

**From:** [Stephen Leslie](#)  
**To:** [James Allanson](#)  
**Subject:** FW: 45 Ashburnham Loan - Our Ref: 25/01791/FUL  
**Attachments:** [shield-advisory.png](#)  
[chevron-light.png](#)  
[image001.png](#)  
[image002.png](#)  
[image003.png](#)

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Hi James,

Here is the draft reply below and let me know if anything needs to be amended or if is fine to be sent out.. S..

Dear Mr Mason,

Thank you for providing the requested drawings however looking at the proposal details, we require further clarification on matters.

We need to confirm that the location plan red boundary line is correct in respect of the proposed fence.

This goes beyond the existing boundary fence and aligns next to the public footpath.

We therefore need to confirm if in fact you are seeking to change the use of open vacant land to private garden ground, with the installation of a new boundary fence.

If this is the case then a replacement application form will be required as it is no longer viewed as an alteration to an existing dwelling and the standard application form for planning permission would need to be provided and the applicable fee will higher, as shown in the details below from our Planning Scale of Fees Charter, with link:

[planning-fees-charter](#)



If this is the case, we would recommend you request this application under reference 25/01791/FUL to be withdrawn before being validated by email reply and submit a fresh application via ePlanning as noted above for planning permission.

Kind regards,

Stephen Leslie

Planning Technician

Householder, Local Developments & Listed Buildings

**City Plan 2030 is now our adopted local development plan and will be used to inform planning decisions. See our [webpage](#) for more information.**



Planning & Building Standards | Sustainable Development | Place Directorate | The City of Edinburgh Council | Waverley Court, Level 2, 4 East Market Street, Edinburgh EH8 8BG | Tel N/A | [stephen.leslie@edinburgh.gov.uk](mailto:stephen.leslie@edinburgh.gov.uk)



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**From:** Mason Family

**Sent:** 21 April 2025 20:28

**To:** Stephen Leslie

**Subject:** Re: 25/01791/FUL



External email



Contains topics of a financial nature

Dear Mr Leslie

Further to your email and our phone conversation of 4 April, I have uploaded plans and elevation drawings. I assume you will receive these via the online portal but for ease of reference, I attach copies. I have also provided additional narrative on the fence construction which will be constructed of closed slats 19x100x1800mm Certified Softwood Sawn Fence Slat Treated and finished with stained light brown creasote.

As I hope you can see, the plan and elevations show the proposed new fence at the back and rear of the house, and I wonder whether this proposed construction of a fence actually constitutes development for which permission is required given the location and it not extending into the front or road side of the property.

If it does constitute development, can you let me know if these extra drawings and detail are sufficient and what the application fee will be?

Happy to discuss further.

Kind regards

George Mason

45 Ashburnham Loan, South Queensferry EH30 9LE.

07801550661

On Fri, Apr 4, 2025 at 1:49 PM <[stephen.leslie@edinburgh.gov.uk](mailto:stephen.leslie@edinburgh.gov.uk)> wrote:

Please See Attached correspondence from City of Edinburgh Council

Do note that the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011 removed most permitted development rights for householders in all conservation areas. The Directions for Classes 1, 3 and 6 were cancelled. This means that fees are now required for developments that fall into these Classes of development.

Do note make payment until further advised, the main things to be provided are the location plan and fence elevation.

Kind regards,  
Stephen Leslie

Planning Technician  
Householder, Local Developments & Listed Buildings

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