

# Report of Handling - draft draft draft

## **Application for Test Application**

**City Of Edinburgh Council, Waverley Court, 4 East Market Street, Old Town**

**Proposal: test**

**Item –**

**Application Number – 25/06675/TEST**

**Ward – 00 - No Ward Number**

## **Recommendation**

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

## **Summary**

## **SECTION A – Application Background**

### **Site Description**

### **Description Of The Proposal**

### **Supporting Information**

#### **Relevant Site History**

No relevant site history.

#### **Other Relevant Site History**

### **Pre-Application process**

#### **Consultation Engagement**

No consultations.

## Publicity and Public Engagement

**Date of Neighbour Notification:** Not Applicable

**Date of Advertisement:** Not Applicable

**Date of Site Notice:** Not Applicable

**Number of Contributors:** 0

## Section B - Assessment

### Determining Issues

Due to the proposals relating to a listed building(s), this report will first consider the proposals in terms of Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997:

- Is there a strong presumption against granting planning permission due to the development harming the listed building or its setting?
- If the strong presumption against granting planning permission is engaged, are there any significant public interest advantages of the development which can only be delivered at the scheme's proposed location that are sufficient to outweigh it?

This report will then consider the proposed development under Sections 24, 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (the 1997 Act):

Having regard to the legal requirement of Section 24(3), in the event of any policy incompatibility between National Planning Framework 4 (NPF4) & City Plan 2030 (LDP) the newer policy shall prevail.

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling material considerations for not approving them?

If the proposals do not comply with the development plan, are there any compelling material considerations for approving them?

In the assessment of material considerations this report will consider:

- equalities and human rights;
- public representations; and
- any other identified material considerations.

### Assessment

#### a) The proposals harm the listed building or its setting?

The following HES guidance is relevant in the determination of this application:

- Managing Change

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## **Conclusion in relation to the listed building**

### **b) The proposals comply with the development plan?**

The relevant development plan policies to be considered are:

- LDP Environment Policies
- LDP \*\*\* Policies
- NPF 4 Sustainable Places Policy 7(a)(c)
- NPF 4 \*\*\* Policies

The non-statutory 'Listed Buildings and Conservation Area' guidance is a material consideration when assessing NPF 4 Policy 7 and LDP Policy Env \*\*\* .

SUBHEADING

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SUBHEADING

## **Conclusion in relation to the Development Plan**

### **c) There are any other material considerations which must be addressed?**

The following material planning considerations have been identified:

#### Equalities and human rights

Due regard has been given to section 149 of the Equality Act 2010. No impacts have been identified.

Consideration has been given to human rights. No impacts have been identified through the assessment and no comments have been received in relation to human rights.

#### Public representations

A summary of the representations is provided below: \*\*\*\*

*material comments*

*non-material comments*

## **Conclusion in relation to identified material considerations**

Identified material considerations have been assessed above and do not raise issues which outweigh the conclusion in relation to the Development Plan.

## **Overall conclusion**

## Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following;

### Conditions

### Reasons

### Background Reading/External References

To view details of the application go to the [Planning Portal](#)

Further Information - [Local Development Plan](#)

Date Registered:

Drawing Numbers/Scheme

David Givan  
Chief Planning Officer  
PLACE  
The City of Edinburgh Council

Contact: ,  
E-mail:

## Appendix 1

### **Consultations**

No consultations undertaken.

## **Application Certification Record**

### **Case Officer**

I have assessed the application against the City of Edinburgh Council's Scheme of Delegation (December 2025) and Statutory Scheme of Delegation (February 2026) and can confirm the application is suitable to be determined under , decision-making route.

Case Officer:

Date:

### **Authorising Officer**

To be completed by an officer as authorised by the Chief Planning Officer to determine applications under delegated powers.

I can confirm that I have checked the Report of Handling and agree the recommendation by the case officer.

Authorising Officer (mRTPI):

Date:

