

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) and being within a conservation area, this report will first consider the proposals in terms of Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (the "1997 Heritage Act"):

a) Is there a strong presumption against granting planning permission due to the proposals:

- (i) harming the listed building or its setting? or
- (ii) conflicting with the objective of preserving or enhancing the character or appearance of the conservation area?

b) 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
-

Conclusion in relation to the listed building

b) The proposals harm the character or appearance of the conservation area?

Conclusion in relation to the conservation area

c) 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 *****.

SUBHEADING

SUBHEADING

SUBHEADING

Conclusion in relation to the Development Plan

d) 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:

