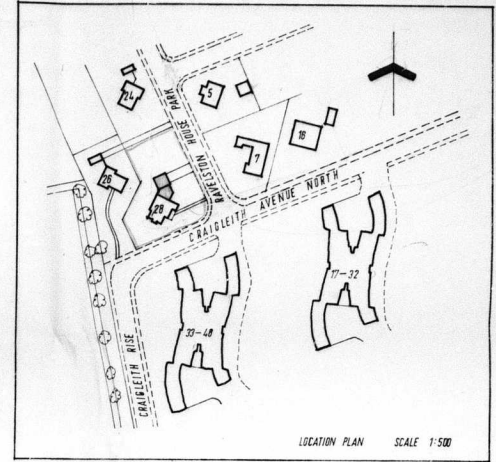
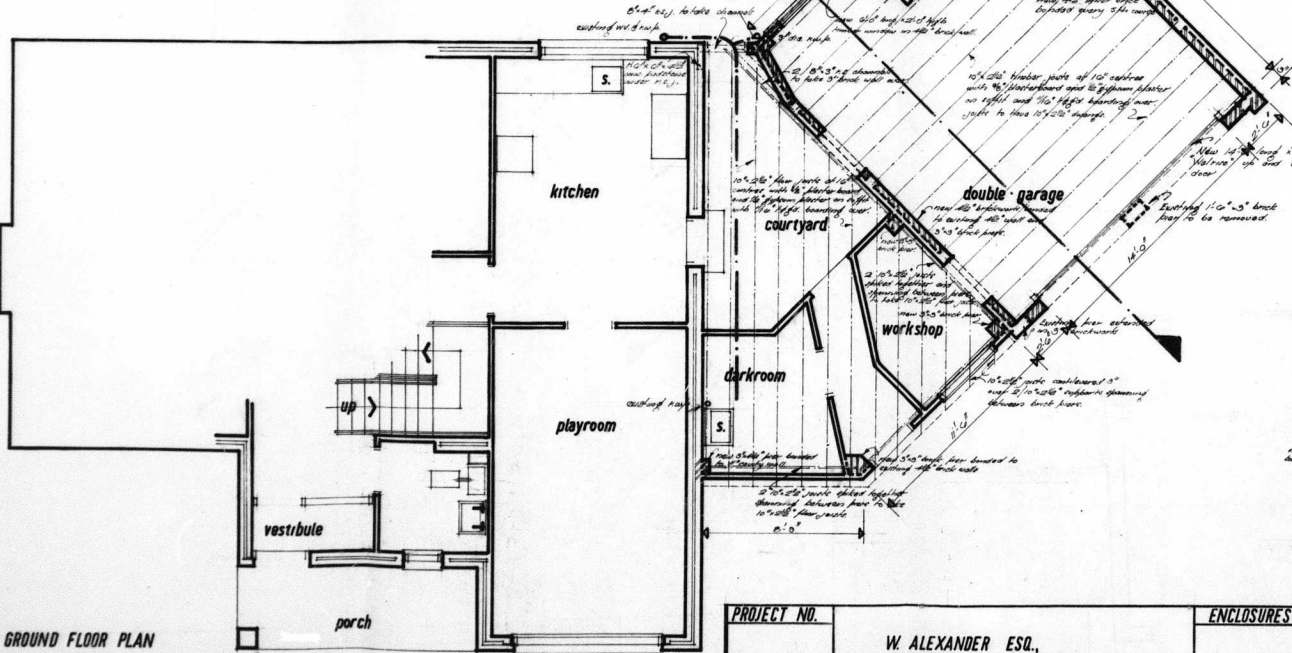


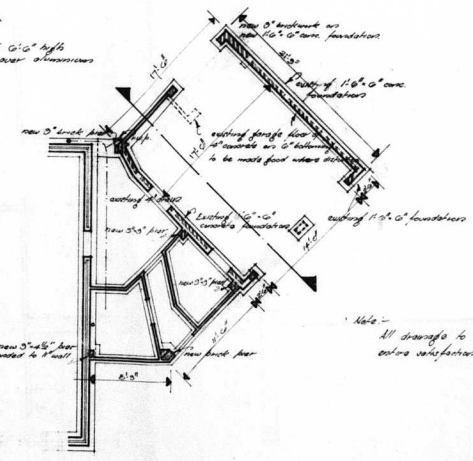
FIRST FLOOR PLAN



LOCATION PLAN SCALE 1:500

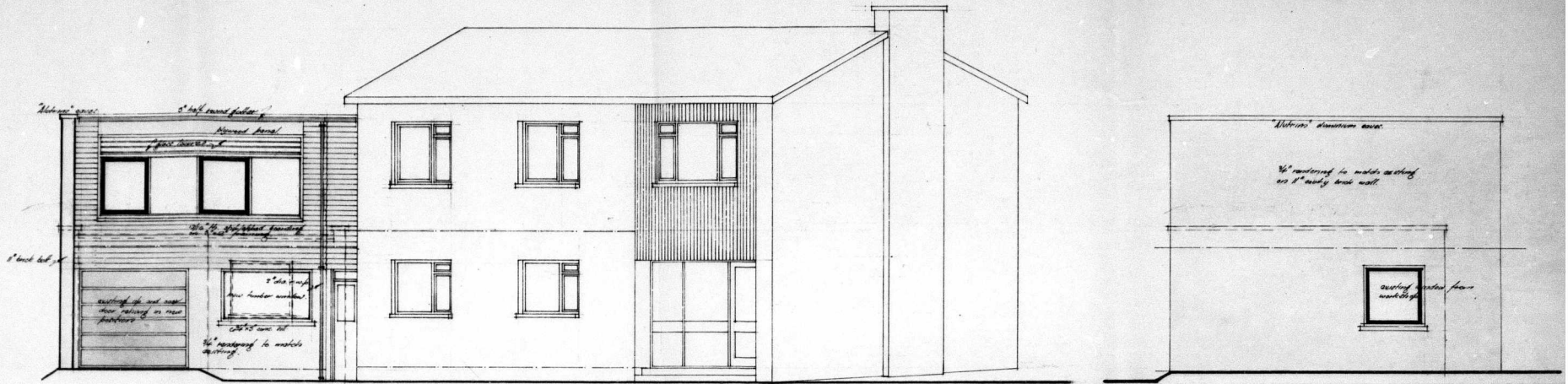


GROUND FLOOR PLAN

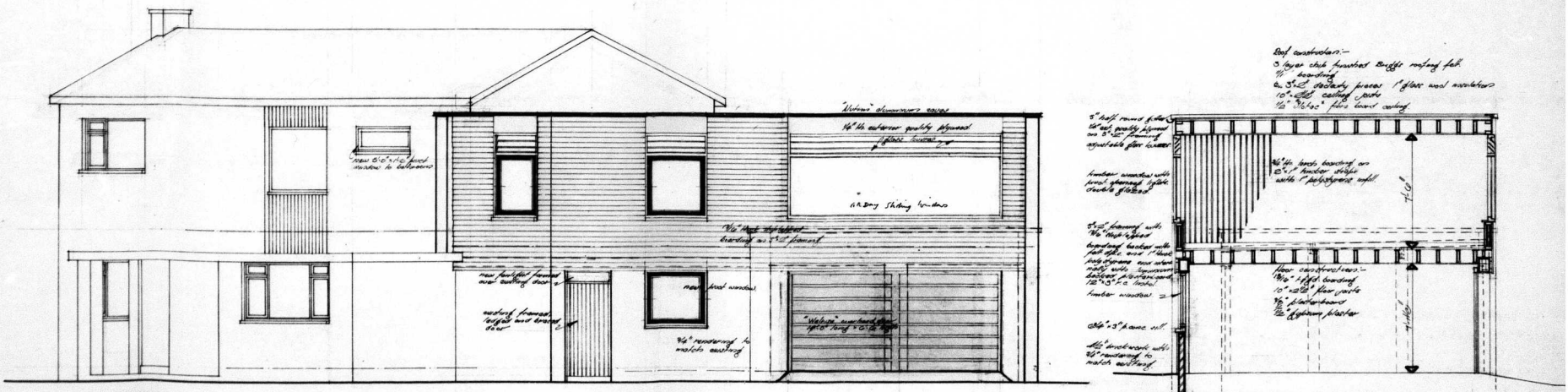


Note - All drawings to be to the satisfaction of the City Engineer

PROJECT NO.	ENCLOSURES TO -
W. ALEXANDER ESQ., 29 RAVENSTON INDUSTRIAL PARK	
BRADENAW GAGG & HOWE ARCHITECTS & SURVEYORS	
DRAWING No. 20/16	DATE 12.2.65
PRINT No. 410/16/1/3	DATE 15.2.65

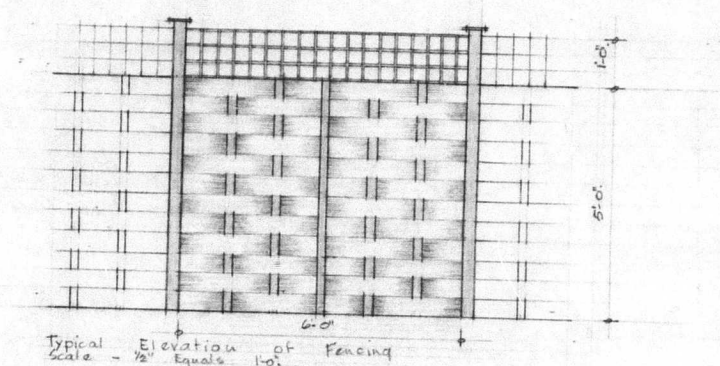
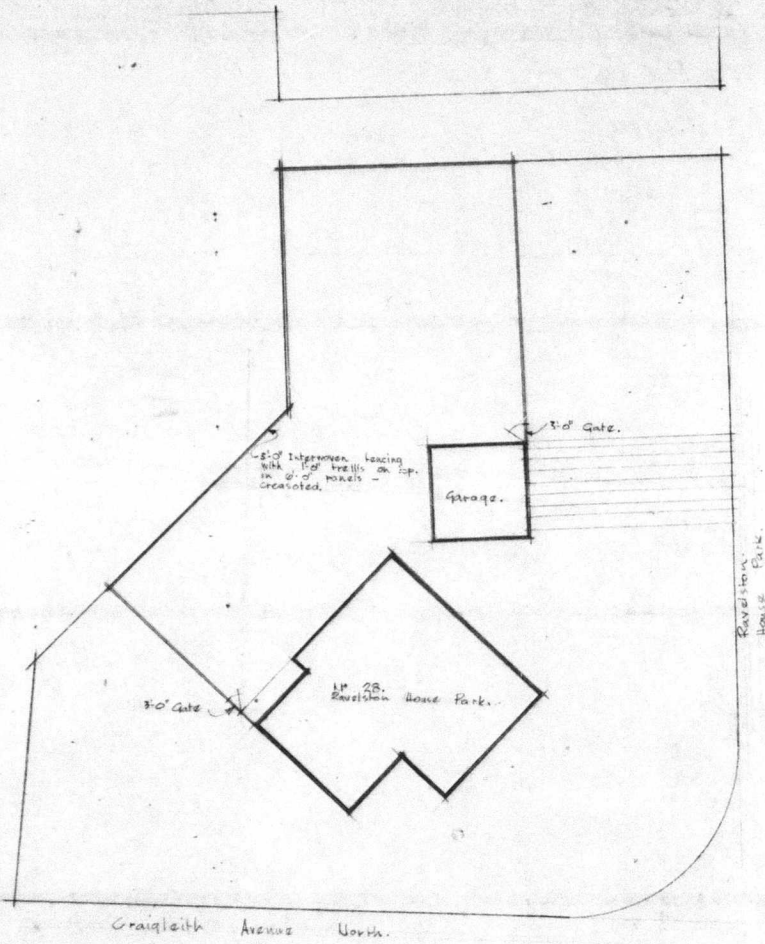


WEST ELEVATION



EAST ELEVATION

Amended Plan



Plan:
Scale - 1/4" Equals 1'0"

Proposed Fencing at 28 Ravelston House Park,
by T. Boland and Co. Ltd.

BOLAND

drawing number. — 2 51/7.
 date drawn. — 22. 5. 63.
 drawn by. — Michael A. Grant.
 checked by. —
 scale. — 1/2" Equals 1'0".

Building and Public Works Contractors,
T. BOLAND & CO. LTD.
 49, NORTHUMBERLAND STREET,
 EDINBURGH 3, W.A. Verley 7335 (3 lines).

amendments.



City of Edinburgh District Council

Application for Planning Permission and/or Listed Building Consent

NF

Form D1

Number 885/79

SECTION A

Note—Four application forms to be lodged with The Director of Planning, 18 Market Street together with the appropriate certificate under Section 24 of the Town and Country Planning (Scotland) Act 1972 and (ii) (where necessary) three paper copies of plans of which one should be coloured. Where the application involves alterations to an existing building, alterations should be shown coloured on all plans.

APPLICATION for PLANNING PERMISSION and/or LISTED BUILDING CONSENT under the Town and Country Planning (Scotland) Act, 1972, the Town and Country Amenities Act, 1974, and for any necessary consent or approval under:—

- (1) the Edinburgh Corporation Acts;
- (2) the Public Health (Scotland) Acts, 1897 to 1945, as amended by the Statistics of Trade Act, 1947;
- (3) the Roads Improvement Act, 1925;
- (4) the Housing (Scotland) Act, 1969;
- (5) the provision of any other enactments, orders, regulations or bye-laws regulating the development of land in force in the City.

To the CITY OF EDINBURGH DISTRICT COUNCIL

A.

Here insert name and address

I/We J.A. KIRKPATRICK & PARTNERS
7-15 DEAN BANK LANE,
EDINBURGH.

hereby make application to the District Council for any permission, consent or approval required under any of the above-mentioned enactments, for

Here state the nature of the proposed development (eg. erection, re-building, enlargement of house, shop, change of use etc.) the address or location of site and—where permission is desired for a limited period only—the extent of that period.

PERMISSION IN PRINCIPLE FOR THE CONSTRUCTION OF A
PRIVATE DWELLING HOUSE ON VACANT SITE ADJACENT
TO 28 RAVELSTON HOUSE PARK, EDINBURGH 4.

in accordance with the particulars given in this Form and with the plans which accompany this application.

Signature of Applicant or Law Agent *[Signature]* X

Date 1st May 1979.

FOR OFFICIAL USE

Date application received 4/5/79

For consideration on _____

Whether development is 'permitted' or not _____

Committee concerned	Nature of Committee's interest	Committee's deliverance	Date of deliverance
Planning	Town and Country Planning (Scotland) Act 1972		

Date decision communicated to Applicant(s) _____

Appeal intimated _____ Date of hearing _____ Date of decision _____

Decision on Appeal _____

(NF)

SECTION B To be completed by the applicant.

1 Name, Address and Telephone Number (if any) of Applicant (in block capitals)

Surname ~~(Dx/Mr/Ms/Msxx)~~ MORRIS

Other Names WILLIAM L.

Postal Address 28 RAVELSTON HOUSE PARK, EDINBURGH 4.

Telephone No. _____

2 Name, Address and Telephone Number of Agent (if any) acting on Applicants behalf.

Name J.A. KIRKPATRICK & PARTNERS

Postal Address 7-15 DEAN BANK LANE, EDINBURGH.

Telephone No. 031-343-2602

Profession CONSULTING ENGINEERS

3 When is it intended:—

(a) to start the development? 1980

(b) to finish the development? 1981

4 What is the estimated cost of any works to be carried out? NOT YET KNOWN

5 If building operations are proposed, give description of materials, including colour, to be used in the construction of:—

(a) outside walls (any special finish to be mentioned): _____

TO BE AGREED

(b) roof covering "

(c) boundary walls or fences "

N.B.—This question need not be answered if the information is given on the plans

6 In the case of the proposed construction of a new or improved access to or from a road, state the purpose for which the access is required (eg., for pedestrian or vehicular traffic)

PEDESTRIAN AND VEHICULAR ACCESS TO BE VIA EXISTING DRIVEWAY

7 In the case of the proposed rebuilding, enlargement, improvement or other alteration of an existing or former building:—

(a) Was the existing or former building—

(i) erected before 1st July 1948 and in existence on that day? _____

(ii) erected after 1st July 1948? _____

(iii) demolished or destroyed since 7th January 1937? _____

(b) If the plans submitted do not incorporate a plan of the existing building, what is its present cubic content? (best estimate) _____

(c) Has the existing building been enlarged since 1st July 1948? (If 'yes' the enlargement should be shown on the plans.) Answer 'yes' or 'no' _____

8 In the case where a change of use of land or a building is proposed.

(a) State the present use (or uses) of the land or building, or the last use (or uses) in the case of a building destroyed since 7th January 1937. If there is (or was) more than one use, indicate the part allocated to each use

(b) State the proposed new use, or where more than one use is proposed, state the new uses and indicate the part of the land or building allocated to each use

(c) State any previous changes of use (or uses) since 1st July 1948

(d) If the land or building was on occasions before 1st July 1948 put to uses other than the normal uses, state these occasional uses.

9 Any further particulars to which Applicant desires to draw attention.

SECTION C

The appropriate Certificate in this section requires to be signed by the applicant or his agent

Section 24 of the Town and Country Planning (Scotland) Act, 1972 requires that one of the following Certificates be completed **including Item 2 (i) or 2 (ii)**. See 'Notes for Applicants' regarding the relevant Certificate and Notice.

Certificate A

I hereby certify that:

If the Applicant is owner of the land (including a lease with at least 7 years to run)

1 ~~I am~~ the applicant is the proprietor of the dominium utile ~~or tenant under a lease~~ of every part of the land to which this application relates.

2 No person other than the applicant was the owner of the land 21 days before the date of this application.

Certificate B

I hereby certify that:

If the Applicant is not owner of the land.

1 I have the applicant has given the requisite notice to all the persons who, 21 days before the date of the accompanying application were owners of any of the land to which this application relates.

viz:—

Name of Owner	Address	Date of service of notice

*Delete whichever is inapplicable

Certificate C

I hereby certify that:

1 (i) I am/the applicant is unable to issue a certificate in accordance with either paragraph (a) or paragraph (b) of section 24(1) of the Town and Country Planning (Scotland) Act, 1972, in respect of the accompanying application

(ii) I have/the applicant has given the requisite notice to the following persons who, 21 days before the date of the application, were owners of the land, or part thereof, to which the application relates, viz:—

Name of Owner	Address	Date of service of notice

(iii) I have/the applicant has taken the steps listed below, being reasonably open to me/them to ascertain the names and addresses of the owners of the land or part thereof and have/has been unable to do so:

(a) Insert description of steps taken

(a) _____

(iv) Because not all the owners can be traced, notice of the application as set out below has been published in the

(b) Insert names of local newspaper circulating in the locality in which the land is situated.

(b) _____
on (c) _____

(c) Insert date of publication (which must not be earlier than 21 days before the date of the application).

Copy of notice as published (Attach advertisement clipped from newspaper)

NOTE: This does not refer to Applications which are required to be advertised by virtue of the regulations in the General Development (Scotland) Order 1975.

I further certify that:

Item 2(i) or 2(ii) forms part of all Certificates and **must** be completed

*2 (1) None of the land to which the application relates constitutes or forms part of an agricultural holding;

OR

*2 (ii) I have/the applicant has given the requisite notice to every person who, 21 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:—

Name of Tenant	Address	Date of service of notice

*Delete whichever is inappropriate.

Signature of Applicant or Agent _____

Date 15.79

IMPORTANT

Any person who knowingly or recklessly issues a Certificate which contains any statement which is false or misleading in a material particular is liable on conviction to a fine not exceeding £100

TOWN PLANNING DEPARTMENT

Report to Planning Sub-Committee

Date.....17th March, 1965.....

T.P.Ref.....~~150~~ K/635.....

Agenda Item.....30.....

NF/JH.

T.C.Ref.....181.....

Location 28 Ravelston House Park. (2273 NW)
Applicant W. J. Alexander.
Proposal Alteration and Extension of dwelling house.

D.P.Zoning Residential.
Recommendation Continue.

The applicant has today informed me that this proposal is being reconsidered and may ultimately be abandoned.
 I suggest the item be continued until further notice.

Town Planning Officer.
 Date.....17.3.65...

Copies to:.....

Committee Decision.....*Ctd*.....
 Plotted By:
 Date:

08

TOWN PLANNING DEPARTMENT

AMB/JD

Report to Planning Sub Committee

Date 24th February, 1965

T.C. Ref. 181

T.P. Ref. ~~W/300~~ K/635

Agenda Item 27

Location. 28 Ravelston House Park (2275 NW)

Applicant. William J. Alexander

Proposal. Alteration and extension of dwelling house.

D.P. Zoning. Residential.

Recommendation. Continue for further consideration of external finishing material.

This proposal is to alter the existing single storey wing to the north of the house and add an upper floor to it to provide 2 extra rooms.

The architect has indicated by telephone that the existing ground floor construction can only take a limited amount of additional load and that is the reason for the lightweight timber clad upper structure.

The side walls are to be built up in cavity brick and rendered to match the existing house, the east and west elevations to be framed and finished externally with ship lapped cedar boarding, treated with cedar seal, with exterior quality plywood (also treated) above the windows.

Flat roof mineralised felt with chip finish.

There are houses on this estate that have cedar boarding used in elevational treatment and some of these are already showing signs of not weathering in a very satisfactory way.

In these circumstances the Committee may wish to continue this item for further consideration of alternative external treatment.

26th Feb. Telephoned Mr Muddell, architect, further consideration to be given to finishing material. Await information.
11th March '65 Phoned Mr Knox re. new elevation & submission of sample of Colobeskos shingles.

Town Planning Officer.
Date 24th Feb. 1965

Copies to City Engineer

Committee Decision contd.

Plotted By

Date

No. 18165:.....

NOTE.—To be lodged in triplicate with the Town Clerk together with (i) the appropriate certificate under Section 36 of the Town and Country Planning (Scotland) Act, 1959, and (ii) (where necessary) two paper copies of plans of which one should be coloured.



18 FEB 1965

CITY OF EDINBURGH

#350 K1635

APPLICATION FOR PLANNING PERMISSION

Section A.

APPLICATION for PLANNING PERMISSION under the Town and Country Planning (Scotland) Acts, 1947-59, and for any necessary consent or approval under:—

- (1) the Edinburgh Corporation Acts;
- (2) the Public Health (Scotland) Acts, 1897 to 1945, as amended by the Statistics of Trade Act, 1947;
- (3) the Roads Improvement Act, 1925;
- (4) the Housing (Scotland) Act, 1950;
- (5) the provisions of any other enactments, orders, regulations or bye-laws regulating the development of land in force in the City.

To the Corporation of the City of Edinburgh.

I/We WILLIAM JAMES ALEXANDER
23, Ravelston House Park, Edinburgh

Here insert name and address.

hereby make application to the Town Council for any permission, consent or approval required under any of the above-mentioned enactments, for alteration

and extension of dwelling house at
23, Ravelston House Park, Edinburgh

Here state the nature of the proposed development (e.g. erection, rebuilding, enlargement of house, shop, change of use, etc.), the address or location of site and where permission is desired only for a limited period, the extent of that period.

in accordance with the particulars given in this Form and with the plans which accompany this application.

Signature of Applicant or Law Agent W. J. Alexander

Date 17th February 1965

For Official Use. 17 FEB 1965 For consideration on 24 FEB 1965
Date application received.....
Whether development is "permitted" or not.....

Committee concerned.	Nature of Committee's interest	Committee's deliverance	Date of deliverance.
Planning	Town and Country Planning (Scotland) Acts, 1947-59		

Date decision communicated to Applicant(s).....
Appeal intimated.....Date of hearing.....Date of decision
Decision on Appeal.....

Section B.—To be completed by the applicant

1. Name and Address and Telephone Number (if any) of Applicant (in block capitals)

Surname.....ALEXANDER
Other Names.....WILLIAM JAMES
Postal Address.....28, Ravelston House Park, Edinburgh
State whether Mr, Mrs or Miss.....Mr
Telephone No.....DEAN 1460

2. Name, address and Telephone Number of Agent (if any) acting on Applicant's behalf.

Name.....
Postal Address.....
Telephone No.....
Profession.....

3. When is it intended:—

(a) to start the development?.....As soon as possible
(b) to finish the development?....." " " "

4. What is the estimated cost of any works to be carried out?.....£ 2000

5. If building operations are proposed, give description of materials, including colour, to be used in the construction of:—

(a) outside walls (any special finish to be mentioned).....See plans

(b) roof covering.....See plans

(c) boundary walls or fences....."

N.B.—This question need not be answered if the information is given on the plans.

6. In the case of the proposed construction of a new or improved access to or from a road, state the purpose for which the access is required (e.g., for pedestrian or vehicular traffic).....Not applicable

7. In the case of the proposed rebuilding, enlargement, improvement or other alteration of an existing or former building:—

(a) Was the existing or former building—

(i) erected before 1st July 1948 and in existence on that day?
.....No

(ii) erected after 1st July 1948?.....Yes

(iii) demolished or destroyed since 7th January 1937?.....No

† If more than one building, particulars should be given for each.

(b) If the plans submitted do not incorporate a plan of the existing building, what is its present cubic content? (It will suffice if the applicants gives his best estimate) see plans

(c) Has the existing building been enlarged since 1st July 1948? (If "yes" the enlargement should be shown on the plans.) Answer "yes" or "no".
No

8. In the case where a change of use of land or a building is proposed:—

(a) State the present use (or uses) of the land or building, or the last use (or uses) in the case of a building destroyed since 7th January 1937. If there is (or was) more than one use, indicate the part allocated to each use.....

(b) State the proposed new use, or where more than one use is proposed, state the new uses and indicate the part of the land or building allocated to each use.

(c) State any previous changes of use (or uses) since 1st July 1948.....

(d) If the land or building was on occasions before 1st July 1948, put to uses other than the normal uses, state these occasional uses.....

9. Any further particulars to which Applicant desires to draw attention.

None

No. 18/65.

**Town and Country Planning
(Scotland) Acts 1947-59**

Application for Planning Permission

By

William James Alexander

for development at

28, Ravelston House Park,

Edinburgh

William James Alexander,
28 Ravelston House Park,

TOWN PLAN	11 JUN 1963
PASSED BY	

Ext. 234

01/63 TP/5/ 2/26/13

Miss Grant

3rd June, 1963.

K/635 ✓ 12/6

Messrs. Messies & White,
S.S.C.,
22 Rutland Street,
EDINBURGH.

Dear

Town and Country Planning (Scotland) Acts, 1947/59.
Town and Country Planning (General Development)
(Scotland) Order, 1950.

I refer to your application dated 22nd May, 1963, for consent to
erect a fence at 28 Ravelston House Park.

I have to inform you that the consent of the Corporation as local planning authority is not required to the works proposed in respect that the said works either do not constitute development in terms of the Town and Country Planning (Scotland) Acts, 1947/59 or constitute permitted development in terms of the Town and Country Planning (General Development) (Scotland) Order, 1950.

You will, however, require to apply for Dean of Guild Court Warrant and I have no doubt you are attending to this matter.

A copy of the application and plan lodged therewith are returned.

Yours faithfully,

Depute Town Clerk.

Encls.

TOWN PLANNING DEPARTMENT

Report to Planning Sub-Committee

T.C.Ref. 581

Date 29.5.63

Agenda Item 62

T.P.Ref. K/635

Location 28 Ravelston House Park. (2243NW)

Applicant William James Alexander.

Proposal

7D

D.P. Zoning

Recommendation

Town Planning Officer

Copies to.....

Date.....

Committee Decision.....

Plotted By.....

Date

NOTE.—To be lodged in triplicate with the Town Clerk together with (i) the appropriate certificate under Section 36 of the Town and Country Planning (Scotland) Act, 1959, and (ii) (where necessary) two paper copies of plans of which one should be coloured.



No. 581/63

23 MAY 1963

CITY OF EDINBURGH

K/BS

APPLICATION FOR PLANNING PERMISSION

Section A.

APPLICATION for PLANNING PERMISSION under the Town and Country Planning (Scotland) Act, 1947-59, and for any necessary consent or approval under:—

- (1) the Edinburgh Corporation Acts;
(2) the Public Health (Scotland) Acts, 1897 to 1945, as amended by the Statistics of Trade Act, 1947;
(3) the Roads Improvement Act, 1925;
(4) the Housing (Scotland) Act, 1950;
(5) the provisions of any other enactments, orders, regulations or bye-laws regulating the development of land in force in the City.

To the Corporation of the City of Edinburgh.

I, Mr. WILLIAM JAMES ALEXANDER c/o Shepherd & Wedderburn, W.S., 16 Charlotte Square, Edinburgh.

heraby make application to the Town Council for any permission, consent or approval required under any of the above-mentioned enactments, for to erect a 6 foot high timber fence at number 28 Ravelston House Park, Edinburgh

in accordance with the particulars given in this Form and with the plans which accompany this application.

Signature of Applicant or Law Agent MERRIE & WHITE

Date 22nd May 1963.

For Official Use. 22 MAY 1963 Date application received. For consideration on 29 MAY 1963

Whether development is "permitted" or not

Table with 4 columns: Committee concerned, Nature of Committee's interest, Committee's deliberance, Date of deliberance. Row 1: Planning, Town and Country Planning (Scotland) Act, 1947-59

Date decision communicated to Applicant(s)

Appeal intimated. Date of hearing. Date of decision

Decision on Appeal

Section B.—To be completed by the applicant.

1. Name and Address and Telephone Number (if any) of Applicant (in block capitals)

Surname..... ALEXANDER.....
Other Names..... WILLIAM JAMES.....
Postal Address..... c/o Shepherd & Wedderburn, W.S., 16 Charlotte Square, Edinburgh.
State whether Mr, Mrs or Miss..... HE.....
Telephone No..... CA1 5672.....

2. Name, address and Telephone Number of Agent (if any) acting on Applicant's behalf.

Name..... MENZIES & WHITE.....
Postal Address..... 22 Rutland Street, Edinburgh.
Telephone No..... FOU 3455.....
Profession..... Solicitors.....

3. When is it intended:—

(a) to start the development?..... Immediately.....
(b) to finish the development?..... Two weeks.....

4. What is the estimated cost of any works to be carried out?.....

5. If building operations are proposed, give description of materials, including colour, to be used in the construction of:—

(a) outside walls (any special finish to be mentioned):.....
.....
(b) roof covering.....
(c) boundary walls or fences.....

N.B.—This question need not be answered if the information is given on the plans.

6. In the case of the proposed construction of a new or improved access to or from a road, state the purpose for which the access is required (e.g., for pedestrian or vehicular traffic).....

7. In the case of the proposed rebuilding, enlargement, improvement or other alteration of an existing or former building:—

(a) Was the existing or former building—
(i) erected before 1st July 1948 and in existence on that day?.....
(ii) erected after 1st July 1948?.....
(iii) demolished or destroyed since 7th January 1937?.....

† If more than one building, particulars should be given for each.

(b) If the plans submitted do not incorporate a plan of the existing building, what is its present cubic content? (It will suffice if the applicants gives his best estimate)

(c) Has the existing building been enlarged since 1st July 1948? (If "yes" the enlargement should be shown on the plans.) Answer "yes" or "no"

8. In the case where a change of use of land or a building is proposed:—

(a) State the present use (or uses) of the land or building, or the last use (or uses) in the case of a building destroyed since 7th January 1937. If there is (or was) more than one use, indicate the part allocated to each use.....

(b) State the proposed new use, or where more than one use is proposed, state the new uses and indicate the part of the land or building allocated to each use.....

(c) State any previous changes of use (or uses) since 1st July 1948.....

(d) If the land or building was on occasions before 1st July 1948, put to uses other than the normal uses, state these occasional uses.....

9. Any further particulars to which Applicant desires to draw attention..

No. 58/CS

Town and Country Planning
(Scotland) Acts 1947-59

Application for Planning Permission

By

WILLIAM JAMES ALEXANDER

for development at

No. 28 Ravelston House Park,

Edinburgh.

LOCATION	D.A. NO. T.P. NO.	D.P. ZONING
28 <u>CAVESTON NOISE PARK</u>	<u>885/77</u>	
CHECK LIST	ACTION	DATE
Contentious application	Advertise Applicant to advertise	
Statutorily Listed Building	Advertise S.D.D.	
Conservation Area: Designated/Potential	Advertise Consult Conservation Group	
Article 4 Direction or other area of special planning control	Specify: Consult:	
Local Plan Area:	Consult:	
Tree Preservation Order Confirmed/Proposed	Consult:	
Airport : Public Safety Zone Safeguarding Zone Noise Contours	Consult: Consult: Refuse/Condition/Outwith	
S.D.D. Consultation: Shopping Oil Related Trunk Roads		
Green Belt	Consult:	
Storage of Petroleum	Consult Dept. of Consumer Protection	
Regional Consultation	Specify:	
Inter-departmental consultation	Specify:	
Intra-departmental consultation	Specify: <u>letter - objecting</u>	
Other consultation ✓	Specify: <u>Nhs. 26.</u>	
Any other action/comment		
Transparency		

SV 8577

E.O. REF: 5

CITY OF EDINBURGH DISTRICT COUNCIL

PLANNING DEPARTMENT

COMMUNITY LAND ACT
PLANNING APPLICATIONS : RELEVANT DEVELOPMENT CHECK LIST

APPLICATION NO.	385/79	DATE RECEIVED	4/5/79
APPLICANT			
ADDRESS			
NATURE OF DEVELOPMENT			

EXEMPT DEVELOPMENT

1a Permitted Development	
b Permitted Development (Art. 4, etc.)	
2 Agricultural Land	
3 Agricultural Land : Fertilisation, Alterations	

EXCEPTED DEVELOPMENT

Class 1	Consent Granted 12/9/74	
Class 2a)	Housing or Industry - Freehold Notified	
b)	Housing or Industry - Freehold - Before 5/10/76	
Class 3	Industrial Building - ownership as in Class 2	
Class 4	Industrial Building - not exceeding 1,500 sq.m.	
Class 5	Other Buildings - not exceeding 1,000 sq.m.	<input checked="" type="checkbox"/>
Class 6	Agricultural Buildings	
Class 7	Rebuilding or Enlargement	
Class 8	Scottish Development Agency	
Class 9	Statutory Undertakers	
Class 10	G.D.O. - planning conditions imposed	
Class 11a)	No building involved	
b)	No previous relevant development	
Class 12	More than two classes excluding Classes 4 and 5	
Class 13	More than two classes excluding Class 7	

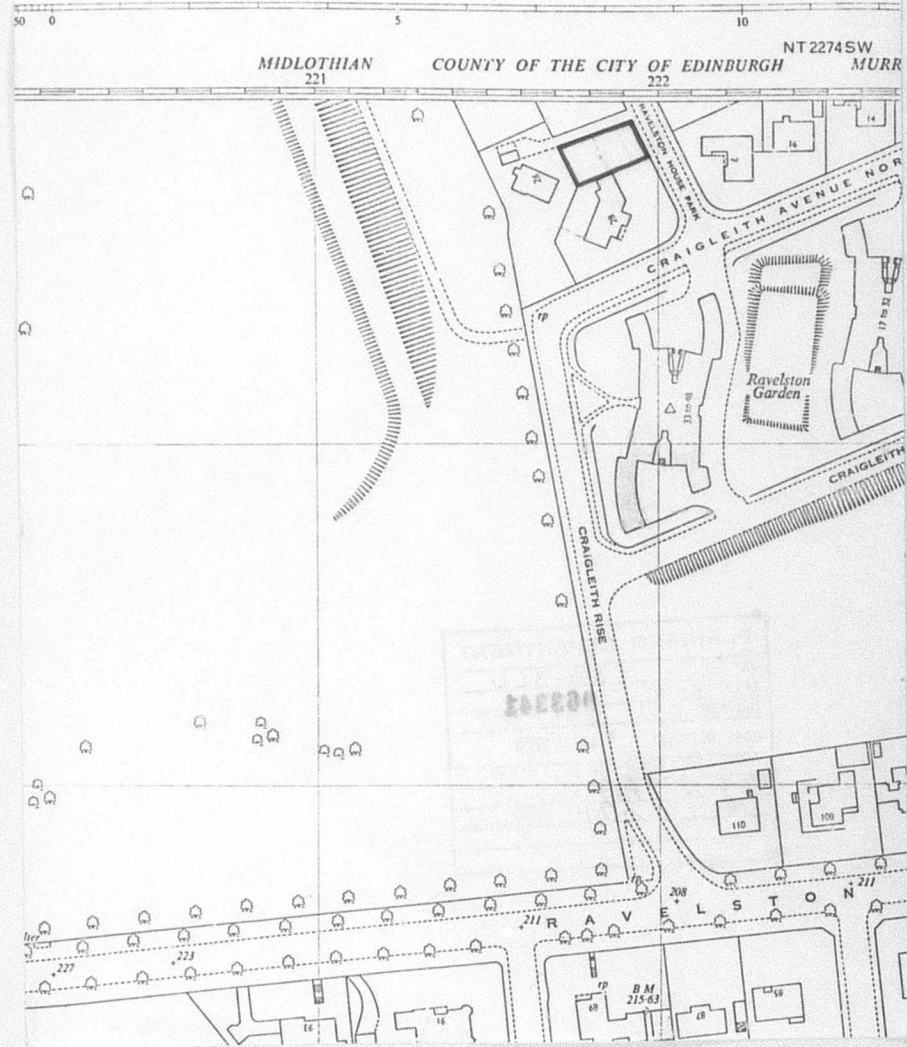
RELEVANT DEVELOPMENT	
----------------------	--

226 6763

ORDNANCE SURVEY

2273 NW

Scale: 1:1250 or 50·688 in



THE CITY OF EDINBURGH DISTRICT COUNCIL
Department of Administration

FORM F16

OUR REF TP/5/R/885/79/DK/AS
1226/IRR/MP
YOUR REF
DATE 22 August 1979



J A Kirkpatrick & Partners
Consulting Engineers
Kirkpatrick House
7/15 Dean Bank Lane
EDINBURGH
EH3 5BS

D/Planning

Dear Sirs

TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS 1947/72
WILLIAM MORRIS ESQ : 28 RAVELSTON HOUSE PARK

I refer again to your application dated 4 May 1979 for consent of the local planning authority in respect of the erection of a dwellinghouse, in outline, at 28 Ravelston House Park, Edinburgh.

I refer also to the written representations which were submitted to the Planning Committee on Thursday 9 August 1979 I have to advise you that, notwithstanding these representations, the Committee have refused consent to the proposal for the reason(s) that the proposal would affect adversely the character and visual amenity of this area of architecturally attractive buildings, and open spaces.

I attach herewith details regarding your right of appeal to the Secretary of State against the decision of the local planning authority.

Yours faithfully

Depute Director of Administration

Enc

IF PHONING OR CALLING ASK FOR Mr D Kennedy
TELEPHONE 031-225 2424 EXT 224

Please address reply to
DEPARTMENT OF ADMINISTRATION
CITY CHAMBERS, HIGH STREET, EDINBURGH EH1 1YJ

CITY PLANNING DEPT.		
PASS TO		
RECEIVED		
24 AUG 1979		
FILE NO.		DATE
04-324	✓	

REPORT BY DIRECTOR OF PLANNING TO
PLANNING AND DEVELOPMENT COMMITTEE

DATE9-8-79..... D.C. REF04-364..... D.A. REF 885/79.3(b)

COPIES TO :

LOCATION : 28 Ravelston House Park

APPLICANT : William Morris

PROPOSALS : Erection of dwellinghouse (in outline)

D.P. ZONINGS :

RECOMMENDATION : Written Representation

DECISIONRefused..... D/DIRECTOR OF PLANNING

THE CITY OF EDINBURGH DISTRICT COUNCIL

PLANNING AND DEVELOPMENT COMMITTEE

PLANNING SUB-COMMITTEE

ITEM NO 3(b)

20TH JUNE 1979.

8. There was submitted an application (885/79), dated 1st May 1979, on behalf of Wm. Morris for consent, in outline, to erect a dwellinghouse at 28 Ravelston House Park.

28 Ravelston
House Park,
--Wm.
Morris.

The Director of Planning reported that it was proposed to sub-divide the garden of this detached property to form a site for the erection of a dwellinghouse. No other details had been

*

supplied. While the garden was of a reasonable size there would be insufficient space to erect a dwellinghouse without detracting from the character of the area. In addition a dwellinghouse was situated close to the rear boundary of this site and if this application was granted it would result in substandard privacy distances. A letter had been received from the neighbour at number 26 objecting to the proposals for the reasons that the development would result in a loss of amenity and privacy.

The Sub-Committee resolved to recommend that consent be refused for the reason that the proposal would affect adversely the character and visual amenity of this area of architecturally attractive buildings and open spaces.

J. A. KIRKPATRICK & PARTNERS
Consulting Engineers

Partners

J.A. Kirkpatrick, B.Sc., A.R.C.S.T., F.I.C.E., F.Inst.H.E.
I.R. Robertson, B.Sc., M.I.C.E.
A.G. Mackay, M.I.C.E., M.I.Mun.E., M.Inst.H.E.

Associate

J.R. Lewis, C.Eng., F.I.Struct.E.

Consultants

Wm. M. Kirkpatrick, B.Sc., Ph.D., A.R.C.S.T., C.Eng., M.I.C.E., M.ASCE.
G.F. Norris, F.I.C.E., F.I.H.E.
T. Doughty, B.Sc., M.I.C.E.
W. Milligan, C.Eng., M.I.Mech.E., A.M.Inst.R.

Partnership Secretary
Mrs. J.B. Jack

KIRKPATRICK HOUSE
7-15 DEANBANK LANE
EDINBURGH EH3 5BS

CITY 3rd August 1979	
PASS TO	
- 7 AUG 1979	
FILE NO.	Tel: 031-343 2601/6
CH 3LU	Telex: 72421
CITY OF EDINBURGH DISTRICT COUNCIL Department of Administration RECEIVED - 6 AUG 1979 REFERRED TO: JHR ANSWERED: FILE:	

Your Ref.
TP/5/R/885/79/JUT/DM

Our Ref.
1226/IRR/MP

Department of Administration,
The City of Edinburgh District Council,
City Chambers,
High Street,
Edinburgh, EH1 1YJ.

Dear Sirs,

28 Ravelston House Park - W.L. Morris, Esq.

We refer to our application of 1st May 1979 with respect to outline planning consent for the above.

We refer to your letter of 27th June 1979, and note that the Planning Sub Committee resolved to recommend refusal. We would request that the Planning Committee be asked to consider the matter with a view to granting consent, in view of the following:-

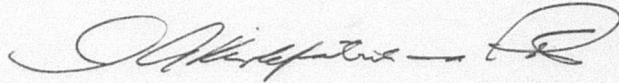
- (i) The site density of the particular area in question is at present relatively low, and the addition of one house would not materially alter this situation.
- (ii) The site in question, which contains No. 28 Ravelston House Park is a large plot (1089 sq.m.). The area applied for lies to the side of the existing house, to the side of the garage and therefore does not directly relate to the house. Development of the site would therefore not lower the amenity of the existing house.
- (iii) THE/.....

City of Edinburgh District Council

3rd August 1979

- (iii) The site applied for is screened by mature trees from the estate road.
- (iv) Our client is prepared to accept a limitation of the permission to allow only a single storey dwelling house to be built, and therefore little or no loss of privacy would be suffered by the contiguous proprietors, in particular No. 26 Ravelston House Park. A limitation with respect to the architectural treatment of the proposed dwelling would also be acceptable.

Yours faithfully,

A handwritten signature in dark ink, appearing to be 'J. M. ...', written in a cursive style.

THE CITY OF EDINBURGH DISTRICT COUNCIL
Department of Administration


FORM NO. F10

OUR REF TP/5/80/15/79/JUT/DW
YOUR REF
DATE 27 June 1979

Messrs J A Kirkpatrick & Partners
Consulting Engineers
7-15 Dean Bank Lane
EDINBURGH

Office of Planning

CITY PL.		
PASS TO	✓	
RECEIVED		
28 JUN 1979		
FILE NO.	ACTION TAKEN	DATE
043LU		



Dear Sirs

TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS 1947/72
WILLIAM MORRIS ESG: 28 RAVELSTON HOUSE PARK

I refer to your application dated 1 May 1979 for planning consent
in outline, to erect a dwellinghouse at 28 Ravelston House Park.

This application was considered at a recent meeting of the Planning Sub-Committee who resolved to recommend that consent thereto be refused for the reason(s) that the proposal would affect adversely the character and visual amenity of this area of architecturally attractive buildings, and open spaces.

This recommendation will be submitted to a meeting of the Planning Committee to be held on the afternoon of Thursday 9 August 1979. If you wish to make representations in relation to the application you may appear before the Planning Committee to be heard in connection therewith. You may additionally or alternatively submit written representations. If you wish to appear before the Committee, I shall be glad if you will advise me accordingly at your earliest convenience and in any event not later than mid-day on 3 August 1979 by telephone if necessary.

Notes and details of procedure before the Planning Committee are shown on the following page.

Yours faithfully,

Depute Director of Administration

IF PHONING OR CALLING ASK FOR Mr Thomson
TELEPHONE 031-225 2424 EXT 224

Please address reply to
DEPARTMENT OF ADMINISTRATION
CITY CHAMBERS, HIGH STREET, EDINBURGH EH1 1YJ

NOTES

(1) In view of the increasing number of representations being made to the Planning Committee it is possible that the Committee might be unable to hear all the representatives who wish to appear before the Committee on Thursday, 9 August 1979. In that event, an additional meeting of the Committee will be held on Thursday, to be arranged and applicants and their agents are requested to note that possibility. (The decision with regard to whether or not to hold an additional meeting of the Committee cannot be taken nor can the times of appearance be finalised until the local planning authority are aware of the number of representations to be made, i.e. after mid-day on 3 August 1979).

(2) IN VIEW OF THE NUMBER OF REPRESENTATIONS BEING MADE, REPRESENTATIVES WOULD NORMALLY BE EXPECTED TO CONFINE THEIR REPRESENTATIONS TO A PERIOD OF BETWEEN 10 AND 15 MINUTES.

(3) Objections to the development proposed have been received and a brief summary of the grounds of objection is appended hereto in order to acquaint the applicants with the number and nature of the objections and to assist them in the preparation of their representations to the Committee should they decide to appear or to submit written representations. It should be understood, however, that these objections are those stated by the objectors, and that the Planning Sub-Committee's reasons for refusal are as stated in paragraph 2 on page 1 of this letter.

Objections received	Grounds of Objection as stated by Objectors
Local resident	Loss of amenity and privacy.

PROCEDURE BEFORE THE PLANNING COMMITTEE

The procedure when applicant(s) or their representative(s) appear before the Planning Committee (who meet in public) is as follows:

The applicant(s) will be introduced by name(s) to the Committee and they will then be free to make whatever representations they want to the Committee.

Questions may then be asked by members of the Committee and thereafter the Committee will make their decision on the application in the light of all the facts and circumstances including the representations and any other information given at the interview.

The Committee's decision will be intimated to the applicant(s) in writing by the Director of Administration.

IN VIEW OF THE NUMBER OF REPRESENTATIONS BEING MADE, REPRESENTATIVES WOULD NORMALLY BE EXPECTED TO CONFINE THEIR REPRESENTATIONS TO A PERIOD OF BETWEEN 10 AND 15 MINUTES.

GM/SW

REPORT BY DIRECTOR OF PLANNING TO
PLANNING AND DEVELOPMENT COMMITTEE

DATE 20th June, 1979 D.C. REF 04-31U D.A. REF 805/79 **A19**

COPIES TO :
DWG. No. 04021

LOCATION : 26 Ravelston House Park
APPLICANT : William Morris
PROPOSALS : Erection of dwellinghouse (in outline)

D.P. ZONINGS : Residential

RECOMMENDATION : Refuse planning permission for the reason that the proposal would adversely affect the character and visual amenity of an area of architecturally attractive buildings and spaces.

REPORT :

Proposal : This outline application proposes to sub-divide the garden of this detached property, for the erection of a dwellinghouse. No other details have been supplied.

Neighbours : The neighbour at No. 26 Ravelston House Park has been consulted and has submitted a letter of objection to the proposal. Grounds of objection are that the development would result in a loss of amenity and also privacy.

Comment : While the garden of this property is of reasonable size there would be insufficient space to erect a dwelling house without detracting from the character of the area. The problem is compounded by the fact that a dwelling house is situated close to the rear boundary of the site which would result in substandard privacy distances.

Recommendation : I therefore recommend that planning permission be refused for the reason that the proposal would adversely affect the character and visual amenity of an area of architecturally attractive buildings and spaces.

DECISION *Refused* D/DIRECTOR OF PLANNING ①

CITY PLANNING DEPT.		
PASS TO	<i>Wk</i>	
RECEIVED 23 MAY 1979 <i>GD</i>		
FILE NO.	ACTION TAKEN	DATE
<i>OK 3LU</i>	<i>[Signature]</i>	

Aok 23.5.79 MP

Tel. 031-332 7132

26 RAVELSTON HOUSE PARK
EDINBURGH EH4 3LU

*City of Edinburgh
Planning Dept.
Ref GD/885/79*

21/5/79.

For the attention of Mr G. Dixon

Dear Sir,

28 Ravelston House Park.

*I have studied the plan set
your Office which shows the vicinity in
which it is proposed to erect an additional
house.*

*I feel compelled to raise the
strongest possible objections on the following
grounds.*

- a) Impairment of the amenity*
- b) Impingement on privacy.*

*Yours sincerely
J. A. Gallagher*



NOTE: HOUSES 2, 3, 4, 5
including the building
and the house planning
thereof only.

NOTE: HOUSES 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34
including the building
and the house planning
thereof only.

SITE PLAN
Scale 1/1050

LANDSCAPING ELEMENTS
VEGETATION
no. 8. Craighleith House Road. 12-1-65.