

# Development Management Sub Committee

Report returning to Committee - Wednesday 22 February 2017

**Application for Planning Permission 14/04512/FUL  
At 59, 60 Belford Road, Edinburgh, EH4 3UE  
Demolition of Belford House + redevelopment of site for  
residential development + class 1 (retail), class 2 (financial,  
professional + other services) and/or class 4 (business) use  
(inc. change of use, conversion + extension to Douglas  
House) + other associated works (as amended July 2015)**

<b>Item number</b>	5.1
<b>Report number</b>	
<b>Wards</b>	A05 - Inverleith

## Recommendations

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It is recommended that this application be Granted subject to the details below.

## Background information

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In January 2016, the Development Management Sub Committee decided to grant planning permission for this application, subject to legal agreement. The period in which the legal agreement could be concluded was extended to 28 January 2017. Good progress has been made on forming the legal agreement however it has not been concluded yet. This report recommends that a further two months is allowed for the conclusion of it.

## Main report

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On 29 January 2016, Committee decided to grant planning permission subject to legal agreement. In October 2016, Committee extended the period in which the legal agreement could be concluded to 28 January 2017. The complexities of site ownership have prolonged the legal agreement preparation, however good progress has been made and it is almost ready to be signed.

The Edinburgh Local Development Plan (LDP) was adopted in November 2016. This was after the Committee's most recent decision to extend the timescales for conclusion of the legal agreement. However, the adopted LDP does not significantly change any policies in relation to this application. Additionally there are no changes to guidance or other material considerations that would suggest that the extension of the period for concluding the legal agreement should not be given. There are no material considerations that outweigh this conclusion.

Accordingly, it is recommended that planning permission is granted subject to the conclusion of a legal agreement, conditions and informatives that were set out in the report to Committee of 29 January 2016 and that an additional two months beyond the date of this Committee (to 22 April 2017) is allowed to enable the legal agreement to be concluded.

## Links

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### **Policies and guidance for this application**

LPC, CITD1, CITD3, CITD4, CITD5, CITD6, CITD10, CITD11, CITH1, CITH2, CITH3, CITH4, CITH5, CITH7, CITH8, CITCO2, CITEM4, CITR5, CITT2, CITT3, CITT4, CITT5, CITT6, CITE1, CITE3, CITE6, CITE8, CITE11, CITE12, CITE16, CITE17, CITE18, CITOS3, LDPP, PLEM09, PLDP19, PLDP56, CRPDEA, NSG, NSDCAH, NSGD02, NSLBCA, NSP,

A copy of the original and previous returning Committee reports can be found in the list of documents at

<https://citydev-portal.edinburgh.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=NE9OWTEWG2600>

Or [Council Papers online](#)

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