

59786

Request for information regarding a commercial property located at 1 Inverleith Gardens, Edinburgh, to confirm its current use and internal layout are compliant with council requirements.

**Planning response:**

Does the property currently have planning permission to operate as two separate commercial kitchen units?

The property in question currently operates as a Class 1A premises. This is viewable by searching the properties' address on the Scottish Assessors Association website. The site is accessible [here](#). As there are residential units located within the immediate vicinity of the premises, the property does not benefit from permitted development rights to change the use of the site to an unrestricted Class 3 premises, and planning permission for this would be required.

Is the operation of two independent food businesses from this address permitted under current planning consent, or would a change of use / additional permission be required?

As per the above, planning permission would be required.

**Building Standards response:**

Having searched the building standards register for the address noted, this department can find two building warrants. Reference numbers are 97/4406 (also known as 97/04569/WAR) and 06/01354/ALT. Both warrants were granted a building warrant but neither have a completion certificate. Further, neither warrant makes reference to any kitchens. If you wish to view the plans, please visit our website for further details at [Building Standards plan store – The City of Edinburgh Council](#)

**Environmental Health/Food Safety response**

Is the premises registered as one food business or two separate food businesses?

We currently have two food businesses registered at number 1b Inverleith Gardens. Both are newly registered.

Is it acceptable for two independent food businesses to operate from this address as distinct kitchen units?

As long as each food business registers with Environmental Health as a separate business and they have their own procedures and are clear on responsibilities and no cross contamination from one to the other then it is ok for two independent businesses to operate from the same address. The facilities at that address must comply with food hygiene requirements and be suitable for the handling practices of both businesses.