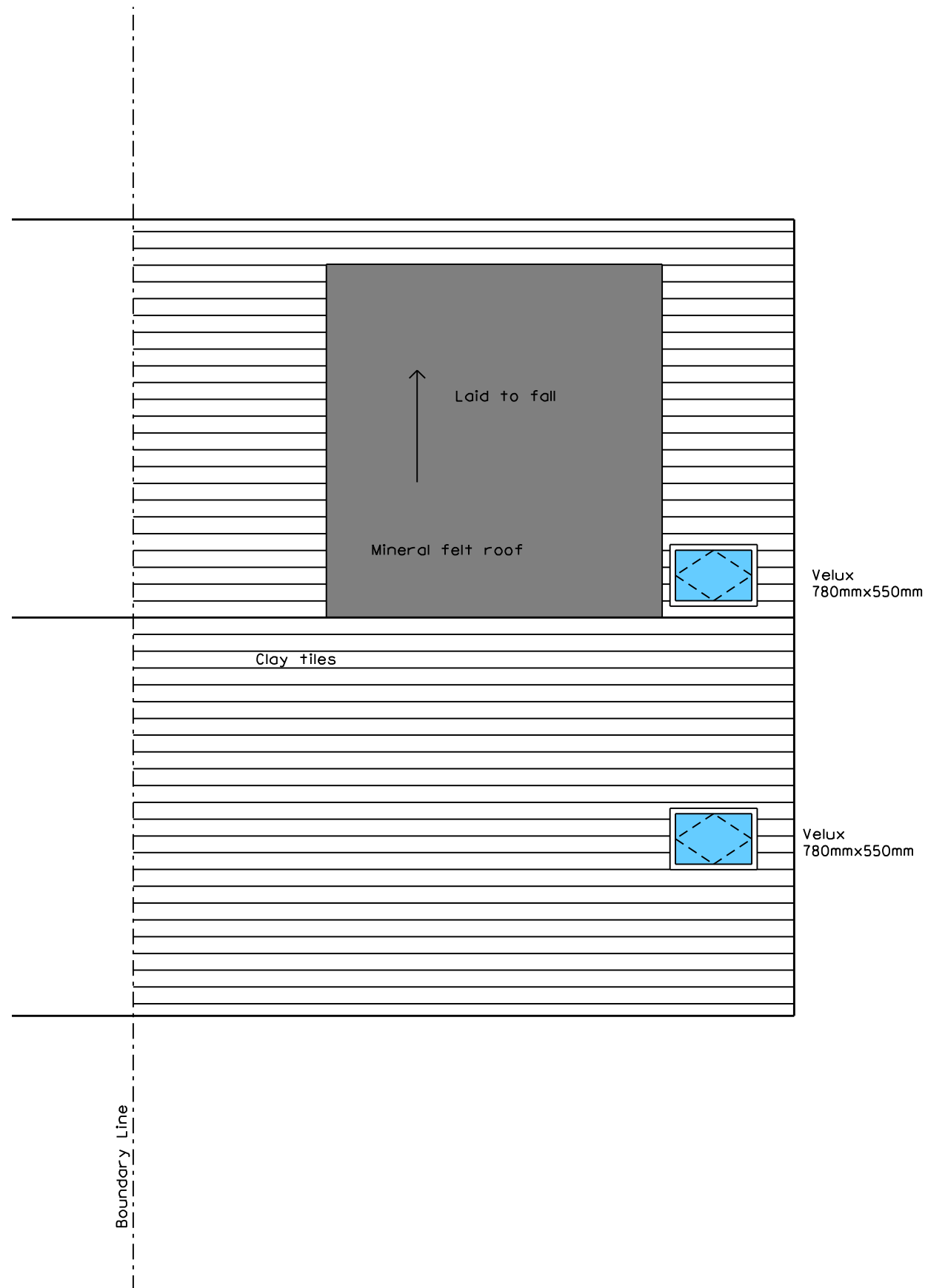
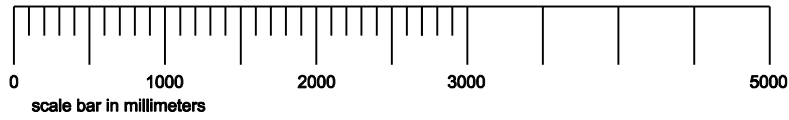
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TITLE
PROPOSED ROOF PLAN

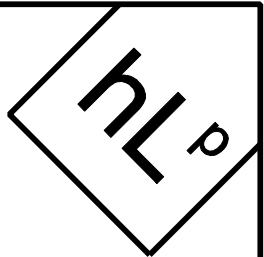
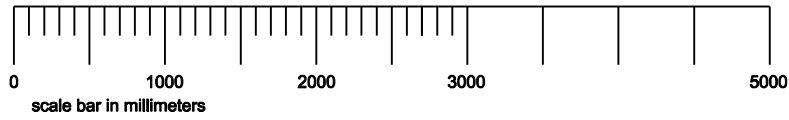
Date MAY 2016

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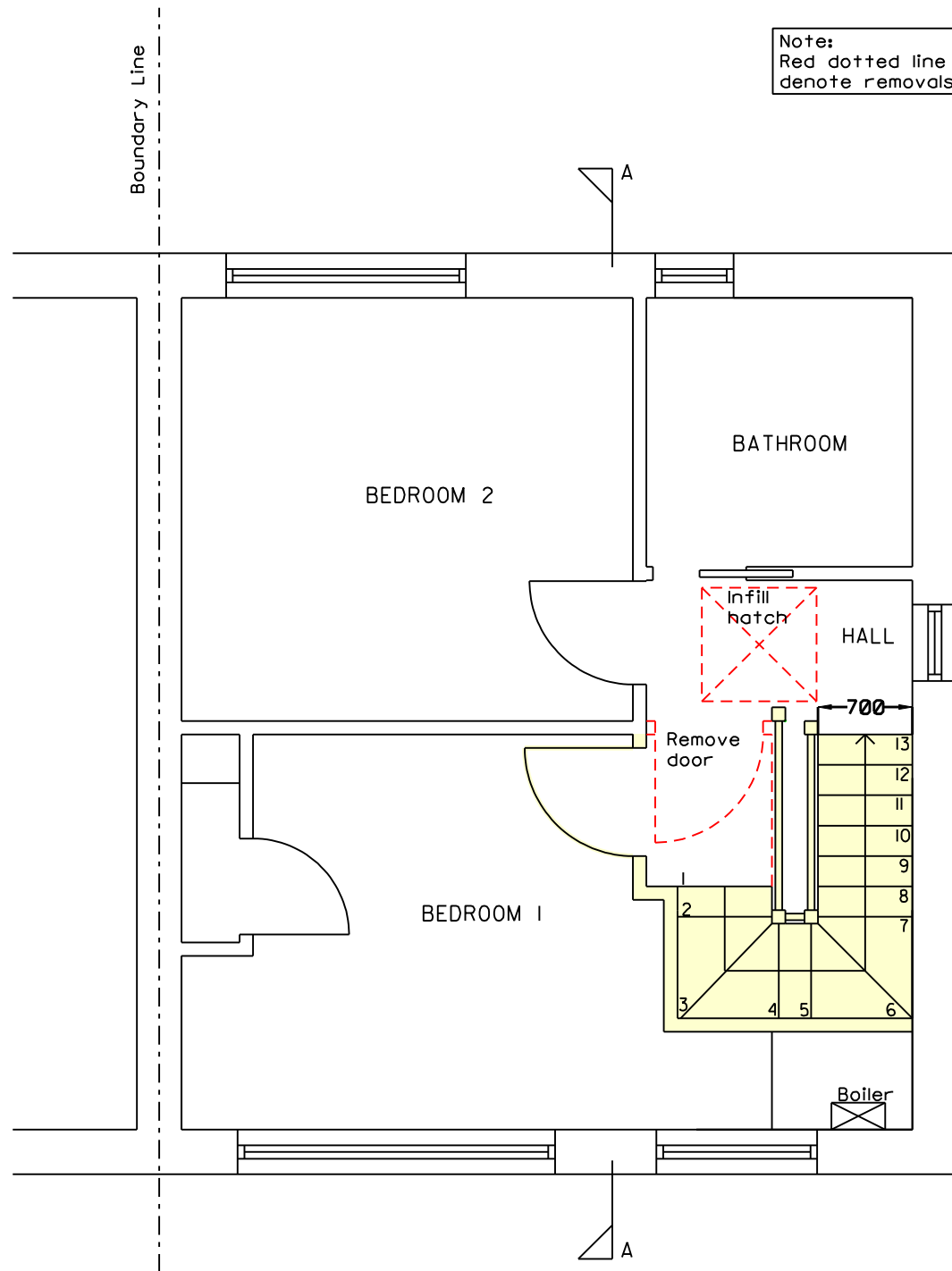
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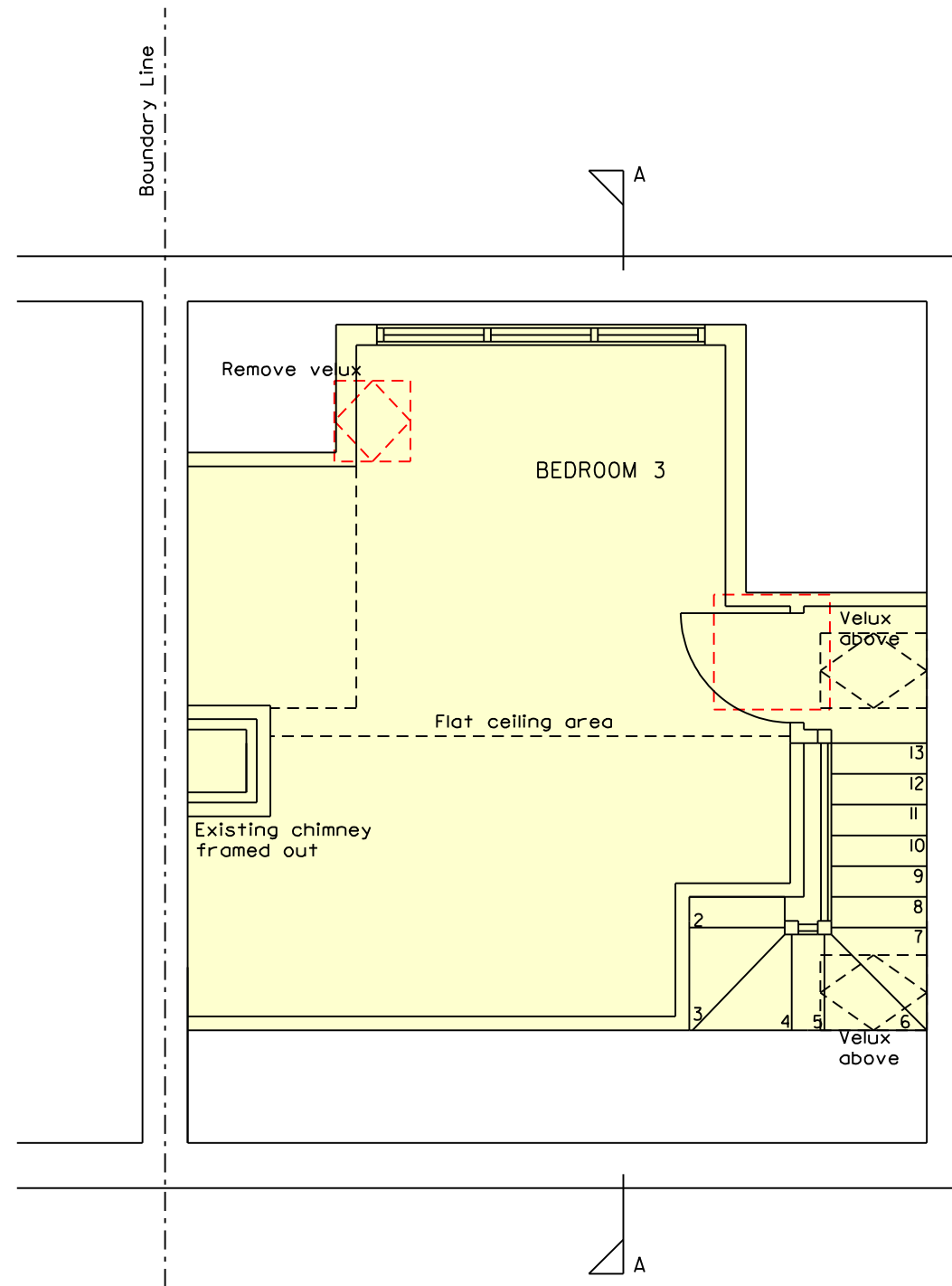


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PROPOSED FIRST FLOOR PLAN



PROPOSED ATTIC PLAN

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TITLE
PROPOSED FLOOR PLANS

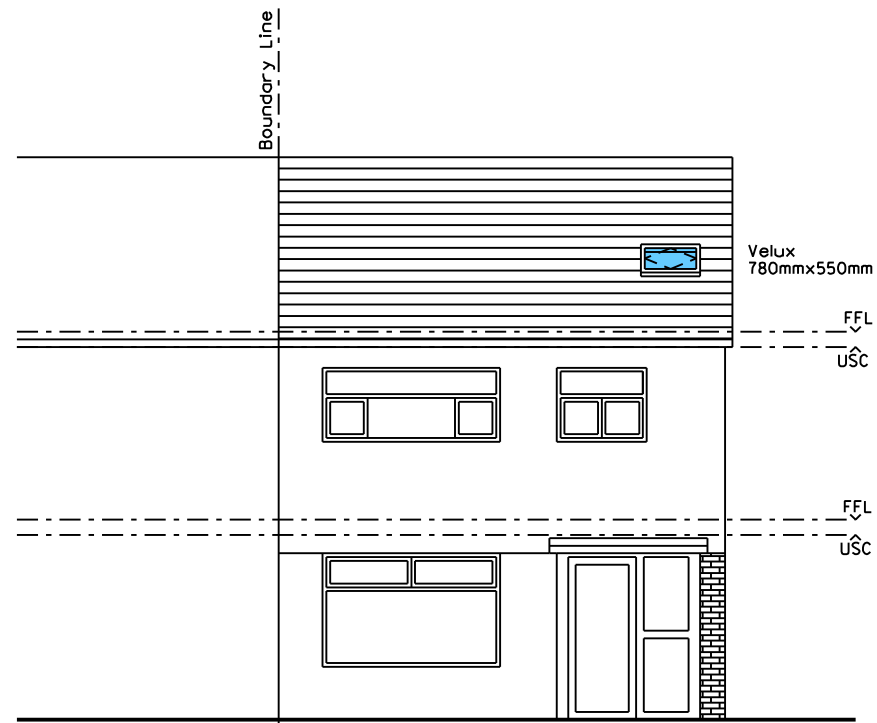
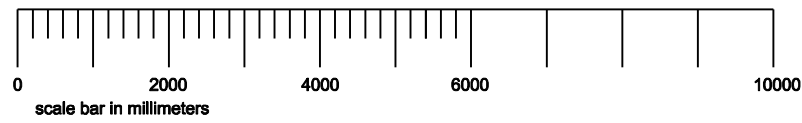
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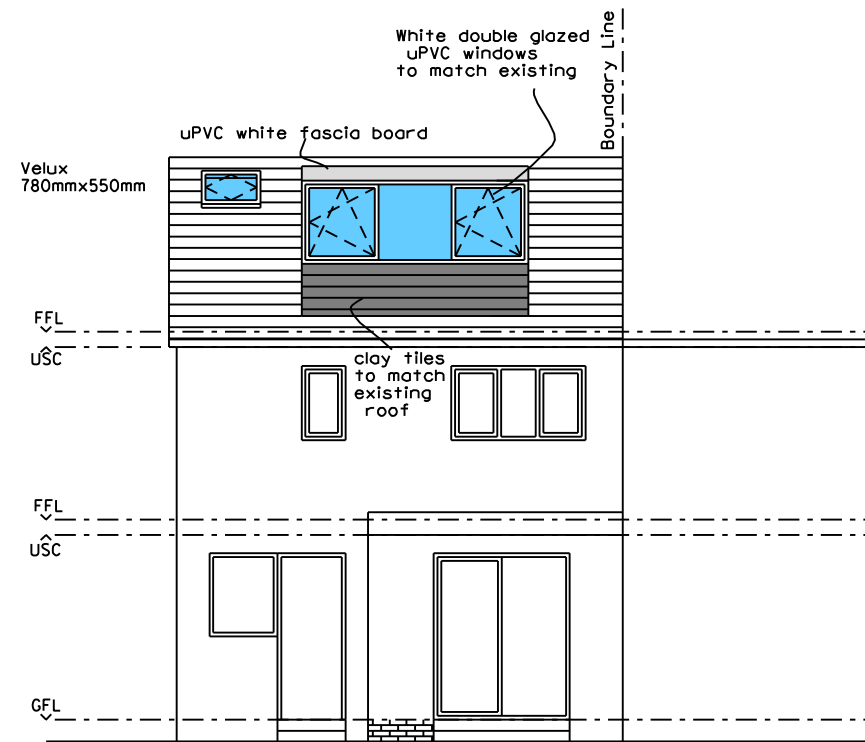
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Drwg No. 1644/SK01

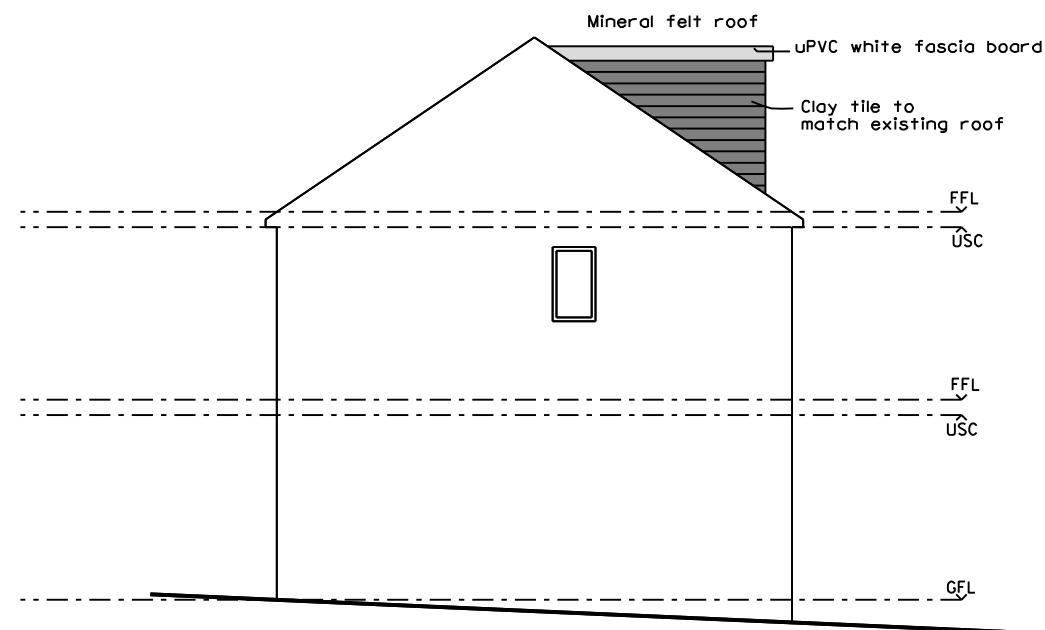
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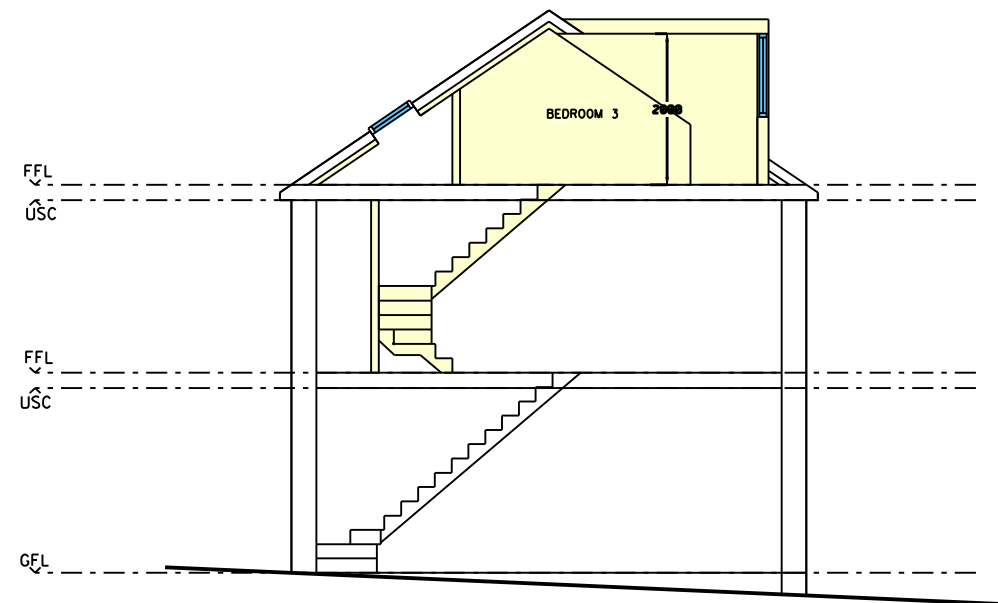
PROPOSED NORTH ELEVATION



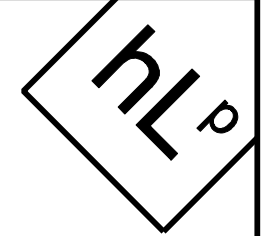
PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED SECTION A-A



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CLIENT

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TITLE

PROPOSED ELEVATIONS
AND SECTION

Date MAY 2016

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