



burnt siena

6th June, 2017

Mr. T. Edwards  
Edwards Architecture  
46 Trafalgar Lane  
Edinburgh  
EH6 4DL

25 Findhorn Place  
Edinburgh  
EH9 2NT

0131 667 0572  
07976 298 111  
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burntsienastructures.co.uk

John Watt B.Sc (Civ.Eng.) C. Eng.  
M.I.Struct.E., M.I.C.E. SBSA registered

Dear Mr Edwards,

Cossars Wynd, Dunbar

Thank you for sending your drawings showing the proposed demolitions at Cossar's Wynd, Dunbar. As requested, I am writing with structural comments on the existing Coach House condition following my recent site inspection of the building on the 12th of May.



The two main elements of the inspection were to the roof and the condition of the main walls of the building:

Roof: the roof construction consists of a newer ceiling at eaves level and an original raised ceiling of lath and plaster. This higher ceiling uses extended rafters onto a timber ring beam both of which are seriously affected by wood

worm and wet rot to the point where complete renewal is the only viable option. To do this, the roof covering will need to be removed in its entirety, sarking removed and replaced, the trusses propped to allow reconstruction of the ring beam in concrete and splicing of rafters. In my opinion, this operation is not economically viable so consideration should be given to the replacement of the roof structure with a properly designed modern trussed rafter system.

Walls: the existing sandstone walls of the building are in very poor condition, particularly the south elevation. This elevation has been severely eroded by wind and rain to the point of having very poor structural capacity and will need to be demolished and rebuilt to allow the building to survive. There is no viable way to safely rebuild the outer 'leaf' of a rubble wall, particularly one in this very precarious condition.

The wall above the arches can be seen to have similar erosion in the upper south-east corner which must be assumed to include the area above the arches which has been rendered in an attempt to control or hide the deterioration. There has also been patching and repairs in brickwork over the decades which has also deteriorated to the point of requiring replacement.

However, the columns and arches themselves have survived much better and are in a condition that they can be saved and re-used in their current state albeit with suitable facade retention temporary works during the re-construction of the building envelope.

Please note that it is considered that the building is at risk in the short to medium term and that the recommended demolitions and rebuilding should be carried out with suitable urgency to save and preserve the viable parts.

Yours sincerely,



John Watt  
For Burnt Siena Structures



John Muir House Haddington EH41 3HA Tel: 01620 827 216 Email: [planning@eastlothian.gov.uk](mailto:planning@eastlothian.gov.uk)

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE      100042297-015

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Extent of Demolition Proposed

This proposal is for: \*       Substantial Demolition     Complete Demolition

Please give details of the extent of demolition works.

Preferred units: \*       Cubic Metres     Square Metres

Size of Existing building/structure in total: \*

1479.00

Size of part to be demolished: \*

842.00

Have the works already been started or completed? \*

No     Yes – Started     Yes – Completed

## Site Address Details

Planning Authority:

East Lothian Council

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Northing

678887

Easting

367992

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant  Agent

## Agent Details

Please enter Agent details

Company/Organisation:	Edwards Architecture		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Tom	Building Name:	
Last Name: *	Edwards	Building Number:	46
Telephone Number: *	07875705502	Address 1 (Street): *	Trafalgar Lane
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Edinburgh
Fax Number:		Country: *	Scotland
		Postcode: *	EH6 4DJ
Email Address: *	tmaedwards@gmail.com		

Is the applicant an individual or an organisation/corporate entity? \*

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	Andrew	Building Number:	68a
Last Name: *	Sim	Address 1 (Street): *	High Street
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Dunbar
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	EH42 1JH
Fax Number:			
Email Address: *			

## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

Yes  No

## Pre-Application Discussion Details Cont.

In what format was the feedback given? \*

Meeting  Telephone  Letter  Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) \* (max 500 characters)

Initial meeting with Mr Neil Millar ELDC Planning, and follow up e-mail on 11 July 2016, drawings submitted. Subsequent discussion with Stephanie McQueen and provision of additional drawings in an e-mail thread commencing 23 August 2016 lead to no conclusive comments. The initial proposal was for two houses on the site, this has changed to a single house. Car parking was not proposed for the COU due to the differential levels between the site and Cossars Wynd and the impact on the streetscape.

Title:	<input type="text" value="Ms"/>	Other title:	<input type="text"/>
First Name:	<input type="text" value="Stephanie"/>	Last Name:	<input type="text" value="McQueen"/>
Correspondence Reference Number:	<input type="text"/>	Date (dd/mm/yyyy):	<input type="text" value="11/07/2016"/>

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

## Supporting Information for Proposed Demolition Work

Why is it proposed to demolish all or part of the building(s) and or structure(s)? \* (Max 500 characters)

Very poor condition of building fabric, redundant use.

Please indicate additional information being provided:

- Location Plan
- Photograph(s) of Elevations
- Survey drawings illustrating existing plans and elevations
- Drawings indicating areas of demolition
- Historic Records of Building/structure
- Evidence of Building's structural condition
- Drawings illustrating proposed development
- Supporting Statement
- Old photographs
- Financial appraisal/justification
- Other

## Proposals for the Site after Demolition

Are there any current applications or existing consents or permissions for this site? \*

Yes  No

Please state the number of current applications or existing consents of permissions: \*

## Proposals for the Site after Demolition

For each application, please describe the application and include the planning application reference number(s), if known

Application reference number: \*

03/00590/FUL

Describe the application: \* (Max 500 characters)

Alterations and change of use of building to form 2 houses erection of 3 houses, alterations and extension to shop, formation of vehicular access, car parking and associated works | G O Fairbairn Ltd 67 High Street Dunbar East Lothian EH42 1EW

Are you submitting an application for Planning Permission or other consent at the same time as this application?

Yes  No

If Yes, please provide brief details of the proposed development and after use of the site: \* (Max 500 characters)

Proposed Conversion and Alteration of the former Fairbairn's Furniture Stores, Warehouse, Cossars Wynd, Dunbar - to form a Dwelling House

## Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? \*

Yes  No

## Certificates and Notices

Certificate and Notice

The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997

The Town and Country Planning (Listed Building and Buildings in Conservation Areas) (Scotland) Regulations 1987

One Certificate must be completed and submitted along with this form; either Certificate A, Certificate B or Certificate C.

Are you the sole owner of ALL the land/building relevant to this proposal? \*

Yes  No

## Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

# Land Ownership Certificate

Certificate and Notice

The Planning (Listed Buildings and Conservation Areas) (Scotland) act 1997

The Town and Country Planning (Listed Buildings and Buildings in Conservation Areas) (Scotland) Regulations 1987

Certificate A

I hereby certify that – (See the help section for notes)

(1) - No person other than myself/the appellant was an owner [Note 1] of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying appeal.

Signed: Tom Edwards

Date: 14/08/2017 14:56:08

Please tick here to certify this Certificate. \*

## Checklist – Application for Conservation Area Consent

Please complete the following checklist to make sure you have provided all the necessary information in support of your application. Failure to submit the necessary information may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

A Location plan and/or site plan which identifies the land to which the application relates, drawn to an identified  Yes  No scale and showing the direction of north. This plan should identify clearly the building(s) to be demolished. \*

Other information: \* (at least one must be selected)

- Design Statement.
- Supporting Statement.
- Condition Survey Report.
- Feasibility Study.
- Development Appraisal.
- Photographs.
- Environmental Impact Appraisal.
- Other.

If you have indicated that the information in support of your application is not listed previously, please provide further details.\* (Max 500 characters)

No Fee is needed with an application for Conservation Area Consent.

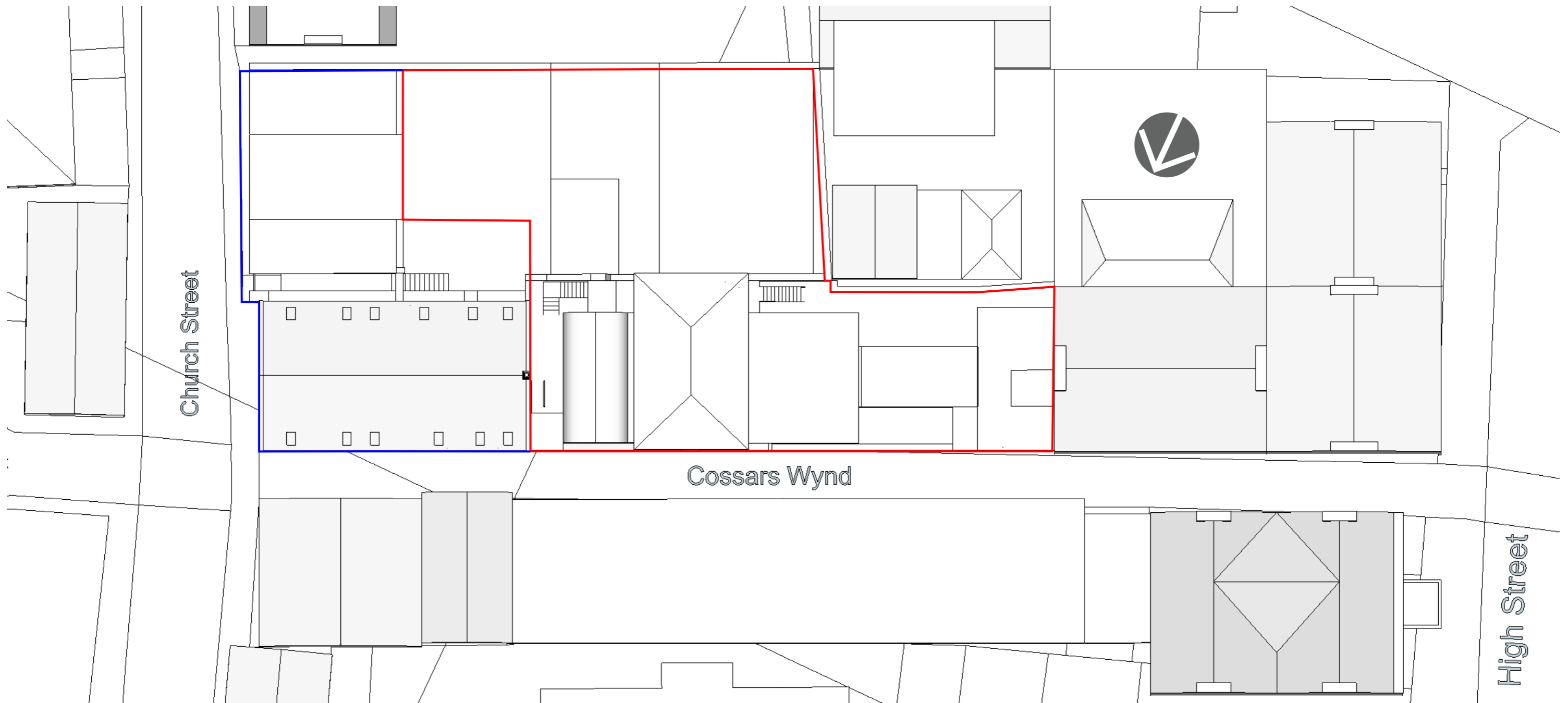
## Declare – Conservation Area Consent

I, the applicant/agent certify that this is an application for conservation area consent as described in this form the accompanying plan/drawings and additional information.

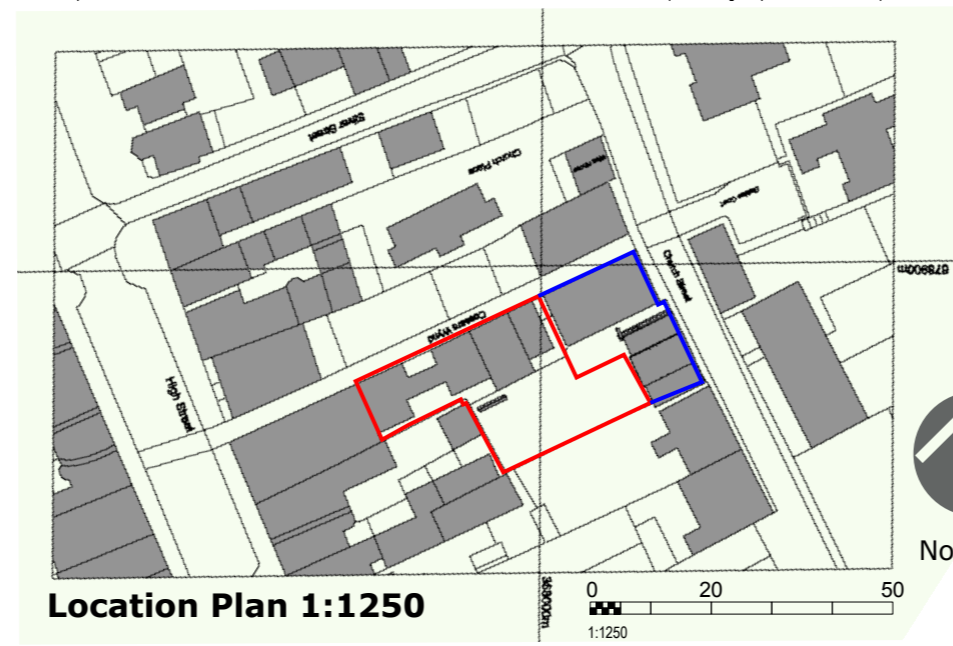
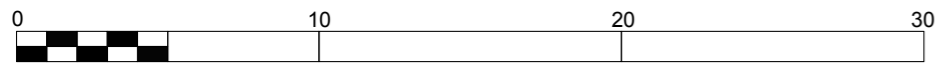
Declaration Name: Mr Tom Edwards

Declaration Date: 08/03/2017

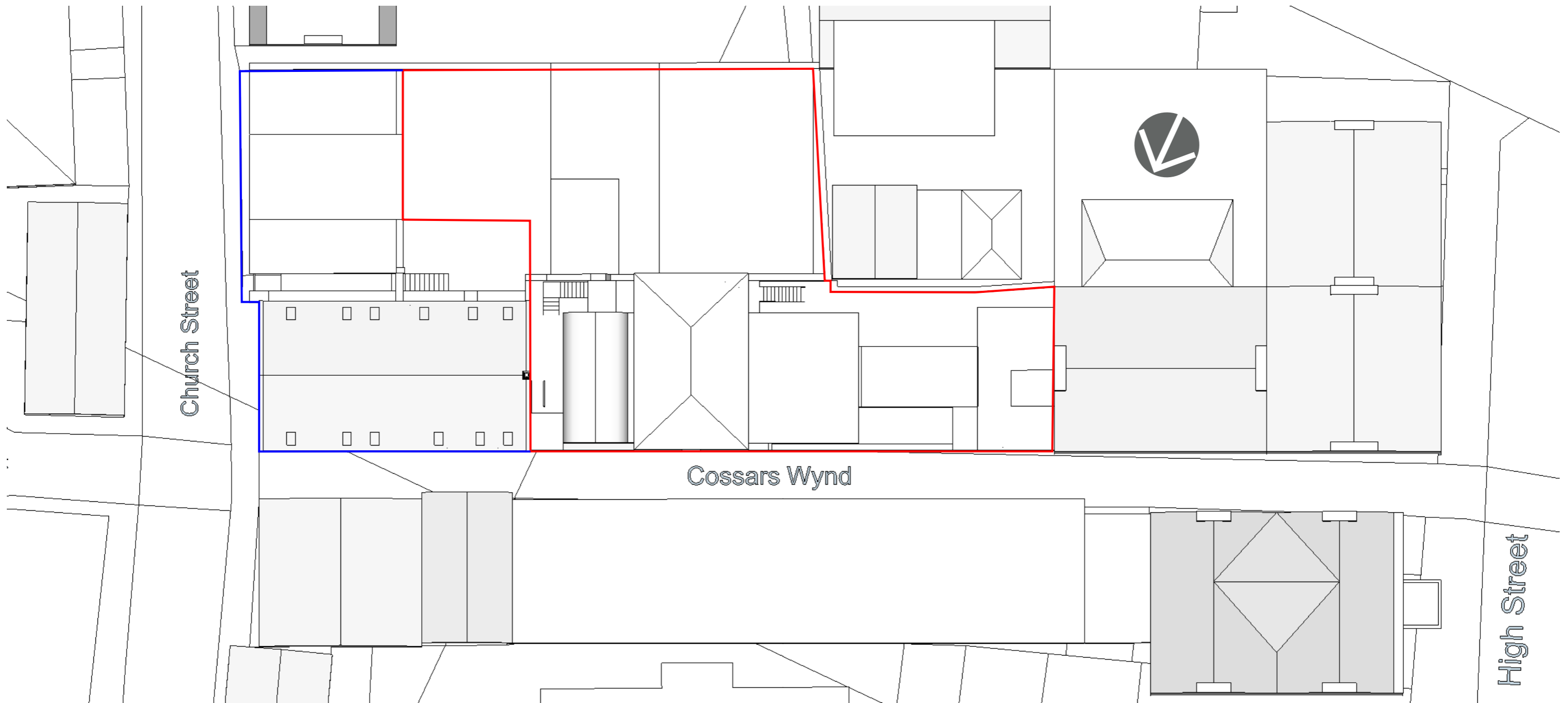




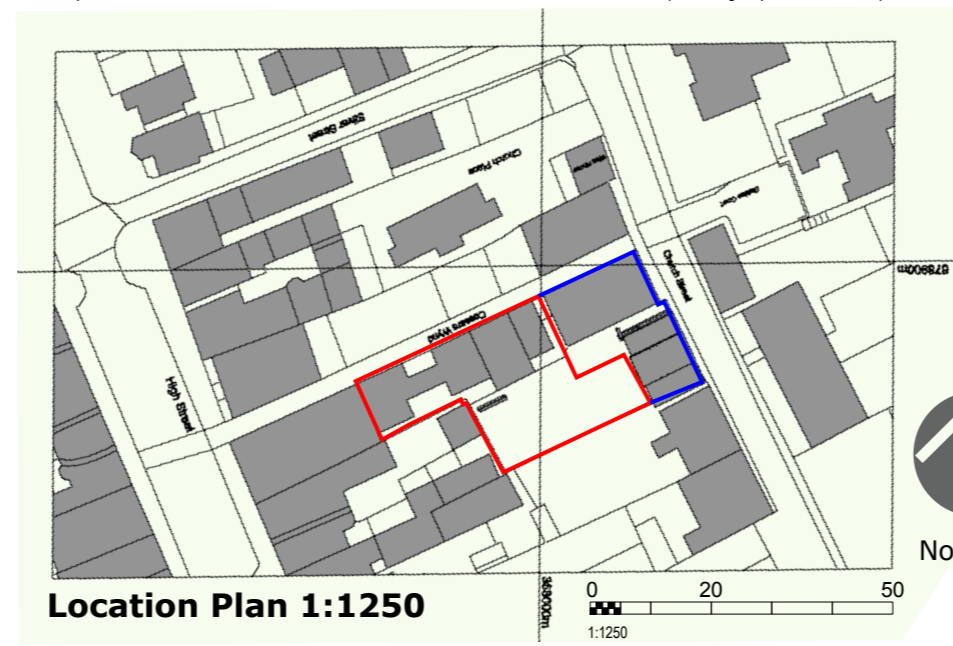
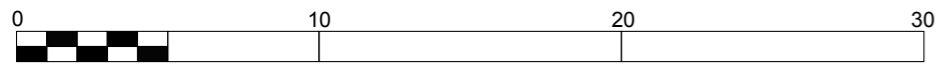
**Block Plan - Existing 1:250**



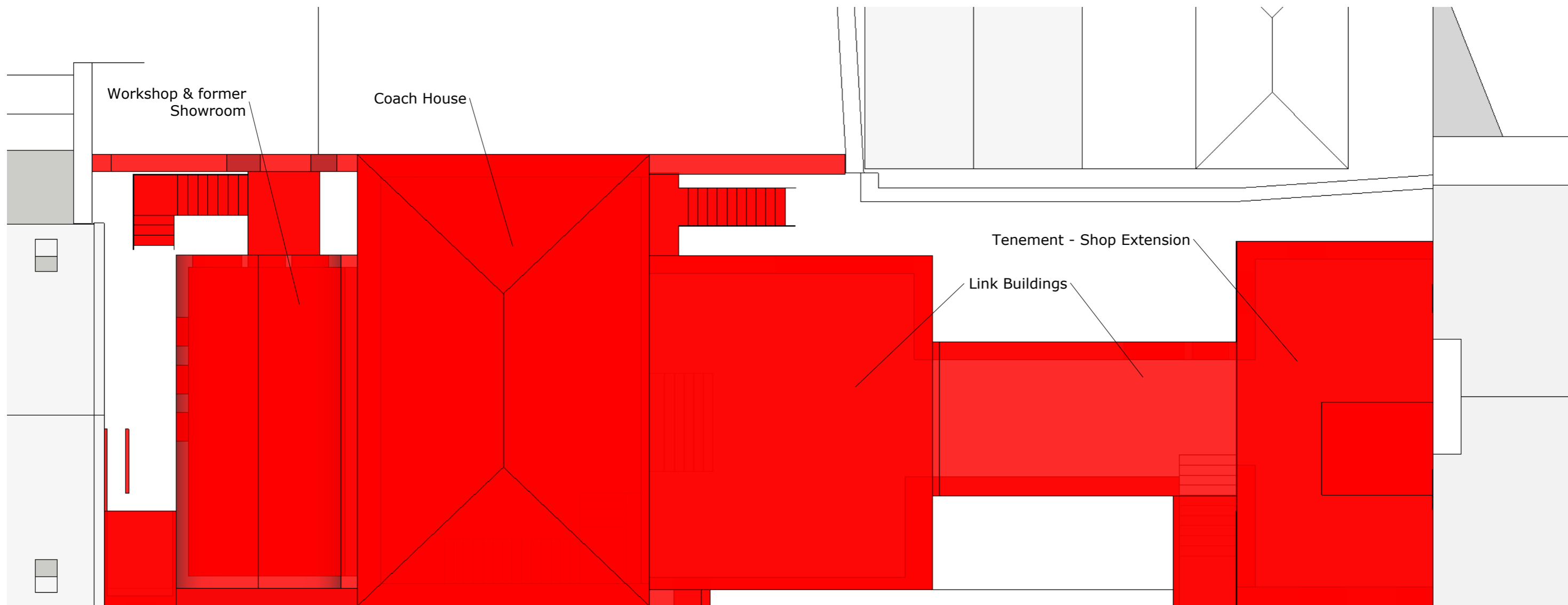
**Location Plan 1:1250**



**Block Plan 1:250**



**Location Plan 1:1250**

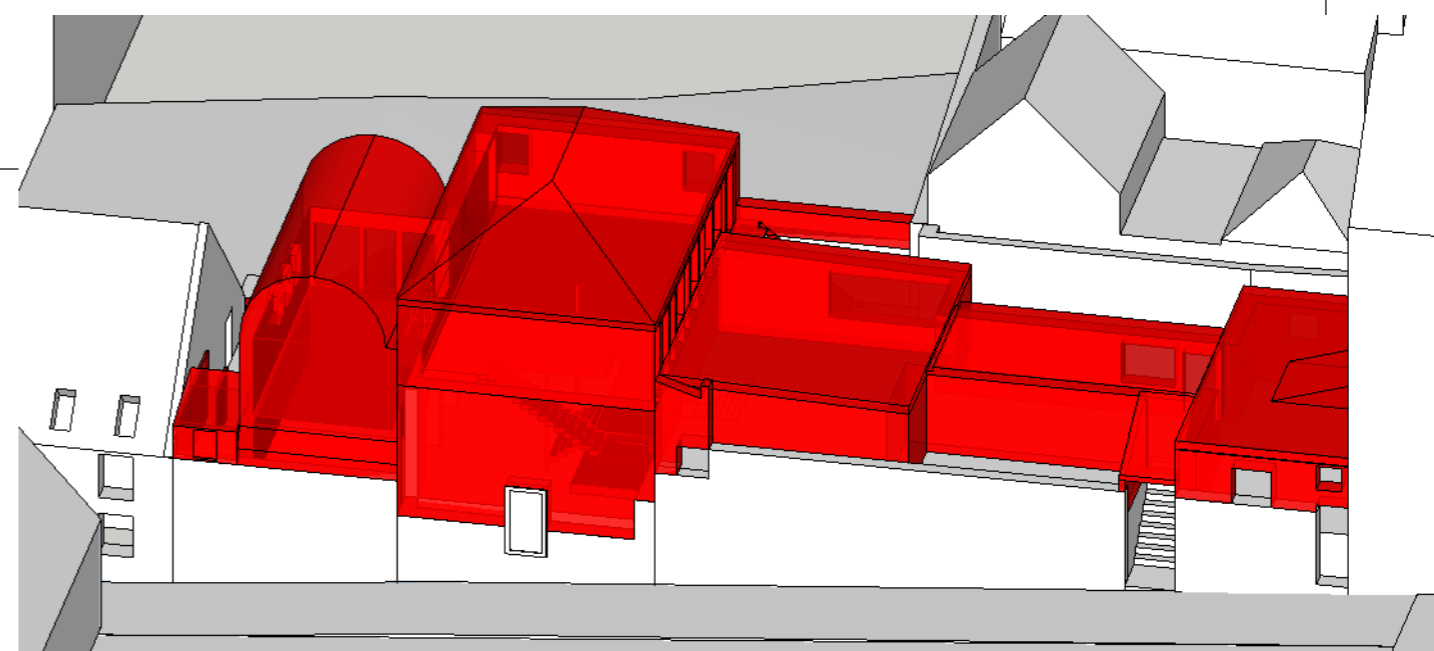


**Roof Plan 1:100**

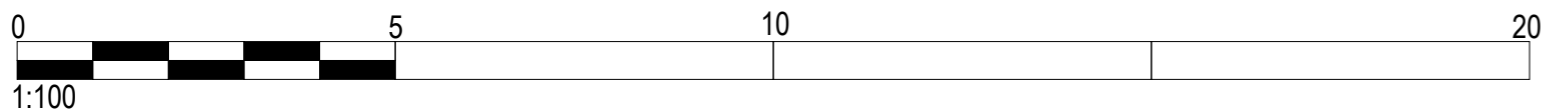
Buildings to be demolished coloured in red:-

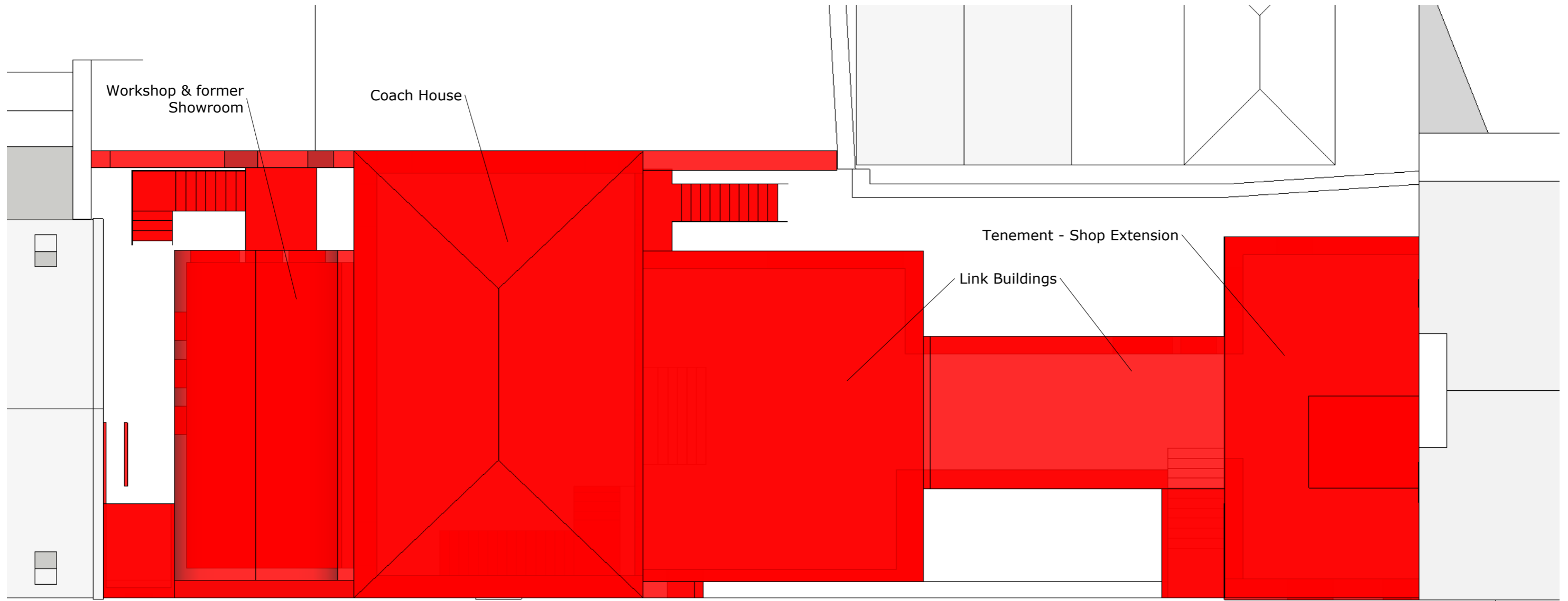
Workshop and former showroom	235m3
Lower floor of Coach House	308m3
Upper floor of Coach House	290m3
Link buildings	237m3
Tenement - Shop Extension	80m3

Total 1150m3



**Thumbnail image**



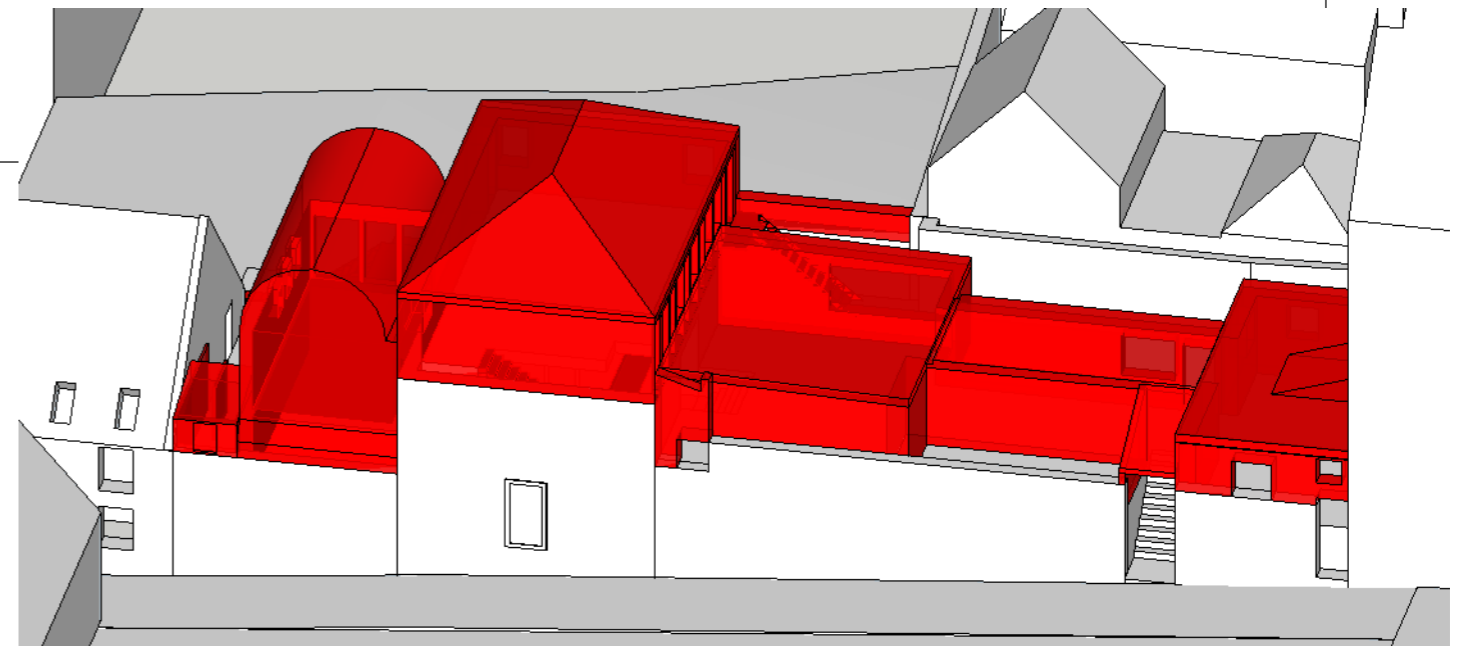


**Roof Plan 1:100**

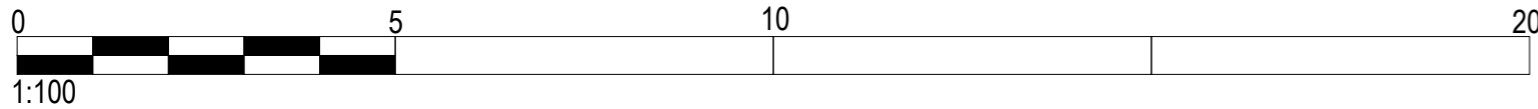
Buildings to be demolished coloured in red:-

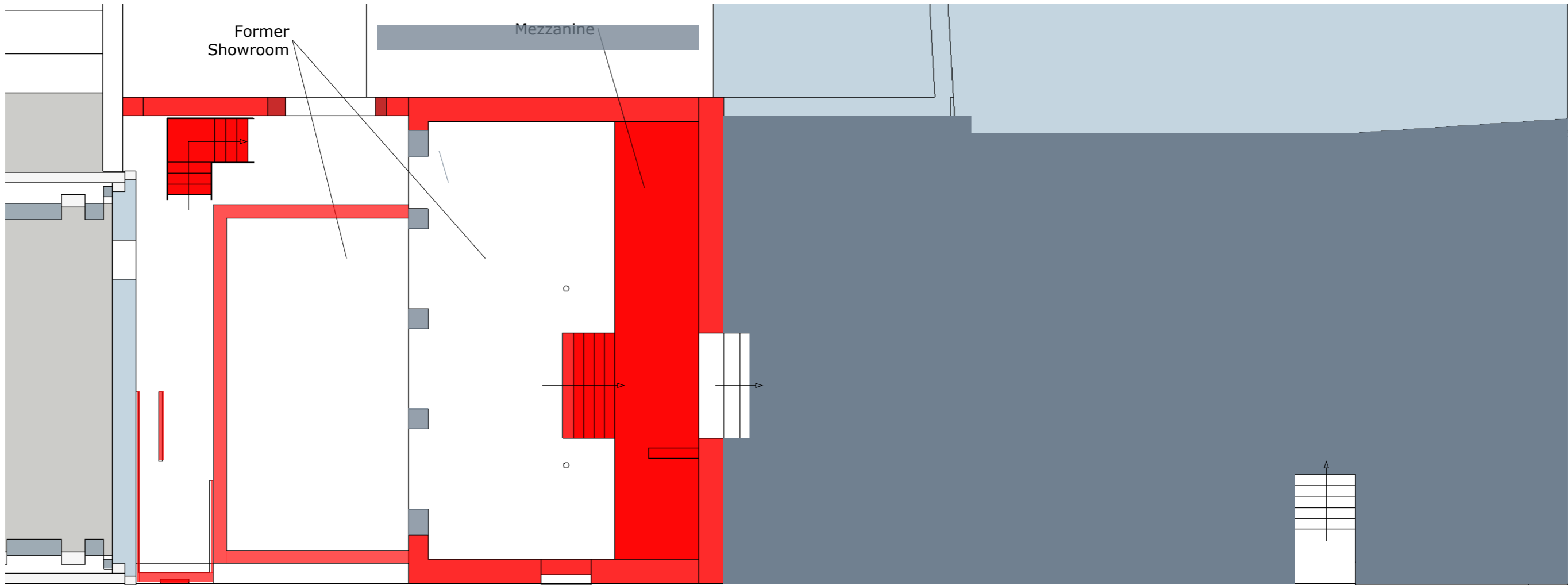
Workshop and former showroom	235m <sup>3</sup>
Upper floor of Coach House	290m <sup>3</sup>
Link buildings	237m <sup>3</sup>
Tenement - Shop Extension	80m <sup>3</sup>

Total 842m<sup>3</sup>

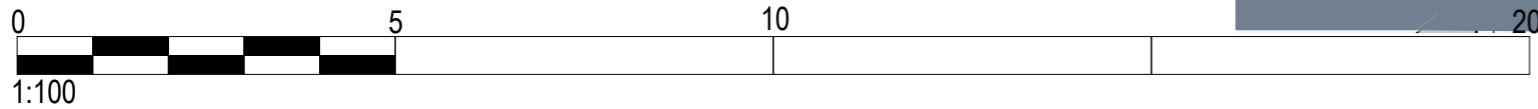
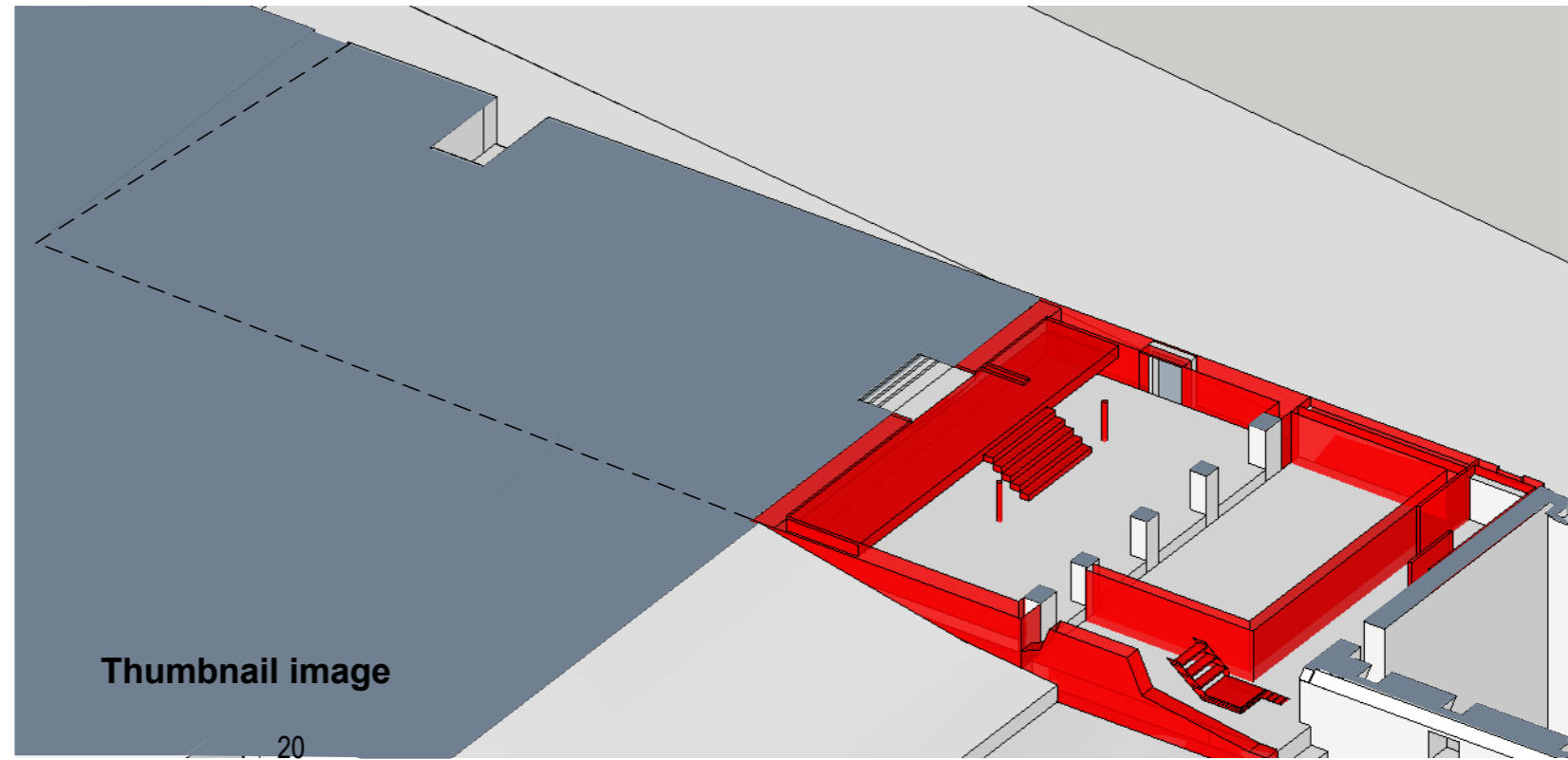


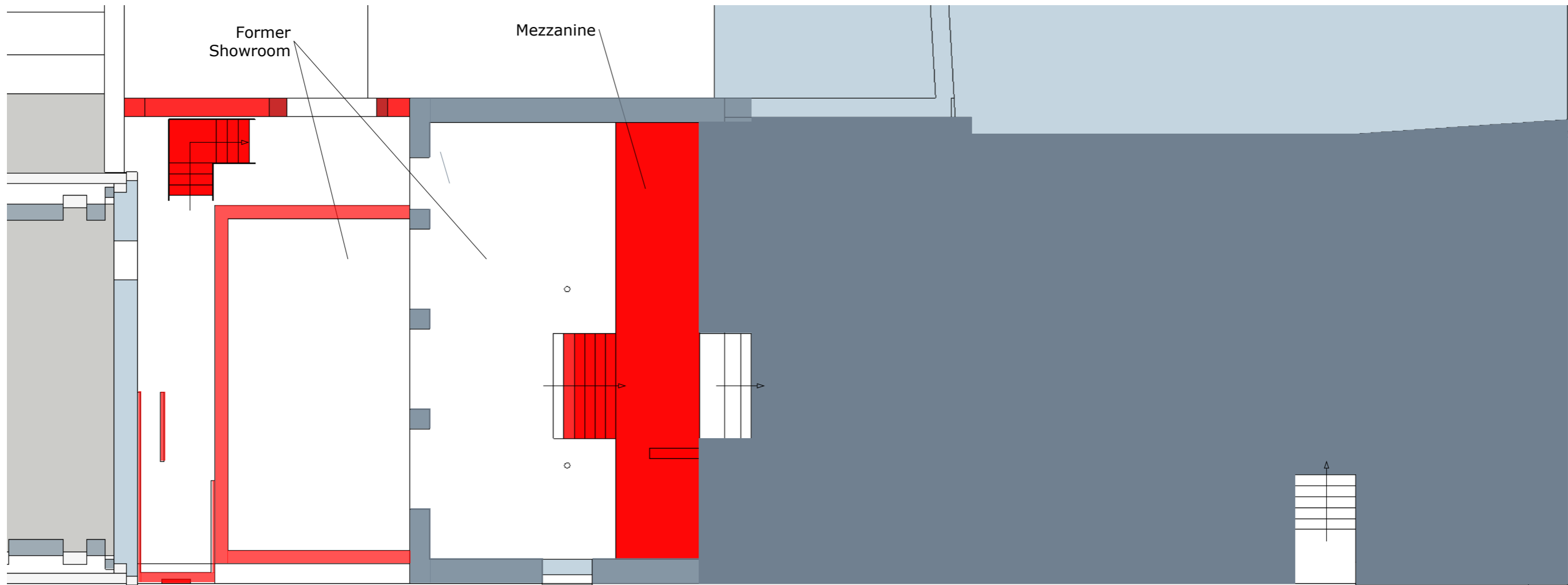
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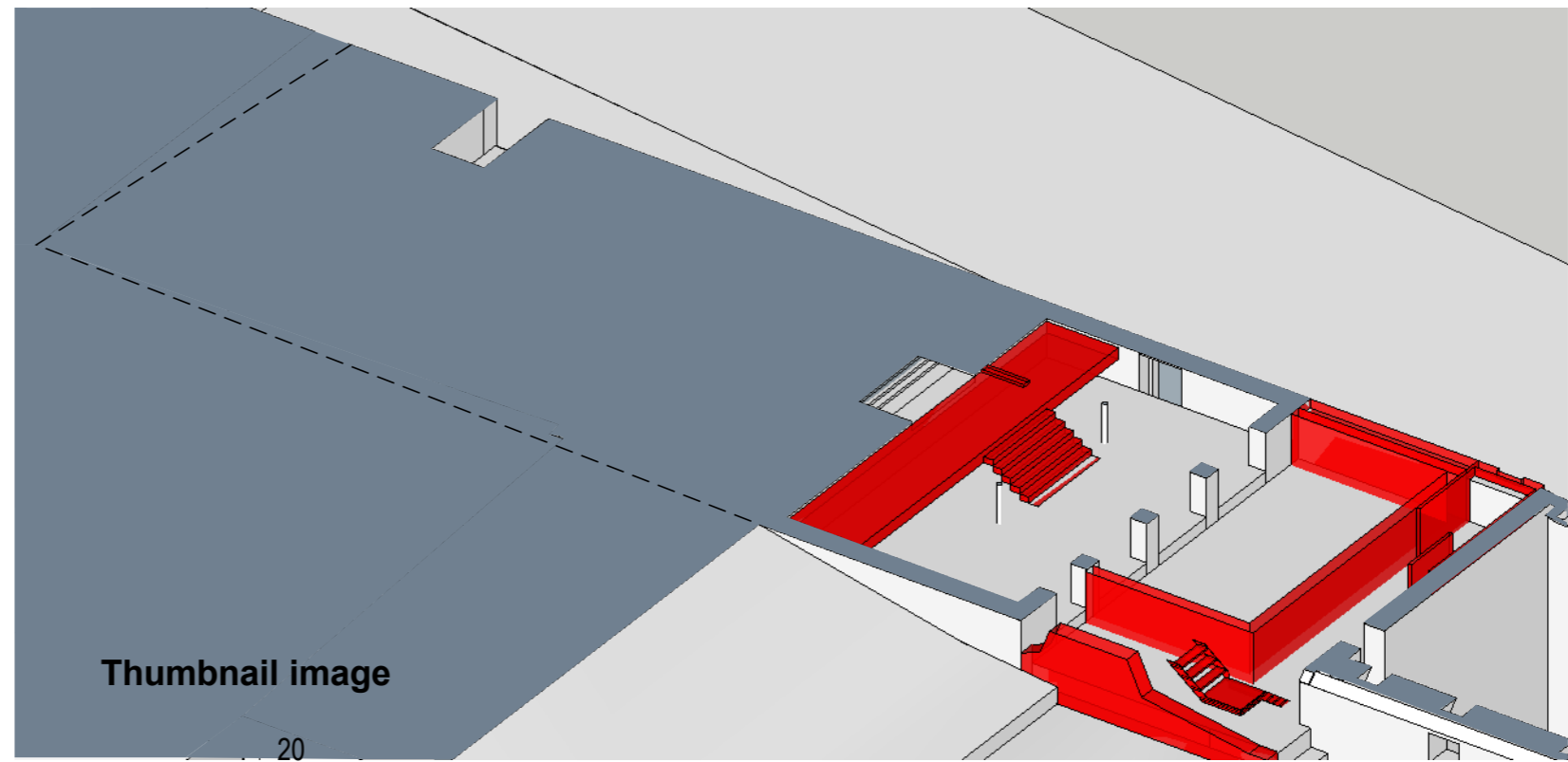


Existing Lower Level Plan 1:100

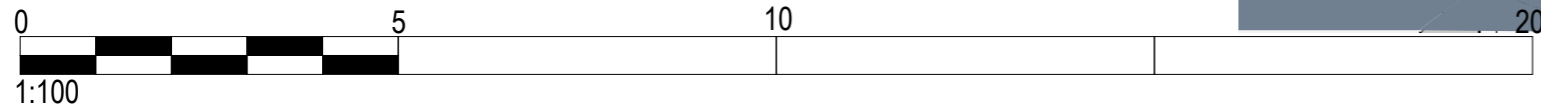


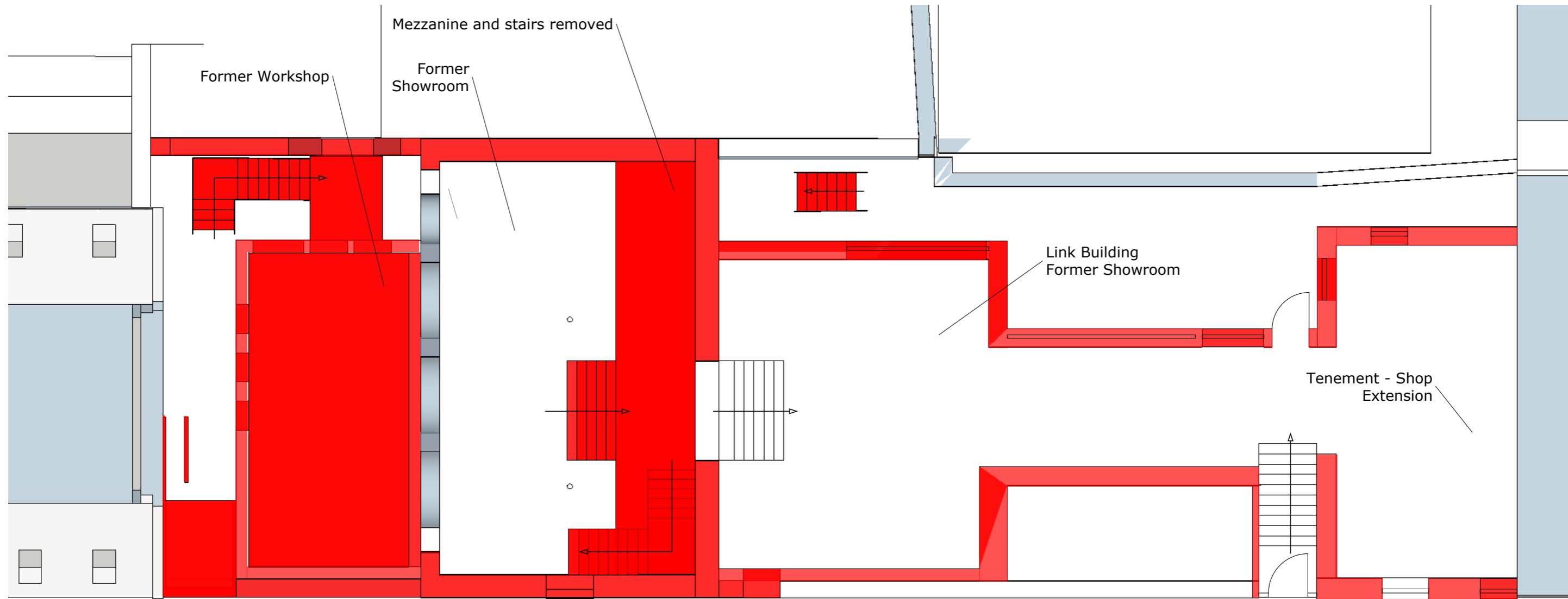


Existing Lower Level Plan 1:100

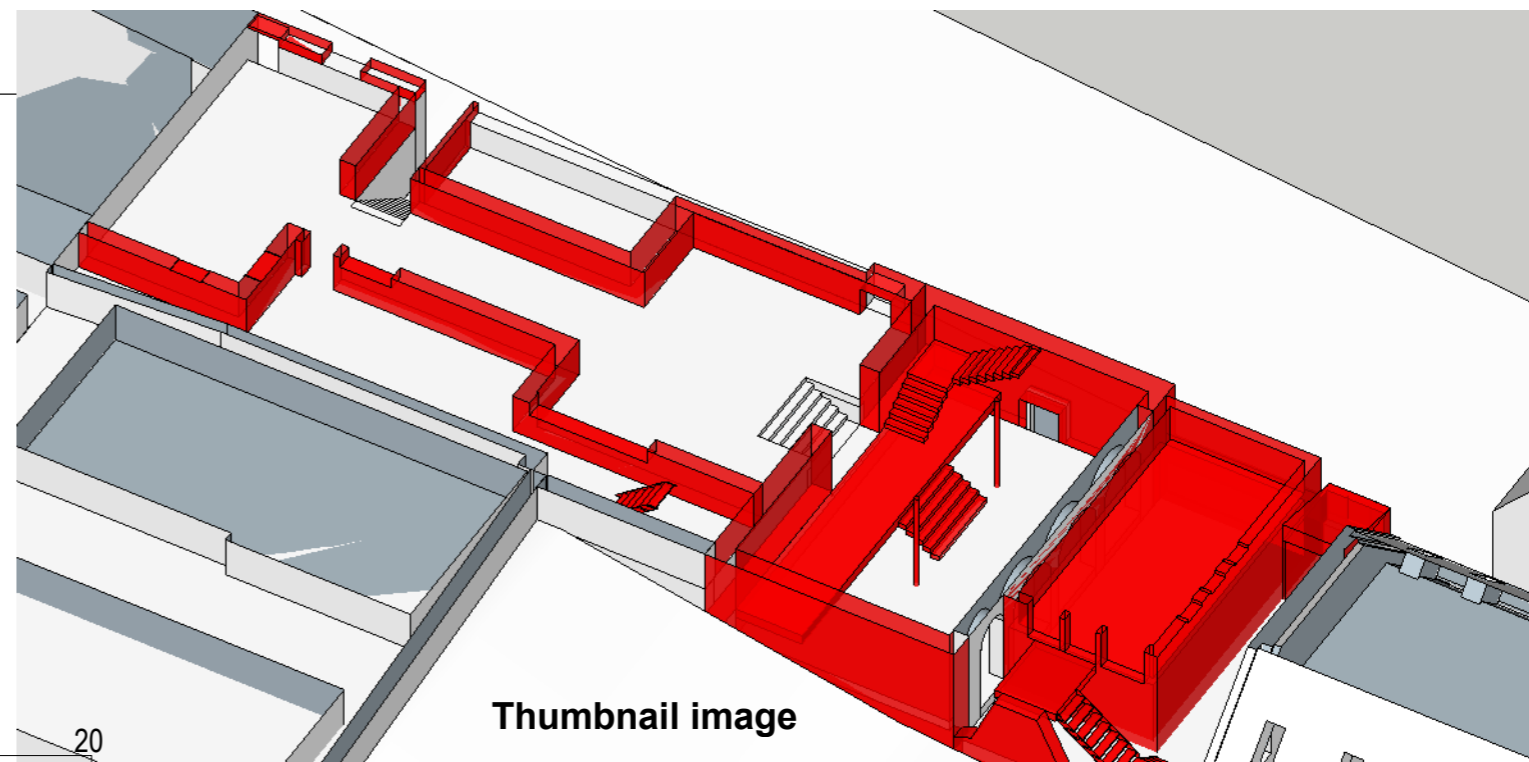


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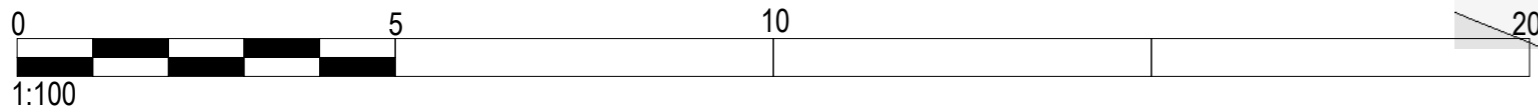


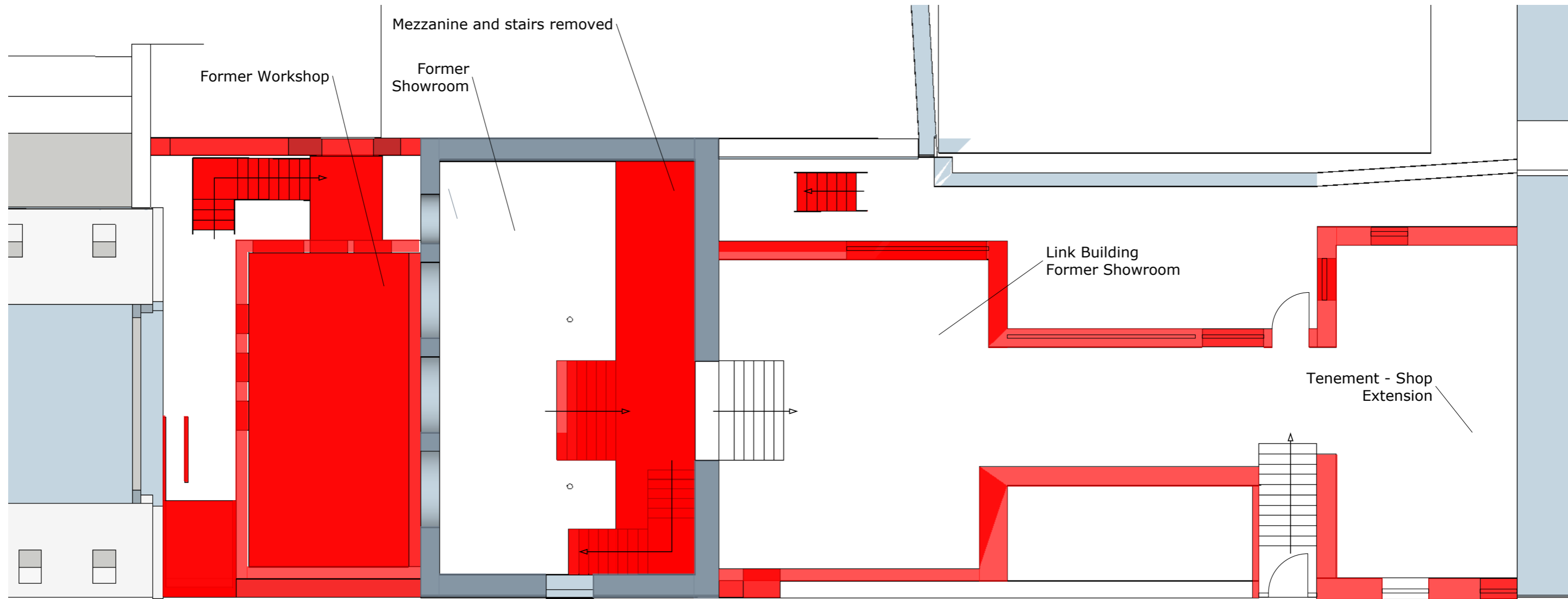


Existing Mid Level Plan 1:100

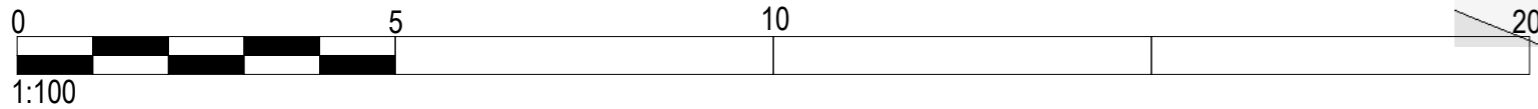
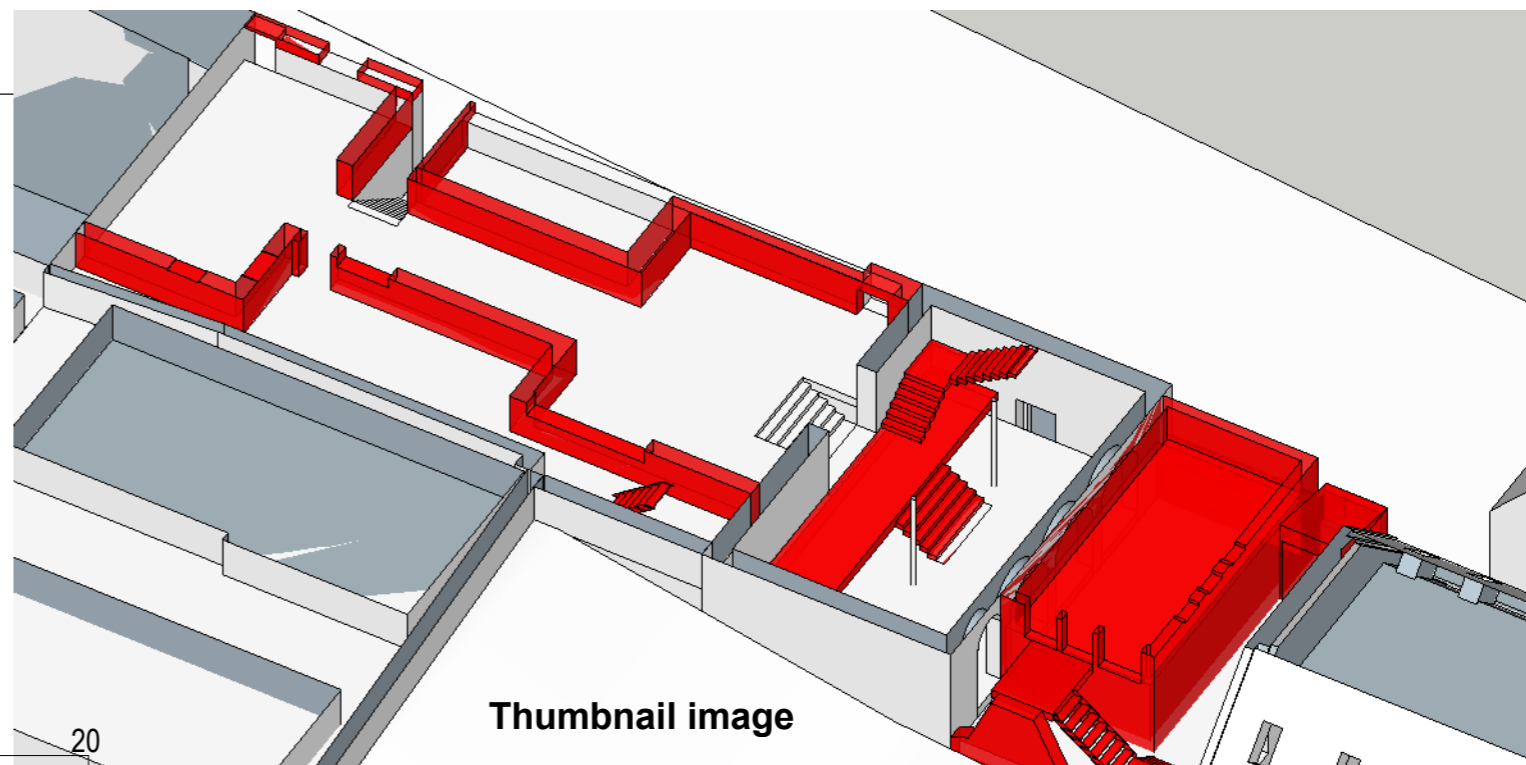


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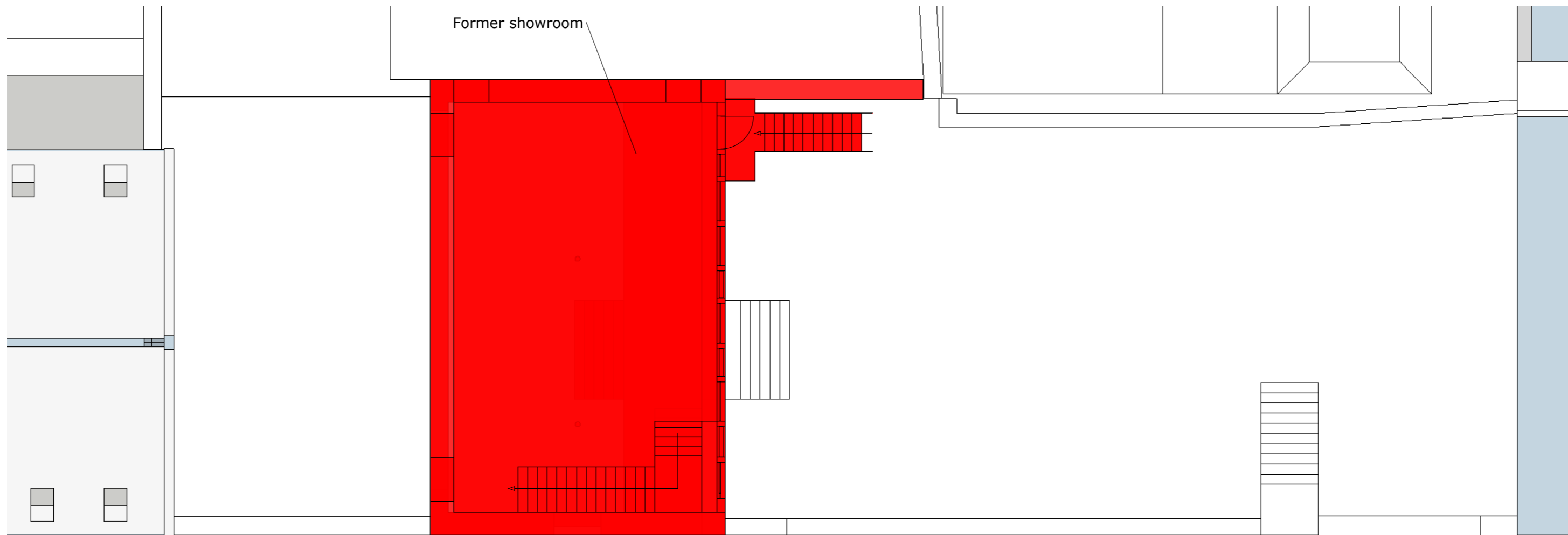




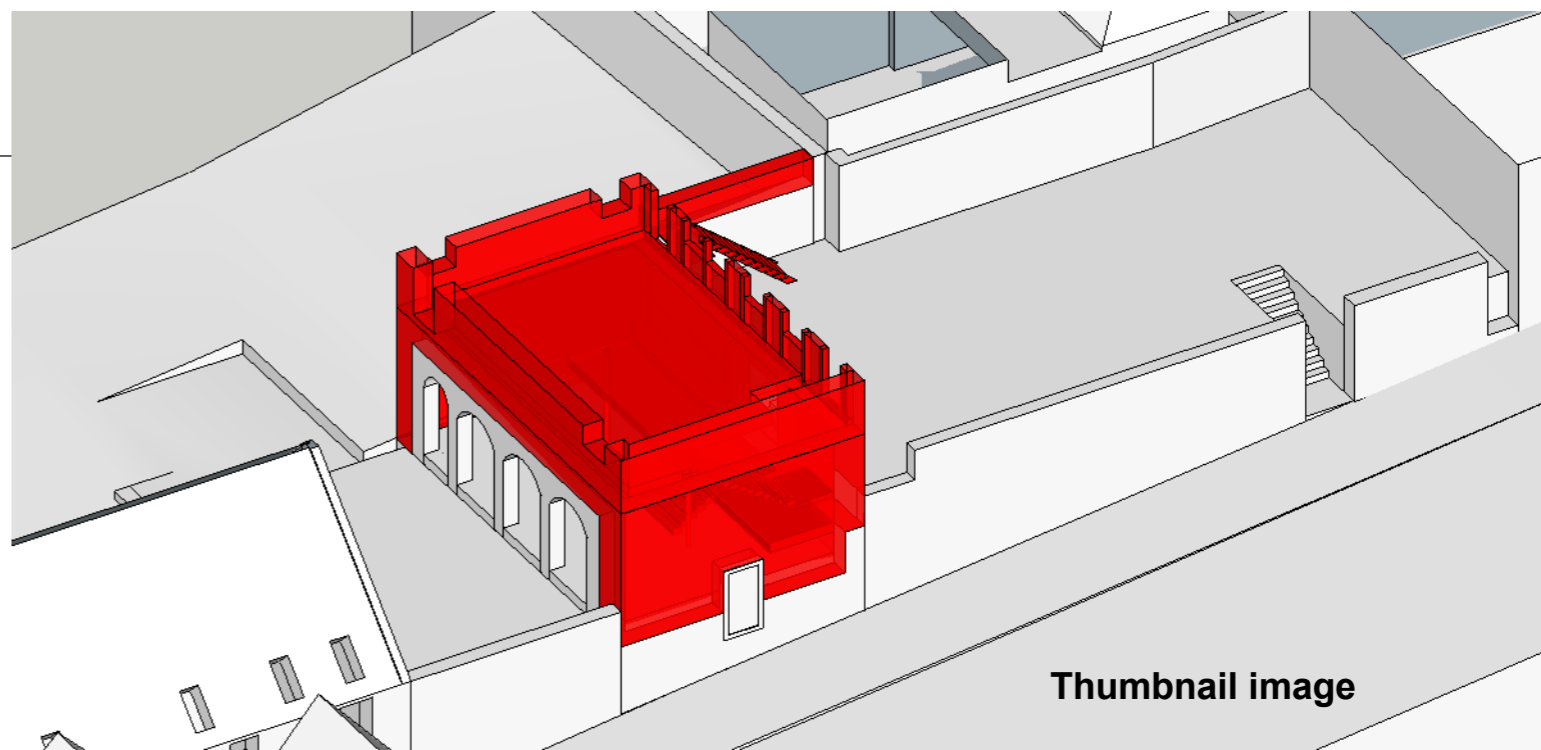
Existing Mid Level Plan 1:100



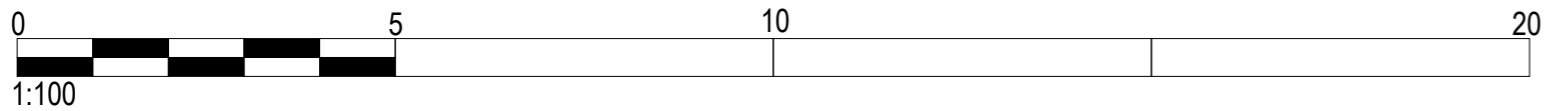




Existing Upper Level Plan 1:100

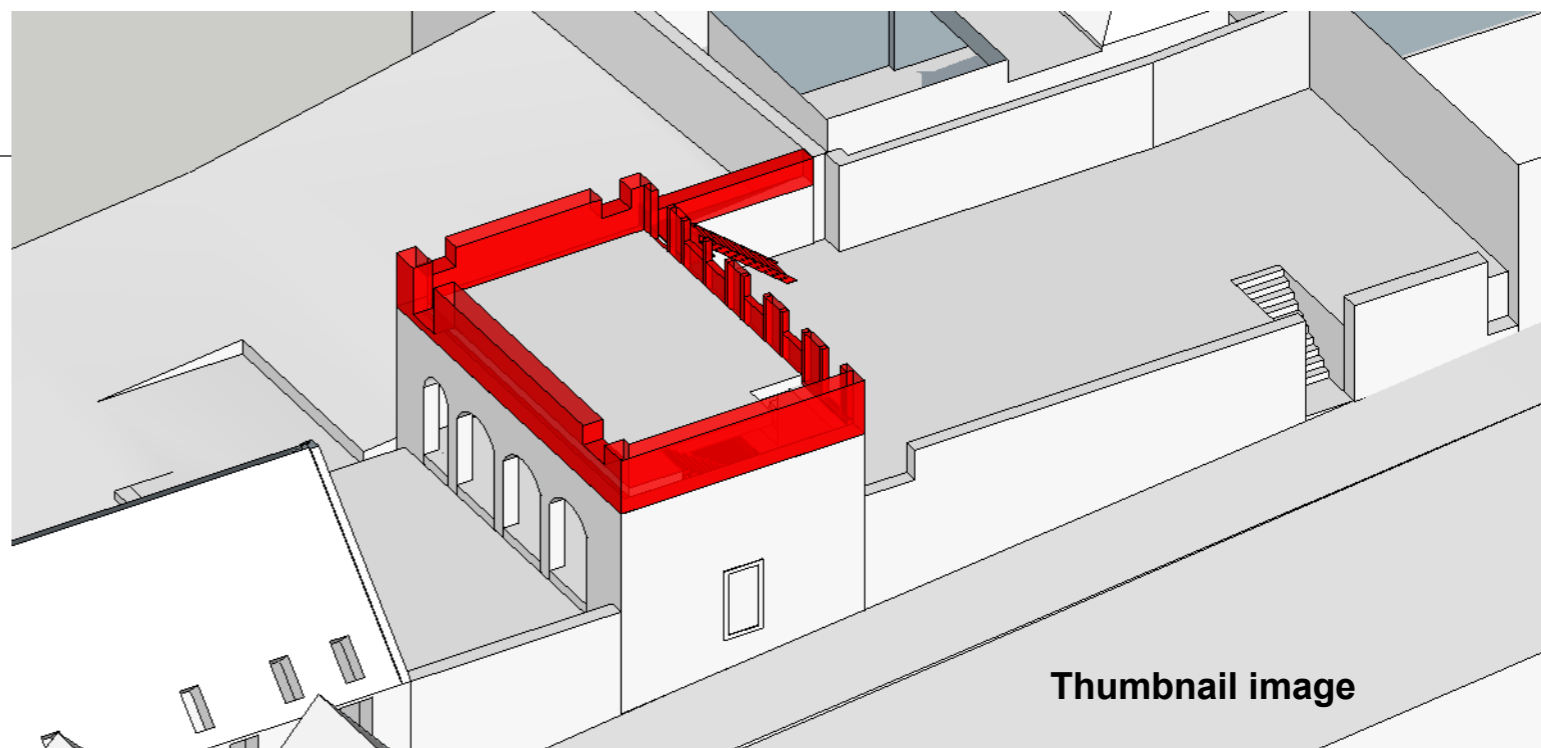


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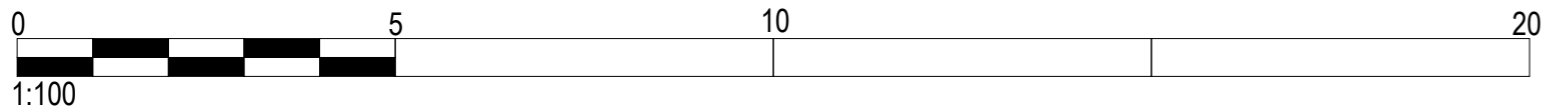


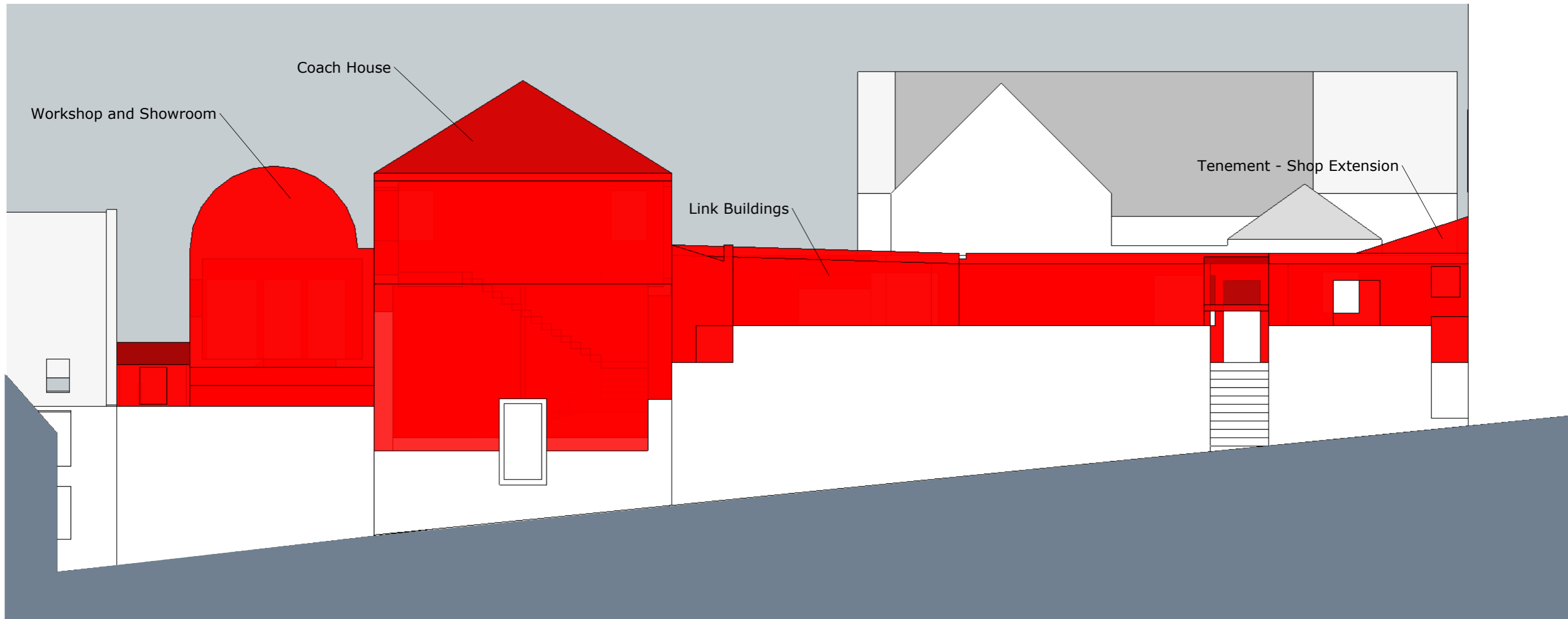


Existing Upper Level Plan 1:100



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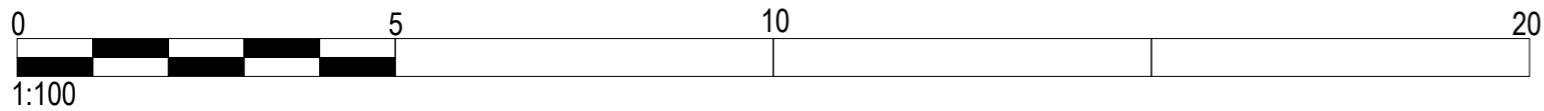


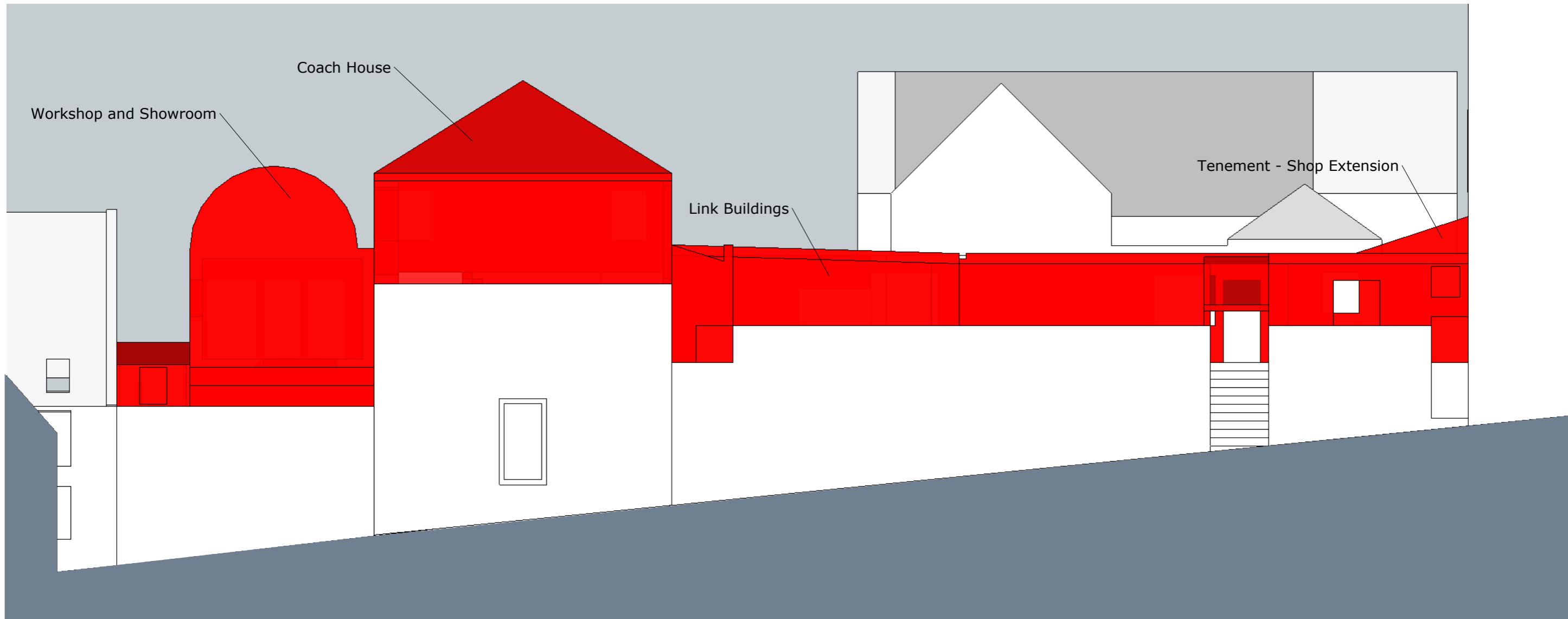


North Elevation to Cossars Wynd 1:100



Photo Montage

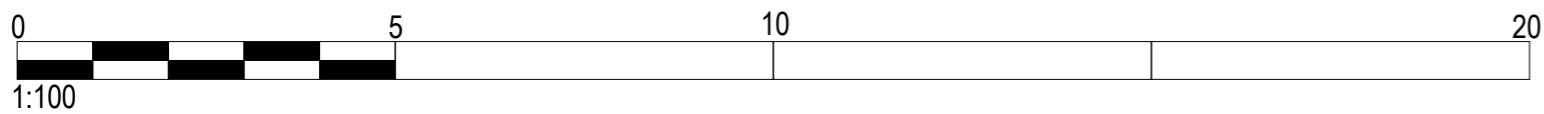


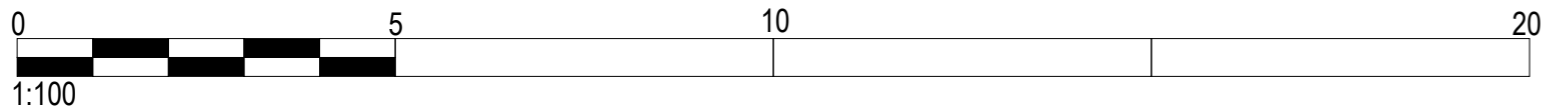
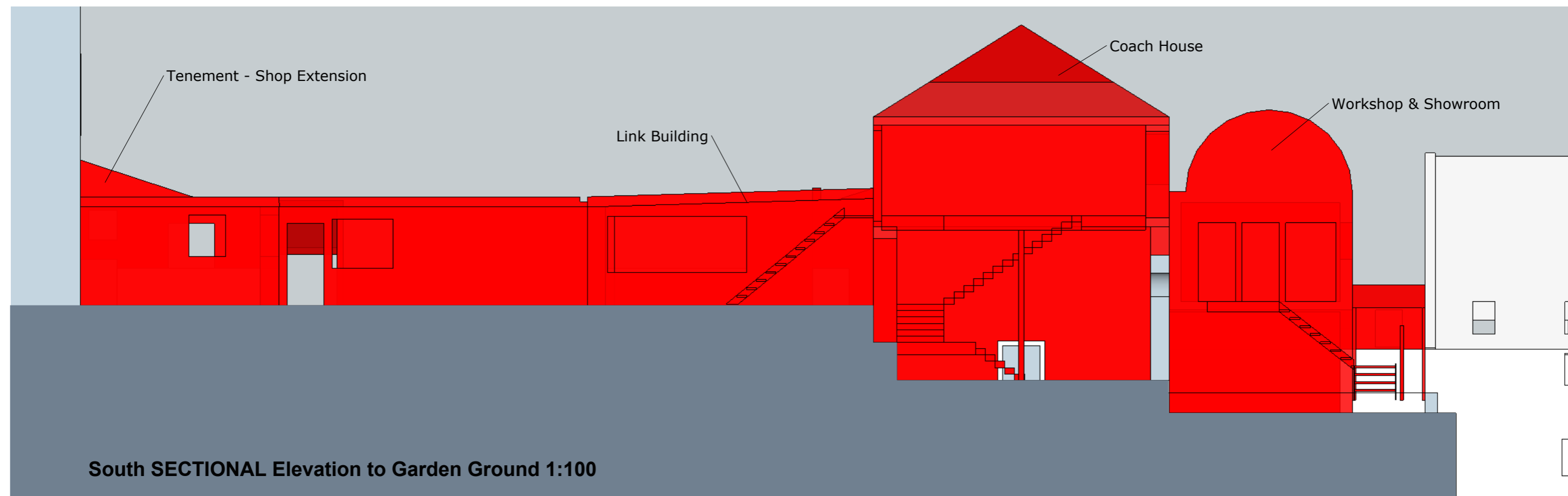
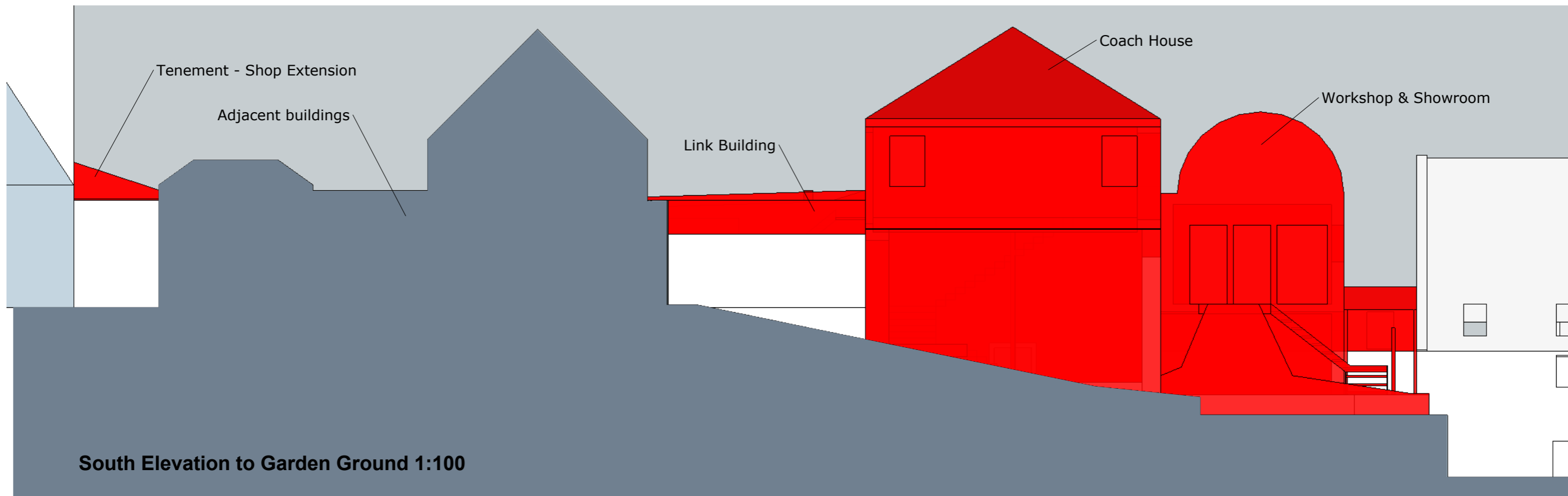


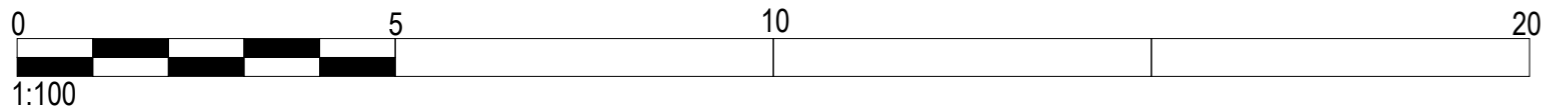
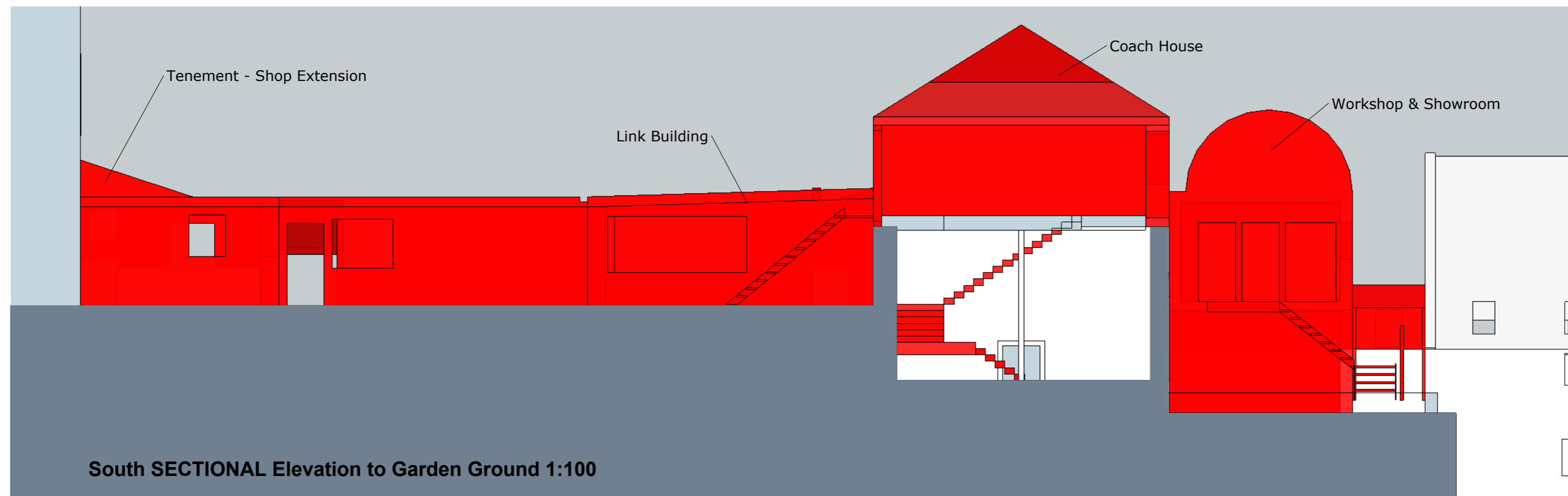
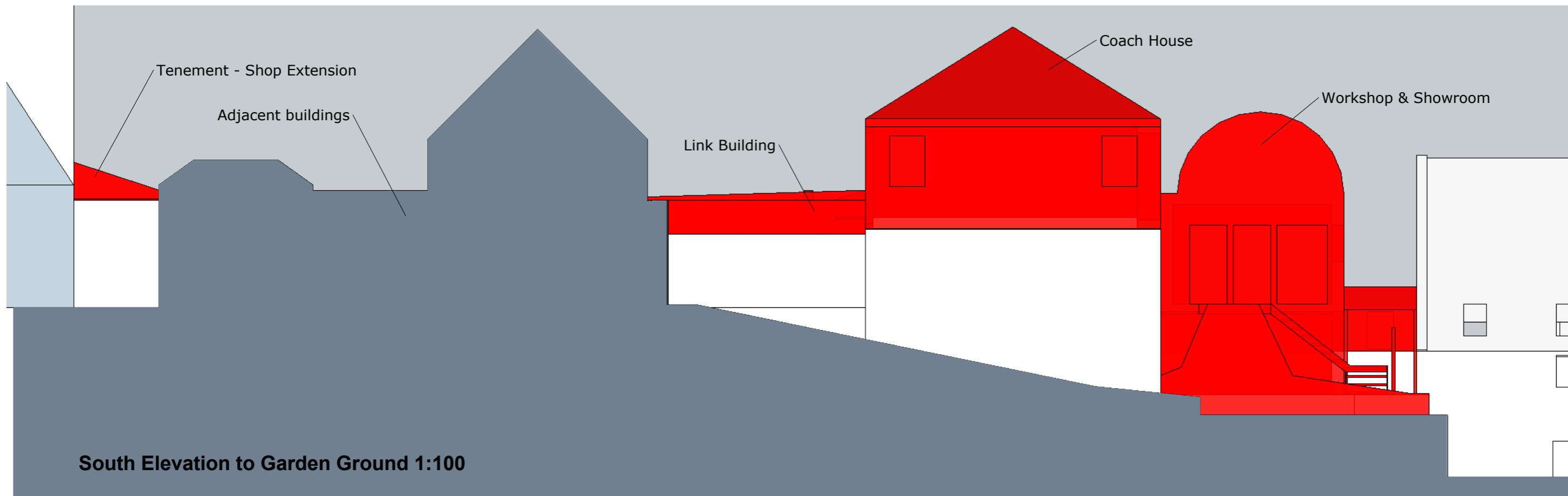
North Elevation to Cossars Wynd 1:100



Photo Montage







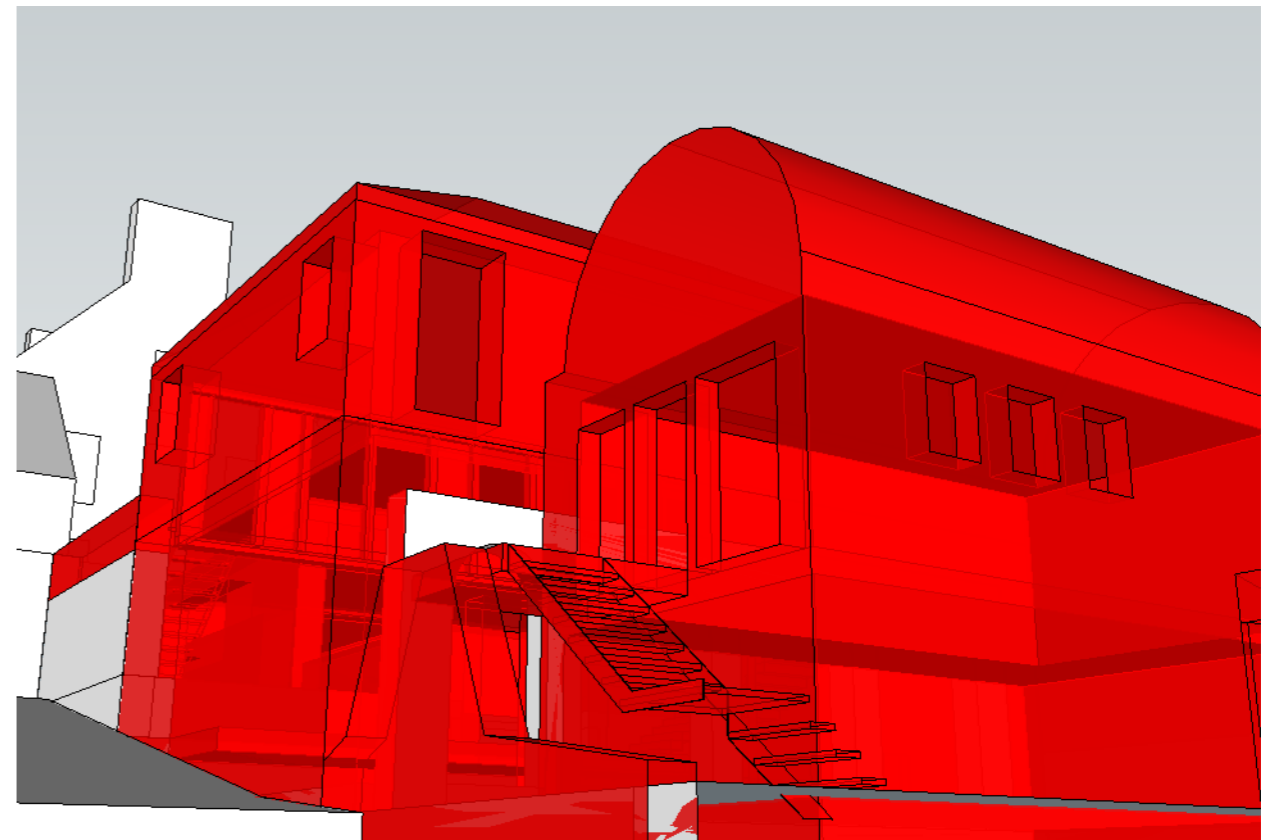
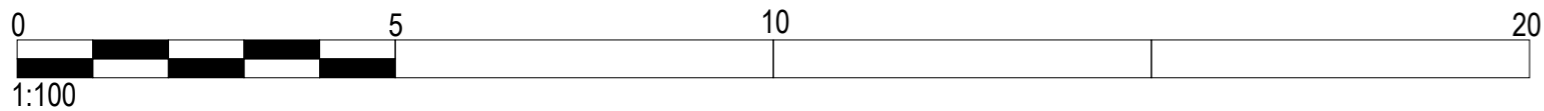
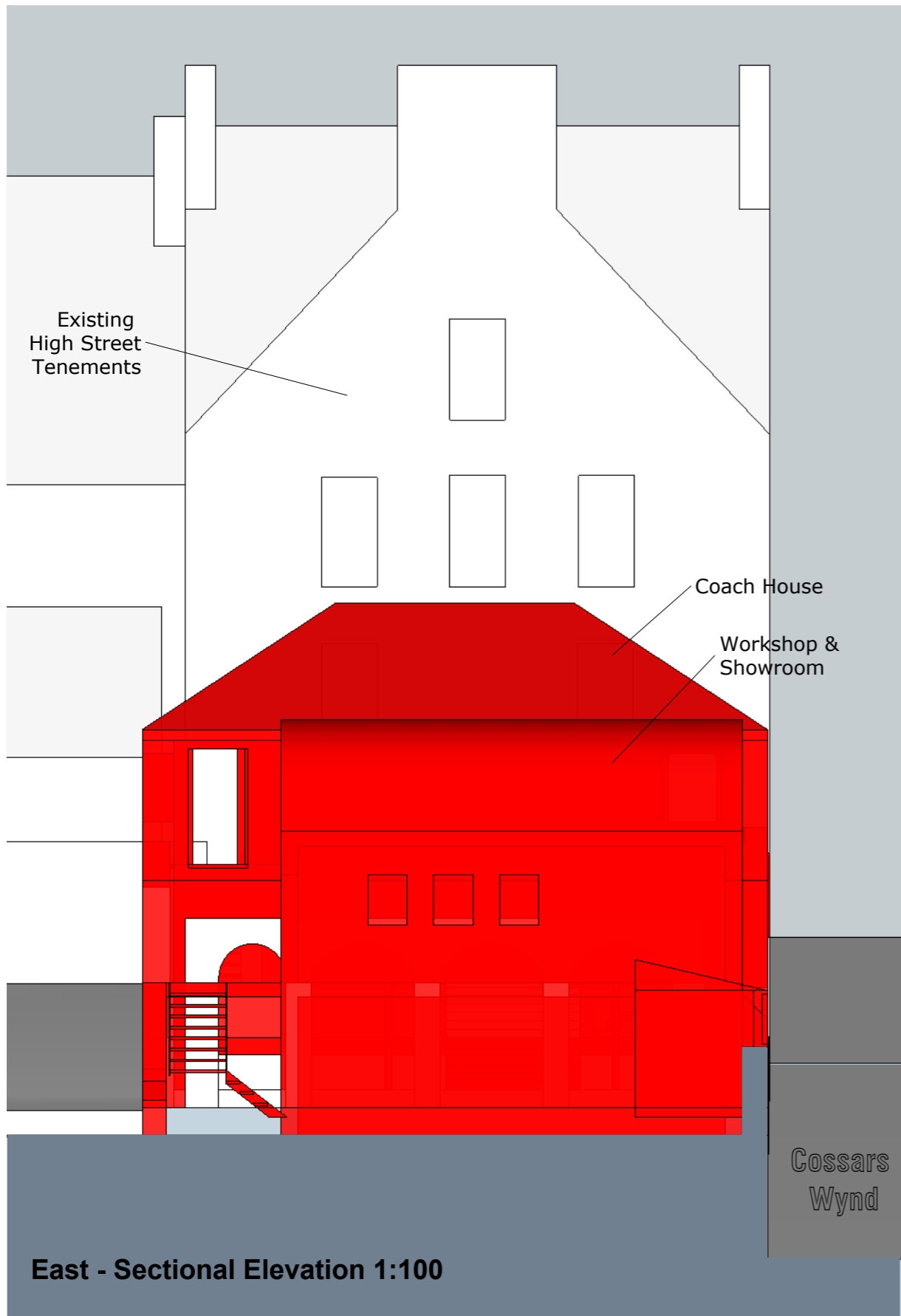


Photo Match image of Demolitions NTS



Condition Survey Photo

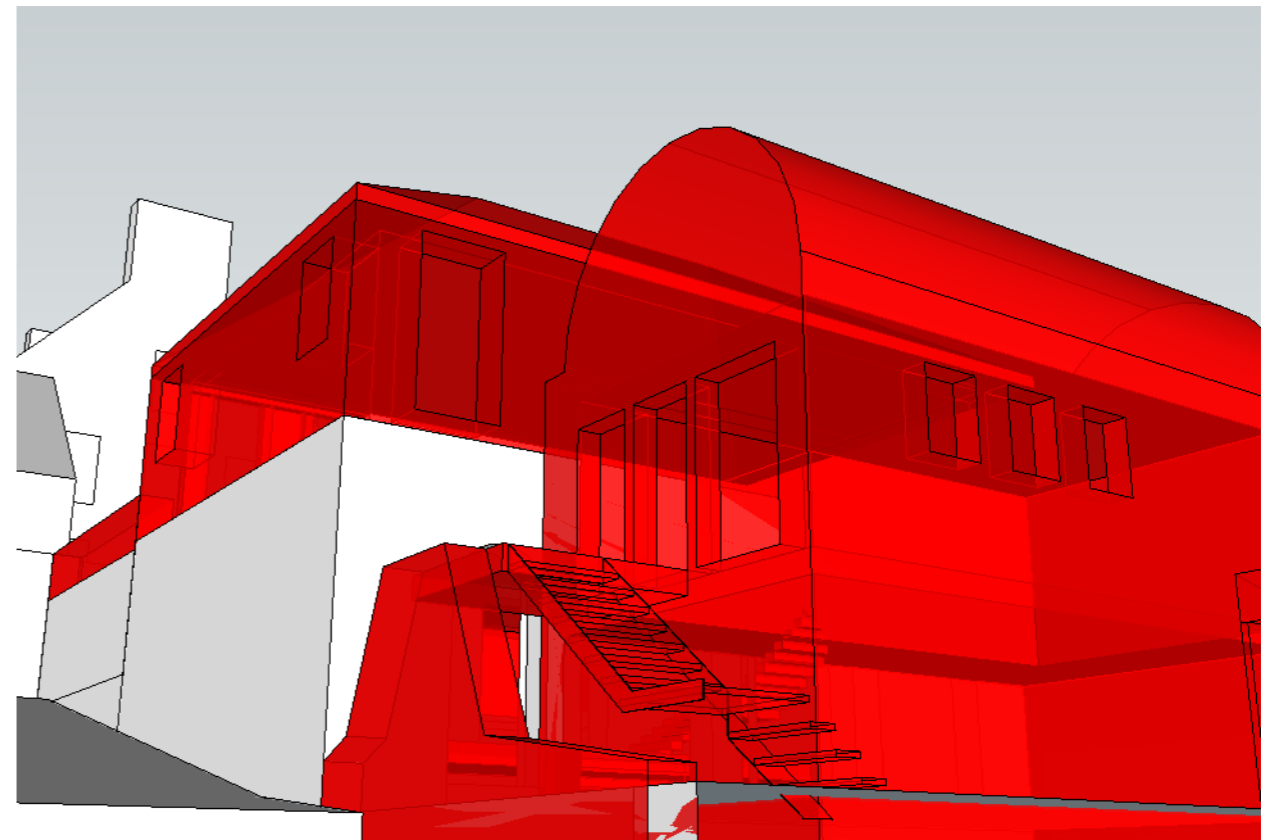
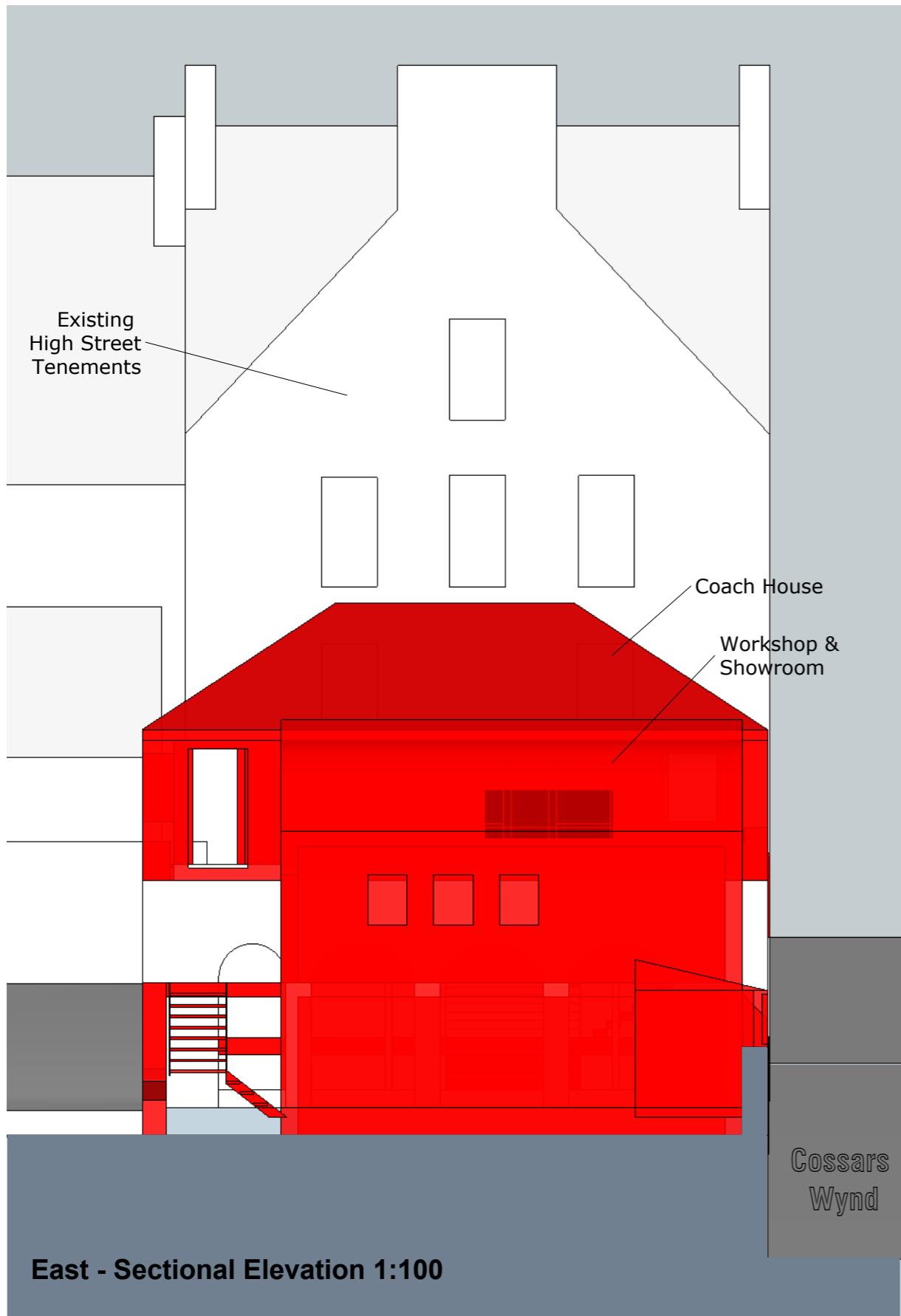
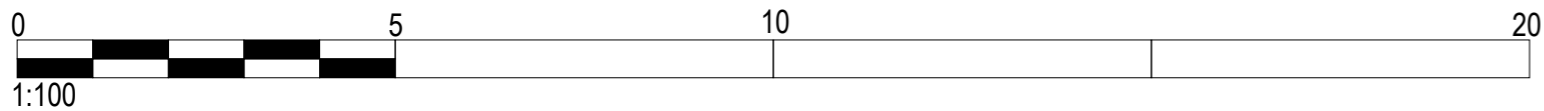


Photo Match image of Demolitions NTS



Condition Survey Photo





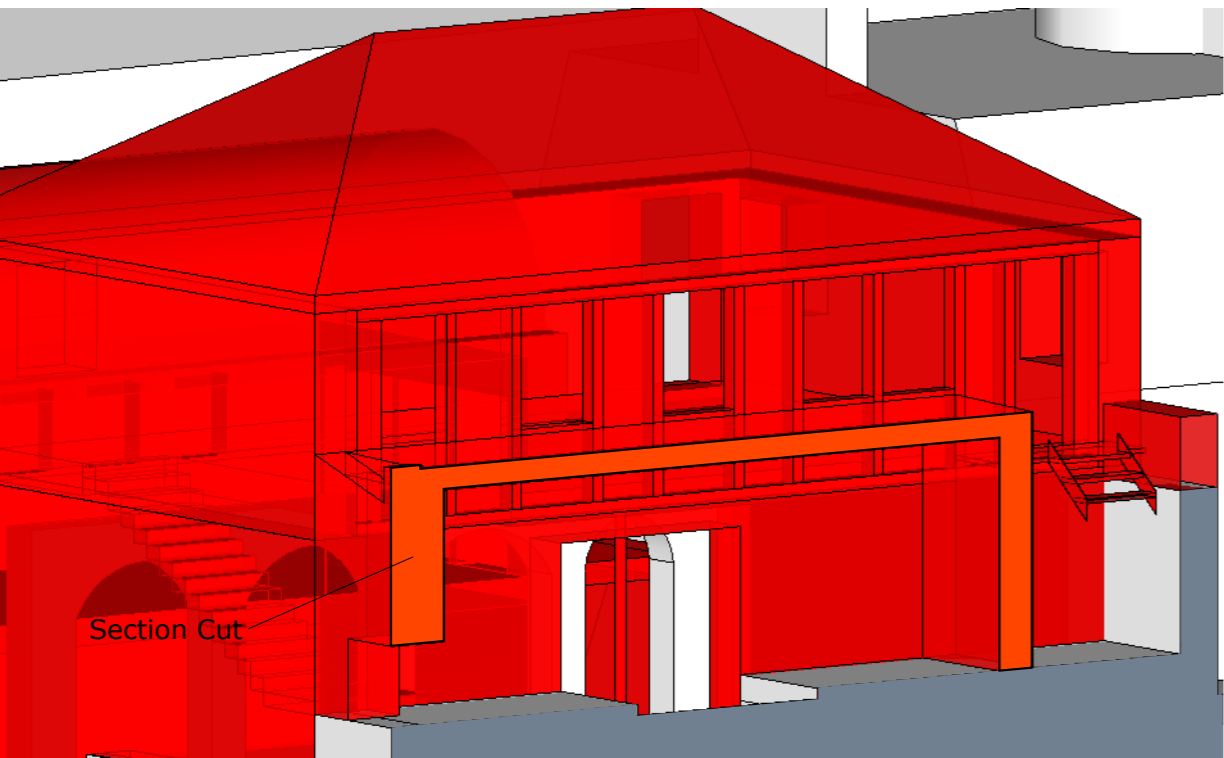
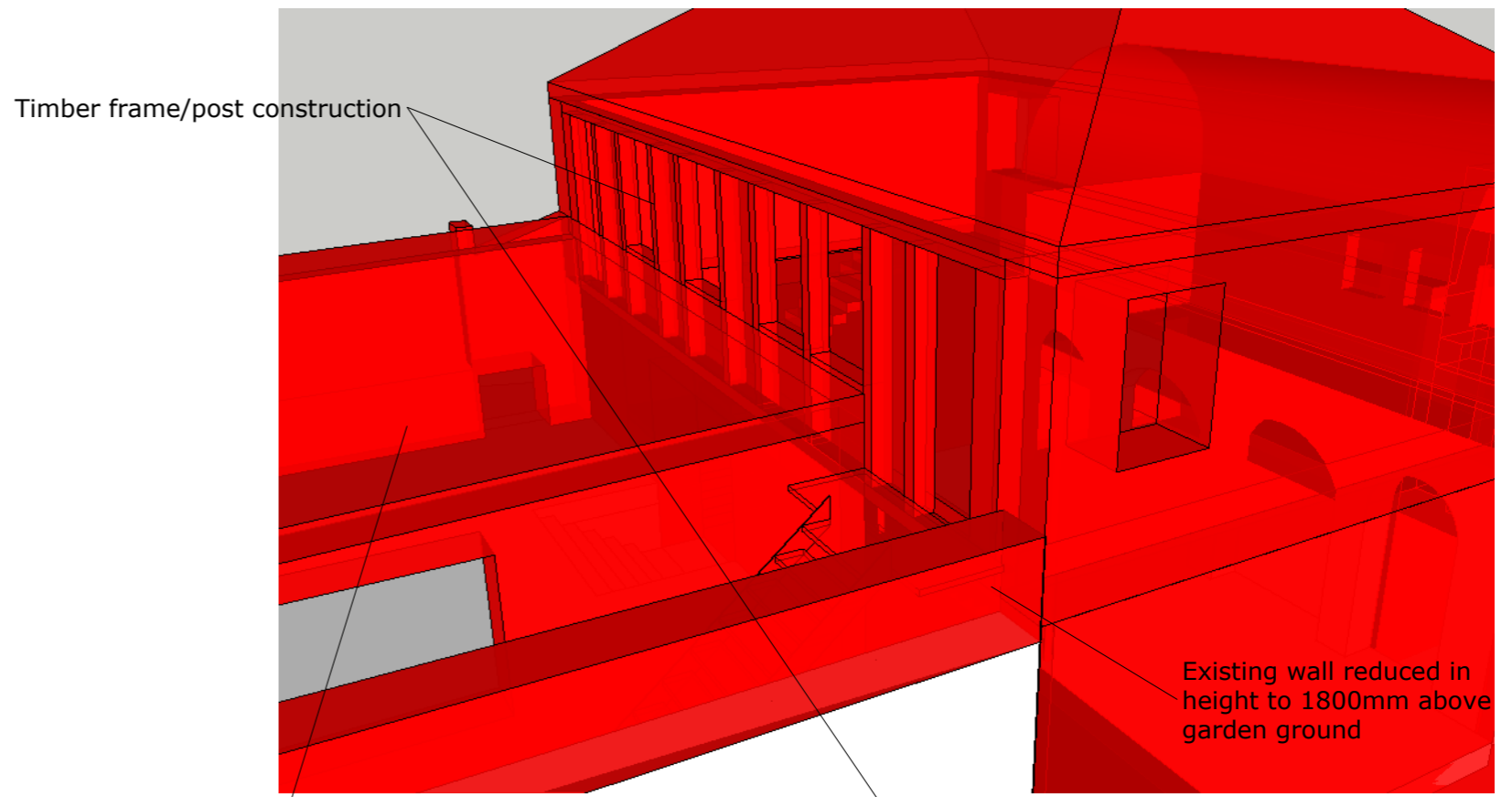
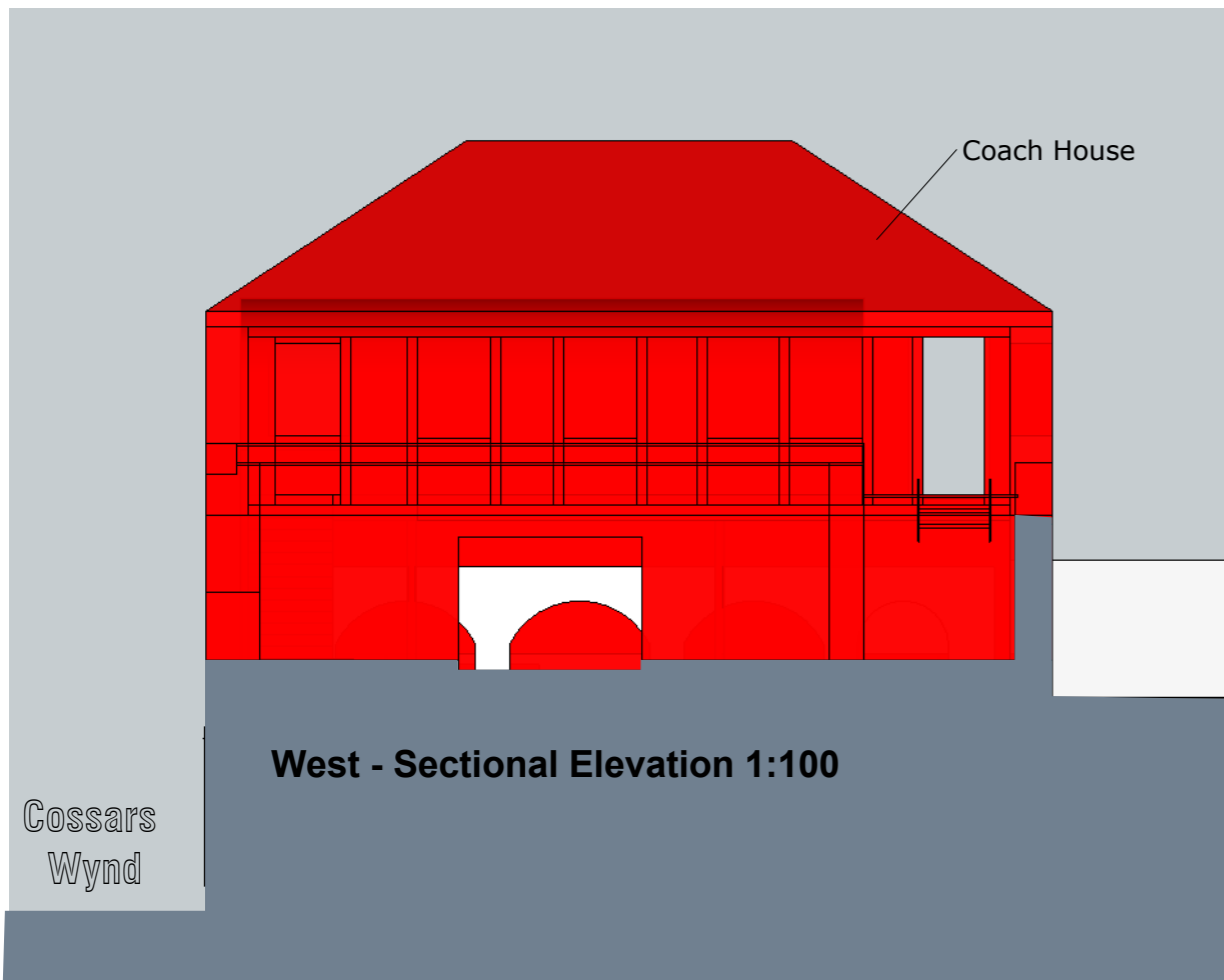
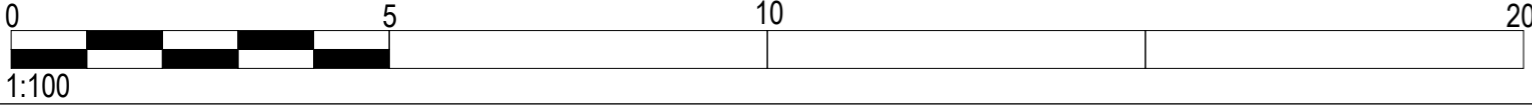


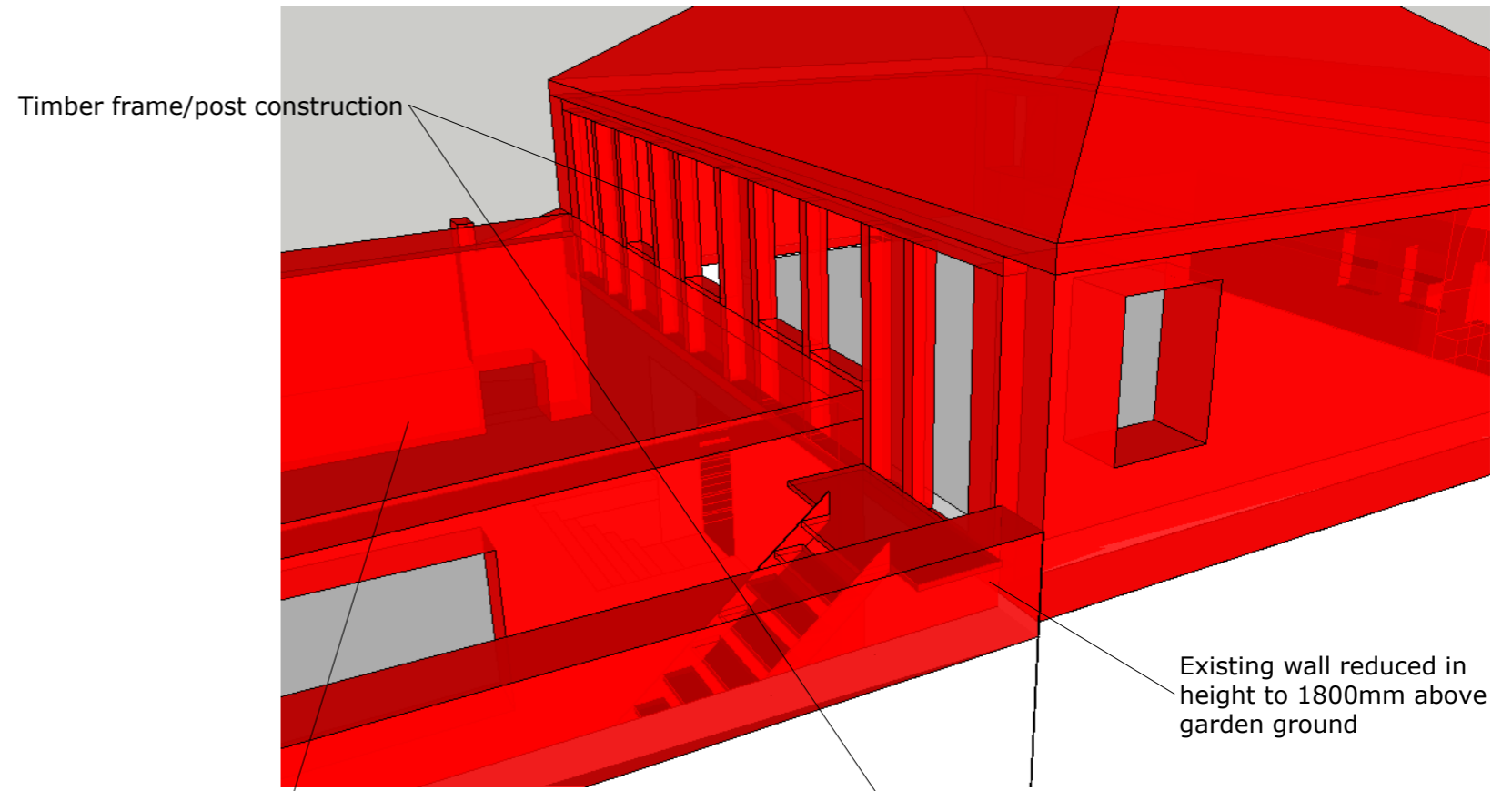
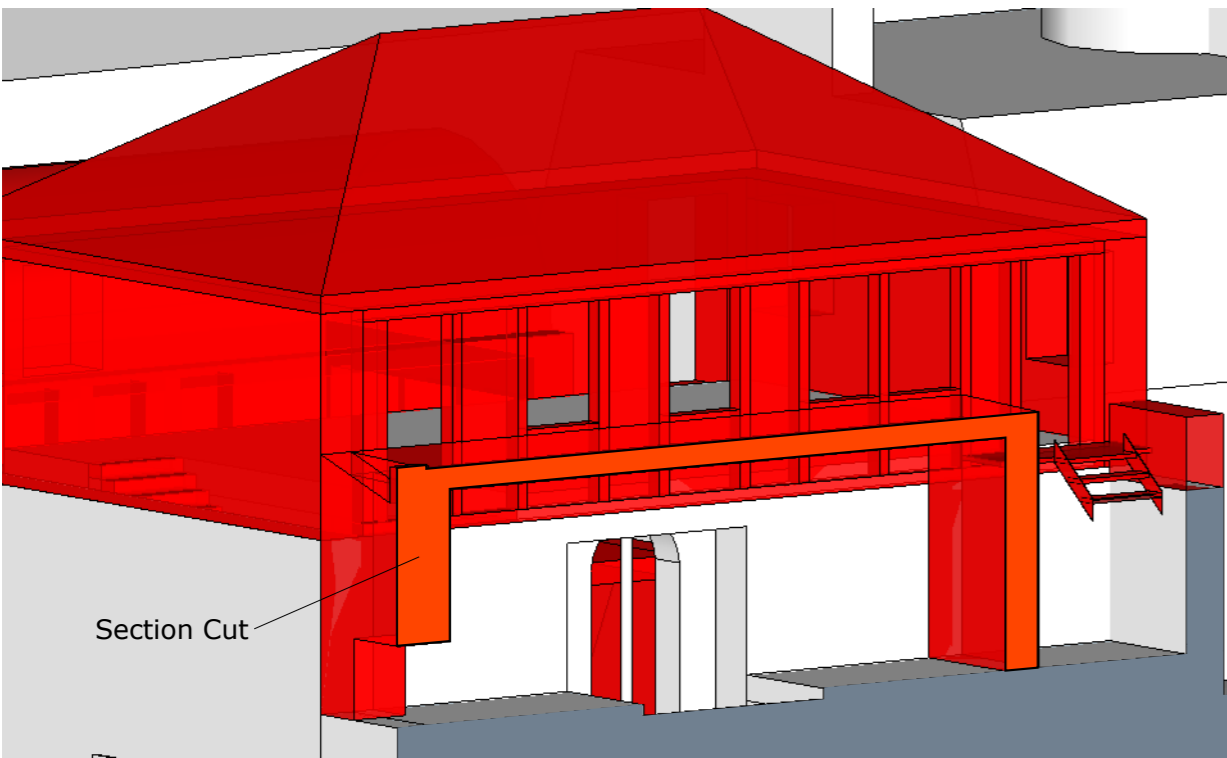
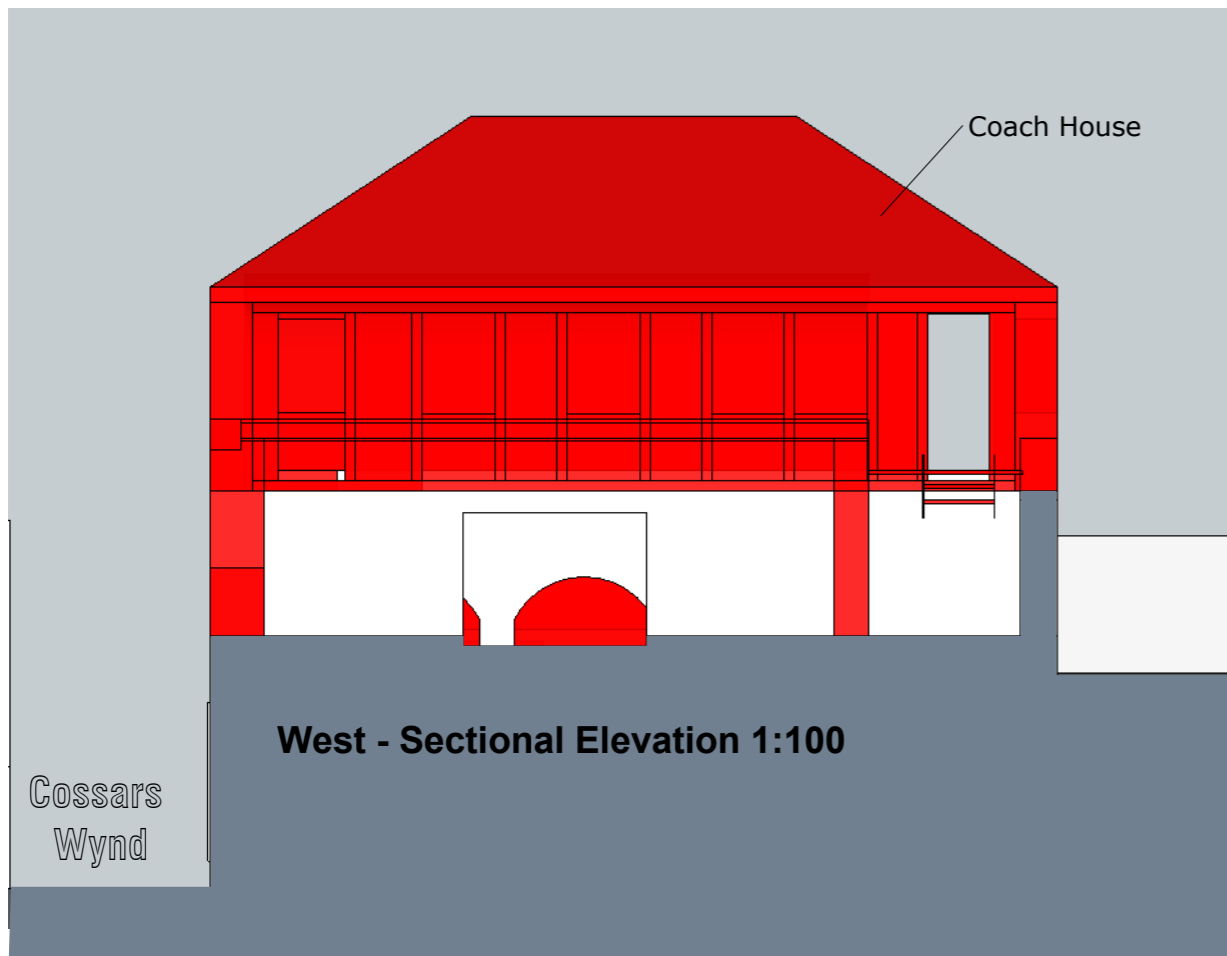
Photo Match image of Demolitions NTS



Condition Survey Photo

Condition Survey Photo





Link Buildings

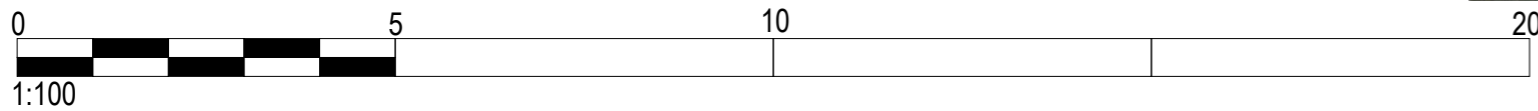
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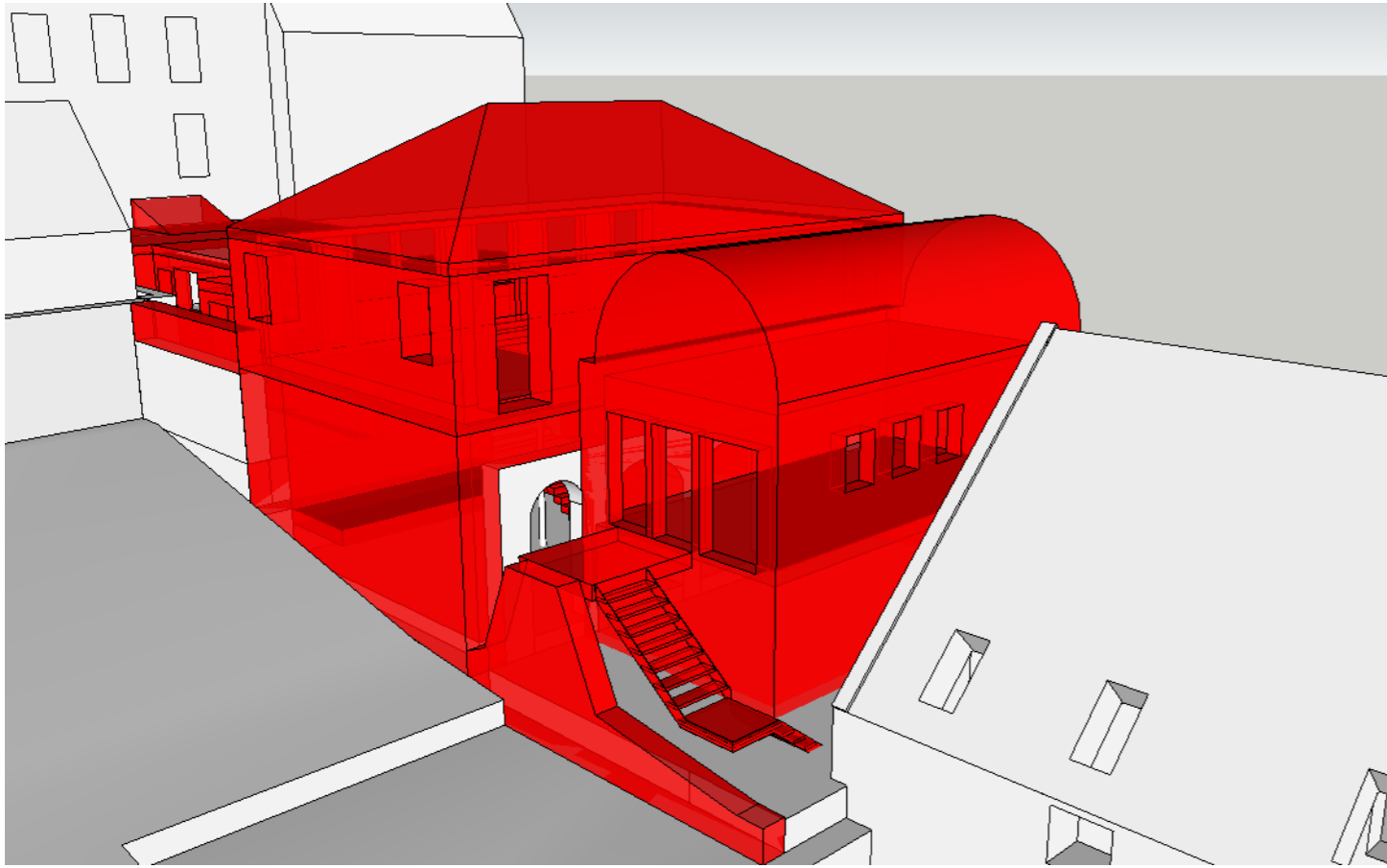


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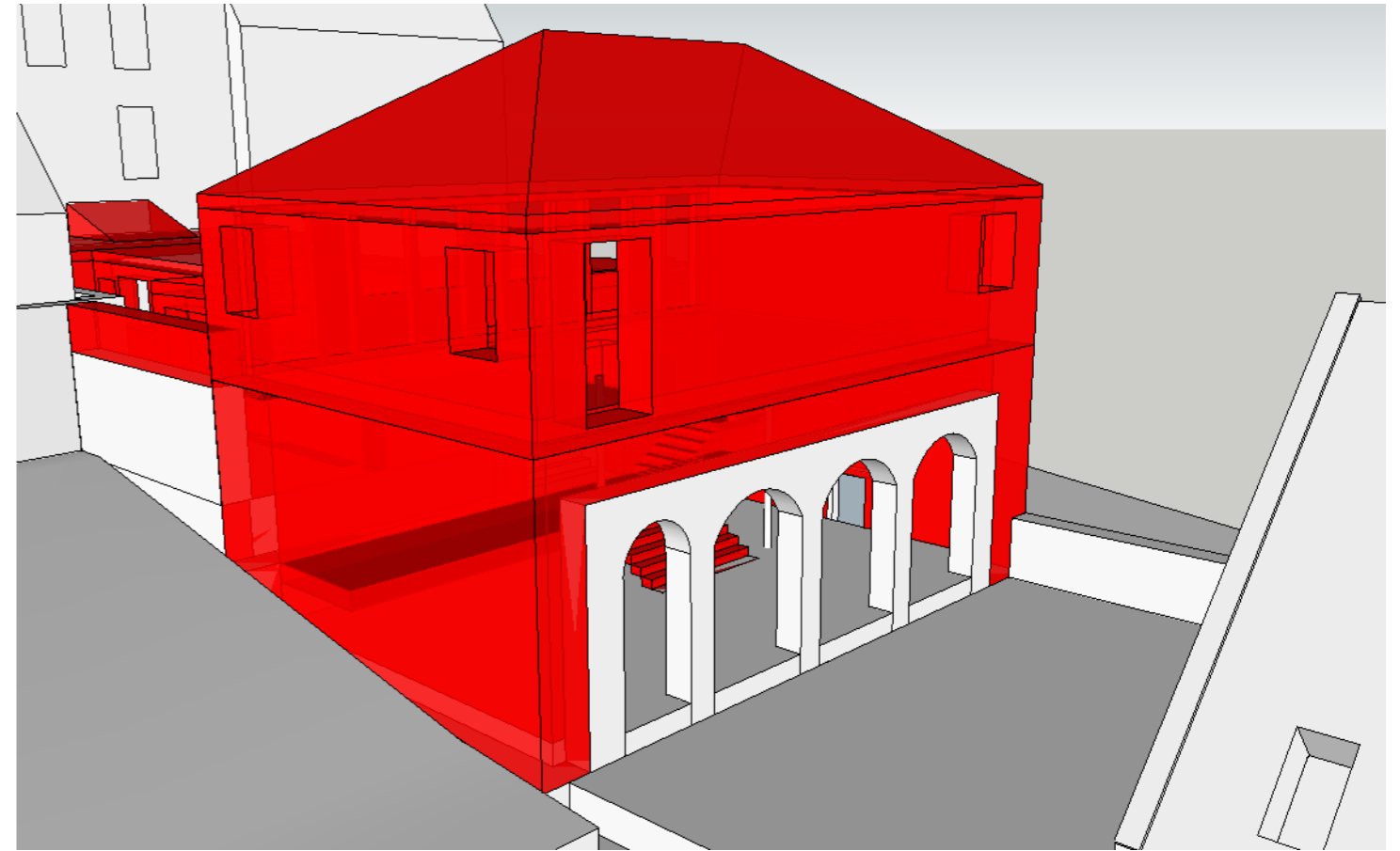


Condition Survey Photo





South East - General view of Demolitions



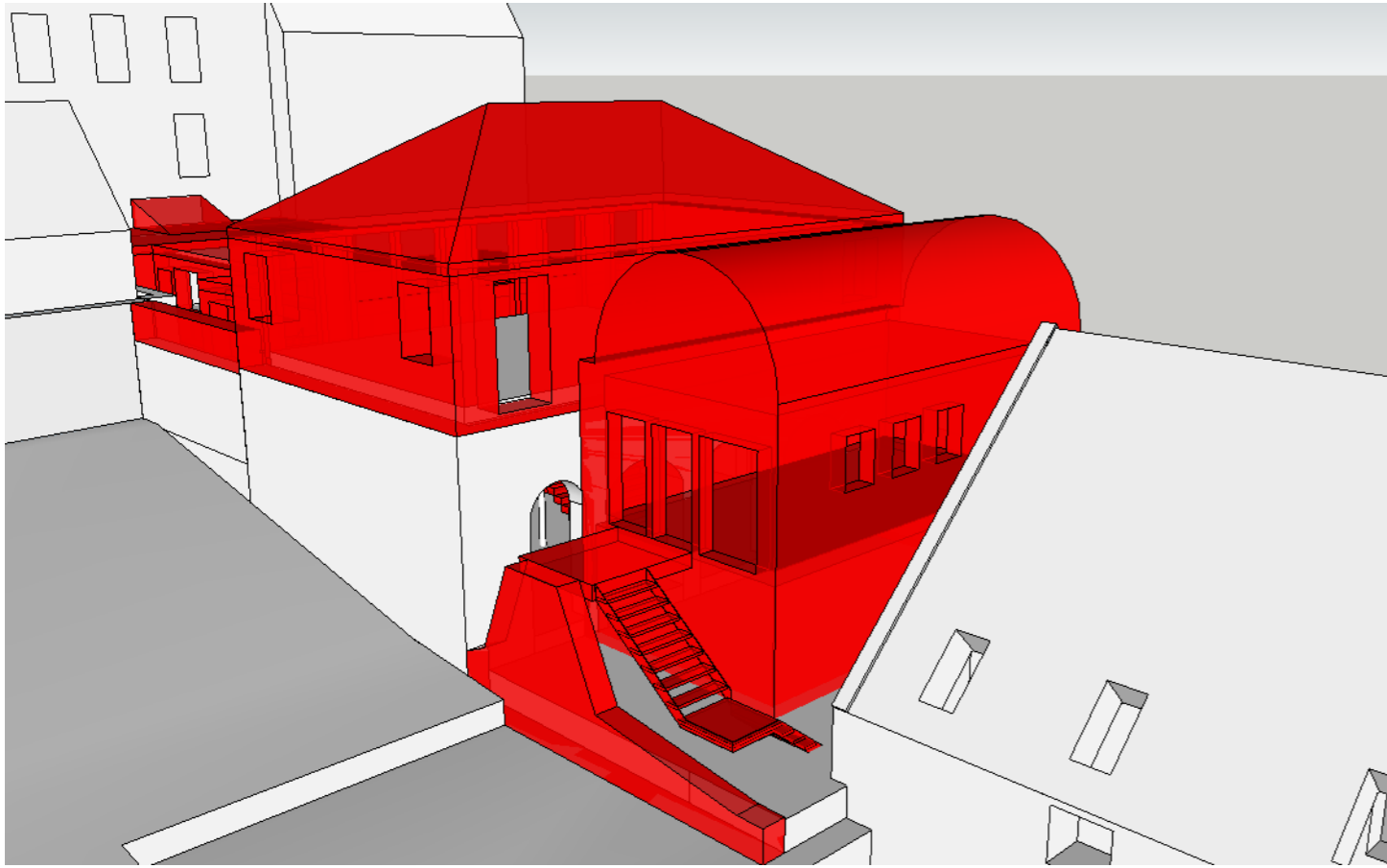
South East - View of Coach House - Arched Openings



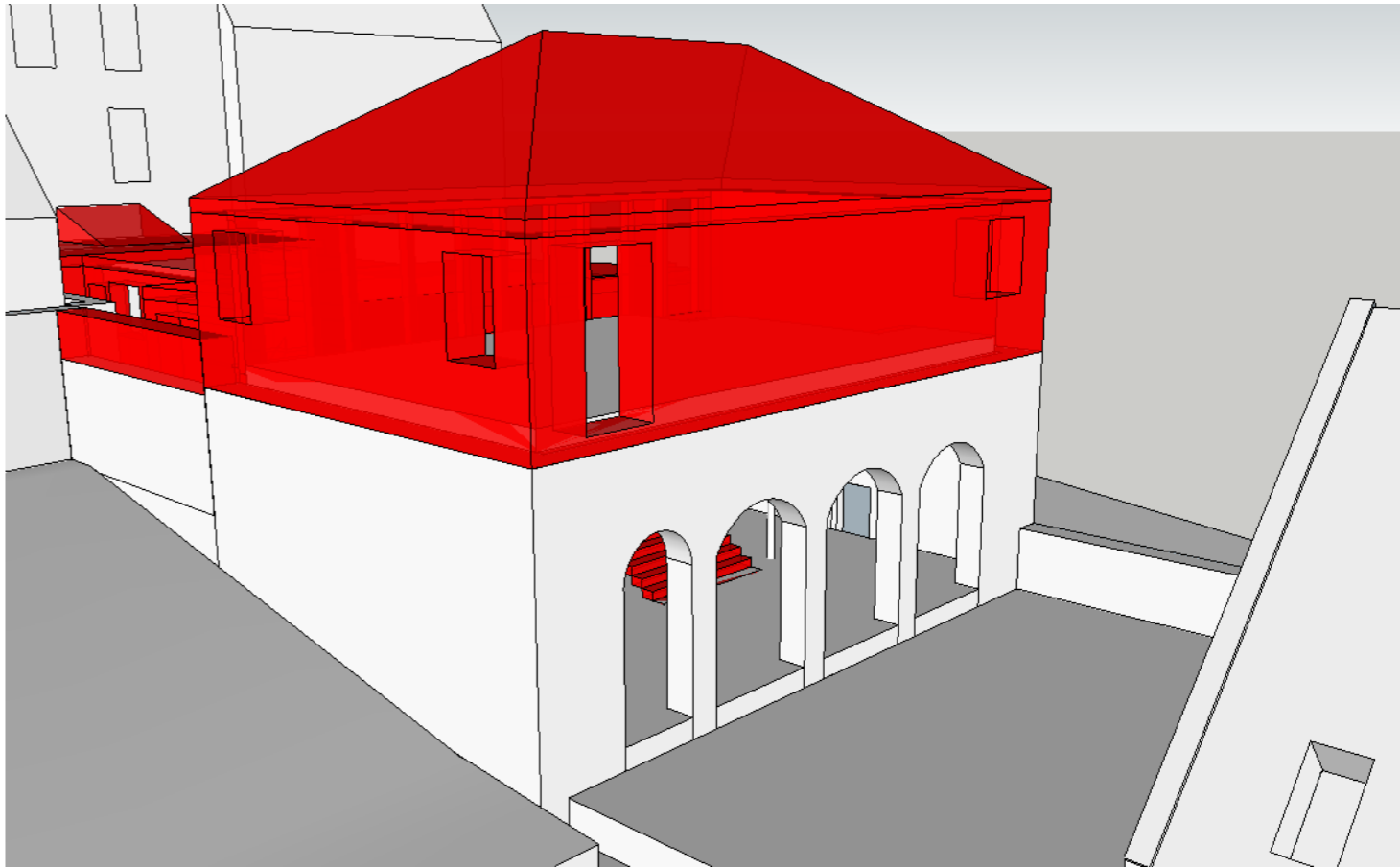
South East - Condition Survey Photo



Coach House Arches - Condition Survey Photo



South East - General view of Demolitions



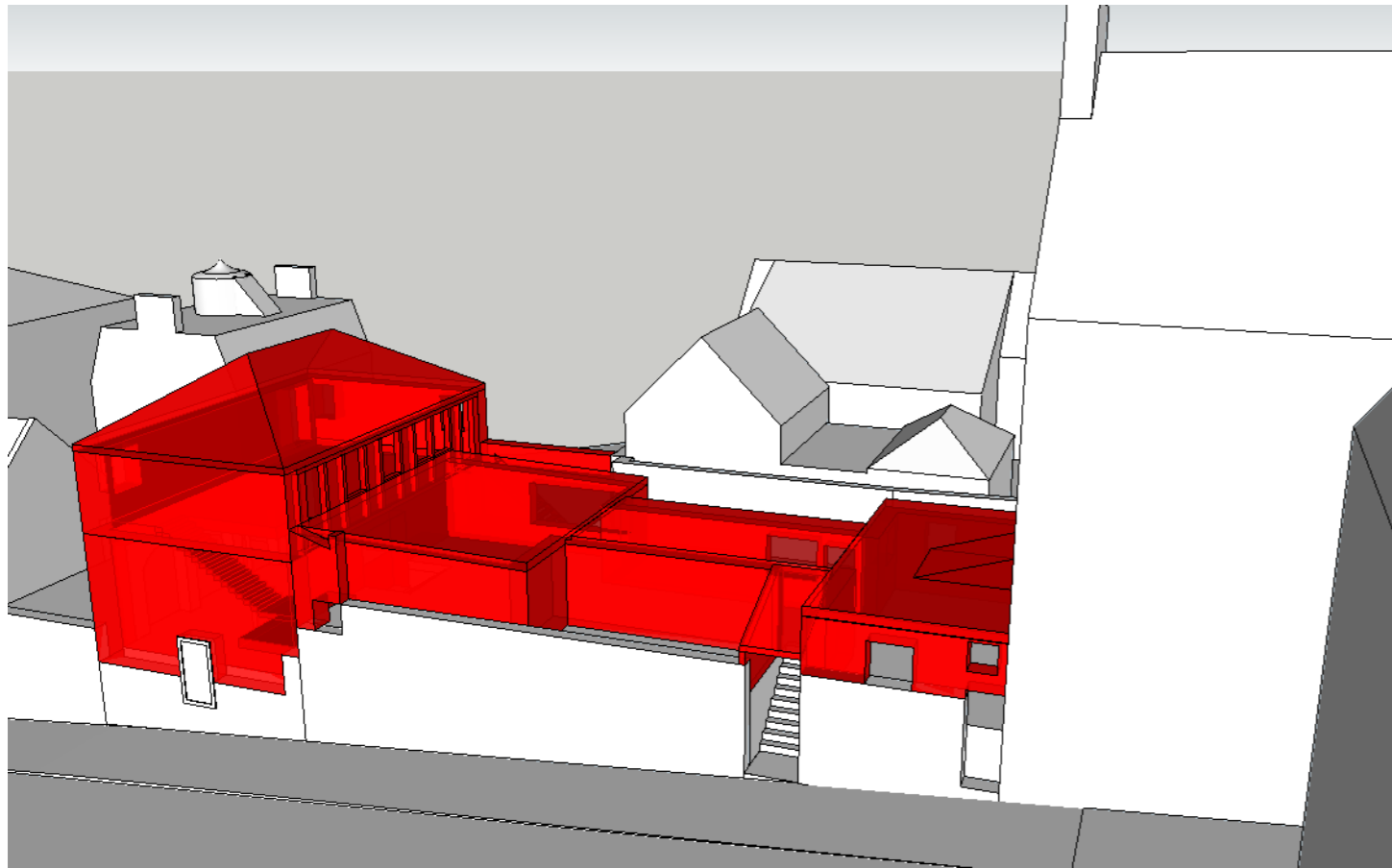
South East - View of Coach House - Arched Openings



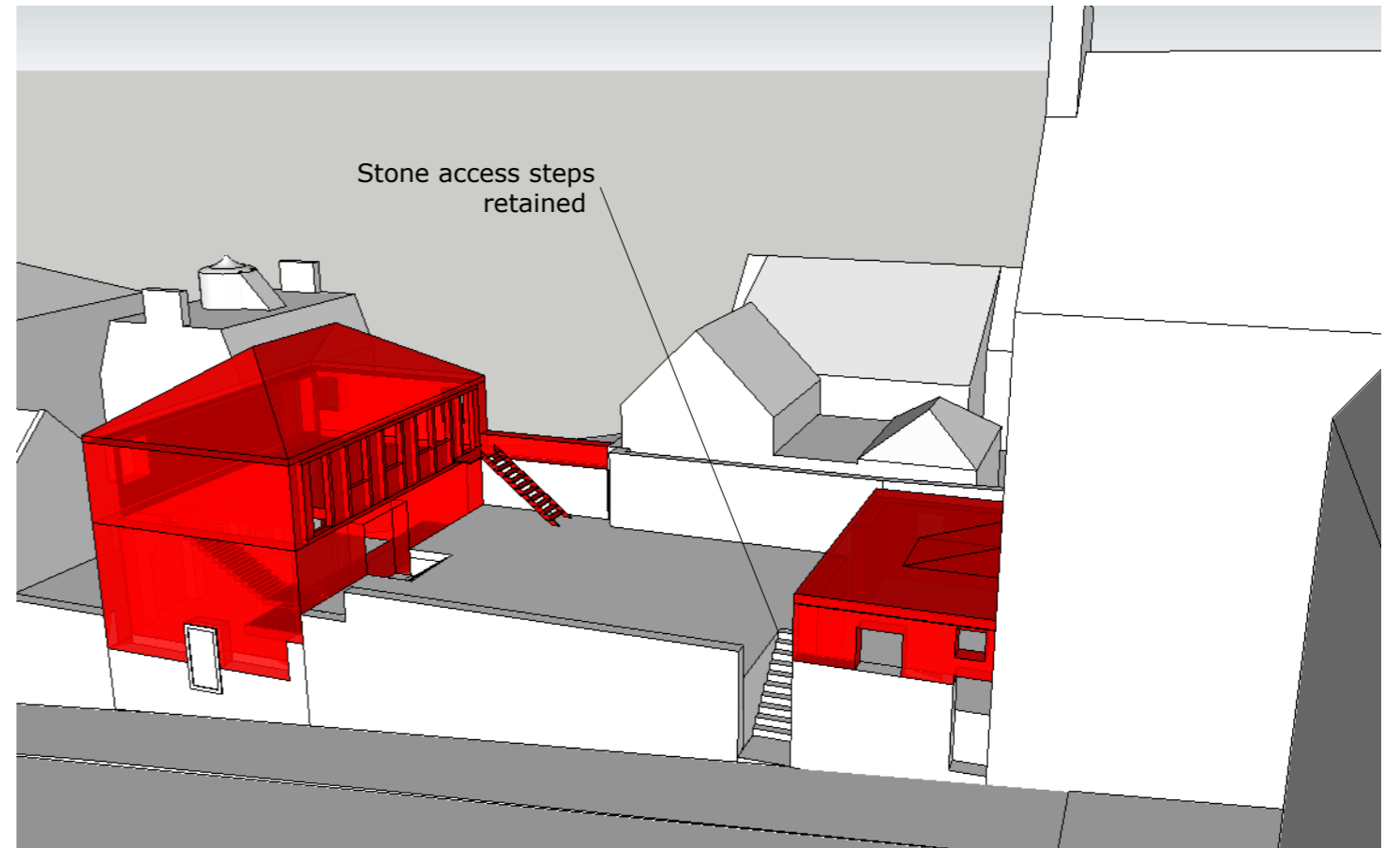
South East - Condition Survey Photo



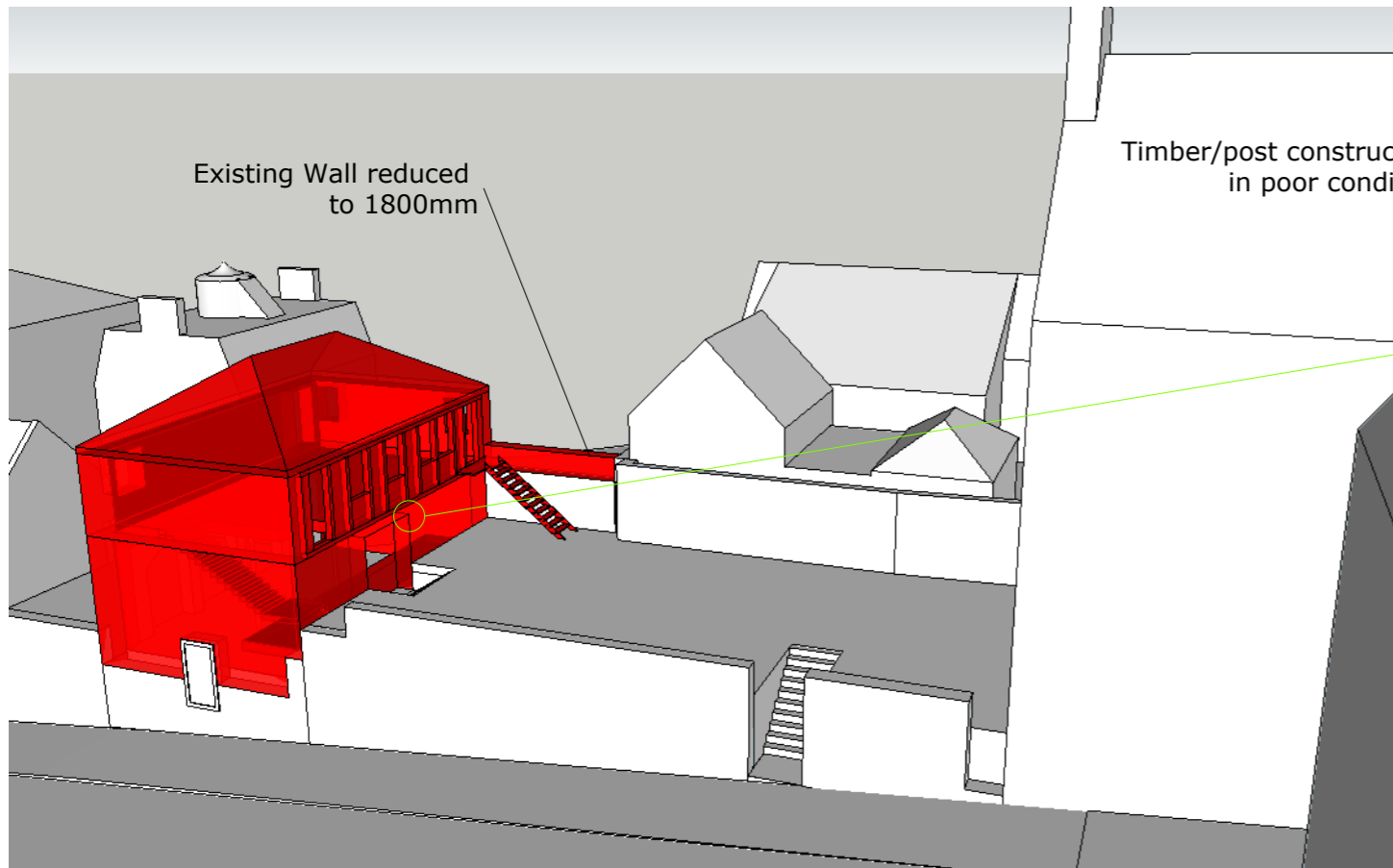
Coach House Arches - Condition Survey Photo



North West - General view of Demolitions



North West View - Link Buildings Removed

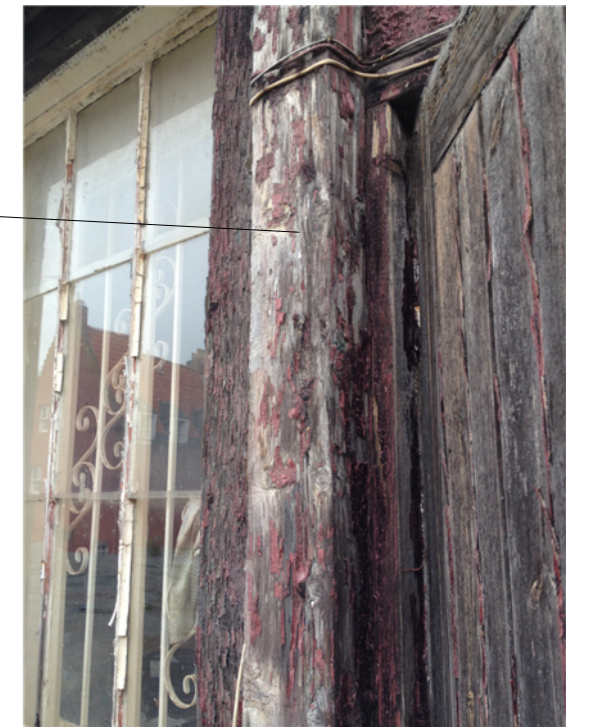


North West View - Tenement - Shop Extension Building Removed

Timber/post construction  
in poor condition



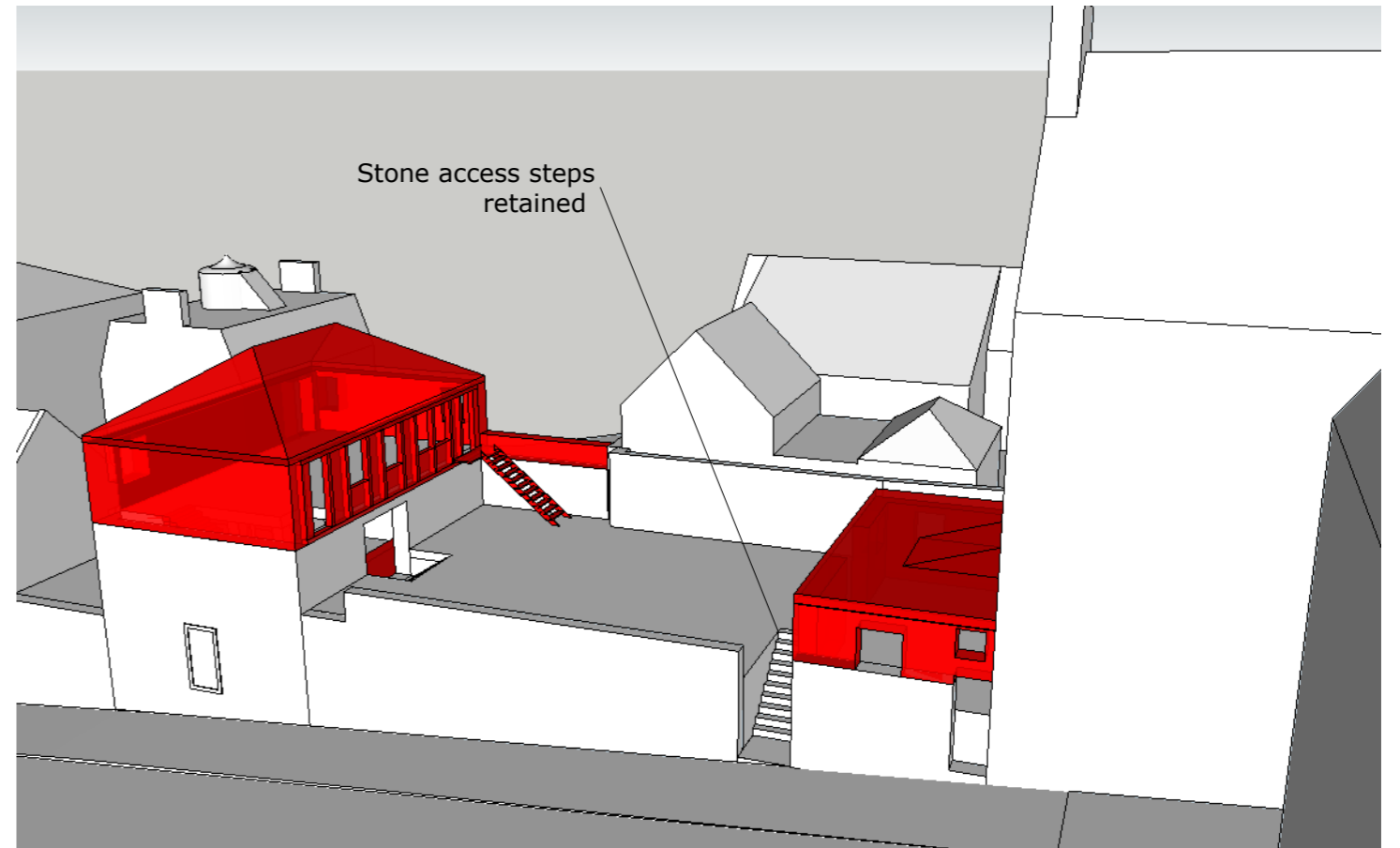
Condition Survey Photo



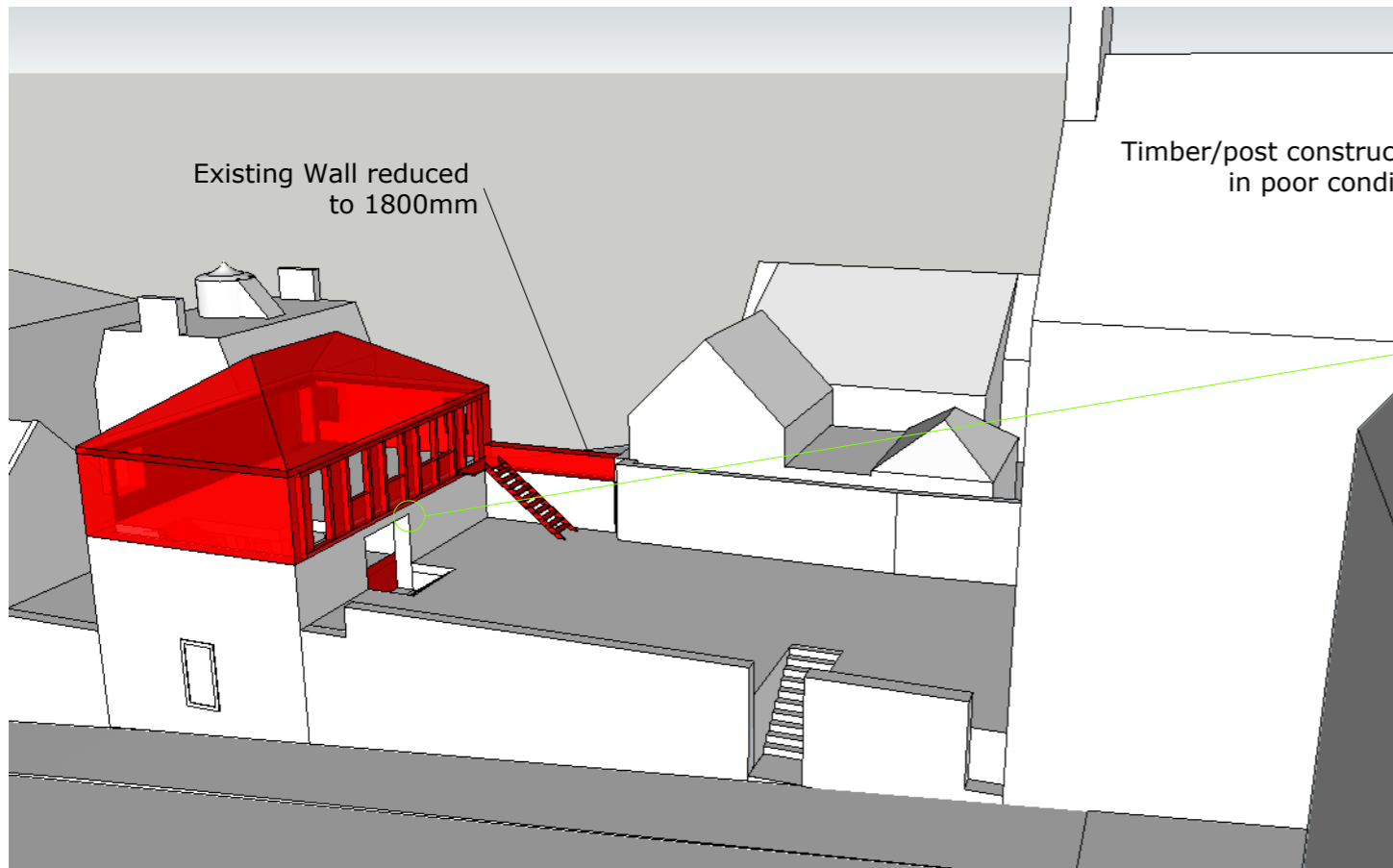
Condition Survey Photo



North West - General view of Demolitions



North West View - Link Buildings Removed



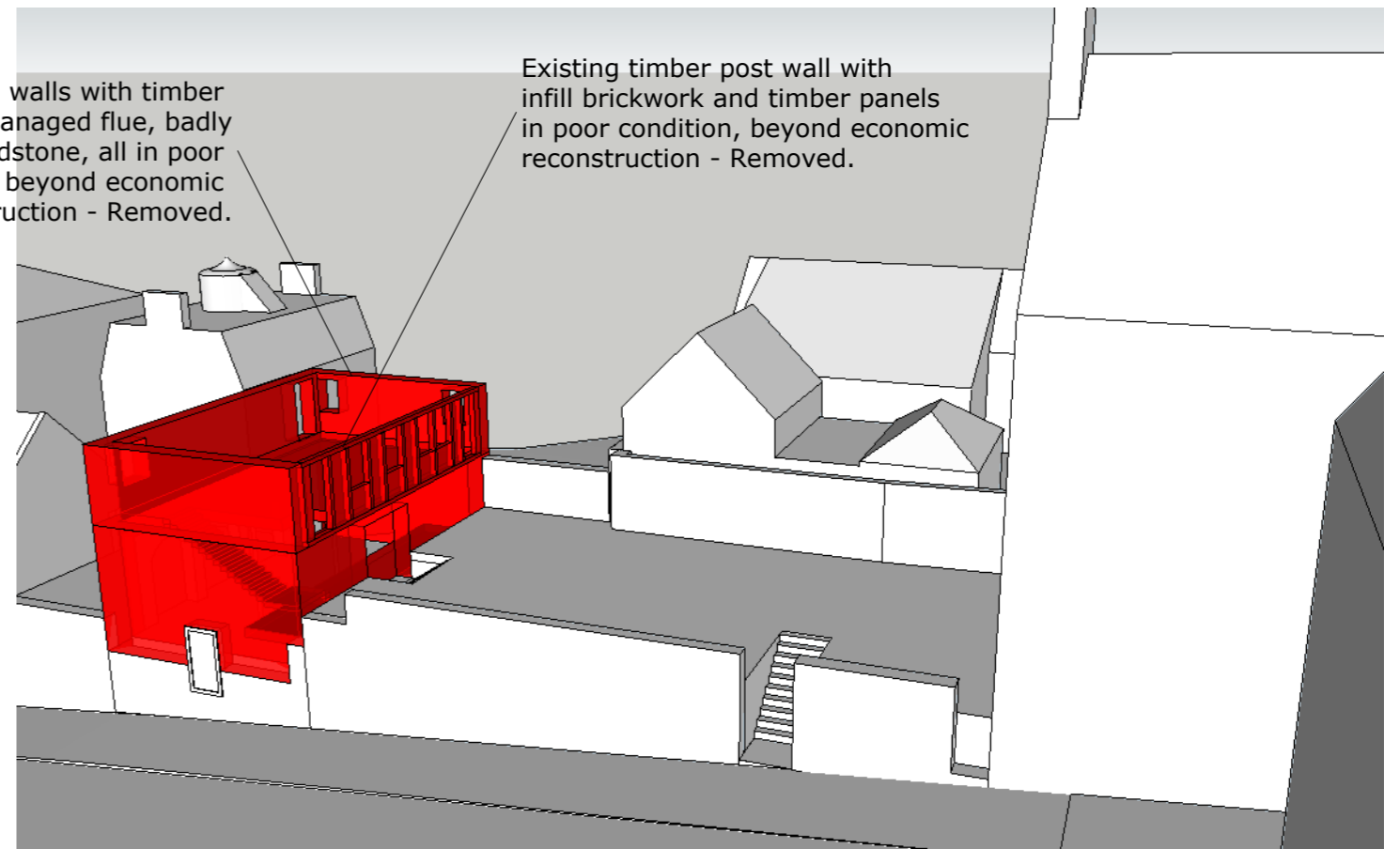
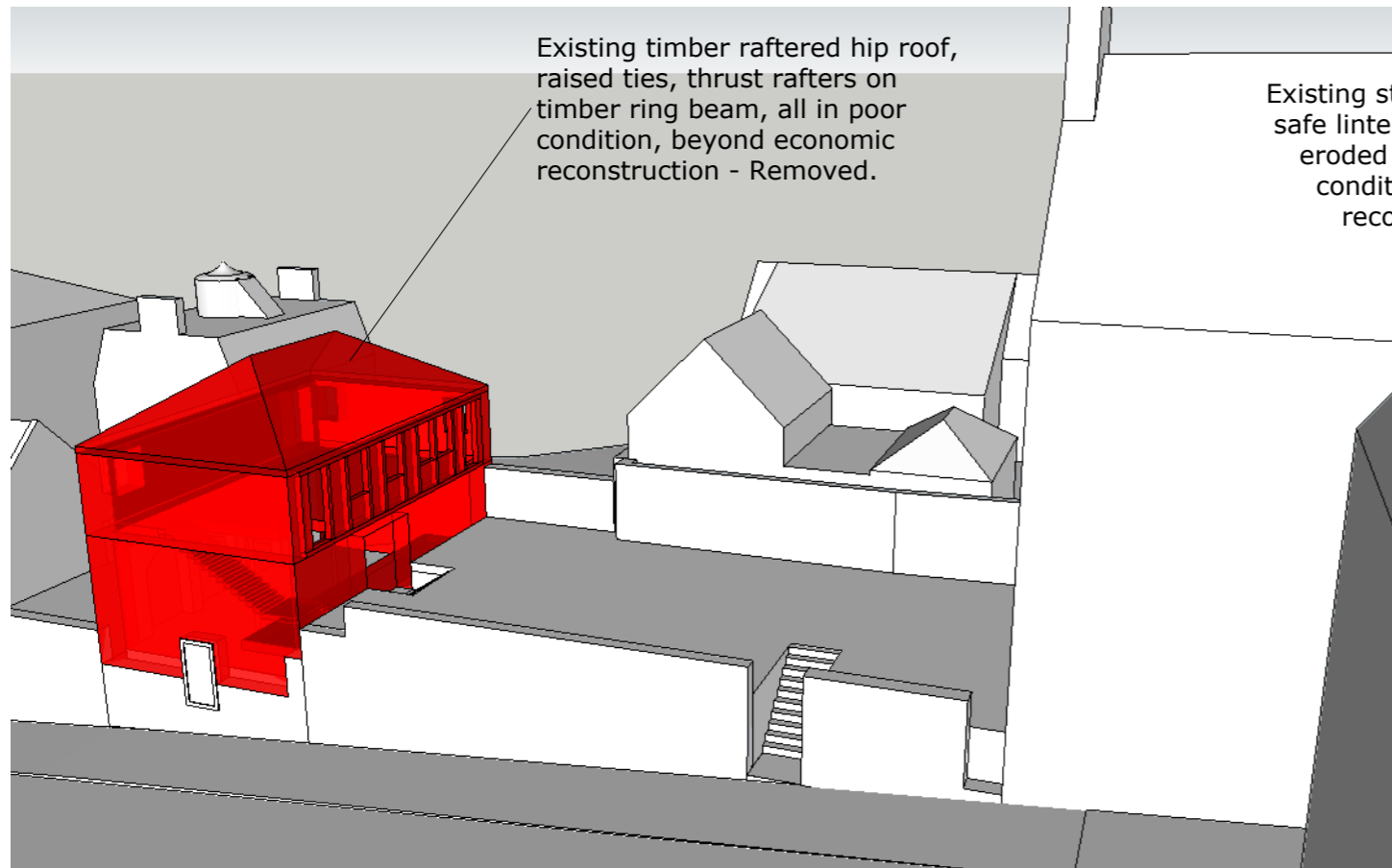
North West View - Tenement - Shop Extension Building Removed



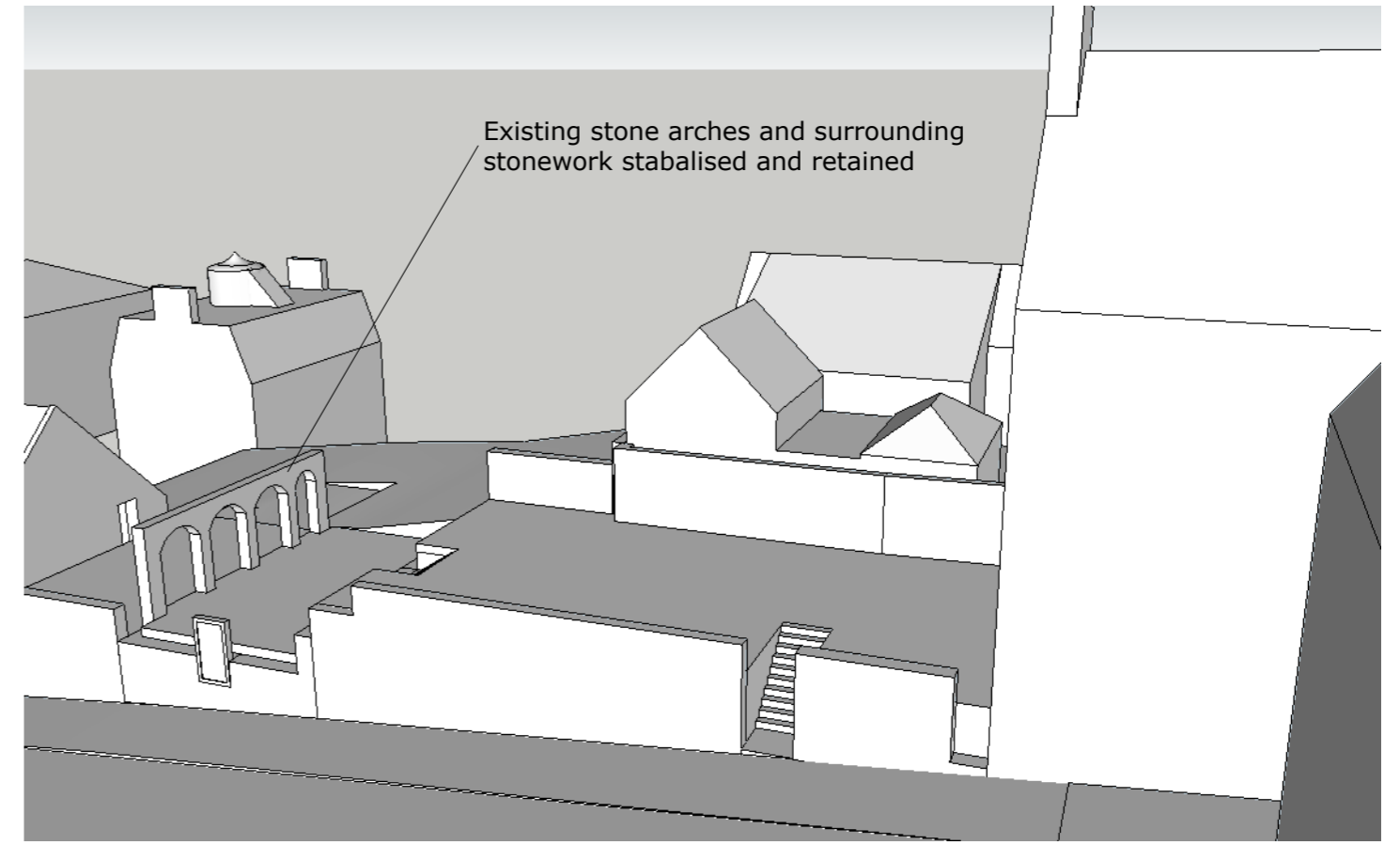
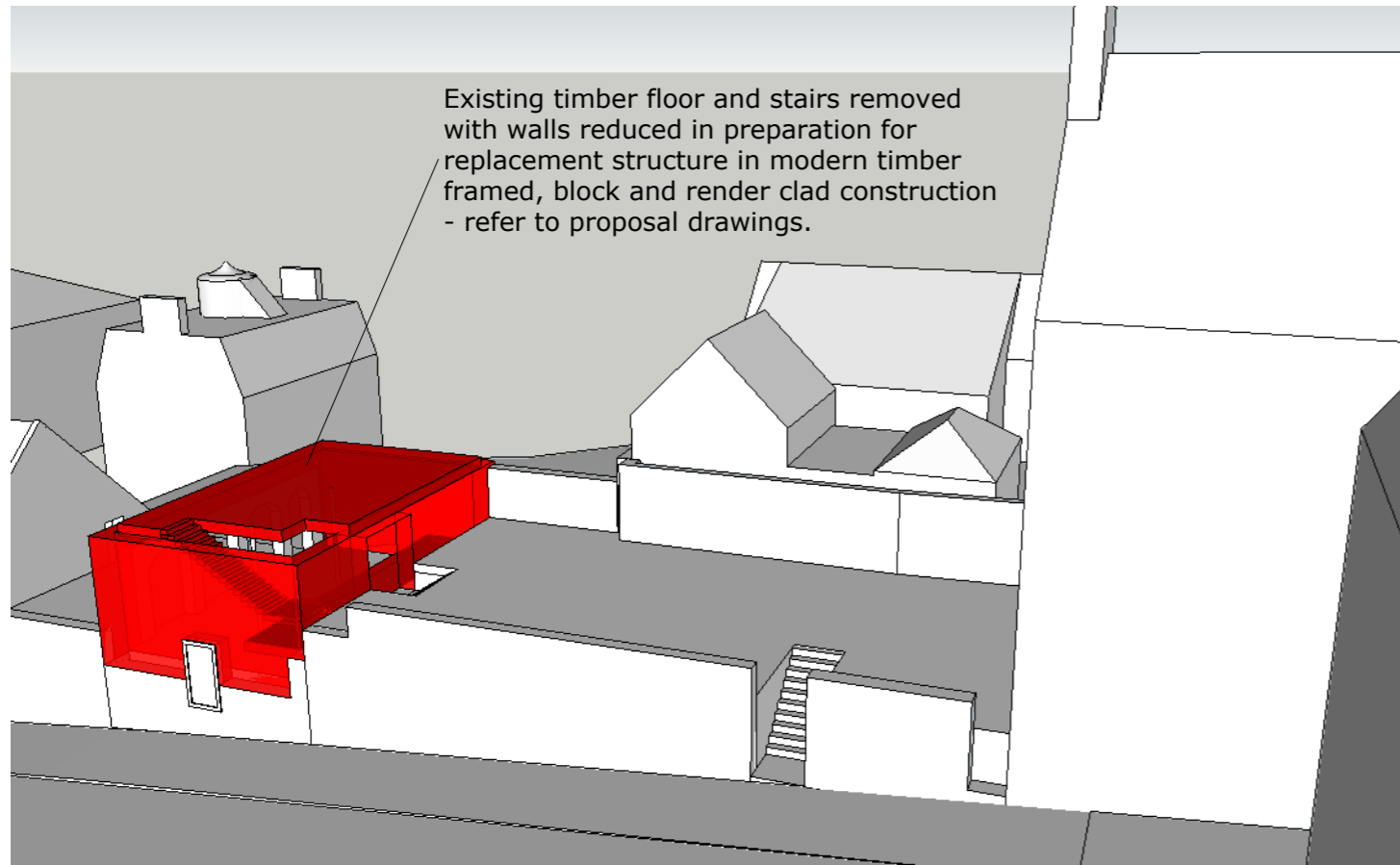
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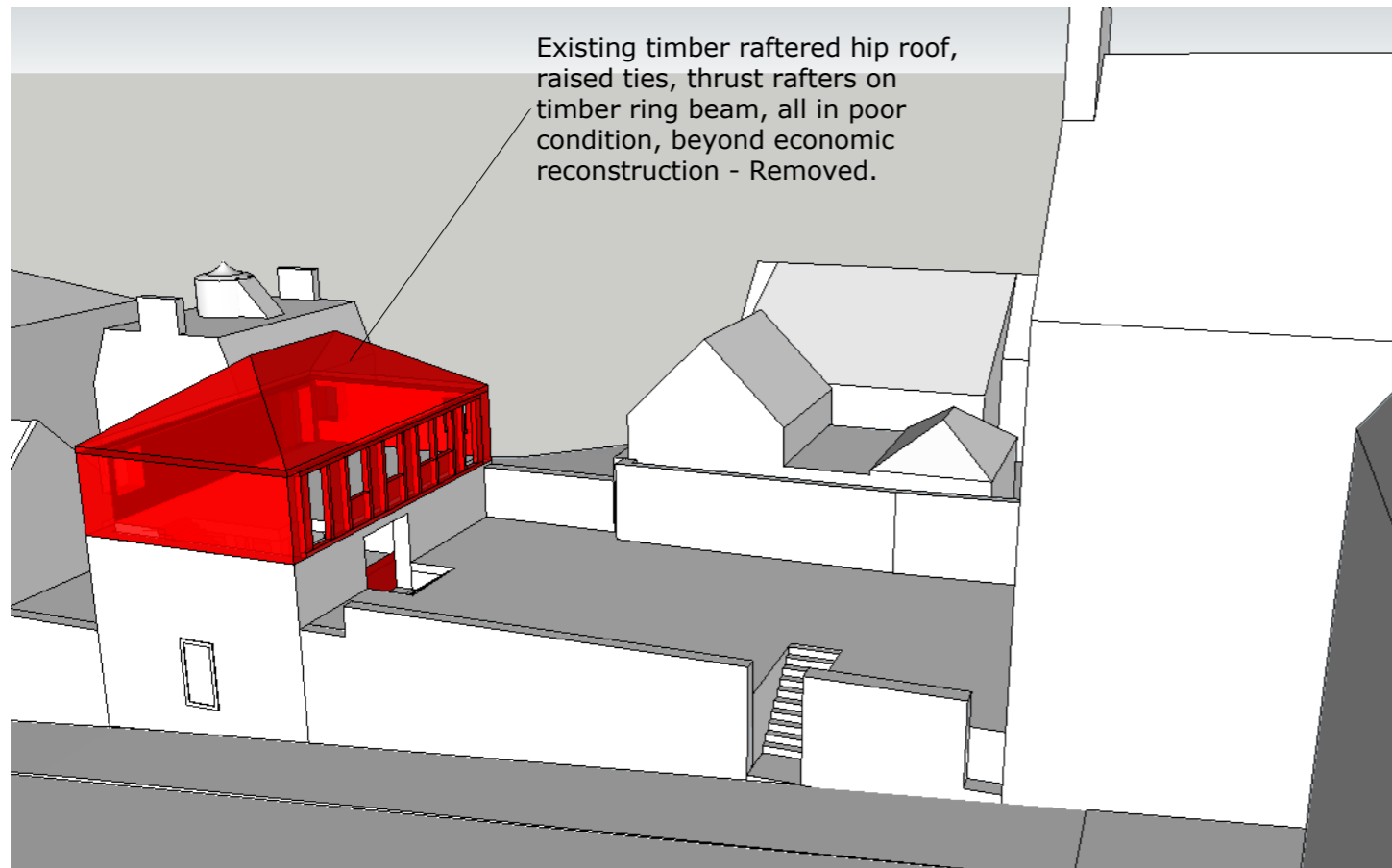


Condition Survey Photo

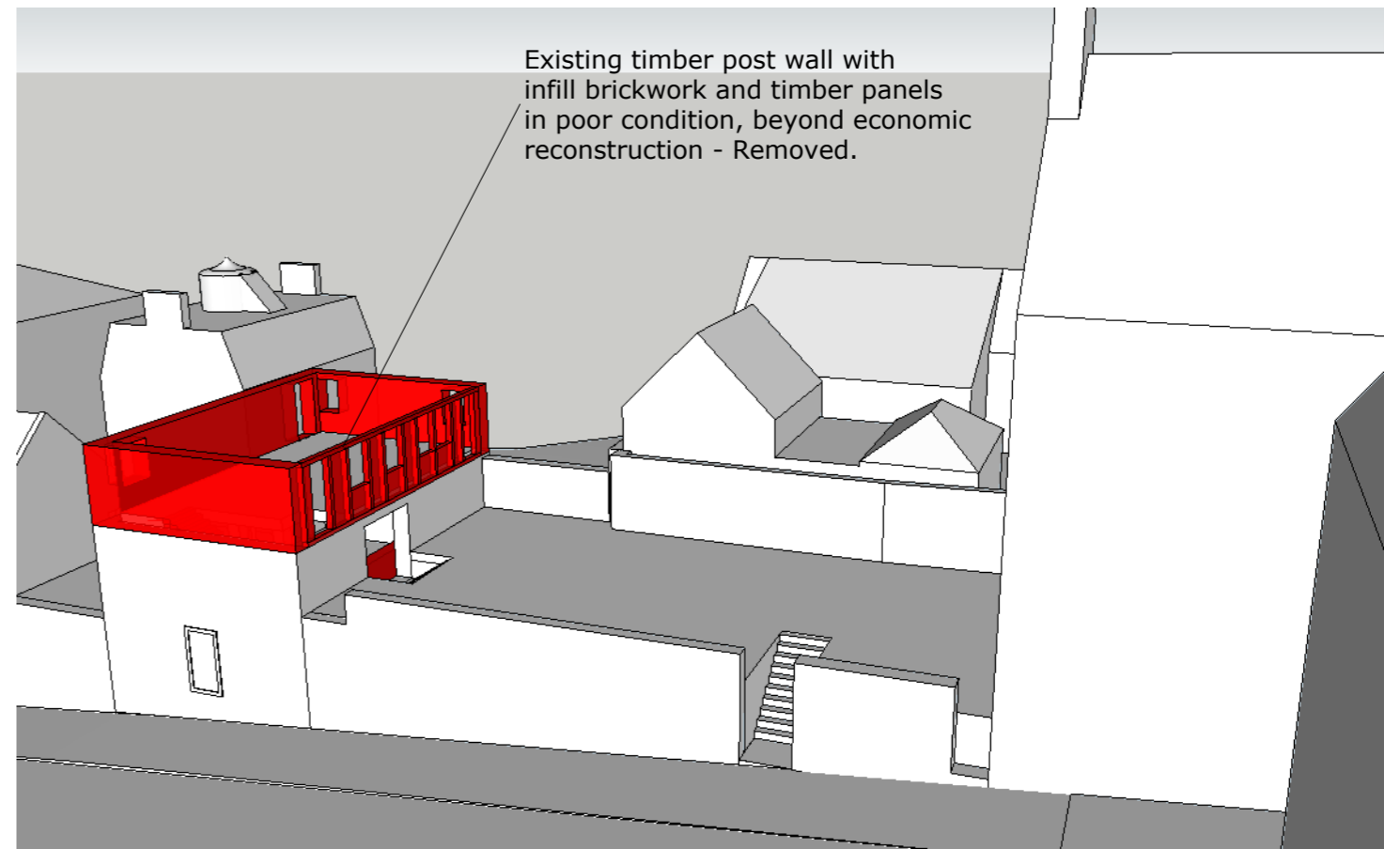


**North West views of the Coach House**



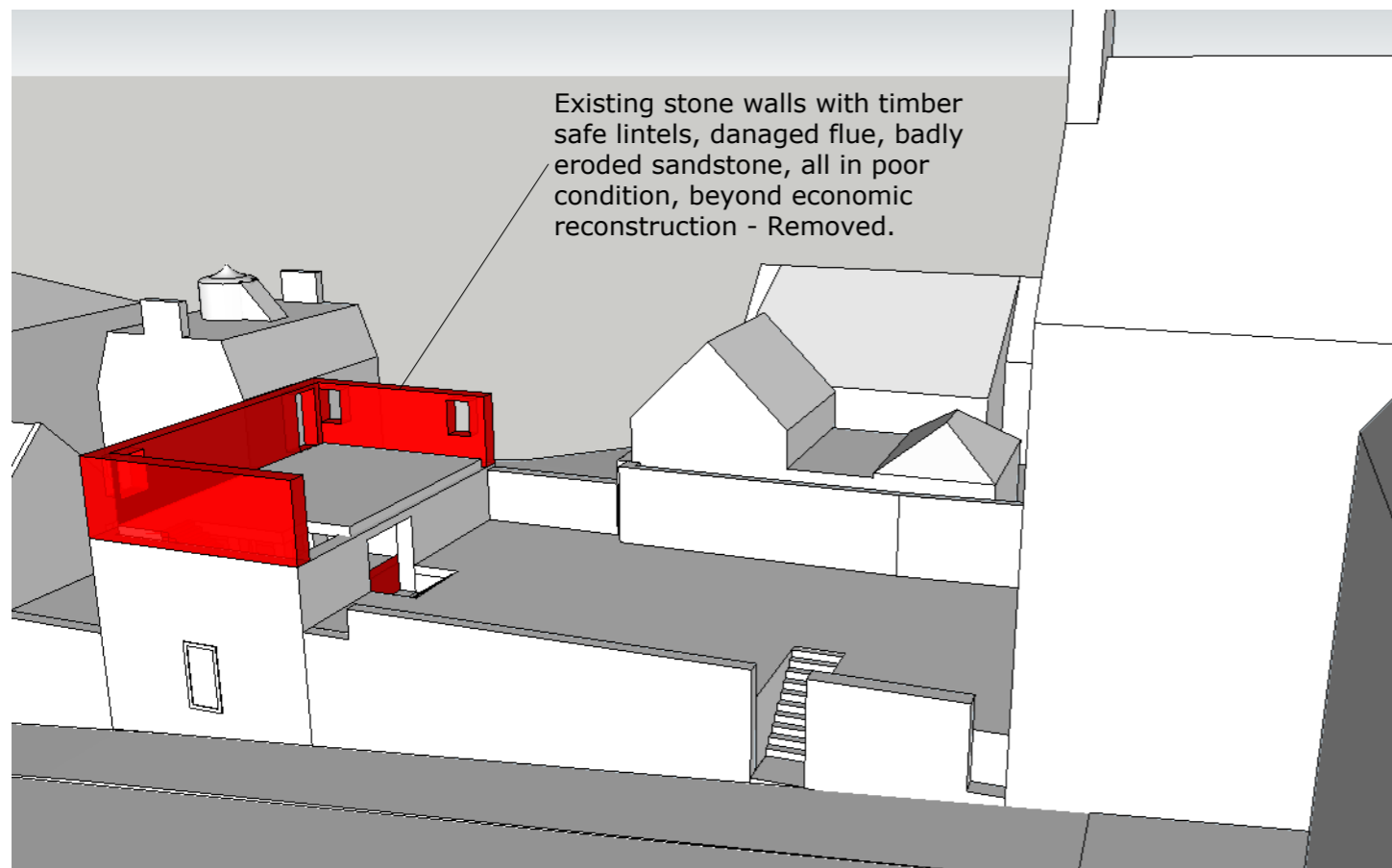


Existing timber raftered hip roof, raised ties, thrust rafters on timber ring beam, all in poor condition, beyond economic reconstruction - Removed.

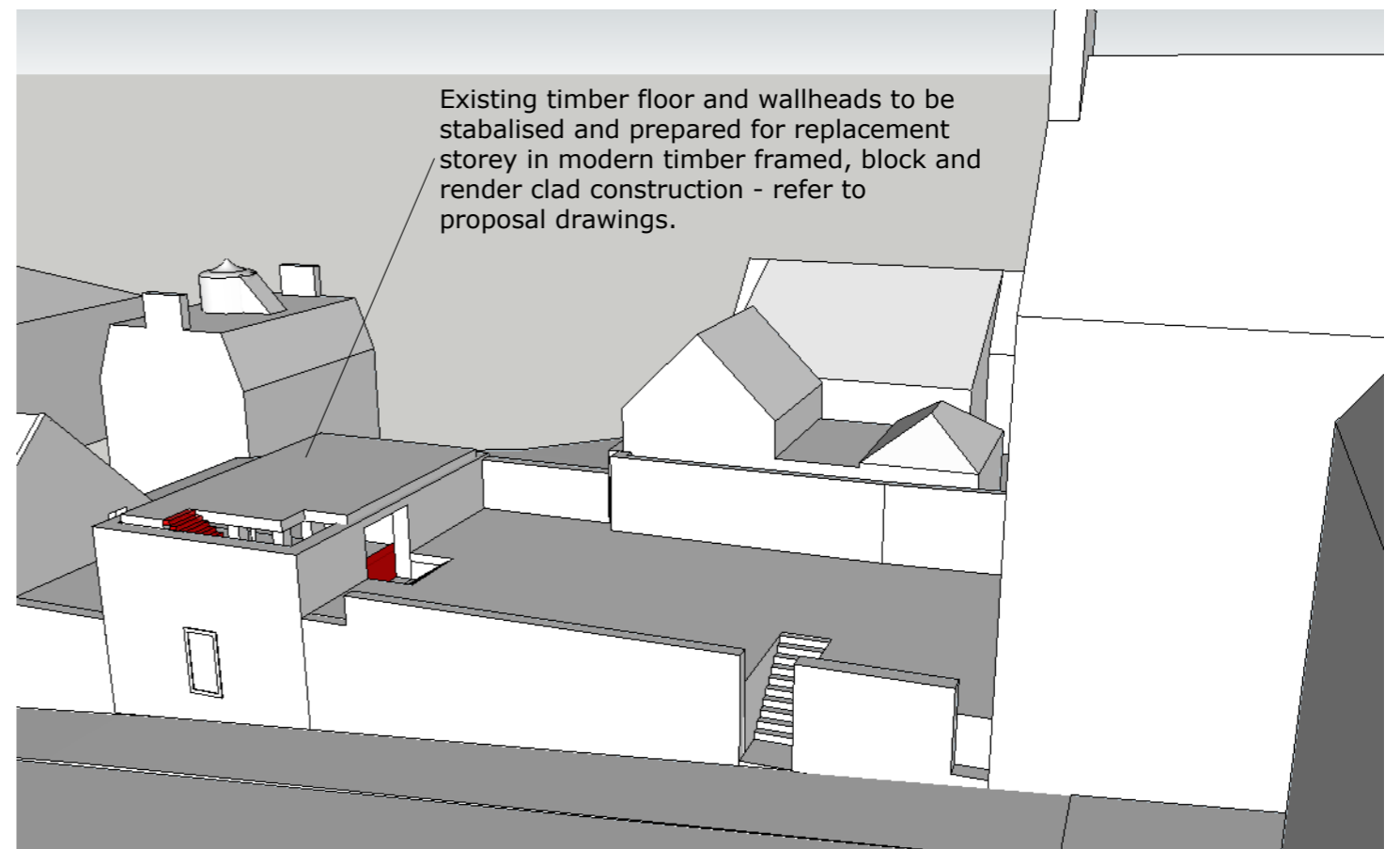


Existing timber post wall with infill brickwork and timber panels in poor condition, beyond economic reconstruction - Removed.

**North West - Coach House**

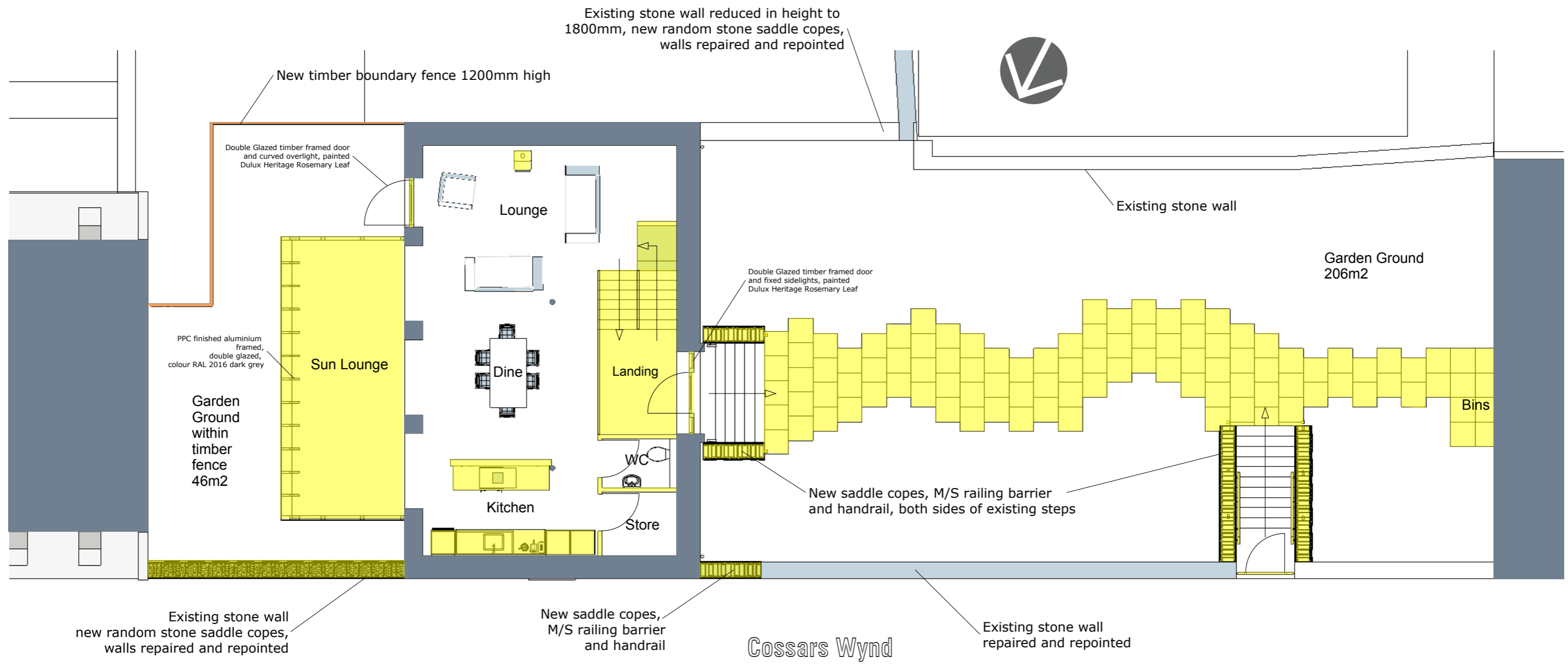


Existing stone walls with timber safe lintels, damaged flue, badly eroded sandstone, all in poor condition, beyond economic reconstruction - Removed.



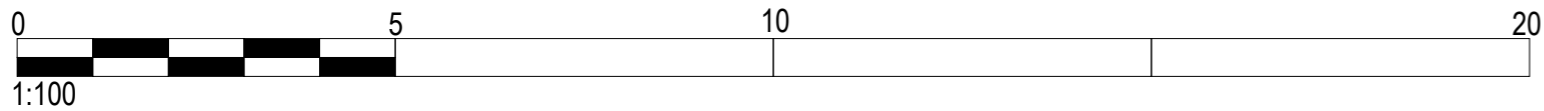
Existing timber floor and wallheads to be stabilised and prepared for replacement storey in modern timber framed, block and render clad construction - refer to proposal drawings.



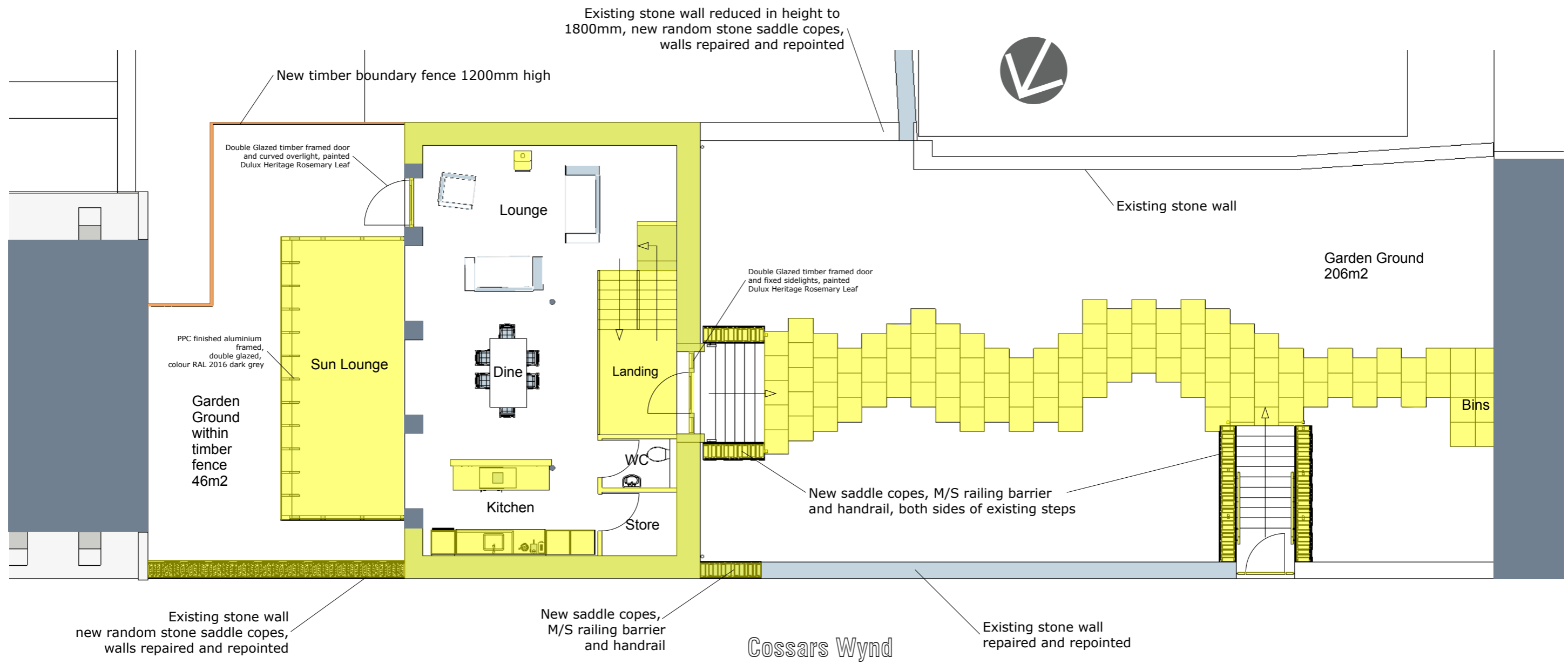


### Proposed Ground Floor Plan 1:100

Gross Site Area 357m<sup>2</sup>

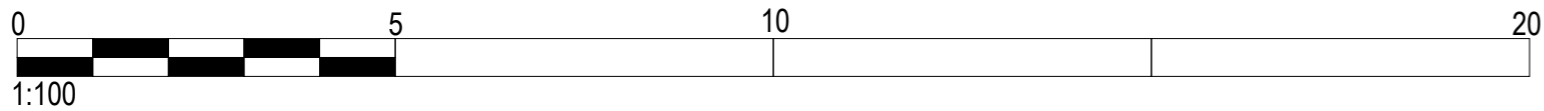


07.04.2017 Revision A

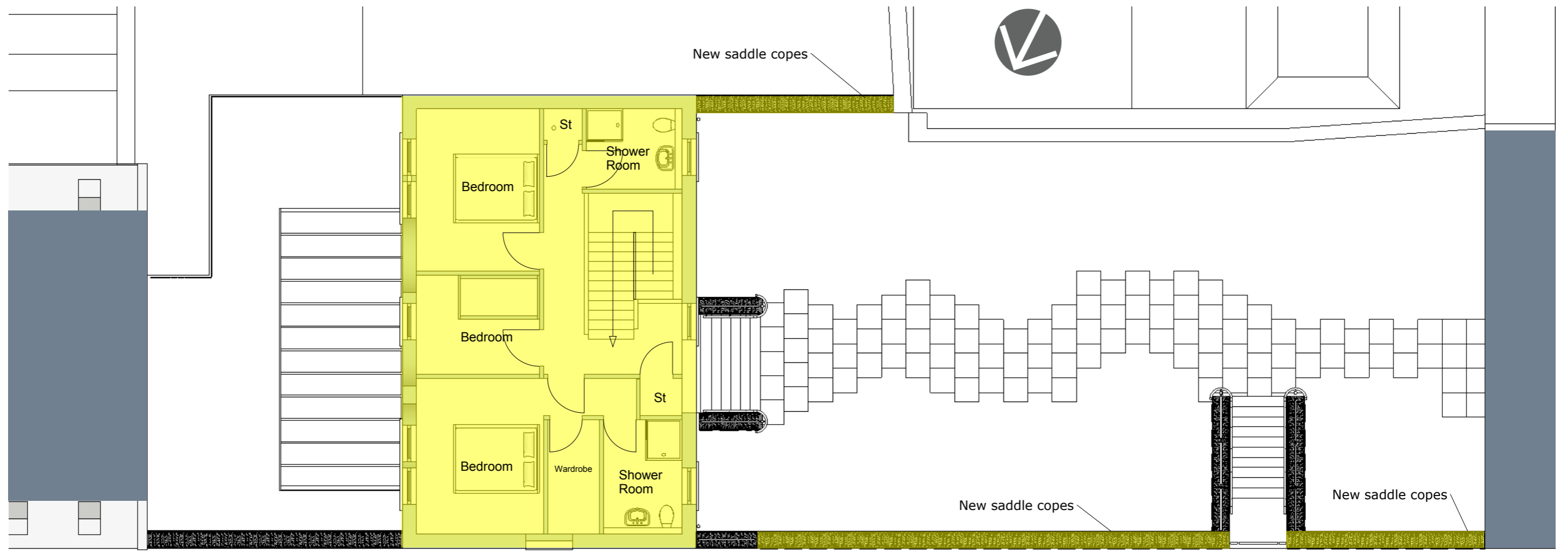


### Proposed Ground Floor Plan 1:100

Gross Site Area 357m<sup>2</sup>

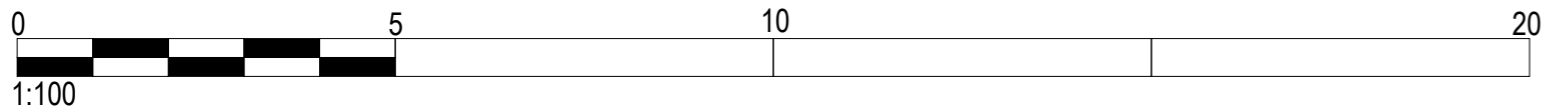


10.07.2017 Revision B  
07.04.2017 Revision A

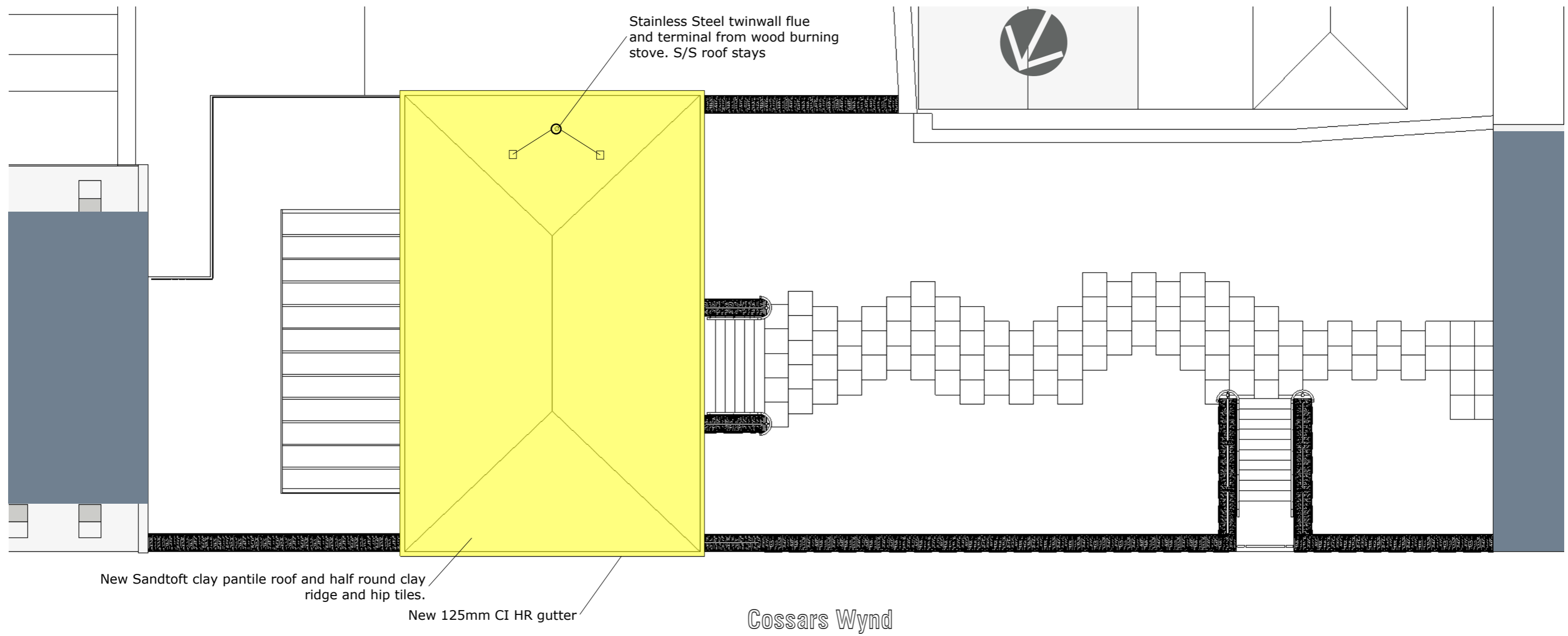


Cossars Wynd

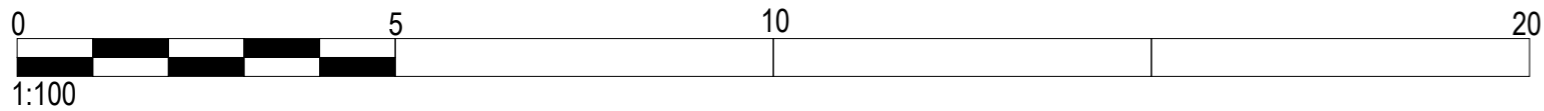
Proposed Upper Floor Plan 1:100



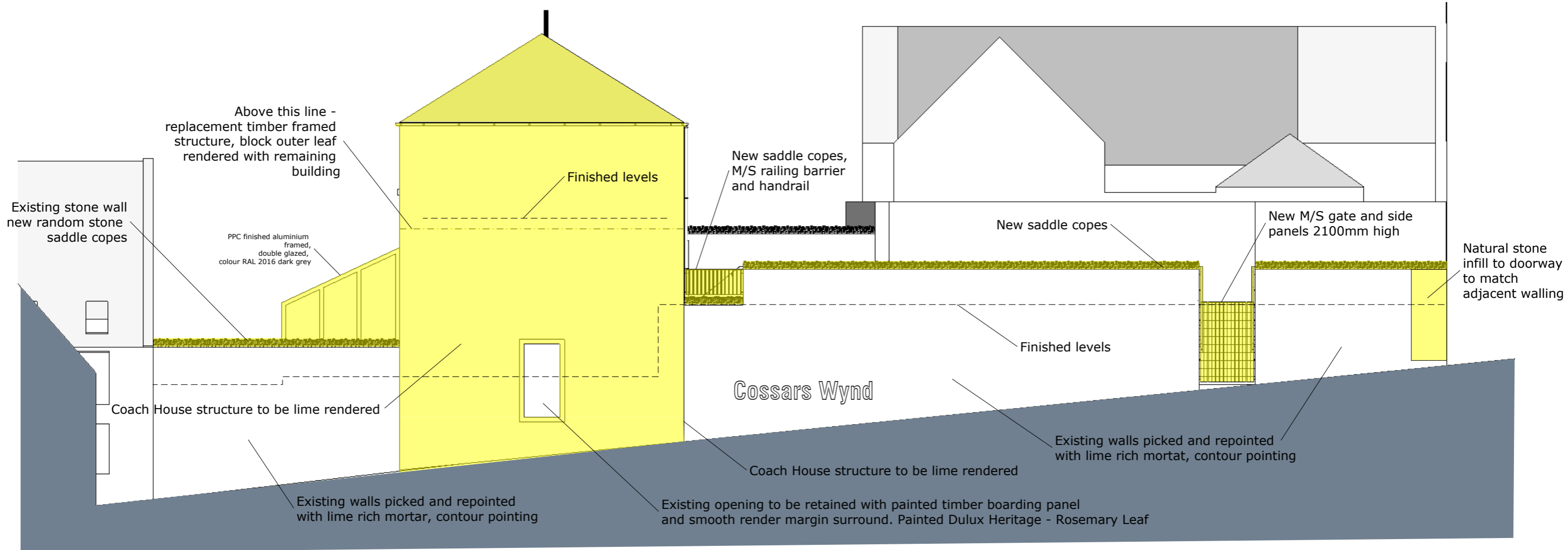
07.04.2017 Revision A



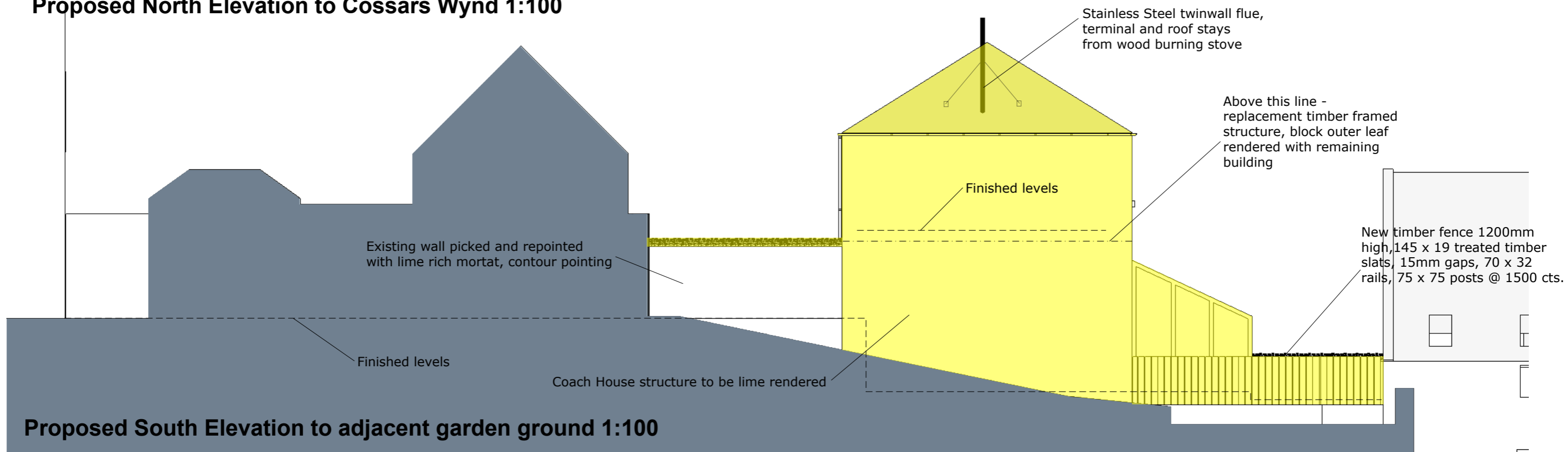
**Proposed Roof Plan 1:100**



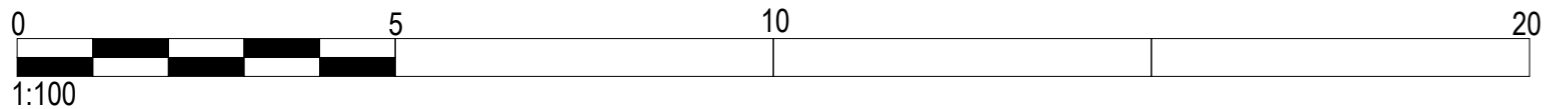
07.04.2017 Revision A



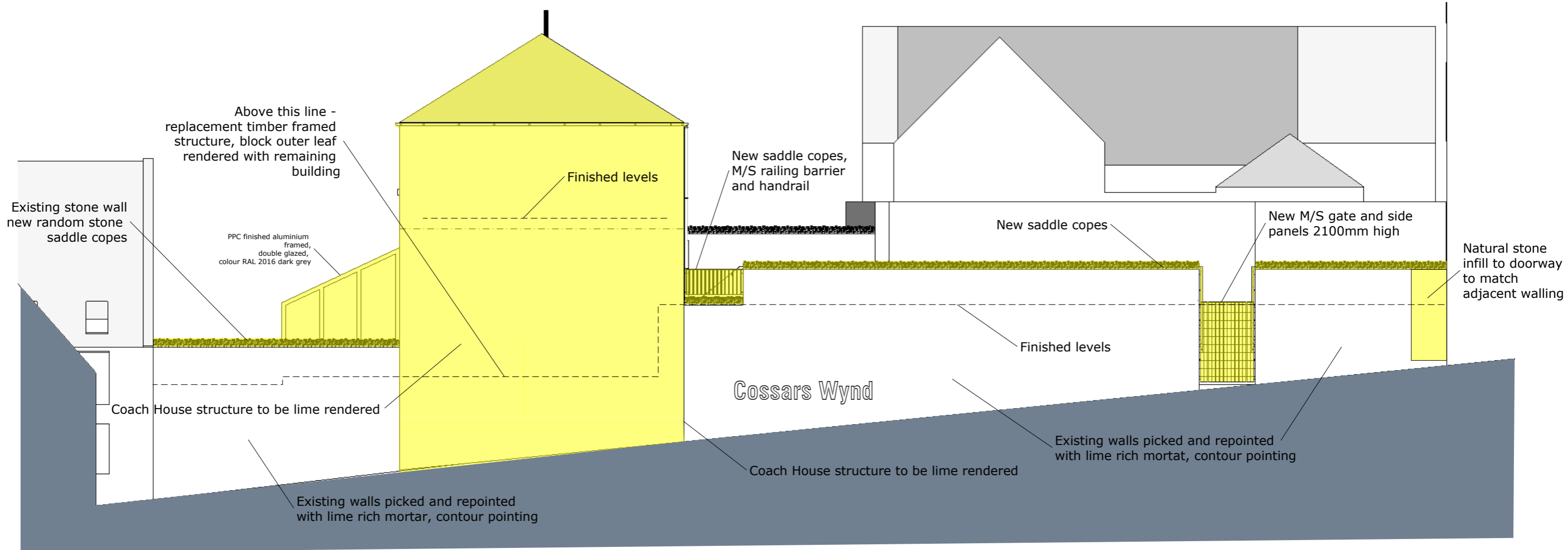
**Proposed North Elevation to Cossars Wynd 1:100**



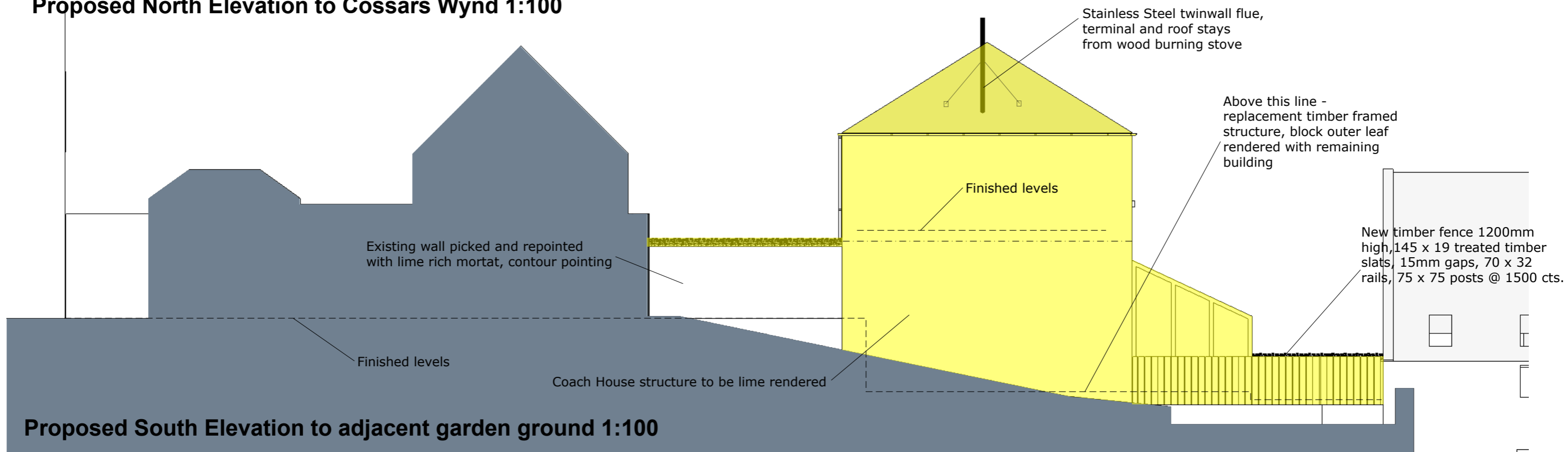
**Proposed South Elevation to adjacent garden ground 1:100**



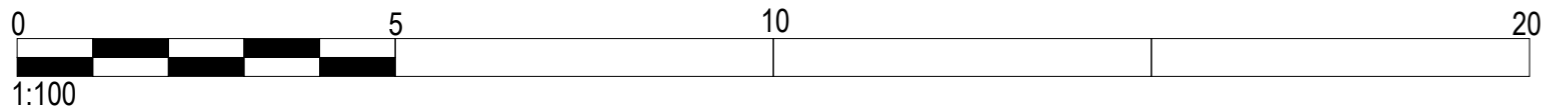
07.04.2017 Revision A



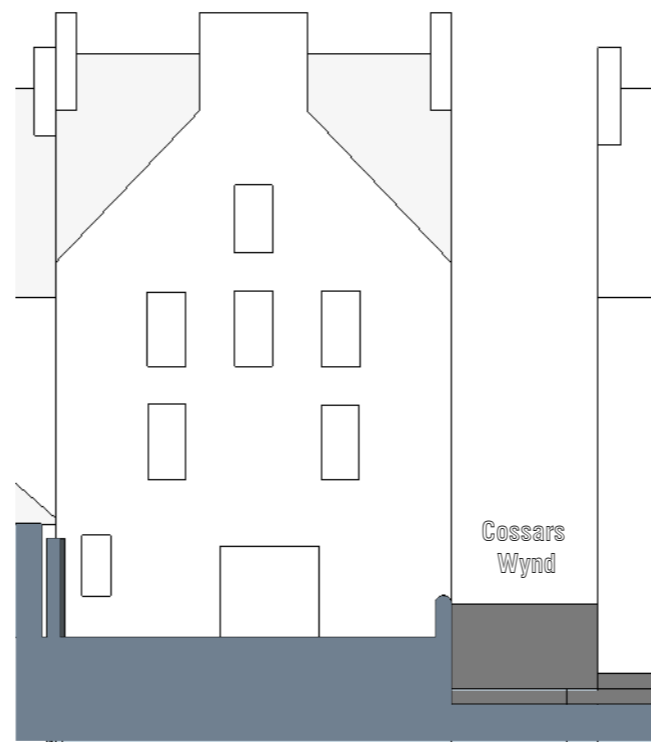
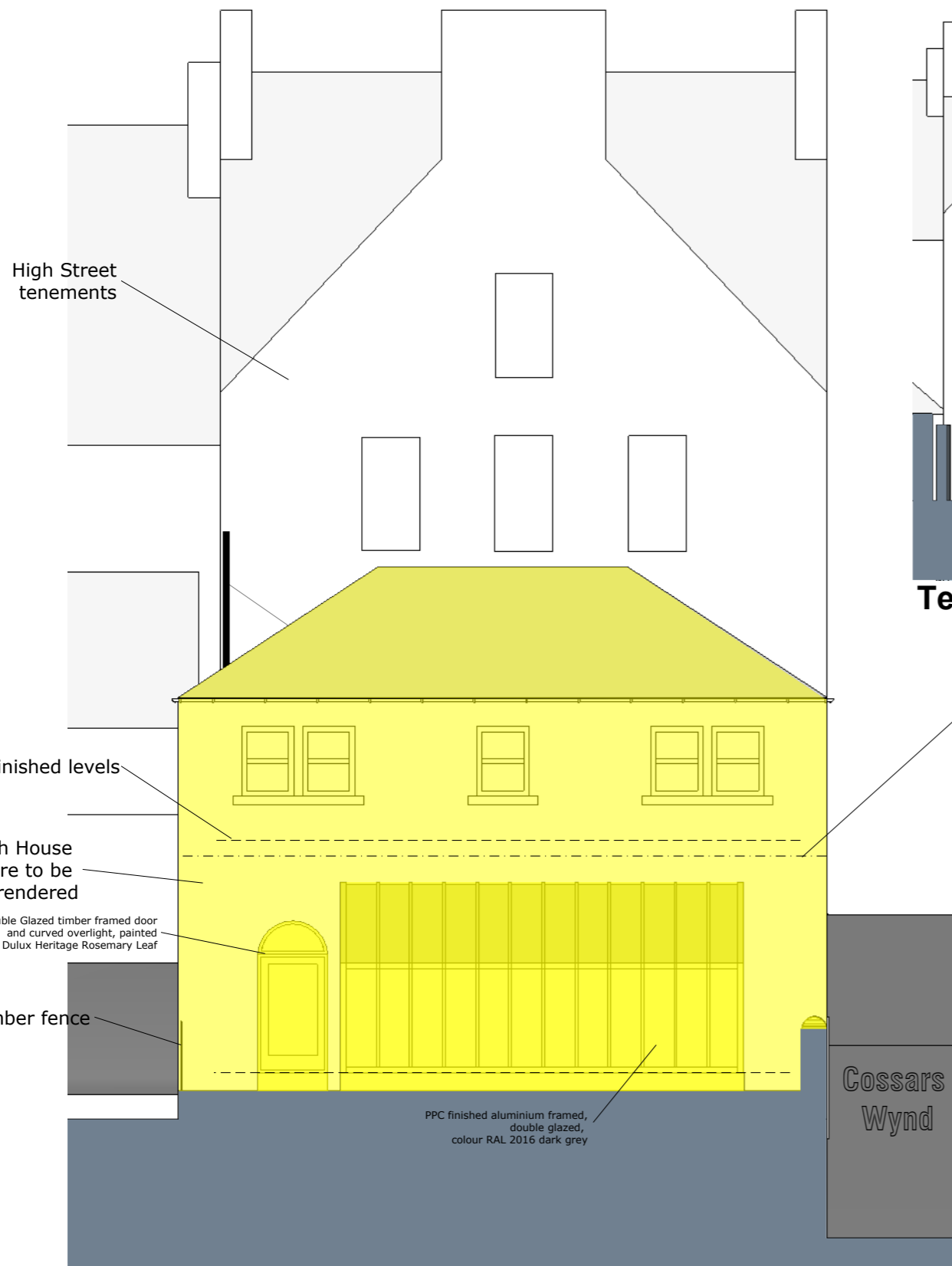
**Proposed North Elevation to Cossars Wynd 1:100**



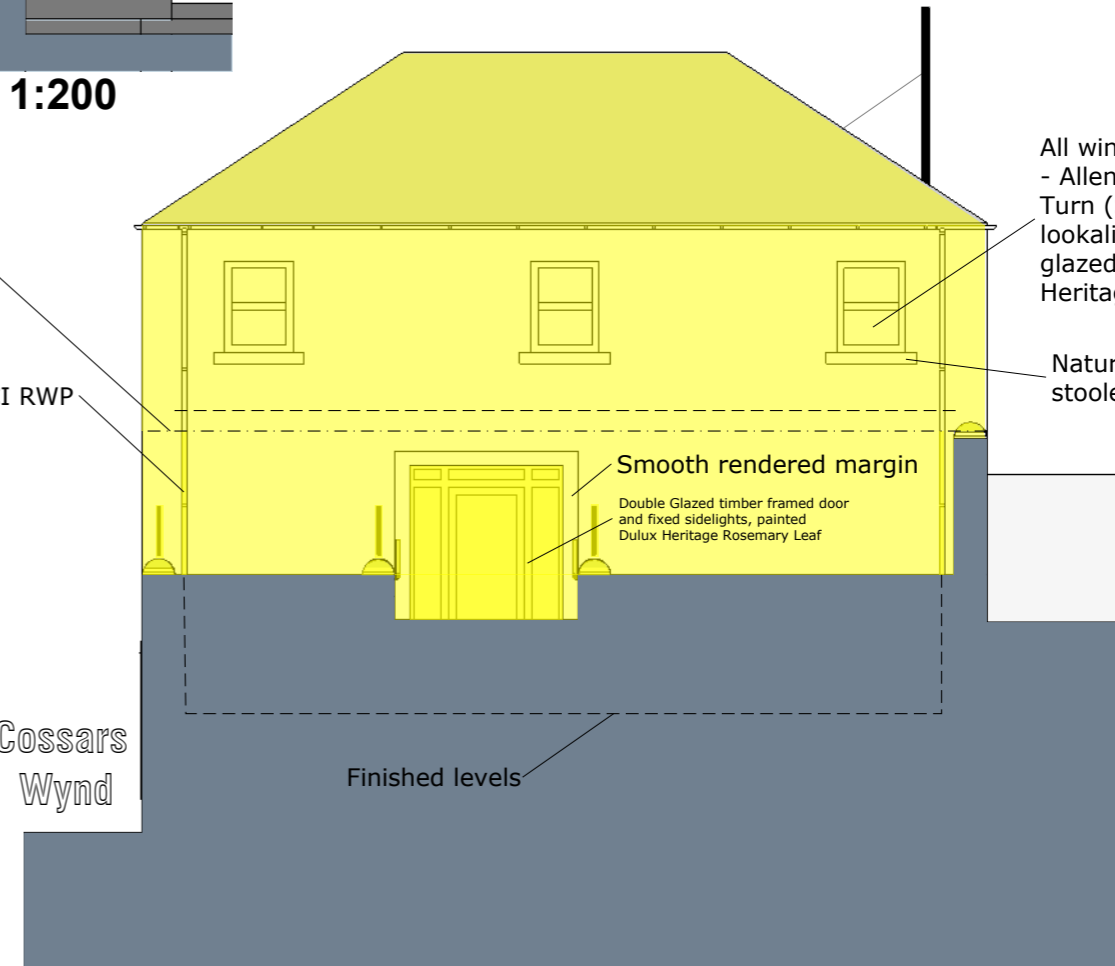
**Proposed South Elevation to adjacent garden ground 1:100**



10.07.2017  
07.04.2017  
Revision B  
Revision A

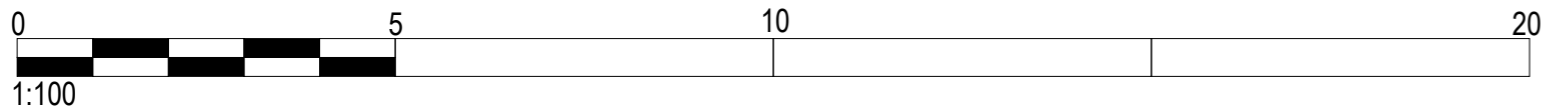


**Tenement Elevation 1:200**

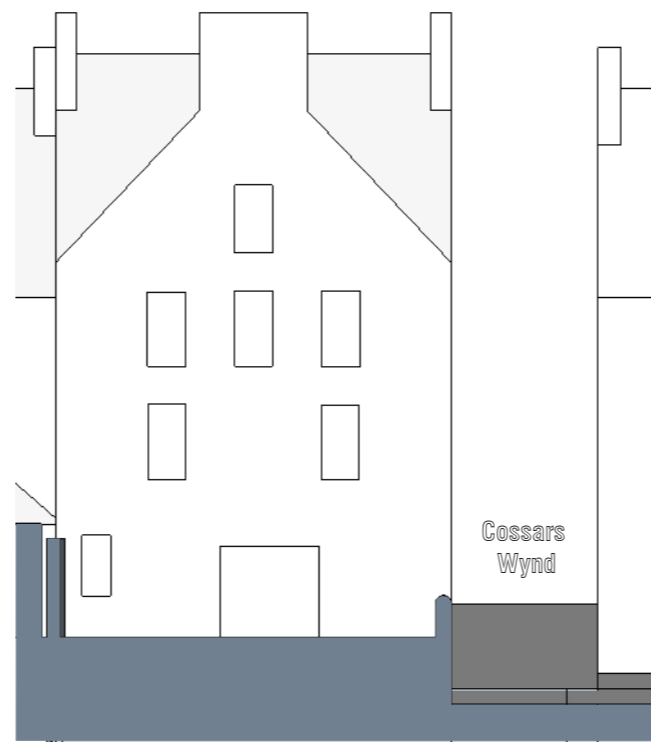
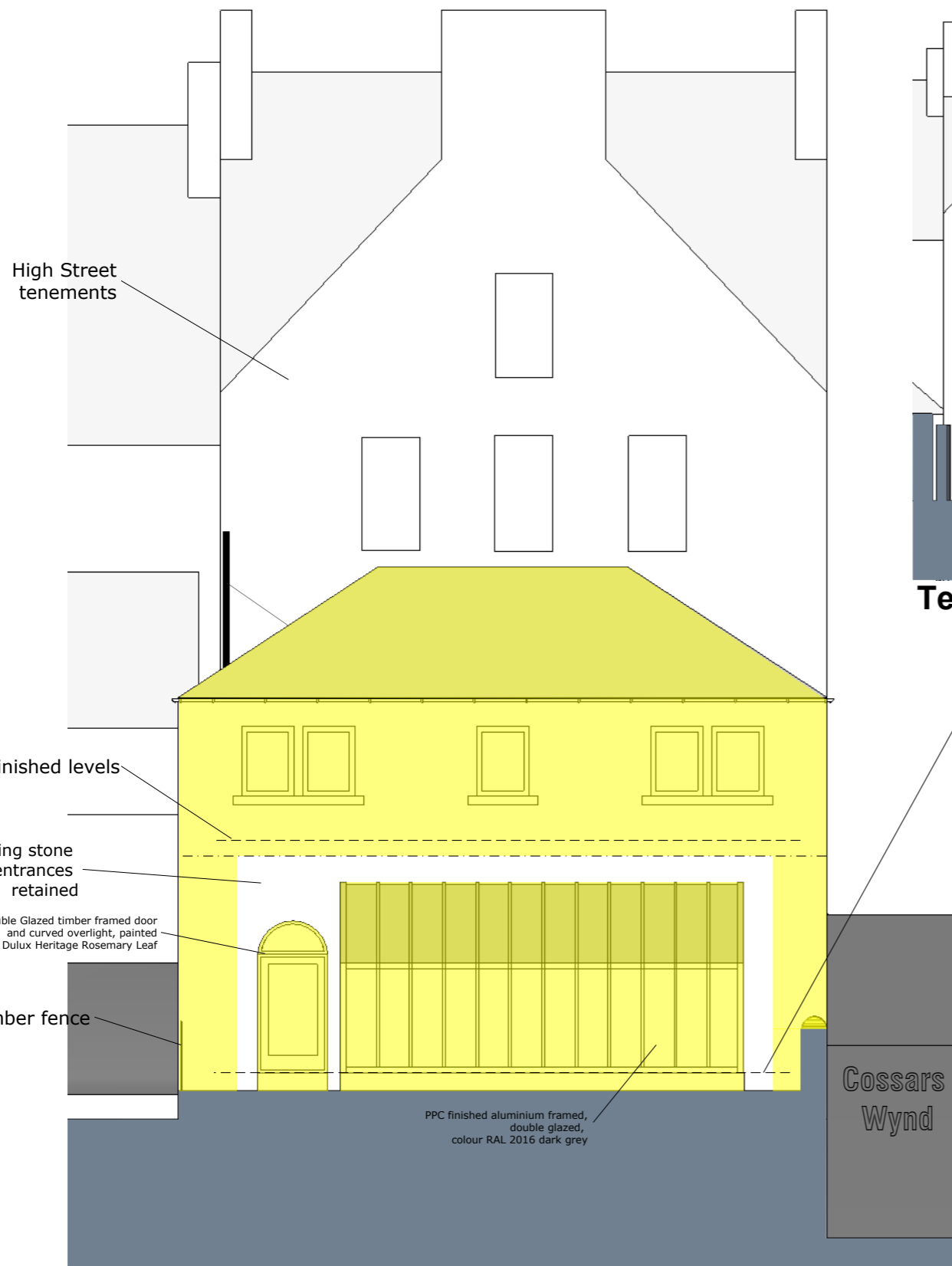


**Proposed West Sectional Elevation 1:100**

**Proposed East Sectional Elevation 1:100**

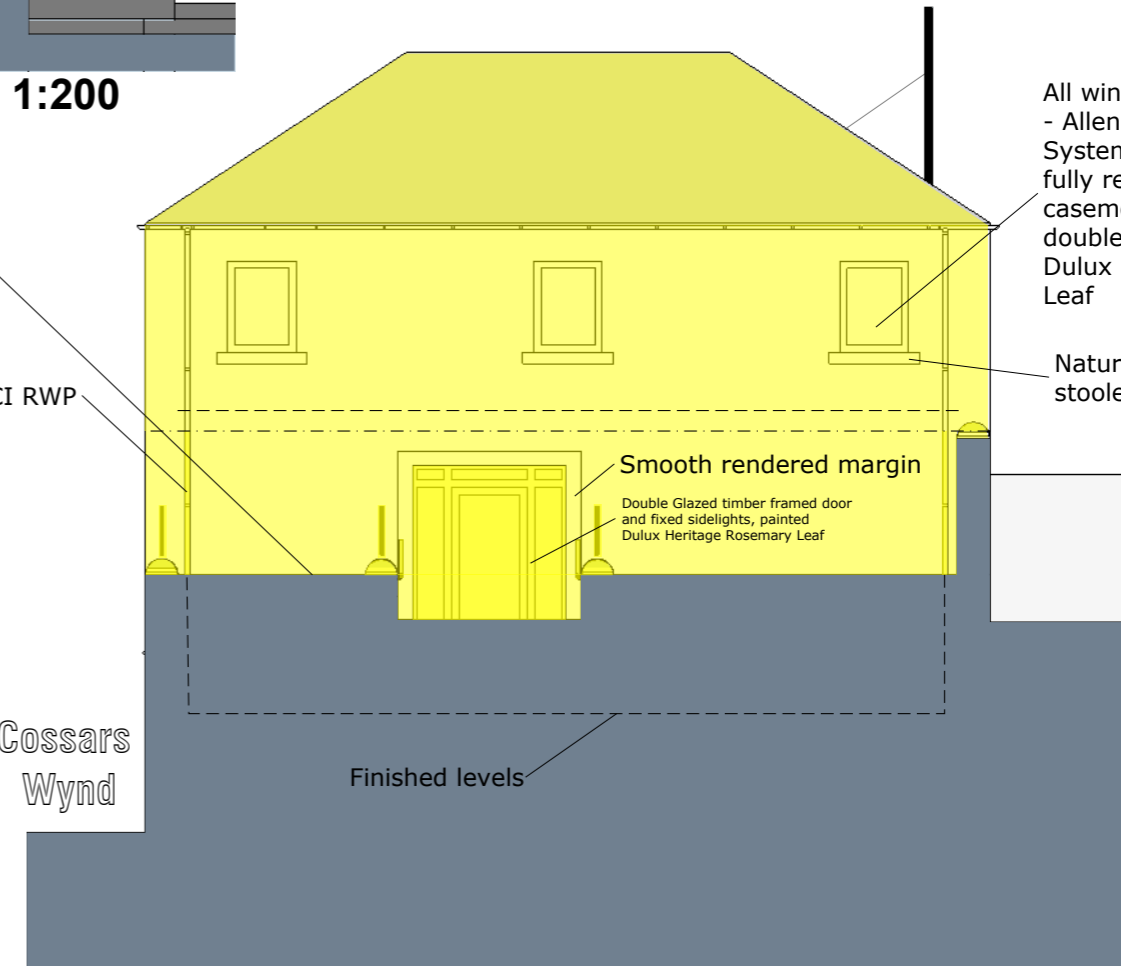


07.04.2017 Revision A



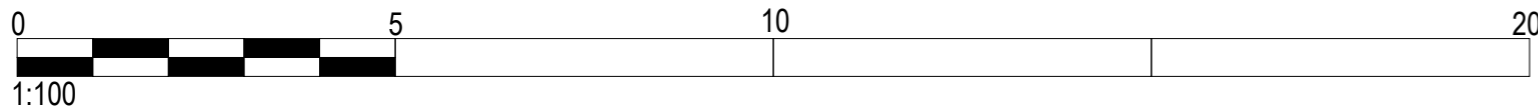
**Tenement Elevation 1:200**

Above this line - replacement timber framed structure, block outer leaf rendered with remaining building



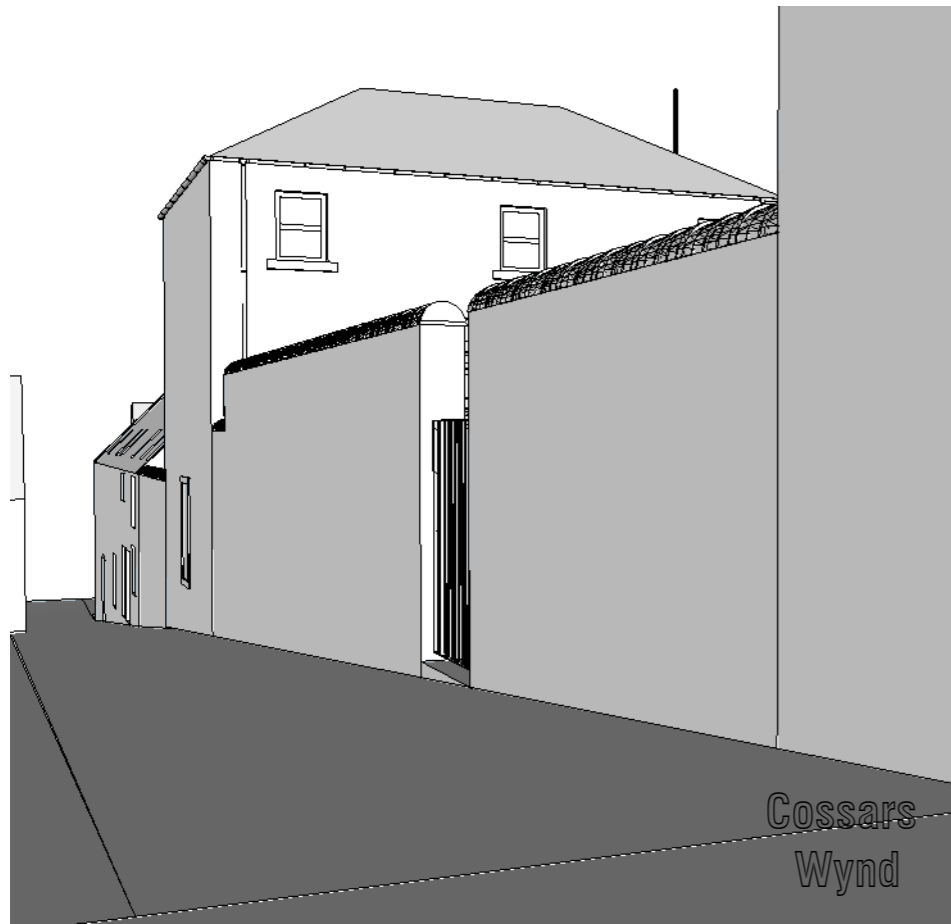
**Proposed West Sectional Elevation 1:100**

**Proposed East Sectional Elevation 1:100**



10.07.2017 Revision B  
07.04.2017 Revision A





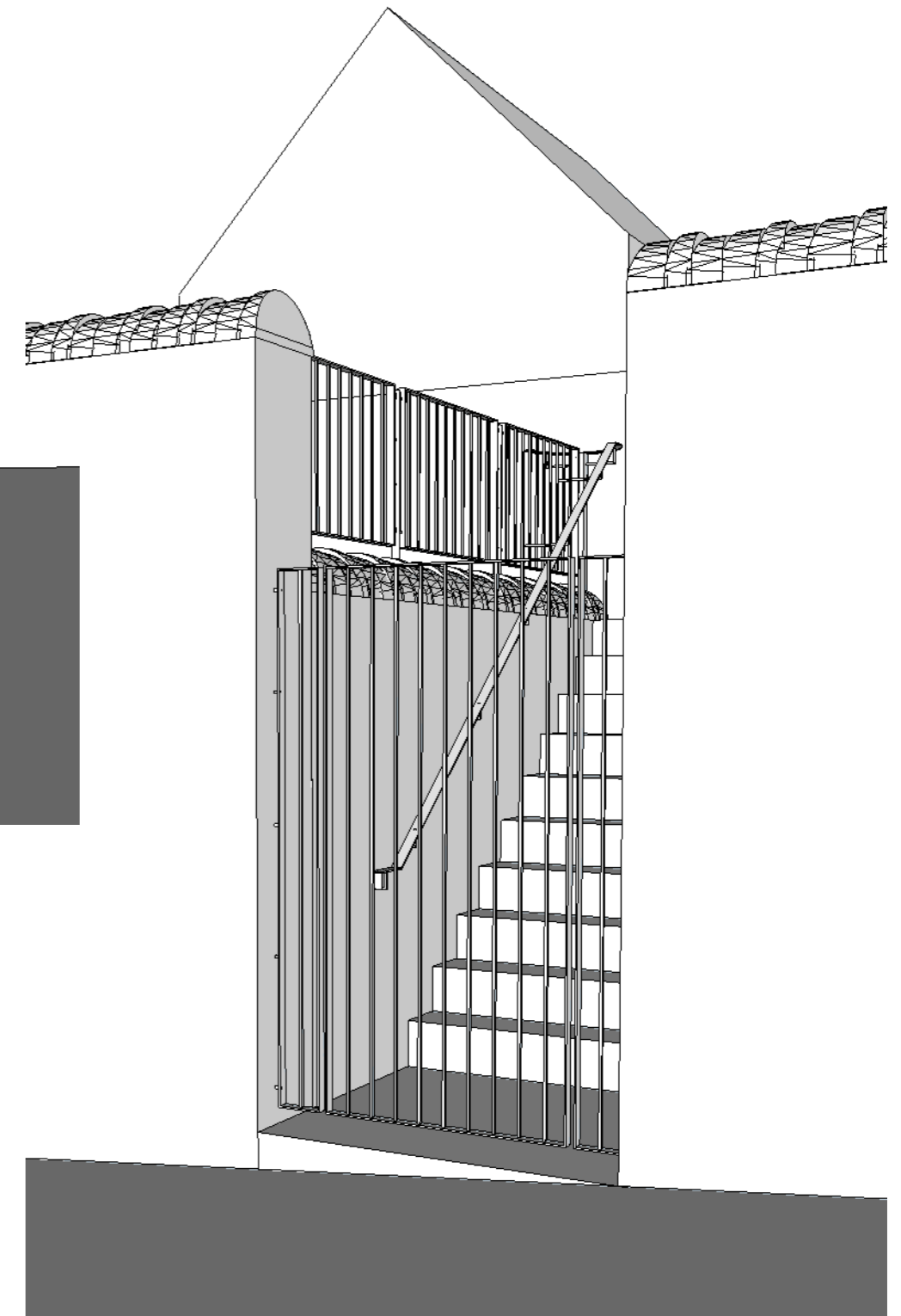
**View of Proposed development looking down Cossars Wynd**



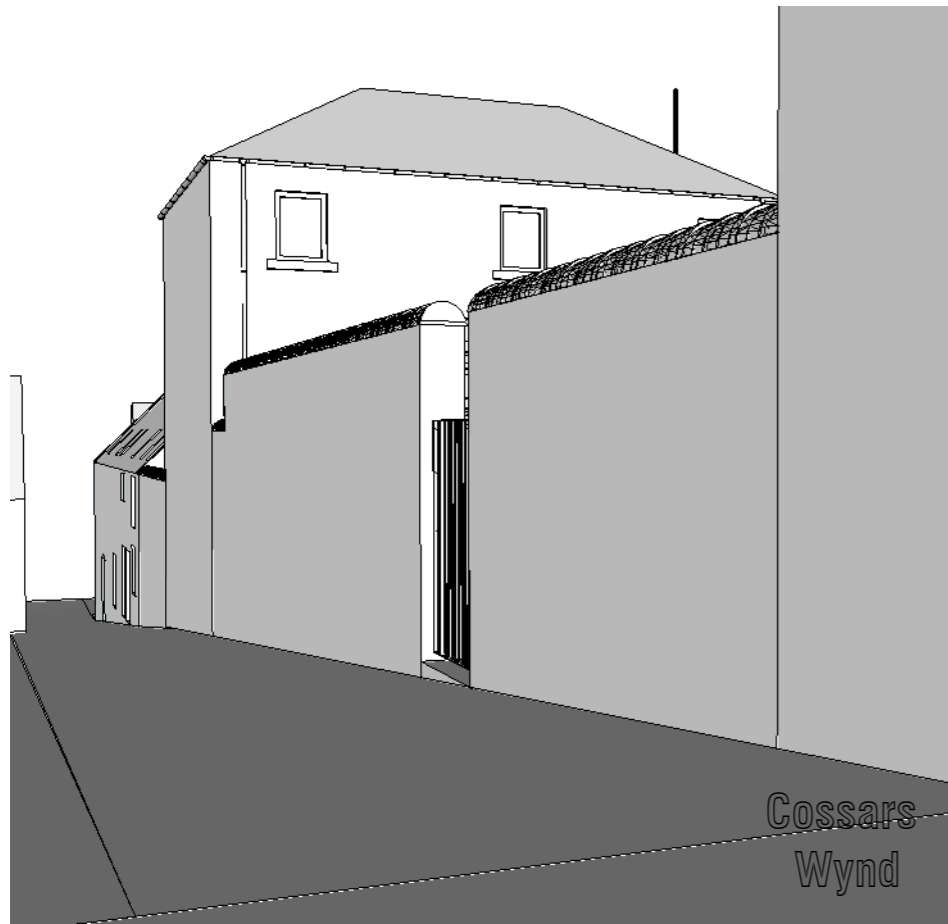
**View of Proposed development looking up Cossars Wynd**



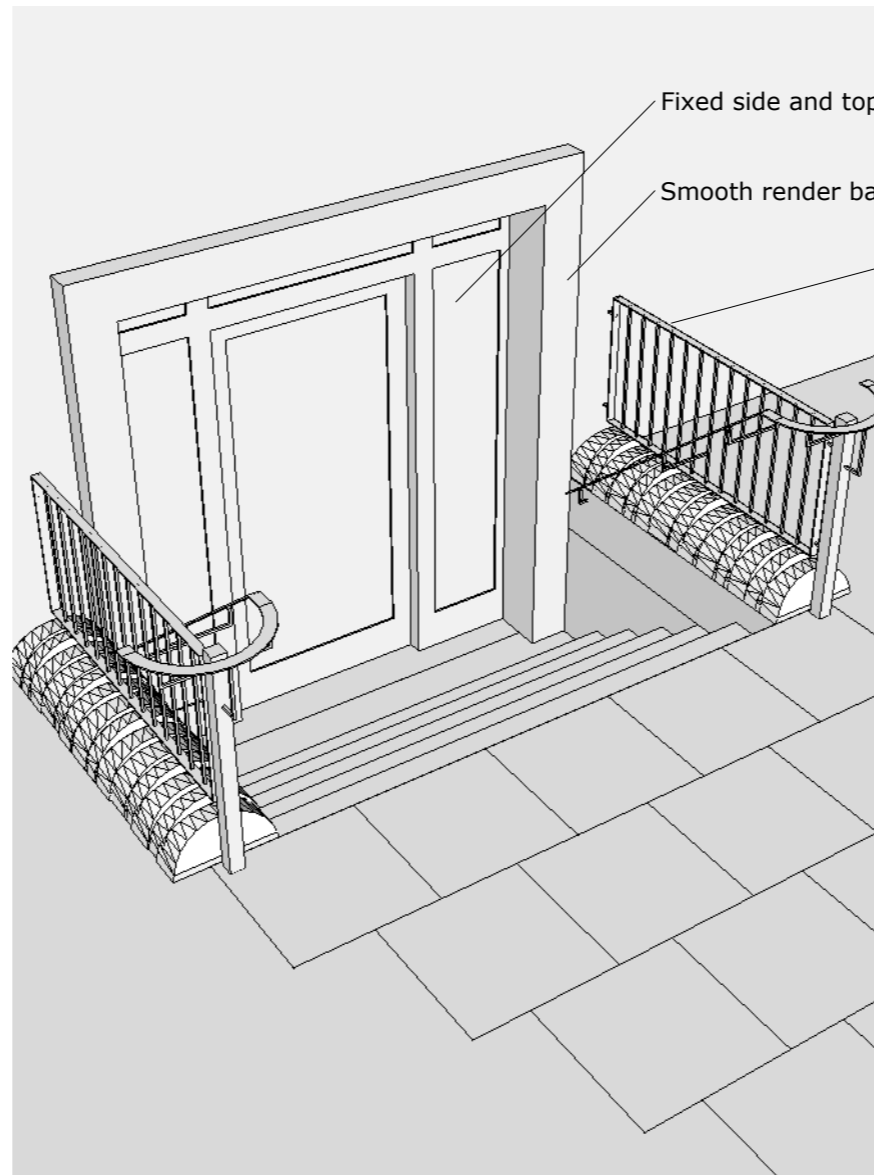
**Dilapidation Survey Photo**



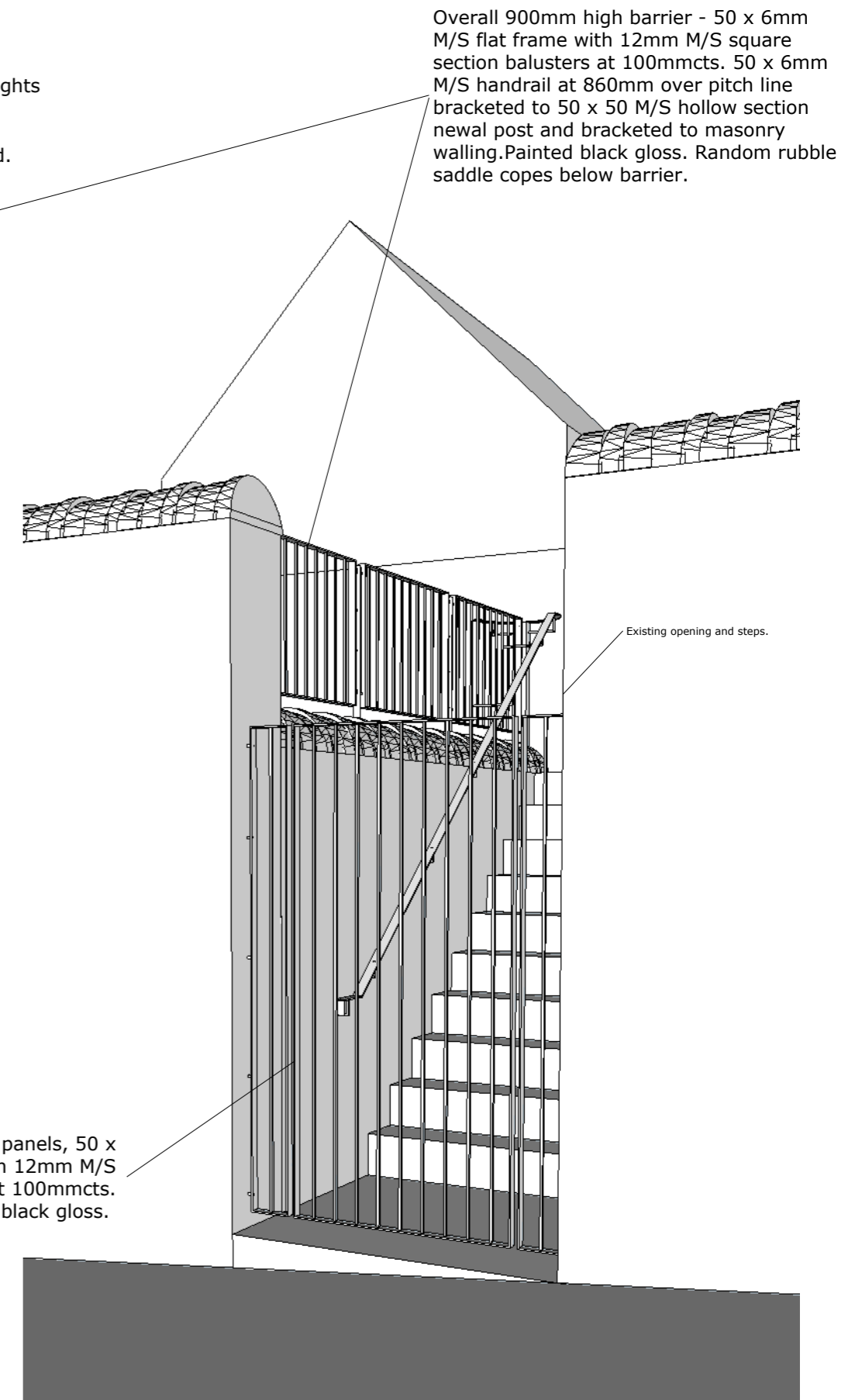
**Detail of new entrance gate**



**View of Proposed development looking down Cossars Wynd**



**View of new Front Entrance Door, steps and blacksmith railings etc.**

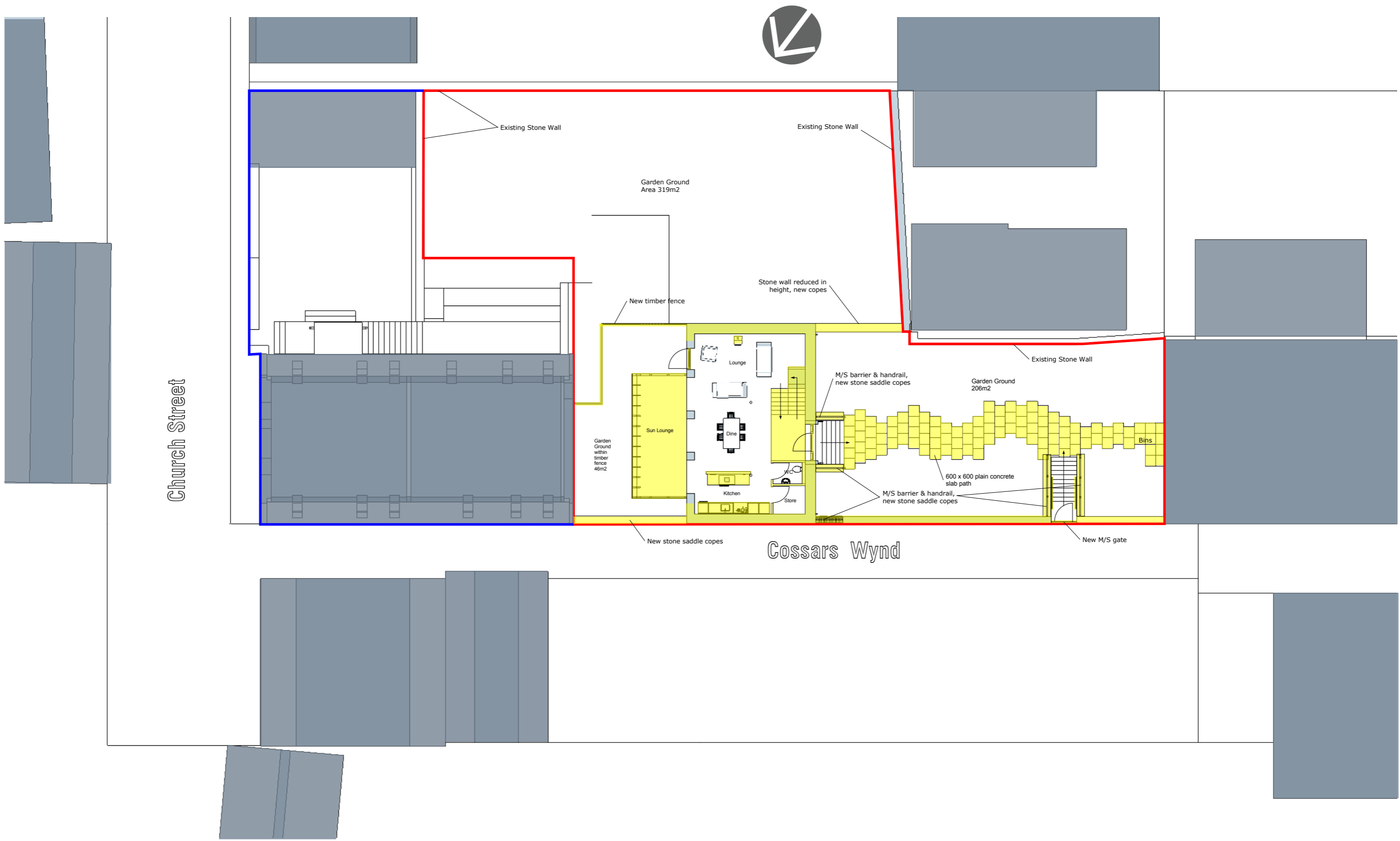


**Detail of new entrance gate**



**Dilapidation Survey Photo**

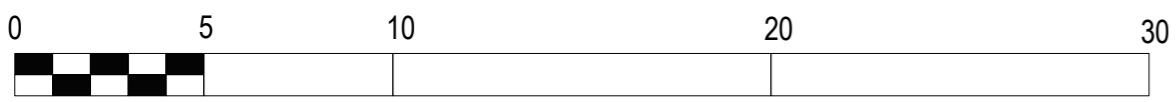
10.07.2017 Revision B  
07.04.2017 Revision A



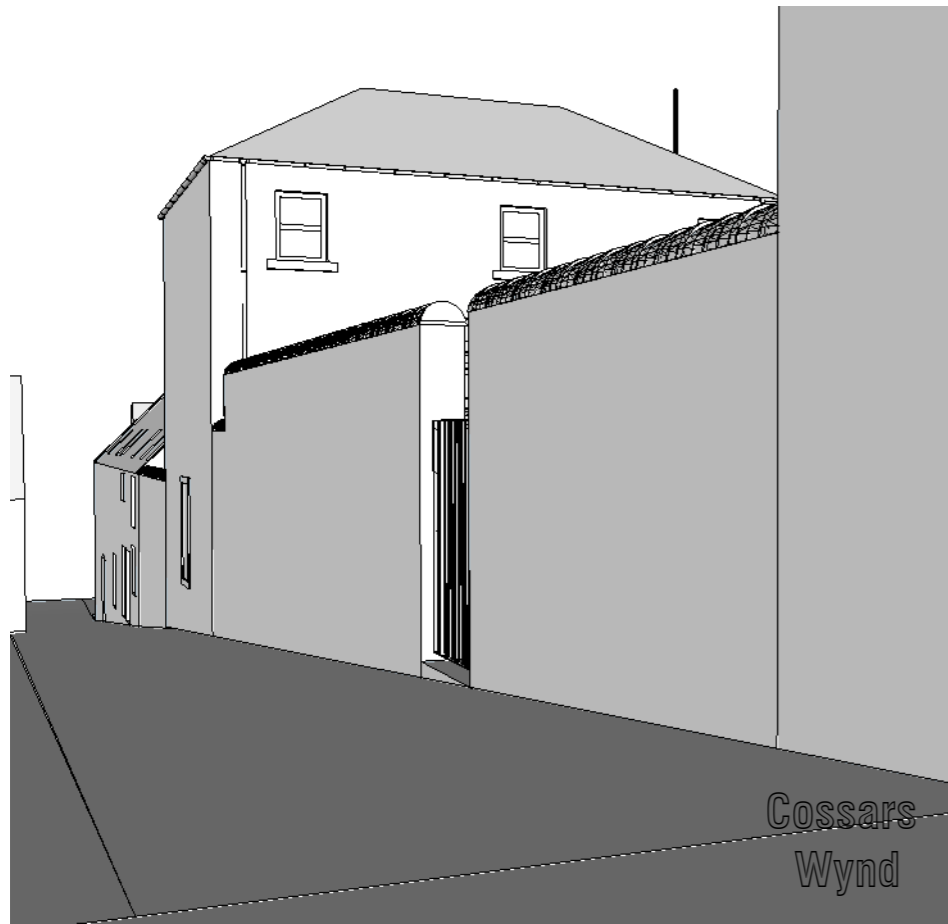
Church Street

Cossars Wynd

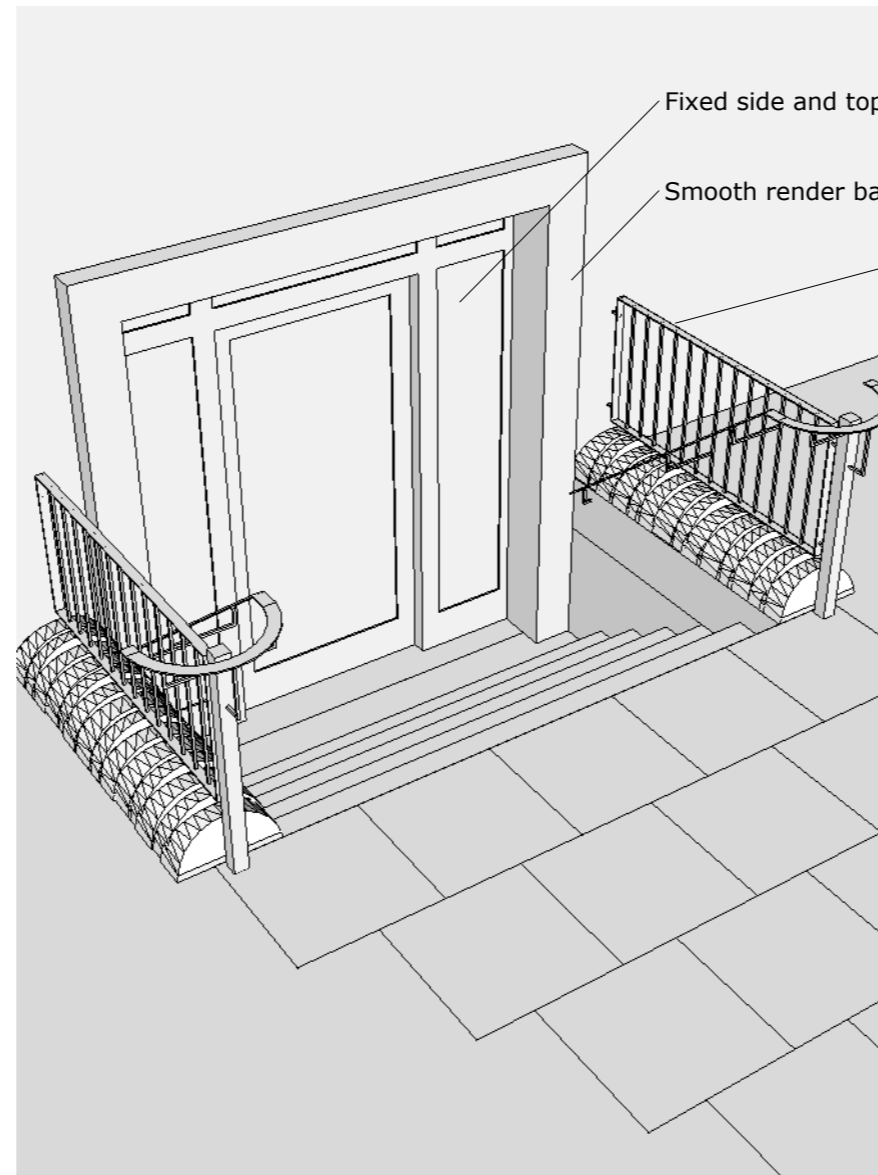
Site Plan 1:200



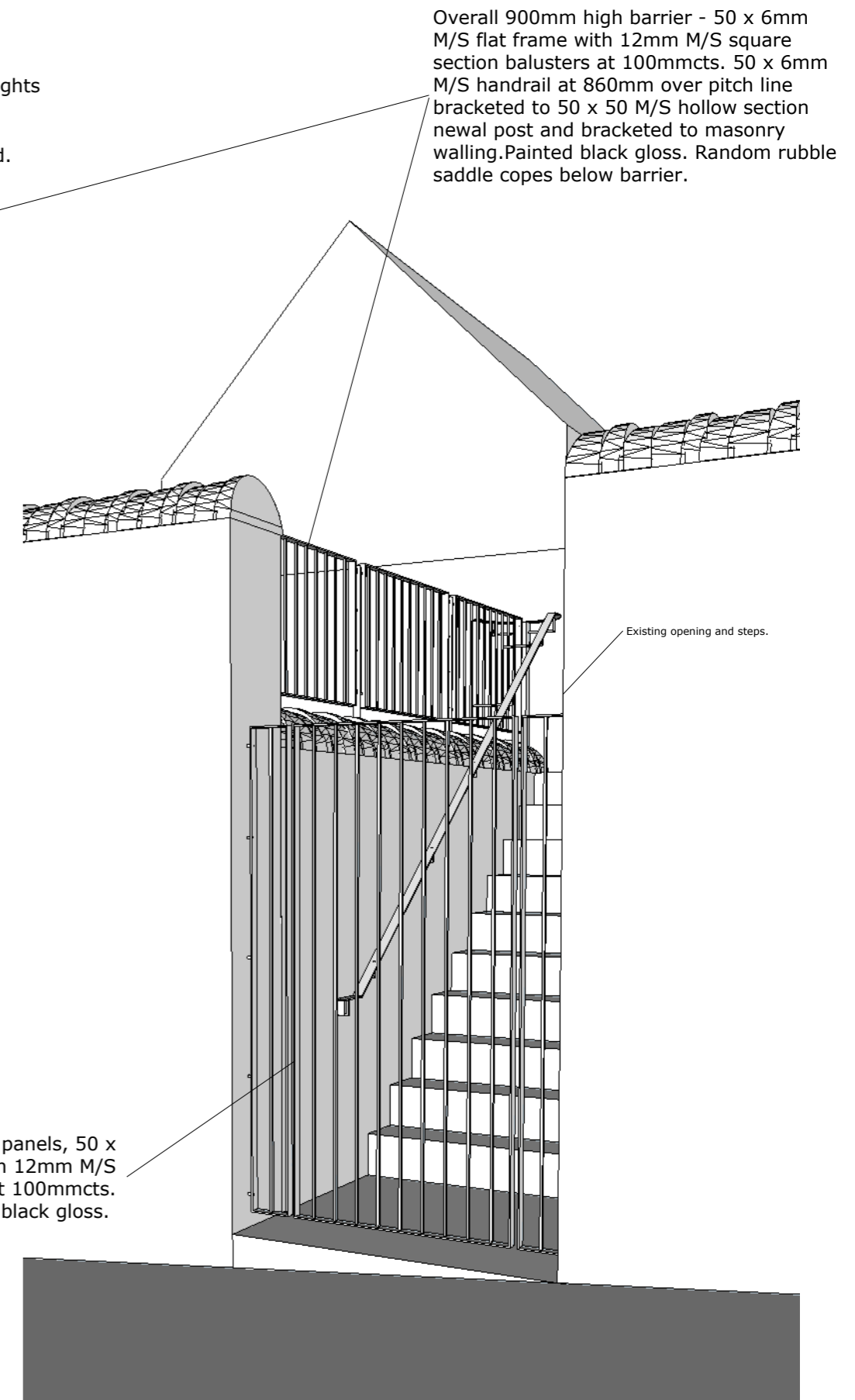
10.07.2017 Revision A



**View of Proposed development looking down Cossars Wynd**



**View of new Front Entrance Door, steps and blacksmith railings etc.**



2000 high M/S gate and side panels, 50 x 6mm M/S flat frame with 12mm M/S square section balusters at 100mmcts. Gate 950mm wide. Painted black gloss.

**Detail of new entrance gate**



**Dilapidation Survey Photo**



Tom Edwards &lt;tmaedwards@gmail.com&gt;

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**Planning Application - 17/00244/P**

2 messages

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**Tom Edwards** <tmaedwards@gmail.com>

13 April 2017 at 14:36

To: environment@eastlothian.gov.uk

Cc: Andrew Sim &lt;relvasim@gmail.com&gt;

FAO Mr David Allen

Further to your letter of the 5 April 2017, our subsequent telephone conversation I can confirm posting revised drawings and additional information as requested on the E-Planning Portal

Additionally, and following your subsequent telephone call when you advised that a Listed Building Consent application was required in place of the CAC application submitted, I can confirm posting the LBC application and attendant drawings on the E-Planning Portal.

I trust this meets with your requirements and look forward to your confirmation of registration of the applications in due course.

Kind regards

Tom Edwards

Edwards Architecture  
46 Trafalgar Lane  
Edinburgh  
EH6 4DJ

07875705502

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**Tom Edwards** <tmaedwards@gmail.com>

20 April 2017 at 15:24

To: environment@eastlothian.gov.uk

FAO Mr David Allen

Following your phone call this afternoon, please see my previous e-mail below.

As requested, and on behalf of my client Mr Sim, would you please withdraw the current Conservation Area Consent application.

Kind regards

Tom Edwards

[Quoted text hidden]



Tom Edwards <tmaedwards@gmail.com>

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## Planning application 17/00244/P and Listed building consent application 17/00353/LBC - Site at Cossars Wynd, High Street, Dunbar, EH42 1HZ

5 messages

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**McQueen, Stephanie** <smcqueen@eastlothian.gov.uk>  
To: "tmaedwards@gmail.com" <tmaedwards@gmail.com>

13 June 2017 at 17:04

Tom,

**Re: Planning application 17/00244/P: Alterations, extensions to derelict building to form 1 house and associated works; and Listed building consent application 17/00353/LBC: Alterations, extensions to building, formation of steps, hardstanding area, erection of wall, copes, fencing, gate, railings, handrails, demolition of buildings and part of wall – at Site at Cossars Wynd, High Street, Dunbar, EH42 1HZ**

I refer to your email and attachments received 8th June 2017 and to my telephone message of earlier today.

The Structural Engineers report prepared by Burnt Siena Structures and the drawings referenced 1 to 11 Rev A (all received with your email of 8th June 2017) all indicate that the only part of the former Coach House building that would be retained would be the lower part of the east wall of the building comprising the support pillars and lintels of the four arched openings. Otherwise the walls and roof of the building would be demolished.

Based on this information it does not seem unreasonable for me to conclude that what is proposed is effectively the demolition of the former Coach House building, which as I have previously advised is listed in association with the Category B listed building of 67 High Street (to the west of the site), and the erection of a new building on the site.

If the demolition of the building is proposed then I must advise that the description of the development has changed from that described on the application forms for the planning application (ref. 17/00244/P) and the listed building consent application (17/00353/LBC), and that which has been advertised and notified to relevant neighbouring properties. The proposals no longer involve the alteration and extension of the building but rather appear to now effectively be the erection of a new building on the site. Therefore I must advise that the planning application (ref. 17/00244/P) and the listed building consent application (17/00353/LBC) cannot proceed. These applications should be withdrawn and new applications with the correct descriptions would be required to be submitted. Furthermore, as the planning application would be for a different description of development (i.e. not the alteration and extension of an existing building but rather the erection of a new building) it is my opinion that a new planning application would not benefit from a fee exemption, and therefore a new fee would be required for that application.

I must also advise that the change from the alteration and extension of an existing (listed) building on the site to the erection of a new building on the site raises concerns in respect of Policy DP22 (Private Parking) of the adopted East Lothian Local Plan 2008. Local Plan Policy DP22 includes terms that allow the Planning Authority to consider whether a reduced or zero on-site parking provision may be acceptable in exceptional circumstances where there are demonstrable townscape and / or amenity benefits as a result of the proposed development and that road safety in the locality is not compromised. The proposed development shown on the application drawings does not include the provision of on-site parking for the occupiers of the proposed house that would be

formed through the alteration and extension of the existing listed building. On this matter I may have been able to put forward a case to nonetheless support the proposals on the basis that they would result in the restoration of a Category B listed building and thus would lead to the long term sustainable re-use of that listed building, and that this townscape heritage benefit would outweigh the lack of on-site parking provision and that the parking demand associated with the proposed development would not compromise road safety in the locality.

Unfortunately, I would no longer have that case to argue if the listed building would not be retained and altered/extended for re-use. Rather it is my opinion that if the listed building would effectively be demolished, and the development proposal would be for the erection of a new building on the site, the impacts that this would have on the character of this part of the Conservation Area would not carry sufficient weight in terms of townscape benefit to outweigh the lack of on-site parking provision. Thus, it is my opinion that a proposal for the erection of a new build house on the site would be contrary to Policy DP22 and would be unlikely to be supported.

In conclusion, as a new build proposal would be unlikely to be supported due to the lack of on-site parking provision, you may wish to consider whether there is a way to achieve the retention of the majority of the listed building such that the proposals would be still be for the alteration and extension of the existing listed building rather than only the retention of the support pillars and lintels of the four arched openings of the east elevation wall.

I trust that this is of assistance to you however if you require any further information or assistance regarding this matter please do not hesitate to contact me on the telephone number below.

You will appreciate that the content of this email is an expression of officer opinion only which is given without prejudice to any decision taken by the Council in respect of the applications for planning permission and listed building consent or any forthcoming applications for planning permission and listed building consent.

Regards,  
Stephanie

[Stephanie McQueen | Planner | Planning Delivery | East Lothian Council | John Muir House | Haddington EH41 3HA](#)  
[T. 01620 827210](tel:01620827210) | [E. smcqueen@eastlothian.gov.uk](mailto:smcqueen@eastlothian.gov.uk) Visit our website at [www.eastlothian.gov.uk](http://www.eastlothian.gov.uk)



**P** Consider the environment. Please don't print this e-mail unless you really need to.

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**Tom Edwards** <tmaedwards@gmail.com>  
To: Andrew Sim <relvasim@gmail.com>

14 June 2017 at 08:48

Hi Andy

As per previous e-mail, please call to discuss.

Regards

Tom

[Quoted text hidden]

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**Tom Edwards** <tmaedwards@gmail.com>  
To: "McQueen, Stephanie" <smcqueen@eastlothian.gov.uk>  
Cc: Andrew Sim <relvasim@gmail.com>

14 June 2017 at 10:55

Stephanie

I have discussed your comments with Mr Sim and can confirm that the revised drawings will not be submitted formally and thus that the original application should stand.

The condition of the retained stone walls will, of necessity, be inspected in the course of the works by the structural engineer and be rebuilt where required in natural stone to match the existing.

Should you wish to discuss this matter further, please do not hesitate to call.

Kind regards

Tom Edwards

[Quoted text hidden]

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**Tom Edwards** <tmaedwards@gmail.com>  
To: John Watt <burntsiena@mac.com>  
Cc: Andrew Sim <relvasim@gmail.com>

14 June 2017 at 12:13

Hi John

See e-mail below from the Planning Officer for the Cossars Wynd Coach House.

A discussion with Andy led me to write back and advise that we would revert to the original proposals to just remove the upper floor and rebuild the remaining walls where they were found to have 'poor structural capacity'. Rebuilding meaning taking the dodgy area down and rebuilding with natural stone to match the original.

A subsequent phone call to the Planning Officer clarified the need to have drawings consistent with a revised structural report submitted.

Can you help by over marking my drawings with the type of works that would be required and revising your report in line with your recommendations.



Your services may require a fee and in which case, please propose direct to Andy.

I'll call you to expand this matter.

Many thanks

Kind regards

Tom

----- Forwarded message -----

From: **McQueen, Stephanie** <[smcqueen@eastlothian.gov.uk](mailto:smcqueen@eastlothian.gov.uk)>

Date: 13 June 2017 at 17:04

[Quoted text hidden]

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**Tom Edwards** <[tmaedwards@gmail.com](mailto:tmaedwards@gmail.com)>

3 July 2017 at 14:49

To: "McQueen, Stephanie" <[smcqueen@eastlothian.gov.uk](mailto:smcqueen@eastlothian.gov.uk)>

Bcc: Andrew Sim <[relvasim@gmail.com](mailto:relvasim@gmail.com)>

Stephanie

Following our last phone conversation I have finally been able to discuss the matter further with Mr John Watt the Structural Engineer, he had been away on holiday.

It appears that he is firmly of the view that structural remediation of the ground floor external walls where they have been exposed to the elements would be required. The archways on the East elevation are still to be retained.

From discussion with the applicant Mr Sim it has been decided to formally submit the revised scope of works drawings sent to you previously as the prospect of rebuilding the natural stone walls would bring an unnecessary cost to the project as opposed to a timber framed structure and cladding as proposed for the upper floor level.

I have also revised the proposed type of windows to side hung casements as per previous discussion and comments from HES.

All the revised drawings will be submitted via the E-Portal.

I await your views on this matter in due course.

Kind regards

Tom Edwards

[Quoted text hidden]



Tom Edwards &lt;tmaedwards@gmail.com&gt;

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**Listed building consent application 17/00353/LBC - Site at Cossars Wynd, High Street, Dunbar, EH42 1HZ**

4 messages

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**McQueen, Stephanie** <smcqueen@eastlothian.gov.uk>  
To: "tmaedwards@gmail.com" <tmaedwards@gmail.com>

17 July 2017 at 15:59

Tom,

**Re: Listed building consent application 17/00353/LBC - Alterations, extensions to building, formation of steps, hardstanding area, erection of wall, copes, fencing, gate, railings, handrails, demolition of buildings and part of wall at Site at Cossars Wynd, High Street, Dunbar, EH42 1HZ**

Thank you for your email, drawing nos.01A, 02A, 03A, 04A, 05A, 06A, 07A, 08A, 09A, 10A, 11A, 12A, 13, 16, 17, 18 and 19, and System 2000 Windows manufacturers details, all received 10<sup>th</sup> July 2017 regarding the above application.

As I advised in my email to you of 13<sup>th</sup> June 2017, what is now proposed in the amended drawings (received 10<sup>th</sup> July 2017) is effectively the demolition of the former Coach House building and the erection of a new building on the site. This is a material change to the proposed development and to the description of the application and therefore I must advise that I am unable to accept these drawings as amendments to the current listed building consent application. I therefore advise that if this is the proposal that the applicant wishes to take forward, then the current listed building consent application should be withdrawn and a new listed building consent application should be submitted. The description of the new listed building consent application should reflect what is proposed (i.e. the demolition of the buildings and part of a wall and the erection of a new building, walls, copes, fencing, gate, railings and handrails, and the formation of steps and a hardstanding area).

Whether or not such demolition would be supported would be assessed as part of the consideration of the new listed building consent application and would require further consultation with Historic Environment Scotland. As I have previously advised (my email of 15<sup>th</sup> May 2017) listed building consent applications should demonstrate that in arriving at a strategy for intervention, the importance of the building has been clearly understood and those features which contribute to its special interest have been identified, that the condition of the building has been assessed by appropriate conservation professionals and that repair is not economically viable and alternative sources of finance have been explored. In general the more extensive the intervention which is proposed, the more supporting information applications should provided. Where proposals involve significant intervention, evidence that less intrusive options have been considered should be provided. Where the application would have a significantly adverse effect on the building's special interest, but is believed to offer significant benefits to economic growth or the wider community, applicants should prepare a statement which justifies the intervention in relation to these benefits. This statement should demonstrate that the benefits could not be realised without the intervention proposed. Where the application for listed building consent proposes the demolition of a listed building an applicant will be expected to provide evidence to show that:

- a. The building is not of special interest, or
- b. The building is incapable of repair; or
- c. The demolition of the building is essential to delivering significant benefits to economic growth or the wider community; or
- d. The repair of the building is not economically viable and that it has been marketed at a price reflecting its

location and condition to potential restoring purchasers for a reasonable period.

Any forthcoming listed building consent application for the demolition of the listed buildings on the site should be supported by such a statement setting out your evidence for the justification of the intervention proposed in the listed buildings the subject of this application.

In respect of the changes you have made to the pattern of fenestration of the first floor of the building I note that the windows are now proposed to be side hung casement windows rather than 'tilt and turn' windows. The side hung casement windows shown on the amended drawings received 10<sup>th</sup> July 2017 are shown to be plain glazed. The existing side hung casement windows have a tri-partite vertical glazing pattern. Whilst the use of side hung casement windows would be likely to be supported I would recommend that the new windows should either replicate the existing tri-partite vertical glazing pattern or should have a centrally positioned horizontal glazing bar that would be reflective of the meeting rails of the traditional sash and case windows of the surrounding buildings of this part of the Conservation Area. I would also recommend that slim-lite glazing units are used in the windows.

I trust that this is of assistance to you however if you require any further information or assistance regarding this matter please do not hesitate to contact me on the telephone number below.

You will appreciate that the content of this email is an expression of officer opinion only which is given without prejudice to any decision taken by the Council in respect of the application for listed building consent or any forthcoming application for listed building consent.

Regards,

Stephanie

Stephanie McQueen | Planner | Planning Delivery | East Lothian Council | John Muir House | Haddington EH41 3HA  
T. 01620 827210 | E. smcqueen@eastlothian.gov.uk Visit our website at www.eastlothian.gov.uk



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**Tom Edwards** <tmaedwards@gmail.com>

18 July 2017 at 10:44

To: Andrew Sim <relvasim@gmail.com>

FYI

to be discussed....

speak soon

Tom

[Quoted text hidden]

---

**Tom Edwards** <tmaedwards@gmail.com>

8 August 2017 at 12:40

To: "McQueen, Stephanie" <smcqueen@eastlothian.gov.uk>

Bcc: Andrew Sim <relvasim@gmail.com>

Dear Sirs

I refer to your e-mail of the 17 July 2017 and note all that you write.

Be advised that the client is not minded to withdraw this application as you have requested.

It is regrettable that I find several objections to the way in which this application has been handled by yourselves and am obliged to list as follows.

### 1. Listed Building Status

Originally, and in good faith, I submitted an application for Conservation Area Consent as I was of the clear understanding that the buildings and site, that are the subjects of the application, were not listed. I refer you to the '[HES -Buildings at Risk Register](#)' and also the '[Canmore](#)' listing that do not describe the buildings as Listed.

You decided, despite being in discussion with me prior to the application being made and not having mentioned the need for Listed Building Consent, to change the rules and required a change from the submitted CAC to an LBC. The original CAC had included rendering to the blockwork that had separated the shop from the site however this work was dropped as it would incur 'works to a listed building'. It became clear at this stage that there was no LBC or otherwise for the blocking off of the shop from the rest of the site. Despite reservations yet in the spirit of co-operation, the CAC was withdrawn and a Listed Building Consent application was submitted.

Your reasoning for this change was that the subjects of this application were within the 'curtilage' of the [B listed building at 67 High Street, Dunbar](#) by virtue of the fact that the 'Fairbairns Furniture Shop' had previously extended to the rear of 67 High Street, Dunbar, into these buildings. You sought to justify your view by reference to the previously consented proposals for this site ([03/00590/FUL](#)) which had required a [LBC](#) application for works that included demolition of all the buildings on the site that is the subject of these applications, and the enlargement of the sales area of the shop within new building structures. Furthermore, in a telephone conversation when I enquired whether, in the future, the proposed new house would be treated as a Listed Building, you confirmed that this would be the case.

I cannot accept your views on this matter as being reasonable as it amounts to 'listing' by the back door, stretching the definition of 'curtilage' and ignoring the fact that this site has been blocked off from the shop and sold.

I am of the view that the previous LBC application for enlargement of the shop was correctly required as it included part of the listed building. The site is now blocked off and thus, no longer part of the listed building. The legalities of who is responsible for blocking up the shop remains a matter for ELDC.

The description in the listing of 67 High Street, Dunbar on the HES website does not refer in any way to the buildings on the site that is the subject of these applications, the only reference is to a '4-storey block adjoining

rear' and represents the first and second floor flats that face out of the gable, over the site and out east to the sea. There is no mention of Cossars Wynd in the description. What is interesting about 67 High Street is the '**Statement of Special Interest** - Group with items 51-56, 58-64, 76-97, 137-140 (B Group)' referring to the streetscape facades that face onto the High Street.

While I have searched for clear definition of what is 'curtilage' in order to better understand your take on this matter I cannot find anything in either the HES website or indeed the Scottish Government Planning Guidance other than to say that it is not necessarily ownership/title boundary, not historic/precedence/habit and repute delineations, not rights of light/views but more a matter of beneficial use for well-being. Without your very clear, reasoned and cited reference to precedence, I can't accept that your position on this matter. This site should not be seen as part of the the listing and pertinents to 67 High Street. Dunbar.

## 2. Demolition

You state in your e-mail regarding the LBC *"The description of the new listed building consent application should reflect what is proposed (i.e. the demolition of the buildings and part of a wall and the erection of a new building, walls, copes, fencing, gate, railings and handrails, and the formation of steps and a hardstanding area)."*

This is not the description I gave the proposal on the application form and I can only presume that it was changed after it was submitted. What was stated on the form was *"Proposed Change of Use from former annex buildings to 67 High Street, Dunbar, Fairbairn's Furniture Stores, to form Dwelling House accessed from Cossars Wynd, Dunbar."*

You state in your e-mail regarding the LBC *"what is now proposed in the amended drawings (received 10<sup>th</sup> July 2017) is effectively the demolition of the former Coach House building and the erection of a new building on the site"* whereas what is on the application form and what was applied for after the enquiry **"Does the proposal involve demolition of a listed building or a building within the curtilage of a listed building?"** I answered *"Total or substantial demolition of a building within the curtilage of the listed building"*.

It is clear to me that I have applied for the correct description of the Proposed Works and ticked the box on the scope of demolition works. I object to your view that somehow, the revised proposals have changed the application so much that it has rendered it invalid.

I have been seeking a 'Planning' definition of what constitutes demolition and partial demolition and despite a phone call to the Scottish Government that only confirmed that there wasn't one I object to you ignoring the fact that I have attempted to retain as much of the 'special interest' in the Coach House by the facade retention of the arched openings. Your view that the revised proposals *"is effectively the demolition of the former Coach House building and the erection of a new building on the site"* is not reasonable.

## 3. Fenestration

You state in your e-mail regarding the LBC *"I would recommend that the new windows should either replicate the existing tri-partite vertical glazing pattern or should have a centrally positioned horizontal glazing bar that would be reflective of the meeting rails of the traditional sash and case windows of the surrounding buildings of this part of the Conservation Area. I would also recommend that slim-lite glazing units are used in the windows"*.

The existing windows to which you refer are not opening casement windows, they are fixed lights with two vertical astragals and lapped panes of glass as might be found in a greenhouse. I made mention previously of the differing planes of glass found in double hung sliding sash and case windows as well as the originally proposed double tilt windows as being a virtue in this 'conservation context' however I now object to your 'designing' the windows for me as well as the glazing type, perhaps you should review the role of the 'designer' under the current CDM Regulations. Need I remind you that this was originally a low status utility building and that the application of another language of fenestration is best left to the architect.

I would welcome your reconsideration of your position on this application given the foregoing comments and look forward to a reply within three working days.

Yours faithfully

Tom Edwards

Edwards Architecture  
46 Trafalgar Lane  
Edinburgh  
EH6 4DJ

07875705502

[Quoted text hidden]

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**Andy & Sheila Sim** <relvasim@gmail.com>  
To: Tom Edwards <tmaedwards@gmail.com>

8 August 2017 at 12:53

Brilliant!

[Quoted text hidden]



Tom Edwards <tmaedwards@gmail.com>

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**Planning application 17/00244/P Alterations and extensions to derelict buildings to form 1 house and associated works at Site at Cossars Wynd, High Street, Dunbar, EH42 1HZ**

4 messages

---

**McQueen, Stephanie** <smcqueen@eastlothian.gov.uk>  
To: "tmaedwards@gmail.com" <tmaedwards@gmail.com>

2 May 2017 at 16:57

Dear Tom Edwards,

I refer to the above named planning application.

The proposals are for the alteration and extension of the existing buildings to form one house, and include the partial demolition of the buildings. In order to assist in my assessment of the proposal I would be grateful if you could please provide a structural appraisal of the buildings that demonstrates that the proposed works could be carried out without the full demolition of the buildings and that the retained parts can be retained without full dountaking.

Could you please let me have your response to this matter within 14 days from the date of this email.

I trust that this is of assistance to you however if you require any further information or assistance regarding this matter please do not hesitate to contact me on the telephone number below.

You will appreciate that the content of this email is an expression of officer opinion only which is given without prejudice to any decision taken by the Council in respect of the application for planning permission.

Yours sincerely,

Stephanie McQueen

[Stephanie McQueen | Planner | Planning Delivery | East Lothian Council | John Muir House | Haddington EH41 3HA](#)  
[T. 01620 827210](tel:01620827210) | [E. smcqueen@eastlothian.gov.uk](mailto:smcqueen@eastlothian.gov.uk) Visit our website at [www.eastlothian.gov.uk](http://www.eastlothian.gov.uk)



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**Tom Edwards** <tmaedwards@gmail.com>  
To: Andrew Sim <relvasim@gmail.com>

3 May 2017 at 08:34

Good morning Andy

Please see the e-mail below and give me a call to discuss.

Regards

Tom  
[Quoted text hidden]

---

**relvasim@gmail.com** <relvasim@gmail.com>  
To: Tom Edwards <tmaedwards@gmail.com>

3 May 2017 at 16:59

Hi Tom

Thanks for this - it's never going to be straightforward is it?

I'm away until Thursday the 11th but I will phone when I get back.

What are the rules if a Structural Engineer said it needs to be taken down?

Cheers  
Andy

Sent from my iPad

On 3 May 2017, at 8:34 am, Tom Edwards <tmaedwards@gmail.com> wrote:

Good morning Andy  
Please see the e-mail below and give me a call to discuss.  
Regards

Tom  
----- Forwarded message -----  
From: **McQueen, Stephanie** <smcqueen@eastlothian.gov.uk>  
Date: 2 May 2017 at 16:57  
Subject: Planning application 17/00244/P Alterations and extensions to derelict buildings to form 1 house and



associated works at Site at Cossars Wynd, High Street, Dunbar, EH42 1HZ  
To: "tmaedwards@gmail.com" <tmaedwards@gmail.com>

Dear Tom Edwards,

I refer to the above named planning application.

The proposals are for the alteration and extension of the existing buildings to form one house, and include the partial demolition of the buildings. In order to assist in my assessment of the proposal I would be grateful if you could please provide a structural appraisal of the buildings that demonstrates that the proposed works could be carried out without the full demolition of the buildings and that the retained parts can be retained without full duntaking.

Could you please let me have your response to this matter within 14 days from the date of this email.

I trust that this is of assistance to you however if you require any further information or assistance regarding this matter please do not hesitate to contact me on the telephone number below.

You will appreciate that the content of this email is an expression of officer opinion only which is given without prejudice to any decision taken by the Council in respect of the application for planning permission.

Yours sincerely,

Stephanie McQueen

Stephanie McQueen | Planner | Planning Delivery | East Lothian Council | John Muir House |  
Haddington EH41 3HA  
T. 01620 827210 | E. smcqueen@eastlothian.gov.uk Visit our website at  
[www.eastlothian.gov.uk](http://www.eastlothian.gov.uk)

<image001.gif>

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**Tom Edwards** <tmaedwards@gmail.com>  
To: "McQueen, Stephanie" <smcqueen@eastlothian.gov.uk>

16 May 2017 at 16:16

Dear Stephanie McQueen,

The applicant has been abroad recently and I have been unable to discuss this matter with him in sufficient detail so as to be able to give you a full reply. This reply is within the 14 day period requested in your letter.

I remain however, unclear as to what exactly you are looking for as the wording of your request is somewhat confusing. Perhaps you would care to rephrase your request so that I might address the matter appropriately, a marked up drawing or references to my own drawings would also assist.

For your information the applicant has decided, after consultation with Rettie & Co, Estate Agents, that as there is not an obvious demand for commercial property in Dunbar. Indeed, the previous commercial owner of the property had reduced the effective floor area of the shop at 65 High Street by subdivision and thus created the site that is the subject of this application.

The applicant is the owner of the adjacent building in Cossars Wynd, also on the 'Buildings at Risk Register' and is in the process of renovating this building for his own domestic use.

The site in this application is not required by the owner and he has been advised that a change of use to a domestic dwelling is the most likely way of being able to sell-on the buildings

The proposed scheme takes account of the very poor structural and fabric condition of the existing buildings and seeks to retain as much of the original 'Coach House' structure as is possible, most notably the arched entrances on the East elevation.

It is obvious that for quite some time the buildings have been exposed to the elements and water damage is prevalent everywhere, windows broken, doors that don't close, holes in the roofs, blocked gutters all contribute to the deterioration of the internal fabric, timber floors, partitions and the like. Timber decay is evident throughout the buildings.

The red sandstone walls of the 'Coach House' are badly eroded at all levels and in some instances at the upper level, daylight can be seen through the wall. The rafter ends are decayed and the timber ring beam is suspect. The embedded timber frame at the upper level is desiccated and decayed beyond economic repair.

The solid brick walls of the link building are in poor condition and the rafters are excessively deflected.

In short there is very little of merit in the fabric of these buildings and thus the proposal is to utilise the footprint, and what can be retained of the superstructure of the Coach House as is practically possible, to convert to a dwelling of the same scale and form as exists at present. I attach some detail photographs of the building to support these points.

The original stone boundary wall and streetscape character to Cossars Wynd is retained and reinforced by the reduction in height of the wall that forms the 'shop extension' and unified by a standard treatment of stone saddle copes commensurate with the local status of such walls in the area.

I trust that this brief reply is informative and assists with your assessment of the application; however, I await your more specific requests.

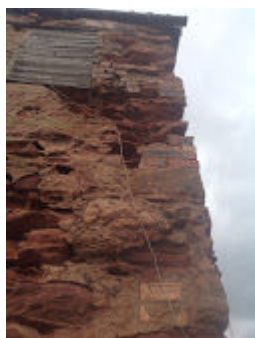
Kind regards

Tom Edwards

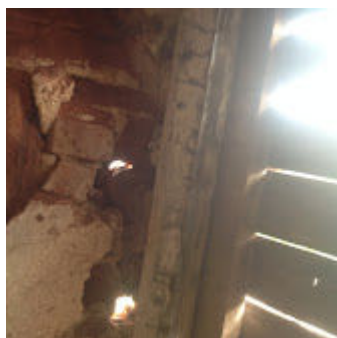
[Quoted text hidden]

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**7 attachments**



**image1.JPG**  
1414K



**image2.JPG**  
691K



**image3.JPG**  
1683K



**image4.JPG**  
633K



**image5.JPG**  
1049K



**image6.JPG**  
1228K



**image7.JPG**  
1214K



Tom Edwards <tmaedwards@gmail.com>

**Planning application 17/00244/P and Listed building consent application 17/00353/LBC - Site at Cossars Wynd, High Street, Dunbar, EH42 1HZ**

6 messages

**McQueen, Stephanie** <smcqueen@eastlothian.gov.uk>  
To: "tmaedwards@gmail.com" <tmaedwards@gmail.com>

7 June 2017 at 11:23

Tom,

**Re: Planning application 17/00244/P Alterations, extensions to derelict building to form 1 house and associated works; and Listed building consent application 17/00353/LBC – Alterations and extension to building, formation of steps, hardstanding area, erection of walls, copes, fencing, gate, railings, handrails and demolition of buildings and part of wall : at Site at Cossars Wynd, High Street, Dunbar, EH42 1HZ**

I refer to our telephone conversation of 25<sup>th</sup> May 2017 regarding the above named planning and listed building consent applications, and enquire whether you have made contact with applicant to ascertain whether it is possible for me to make arrangements to visit the site?

Regards,

Stephanie

[Stephanie McQueen | Planner | Planning Delivery | East Lothian Council | John Muir House | Haddington EH41 3HA](#)  
[T. 01620 827210](tel:01620827210) | [E. smcqueen@eastlothian.gov.uk](mailto:smcqueen@eastlothian.gov.uk) Visit our website at [www.eastlothian.gov.uk](http://www.eastlothian.gov.uk)



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**McQueen, Stephanie** <smcqueen@eastlothian.gov.uk>  
To: "tmaedwards@gmail.com" <tmaedwards@gmail.com>

7 June 2017 at 17:20

Tom,

**Re: Planning application 17/00244/P Alterations, extensions to derelict building to form 1 house and associated works; and Listed building consent application 17/00353/LBC – Alterations and extension to building, formation of steps, hardstanding area, erection of walls, copes, fencing, gate, railings, handrails and demolition of buildings and part of wall : at Site at Cossars Wynd, High Street, Dunbar, EH42 1HZ**

I refer to the above named planning and listed building consent applications.

Although I have not yet visited the site and I am still awaiting supporting information from you regarding the proposals, and therefore I have not yet made a full assessment of the proposals I have nonetheless received initial comments from Historic Environment Scotland regarding the proposed development. You should however be aware that further comments regarding the design of the proposed development may be forthcoming once the additional supporting information is received from you/the applicant.

At this stage, based on the information submitted to date, Historic Environment Scotland comment that in principle they welcome the refurbishment of the former coach house building on the site, as it would give a sustainable future for the building, and in principle its repair and reuse would have a positive impact on the appearance of the Conservation Area. However, Historic Environment Scotland advise that the use of a 'tilt and turn' window is not in character with the special architectural or historic interest of the listed building. It is therefore recommended that the 'tilt and turn' windows are removed from the proposals, and that instead either the current casement style and arrangement of windows is replicated or a traditional detailed sliding sash and case window is proposed.

Could you please let me have your response to this matter at your earliest convenience.

If any new or amended drawings are required please provide 2 coloured copies.

I trust that this is of assistance to you however if you require any further information or assistance regarding this matter please do not hesitate to contact me on the telephone number below.

You will appreciate that the content of this email is an expression of officer opinion only which is given without prejudice to any decision taken by the Council in respect of the applications for planning permission and listed building consent.

Regards,

Stephanie

Stephanie McQueen | Planner | Planning Delivery | East Lothian Council | John Muir House |  
Haddington EH41 3HA  
T. 01620 827210 | E. smcqueen@eastlothian.gov.uk Visit our website at  
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**Tom Edwards** <tmaedwards@gmail.com>  
To: Andrew Sim <relvasim@gmail.com>

8 June 2017 at 11:30

Andy

Further to our conversation, see below.

Tom

[Quoted text hidden]

---

**Tom Edwards** <tmaedwards@gmail.com>  
To: "McQueen, Stephanie" <smcqueen@eastlothian.gov.uk>  
Bcc: Andrew Sim <relvasim@gmail.com>

8 June 2017 at 11:35

Stephanie

I have spoken with Mr Sim and can advise that he is happy to give you access after Tuesday 13th June when he returns to Dunbar. Please make arrangements directly by text or calling 07824 735351.

Mr Sim did mention the need for suitable PPE.

Kind regards

Tom Edwards  
[Quoted text hidden]

**Tom Edwards** <tmaedwards@gmail.com>

8 June 2017 at 16:46

To: "McQueen, Stephanie" <smcqueen@eastlothian.gov.uk>

Stephanie

Further to our telephone conversation, please see attached a report from the Structural Engineer.

Given the views of the Structural Engineer and your comment regarding a preference to have all the demolition clarified under these applications I have revisited the drawings to show just the arch structure retained. I attach drawings for you information and would appreciate your views before I formally post them on the online portal.

My choice of dual turn windows was to try to retain the double plane of glass that mimics traditional sliding sash windows but provides a contemporary solution to the problem of non-compliant traditional sliding sash windows when applying for a Building Warrant. I will revisit the drawings to convert to casement windows although I think this is an inferior solution.

I await your replies.

Kind regards

Tom Edwards

[Quoted text hidden]

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**3 attachments**



**Coach House report.pdf**

2738K



**Demolitions Drawings 1 to 9 Rev A.pdf**

4905K



**Demolitions Drawings 10 and 11 Rev A.pdf**

4520K

---

**Tom Edwards** <tmaedwards@gmail.com>

14 June 2017 at 08:47

To: Andrew Sim <relvasim@gmail.com>

Morning Andy

See below and the attached letter from John Watt with the revised drawings to show only the retention of the arches.

I have a reply from Stephanie and will forward it next.

When you have had a change to digest the info, give me a call to discuss the way forward.

Regards

Tom

[Quoted text hidden]

---

**3 attachments**



**Coach House report.pdf**

2738K



**Demolitions Drawings 1 to 9 Rev A.pdf**

4905K



 **Demolitions Drawings 10 and 11 Rev A.pdf**  
4520K



Tom Edwards <tmaedwards@gmail.com>

**Planning application 17/00244/P and Listed building consent application 17/00353/LBC - Site at Cossars Wynd, High Street, Dunbar, EH42 1HZ**

6 messages

**McQueen, Stephanie** <smcqueen@eastlothian.gov.uk>  
To: "tmaedwards@gmail.com" <tmaedwards@gmail.com>

7 June 2017 at 11:23

Tom,

**Re: Planning application 17/00244/P Alterations, extensions to derelict building to form 1 house and associated works; and Listed building consent application 17/00353/LBC – Alterations and extension to building, formation of steps, hardstanding area, erection of walls, copes, fencing, gate, railings, handrails and demolition of buildings and part of wall : at Site at Cossars Wynd, High Street, Dunbar, EH42 1HZ**

I refer to our telephone conversation of 25<sup>th</sup> May 2017 regarding the above named planning and listed building consent applications, and enquire whether you have made contact with applicant to ascertain whether it is possible for me to make arrangements to visit the site?

Regards,

Stephanie

[Stephanie McQueen | Planner | Planning Delivery | East Lothian Council | John Muir House | Haddington EH41 3HA](#)  
[T. 01620 827210](tel:01620827210) | [E. smcqueen@eastlothian.gov.uk](mailto:smcqueen@eastlothian.gov.uk) Visit our website at [www.eastlothian.gov.uk](http://www.eastlothian.gov.uk)



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**McQueen, Stephanie** <smcqueen@eastlothian.gov.uk>  
To: "tmaedwards@gmail.com" <tmaedwards@gmail.com>

7 June 2017 at 17:20

Tom,

**Re: Planning application 17/00244/P Alterations, extensions to derelict building to form 1 house and associated works; and Listed building consent application 17/00353/LBC – Alterations and extension to building, formation of steps, hardstanding area, erection of walls, copes, fencing, gate, railings, handrails and demolition of buildings and part of wall : at Site at Cossars Wynd, High Street, Dunbar, EH42 1HZ**

I refer to the above named planning and listed building consent applications.

Although I have not yet visited the site and I am still awaiting supporting information from you regarding the proposals, and therefore I have not yet made a full assessment of the proposals I have nonetheless received initial comments from Historic Environment Scotland regarding the proposed development. You should however be aware that further comments regarding the design of the proposed development may be forthcoming once the additional supporting information is received from you/the applicant.

At this stage, based on the information submitted to date, Historic Environment Scotland comment that in principle they welcome the refurbishment of the former coach house building on the site, as it would give a sustainable future for the building, and in principle its repair and reuse would have a positive impact on the appearance of the Conservation Area. However, Historic Environment Scotland advise that the use of a 'tilt and turn' window is not in character with the special architectural or historic interest of the listed building. It is therefore recommended that the 'tilt and turn' windows are removed from the proposals, and that instead either the current casement style and arrangement of windows is replicated or a traditional detailed sliding sash and case window is proposed.

Could you please let me have your response to this matter at your earliest convenience.

If any new or amended drawings are required please provide 2 coloured copies.

I trust that this is of assistance to you however if you require any further information or assistance regarding this matter please do not hesitate to contact me on the telephone number below.

You will appreciate that the content of this email is an expression of officer opinion only which is given without prejudice to any decision taken by the Council in respect of the applications for planning permission and listed building consent.

Regards,

Stephanie

Stephanie McQueen | Planner | Planning Delivery | East Lothian Council | John Muir House |  
Haddington EH41 3HA  
T. 01620 827210 | E. smcqueen@eastlothian.gov.uk Visit our website at  
www.eastlothian.gov.uk



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**Tom Edwards** <tmaedwards@gmail.com>  
To: Andrew Sim <relvasim@gmail.com>

8 June 2017 at 11:30

Andy

Further to our conversation, see below.

Tom

[Quoted text hidden]

---

**Tom Edwards** <tmaedwards@gmail.com>  
To: "McQueen, Stephanie" <smcqueen@eastlothian.gov.uk>  
Bcc: Andrew Sim <relvasim@gmail.com>

8 June 2017 at 11:35

Stephanie

I have spoken with Mr Sim and can advise that he is happy to give you access after Tuesday 13th June when he returns to Dunbar. Please make arrangements directly by text or calling 07824 735351.

Mr Sim did mention the need for suitable PPE.

Kind regards

Tom Edwards  
[Quoted text hidden]

**Tom Edwards** <tmaedwards@gmail.com>  
To: "McQueen, Stephanie" <smcqueen@eastlothian.gov.uk>

8 June 2017 at 16:46

Stephanie

Further to our telephone conversation, please see attached a report from the Structural Engineer.

Given the views of the Structural Engineer and your comment regarding a preference to have all the demolition clarified under these applications I have revisited the drawings to show just the arch structure retained. I attach drawings for you information and would appreciate your views before I formally post them on the online portal.

My choice of dual turn windows was to try to retain the double plane of glass that mimics traditional sliding sash windows but provides a contemporary solution to the problem of non-compliant traditional sliding sash windows when applying for a Building Warrant. I will revisit the drawings to convert to casement windows although I think this is an inferior solution.

I await your replies.

Kind regards

Tom Edwards

[Quoted text hidden]

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**3 attachments**



**Coach House report.pdf**  
2738K



**Demolitions Drawings 1 to 9 Rev A.pdf**  
4905K



**Demolitions Drawings 10 and 11 Rev A.pdf**  
4520K

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**Tom Edwards** <tmaedwards@gmail.com>  
To: Andrew Sim <relvasim@gmail.com>

14 June 2017 at 08:47

Morning Andy

See below and the attached letter from John Watt with the revised drawings to show only the retention of the arches.

I have a reply from Stephanie and will forward it next.

When you have had a change to digest the info, give me a call to discuss the way forward.

Regards

Tom

[Quoted text hidden]

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**3 attachments**



**Coach House report.pdf**  
2738K



**Demolitions Drawings 1 to 9 Rev A.pdf**  
4905K

 **Demolitions Drawings 10 and 11 Rev A.pdf**  
4520K



Tom Edwards &lt;tmaedwards@gmail.com&gt;

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**Listed building consent application 17/00353/LBC - Cossars Wynd, Dunbar, East Lothian**

3 messages

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**McQueen, Stephanie** <smcqueen@eastlothian.gov.uk>  
To: "tmaedwards@gmail.com" <tmaedwards@gmail.com>

15 May 2017 at 10:53

Dear Tom Edwards,

**RE: Listed building consent application 17/00353/LBC - Alterations, extensions to building, formation of steps, hardstanding area, erection of wall, copes, fencing, gate, railings, handrails, demolition of buildings and part of wall at Cossars Wynd, Dunbar, East Lothian**

I refer to the above named listed building consent application.

As you are aware the buildings on the site the subject of this application are listed as being of special architectural or historic interest, Category B, in association with 67 High Street, Dunbar. Paragraphs 3.40 to 3.42 of the Historic Environment Scotland Policy Statement: June 2016 states that knowing what is important about a building is central to an understanding of how to protect its special interest. Applications should demonstrate that in arriving at a strategy for intervention, the importance of the building has been clearly understood and those features which contribute to its special interest have been identified, that the condition of the building has been assessed by appropriate conservation professionals and that repair is not economically viable and alternative sources of finance have been explored. In general the more extensive the intervention which is proposed, the more supporting information applications should provided. Where proposals involve significant intervention, evidence that less intrusive options have been considered should be provided. Where the application would have a significantly adverse effect on the building's special interest, but is believed to offer significant benefits to economic growth or the wider community, applicants should prepare a statement which justifies the intervention in relation to these benefits. This statement should demonstrate that the benefits could not be realised without the intervention proposed. Where the application for listed building consent proposes the demolition of a listed building an applicant will be expected to provide evidence to show that:

- a. The building is not of special interest, or
- b. The building is incapable of repair; or
- c. The demolition of the building is essential to delivering significant benefits to economic growth or the wider community; or
- d. The repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period.

I would therefore be grateful if you could please provide a statement setting out your evidence for the justification of the intervention in the listed buildings the subject of this application.

Could you please let me have your response to this matter within 14 days from the date of this email.

I trust that this is of assistance to you however if you require any further information or assistance regarding this

matter please do not hesitate to contact me on the telephone number below.

You will appreciate that the content of this email is an expression of officer opinion only which is given without prejudice to any decision taken by the Council in respect of the application for listed building consent.

Yours sincerely,

Stephanie McQueen

Stephanie McQueen | Planner | Planning Delivery | East Lothian Council | John Muir House | Haddington EH41 3HA  
T. 01620 827210 | E. [smcqueen@eastlothian.gov.uk](mailto:smcqueen@eastlothian.gov.uk) Visit our website at [www.eastlothian.gov.uk](http://www.eastlothian.gov.uk)



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**Tom Edwards** <[tmaedwards@gmail.com](mailto:tmaedwards@gmail.com)>  
To: Andrew Sim <[relvasim@gmail.com](mailto:relvasim@gmail.com)>

15 May 2017 at 10:59

Hi Andy

Are you back?

See below for yet another request.

Give me a call to discuss.

Regards

Tom

[Quoted text hidden]

---

**Tom Edwards** <[tmaedwards@gmail.com](mailto:tmaedwards@gmail.com)>  
To: "McQueen, Stephanie" <[smcqueen@eastlothian.gov.uk](mailto:smcqueen@eastlothian.gov.uk)>

16 May 2017 at 16:19



Dear Stephanie McQueen,

It was at your request that this proposal was presented as a Listed Building Consent application and not a Conservation Area Consent application as previously submitted.

Before I address paragraphs 3.40 to 3.42 of the Historic Environment Scotland Policy Statement, June 2016, I require explicit clarification as to the curtilage of the Category B Listed Building, 67 High Street Dunbar. A marked up plan together with written clarification will be required. I have attached a compendium of historical map extracts.

I am making this request as it is very clear that the qualities that led to the listing of the High Street tenement are entirely different to those that might pertain to an adjacent Wynd and the character thereof.

Furthermore, should you wish to persist in defining this application as within the curtilage of a Listed Building I request that you provide a written statement from HES confirming that these buildings, within this curtilage, are to be treated as Listed Buildings or otherwise. I refer to:

## **Historic Environment Circular 1, May 2016**

### ***Definition of the extent of a listing***

*36. The 2014 Act amends section 1 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 to allow Historic Environment Scotland to state legally that an object or structure fixed to a listed building and/or any object or structure within the curtilage of the listed building is not to be treated as listed, and/or that any part or feature of a listed building is not of special architectural or historic interest and is therefore not listed.*

*37. This is to ensure that listed building consent is only required where it is appropriate. The intention is that listed building consent should not be sought where proposals are restricted to the areas or structures formally excluded, but consent may in some cases be required because of the potential impact on areas of interest. For example, removing a later extension of no interest may need consent because of the potential impact on the original building*

In further reference to Historic Environment Circular 1, May 2016, would you also clarify and explain your view as to whether the proposed works are demolition or alteration as per paragraph 116:

### ***Demolition***

*116. Demolition can be defined as the total or substantial demolition of a building. This definition can include the demolition of a building behind a retained facade, but does not include the demolition of part of a building, e.g. an extension or a shopfront. Demolition of a lesser part of the building should usually be regarded as an alteration. The term 'listed building' includes engineering and other structures such as bridges, walls, gates, etc. Buildings within the curtilage of a listed building have the same statutory protection. The extent of a listed building and its curtilage is determined by the planning authority. Paragraphs 36–37 above set out a new ability for Historic Environment Scotland to set out what is not to be considered as listed.*

I await your returns.

Kind regards

Tom Edwards

[Quoted text hidden]



**Cossars Hisorical Maps.pdf**

1963K



John Muir House Haddington EH41 3HA Tel: 01620 827 216 Email: [planning@eastlothian.gov.uk](mailto:planning@eastlothian.gov.uk)

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100042297-016

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Description of Proposed Works to Listed Building

Are the proposals to alter, extend or demolish the listed building(s)? \*  Yes  No

If Yes, please provide further details: \* (Max 500 characters)

Proposed Change of Use from former annex buildings to 67 High Street, Dunbar, Fairbairn's Furniture Stores, to form Dwelling House accessed from Cossars Wynd, Dunbar.

Has the work already been started and/or completed? \*

No  Yes – Started  Yes - Completed

Please Note: it can be a criminal offence to undertake works that require listed building consent in advance of obtaining consent.

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant  Agent

## Agent Details

Please enter Agent details

Company/Organisation:	Edwards Architecture		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Tom	Building Name:	
Last Name: *	Edwards	Building Number:	46
Telephone Number: *	07875705502	Address 1 (Street): *	Trafalgar Lane
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Edinburgh
Fax Number:		Country: *	Scotland
		Postcode: *	EH6 4DJ
Email Address: *	tmaedwards@gmail.com		

Is the applicant an individual or an organisation/corporate entity? \*

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	Andrew	Building Number:	68a
Last Name: *	Sim	Address 1 (Street): *	High Street
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Dunbar
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	EH42 1JH
Fax Number:			
Email Address: *			

## Site Address Details

Planning Authority:

East Lothian Council

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Northing

678887

Easting

367992

## Existing and Proposed Uses

Please describe the current use: \* (Max 500 characters)

Derelict, former furniture showrooms, annex buildings.

Please describe the proposed use: \* (Max 500 characters)

Dwelling House and garden ground.

## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

Yes  No

## Pre-Application Discussion Details Cont.

In what format was the feedback given? \*

- Meeting     Telephone     Letter     Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) \* (max 500 characters)

Initial meeting with Mr Neil Millar ELDC Planning, and follow up e-mail on 11 July 2016, drawings submitted. Subsequent discussion with Stephanie McQueen and provision of additional drawings in an e-mail thread commencing 23 August 2016 lead to inconclusive comments. The initial proposal was for two houses on the site, this has changed to a single house. Car parking was not proposed for the COU due to the differential levels between the site and Cossars Wynd and the impact on the streetscape.

Title:

Ms

Other title:

First Name:

Stephanie

Last Name:

McQueen

Correspondence Reference Number:

Date (dd/mm/yyyy):

11/07/2016

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

## Listed Building Category

Please state the category of listing (if known) of the building in the list of Buildings of Special Architectural or Historic interest: \*

- Category A  
 Category B  
 Category C  
 A (Group)  
 B (Group)  
 Ecclesiastical Category A  
 Ecclesiastical Category B  
 Ecclesiastical Category C  
 Don't Know

## Demolition of Listed Building

Does the proposal involve demolition of a listed building or a building within the curtilage of a listed building? \*

- Total or substantial demolition of the listed building  
 Total or substantial demolition of a building within the curtilage of the listed building  
 Other (partial demolition or alterations)

Please describe the building and the proposed demolition works. Please include a method statement for proposed demolition works and protective measures for remaining parts of the building: \*(Max 500 characters)

Note: the division of the High Street Shop from the annex building has been carried out by a previous owner, not this applicant/owner of the annex buildings. Refer to the drawings for the extent of the demolition works. Method statements for the demolition works and protective measures to be supplied by an appropriately competent person/company prior to commencement of works.

Why is it proposed to demolish all or part of the building(s) and or structure(s)? \*(Max 500 characters)

Derelict, neglected, redundant use buildings and part buildings. Structural instability. Refer to selected photographs in application drawings.

Please select the supporting information you are submitting with the proposal: \*

- Supporting Statement  
 Condition Survey Report  
 Feasibility Study  
 Development Appraisal  
 Other

### Listed Building Alterations

Do the proposed works include alterations and/or extension to a listed building? \*  
(This may be in addition to any demolition works specified previously)

Yes  No

### Proposal Relating to Listed Building

Are there any current applications or existing consents or permissions for this site? \*

Yes  No

### Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? \*

Yes  No

### Certificates and Notices

Certificate and Notice

The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997

The Town and Country Planning (Listed Building and Buildings in Conservation Areas) (Scotland) Regulations 1987

One Certificate must be completed and submitted along with this form; either Certificate A, Certificate B or Certificate C.

Are you the sole owner of ALL the land/building relevant to this proposal? \*

Yes  No

### Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

# Land Ownership Certificate

## Certificate and Notice

The Planning (Listed Buildings and Conservation Areas) (Scotland) act 1997

The Town and Country Planning (Listed Buildings and Buildings in Conservation Areas) (Scotland) Regulations 1987

## Certificate A

I hereby certify that – (See the help section for notes)

(1) - No person other than myself/the appellant was an owner [Note 1] of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying appeal.

Signed: Tom Edwards

Date: 14/08/2017 14:56:08

Please tick here to certify this Certificate. \*

## Checklist – Application for Listed Building Consent

Please complete the following checklist to make sure you have provided all the necessary information in support of your application. Failure to submit the necessary information may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

A Location plan which identifies the land to which the application relates drawn to an identified scale  
And showing the direction of north. \*  Yes  No

A copy of other detailed plans, drawings, photographs (with annotations to describe the details of  
Materials and workmanship) as necessary to describe your proposals. \*  Yes  No

Elevations. \*  Yes  No

Floor Plans. \*  Yes  No

Roof Plan. \*  Yes  No

Does your plan include:

Sections. \*  Yes  No

Perspectives of Photomontages. \*  Yes  No

Block Plan. \*  Yes  No

Special Detailed Drawing. \*  Yes  No

Detailed specification of finishes. \*  Yes  No

Current or old photographs. \*  Yes  No

What other information are you submitting in support of your application? \*

- Design Statement.
- Supporting Statement.
- Condition Survey Report.
- Feasibility Study.
- Development Appraisal.
- Environmental Impact Statement.
- Conservation Survey/Statement/Plan.
- Other.



As you have selected "other" from the information in support of your application list please provide further details. \* (Max 500 characters)

This application was requested to replace the CAC application submitted previously. I am advised that this site is deemed to be within the curtilage of 67 High Street, Dunbar despite the lack of any description of this part of the property in the 'Listing Description'.

## **Declare – Listed Building Consent**

I, the applicant/agent certify that this is an application for conservation area consent as described in this form the accompanying plan/drawings and additional information.

Declaration Name: Mr Tom Edwards

Declaration Date: 13/04/2017



Tom Edwards &lt;tmaedwards@gmail.com&gt;

---

**Invalid Letter Planning reference No 17/00353/LBC**

3 messages

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**environment@eastlothian.gov.uk** <environment@eastlothian.gov.uk>

1 May 2017 at 11:58

To: tmaedwards@gmail.com

Please see letter attached from  
East Lothian Council. We recommend that any amended plans are submitted through the portal

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 **ufm2.pdf**  
62K

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**Tom Edwards** <tmaedwards@gmail.com>

1 May 2017 at 14:50

To: environment@eastlothian.gov.uk

Cc: Andrew Sim &lt;relvasim@gmail.com&gt;

FAO David Allan

I have tracked down the legislation to which you refer in item 1 of your schedule and as there is no change in the access to the retained building in these proposals I would refer you to item 6.(3) of the Statutory Instrument that excludes the requirement for an 'Access Statement'.

*"(3) This regulation does not apply to an application for listed building consent where the works which are the subject of the application do not alter the means of access to the listed building."*

I have attached the document hereto.

In respect of item 2, I refer you to drawing 17 rev A where there are no works proposed to the gable of the listed building fronting onto the High Street.


I trust that the foregoing satisfies your requirements and that you can proceed to register this application.

Kind regards

Tom Edwards

[Quoted text hidden]

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 **ssi\_20150243\_en.pdf**  
89K

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**Tom Edwards** <tmaedwards@gmail.com>  
To: Andrew Sim <relvasim@gmail.com>

1 May 2017 at 14:50

FYI... attached  
[Quoted text hidden]

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 **ufm2.pdf**  
62K

Our Ref: 17/00353/LBC  
Ask For: David Allan Tel: 01620 827352  
Your Ref:  
Date: 1st May 2017

Mr Andrew Sim  
c/o Edwards Architecture  
Per Tom Edwards  
46 Trafalgar Lane  
Edinburgh  
EH6 4DJ

Dear Sir/Madam,

**LOCATION Site At Cossers Wynd High Street Dunbar East Lothian**  
**PROPOSAL Proposed Change of Use from former annex buildings to 67 High Street, Dunbar, Fairbairn's Furniture Stores, to form Dwelling House accessed from Cossars Wynd, Dunbar.**

I refer to the above application and regret that it cannot be registered until you complete all the points on the following schedule.

Your application cannot be processed until you have complied with this request.

Unless I hear from you within 28 days from the date of this letter, I will assume that your application is withdrawn and I will return it to you.

If you require a meeting phone David Allan Tel: 0162082 7352 to arrange a mutually agreeable time.

Yours faithfully



Thelma Barson  
Management Systems & Admin Officer

Invalid Schedule for 17/00353/LBC

1. Please submit an access statement ( altered or new means of access) for the listed building - Historic Environment Scotland - Procdures from the 1st October 2015. An access statement is a documnet containing a written statement about how issues relating to access to the building for disabled people have been dealt.
2. Proposed provide us with either coloured photographs/drawings of the wall that will become external from the High Street side, specify any proposed changes your client may make to this wall.

Our Ref: 17/00353/LBC  
Ask For: Stephanie McQueen Tel: 0162082 7210  
Your Ref:  
Date: 12th May 2017



**Mr Andrew Sim**  
c/o Edwards Architecture  
Per Tom Edwards  
46 Trafalgar Lane  
Edinburgh  
EH6 4DJ

Dear Sir/Madam,

**PROPOSAL** Alterations, extensions to building, formation of steps, hardstanding area, erection of wall, copes, fencing, gate, railings, handrails, demolition of buildings and part of wall  
**LOCATION** Site At Cossars Wynd  
High Street  
Dunbar  
East Lothian  
EH42 1HZ

Your application was registered on **1st May 2017**.

The Council as Planning Authority has two months from the date of registration to deal with this application. If you have not been notified of the Planning Authority's decision by **30th June 2017** you may, within 3 months of that date appeal to the Scottish Ministers.

If you want to discuss the progress of the application please contact the case officer, **Stephanie McQueen** Tel: **01620827210**, or alternatively fax on 0162082 7723 quoting reference **17/00353/LBC**

Yours faithfully



**Iain McFarlane**  
Service Manager - Planning



John Muir House Haddington EH41 3HA Tel: 01620 827 216 Email: [planning@eastlothian.gov.uk](mailto:planning@eastlothian.gov.uk)

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100042297-023

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant  Agent

## Agent Details

Please enter Agent details

Company/Organisation:

Ref. Number:

You must enter a Building Name or Number, or both: \*

First Name: \*

Building Name:

Last Name: \*

Building Number:

Telephone Number: \*

Address 1 (Street): \*

Extension Number:

Address 2:

Mobile Number:

Town/City: \*

Fax Number:

Country: \*

Postcode: \*

Email Address: \*

Is the applicant an individual or an organisation/corporate entity? \*

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:

Mr

You must enter a Building Name or Number, or both: \*

Other Title:

Building Name:

First Name: \*

Andrew

Building Number:

68a

Last Name: \*

Sim

Address 1  
(Street): \*

High Street

Company/Organisation

Address 2:

Telephone Number: \*

Town/City: \*

Dunbar

Extension Number:

Country: \*

Scotland

Mobile Number:

Postcode: \*

EH42 1JH

Fax Number:

Email Address: \*

## Site Address Details

Planning Authority:

East Lothian Council

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Northing

678887

Easting

367992



## Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: \*  
(Max 500 characters)

Proposed Change of Use from former annex buildings to 67 High Street, Dunbar, Fairbairn's Furniture Stores, to form Dwelling House accessed from Cossars Wynd, Dunbar.

## Type of Application

What type of application did you submit to the planning authority? \*

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? \*

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

## Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: \* (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Refer - E-mail thread 17 July 2017

1. That the Listed Building status of the buildings on the application site is unreasonable.
2. That the claimed 'Material Change' to the application and recommendation for withdrawal is unfair given the changes made to the description of the proposals by the Council.
3. That the 'ransoming' of a parking space against a 'conservation job is unreasonable and unfair.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? \*

Yes  No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: \* (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: \* (Max 500 characters)

Burnt Siena Letter E-mail threads 17 July, 2 May, 7 June, 15 May, 13 June, all 2017 Conservation Area Consent Application Form CAC Withdrawn Listed Building Consent Application LBC pre-registration requirements LBC pre-registration reply ELDC change of proposal description Drawings 1 to 12 inc Drawings, revision A – 13 to 18 inc Post Submission Documentation – Application Form Drawings, revision A 1 to 12 inclusive Drawings, revision B 13, 16, 17, 18 & 19A

## Application Details

Please provide details of the application and decision.

What is the application reference number? \*

17/00244/P

What date was the application submitted to the planning authority? \*

21/03/2017

## Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. \*

Yes  No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? \*

Yes  No

Is it possible for the site to be accessed safely and without barriers to entry? \*

Yes  No

If there are reasons why you think the local Review Body would be unable to undertake an unaccompanied site inspection, please explain here. (Max 500 characters)

The site is above the level of the road, Cossars Wynd, and behind a wall. The site is secure.

## Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. \*

Yes  No

Have you provided the date and reference number of the application which is the subject of this review? \*

Yes  No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? \*

Yes  No  N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? \*

Yes  No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review \*

Yes  No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

## Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Tom Edwards

Declaration Date: 23/08/2017



John Muir House Haddington EH41 3HA Tel: 01620 827 216 Email: [planning@eastlothian.gov.uk](mailto:planning@eastlothian.gov.uk)

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE      100042297-011

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Site Address Details

Planning Authority:

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Northing

Easting

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant  Agent

## Agent Details

Please enter Agent details

Company/Organisation:	Edwards Architecture		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Tom	Building Name:	
Last Name: *	Edwards	Building Number:	46
Telephone Number: *	07875705502	Address 1 (Street): *	Trafalgar Lane
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Edinburgh
Fax Number:		Country: *	Scotland
		Postcode: *	EH6 4DJ
Email Address: *	tmaedwards@gmail.com		

Is the applicant an individual or an organisation/corporate entity? \*

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	A	Building Number:	68a
Last Name: *	Sim	Address 1 (Street): *	High Street
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Dunbar
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	EH42 1JH
Fax Number:			
Email Address: *			

## Proposal/Application Details

Please provide the details of the original application(s) below:

Was the original application part of this proposal? \*

Yes  No

## Application Details

Please select which application(s) the new documentation is related to.

Application: \*

100042297-004, application for Listed Building Consent, submitted on 13/04/2017

## Document Details

Please provide an explanation as to why the documentation is being attached after the original application was submitted: \* (Max 500 characters)

Revision of scope due to further reports from the Structural Engineer and comments from the Planning Officer.

## Checklist – Post Submission Additional Documentation

Please complete the following checklist to make sure you have provided all the necessary information in support of your application.

The additional documents have been attached to this submission. \*

Yes  No

## Declare – Post Submission Additional Documentation

I/We the applicant/agent certify that this is a submission of Additional Documentation, and that all the information given in this submission is true to the best of my/the applicants knowledge.

Declaration Name: Mr Tom Edwards

Declaration Date: 10/07/2017

## Proposal Details

Proposal Name	100042297
Proposal Description	Demolition of ancillary buildings and conversion of use from former Fairbairn's Furniture Stores, Cossars Wynd, Dunbar, to form dwelling house and garden ground
Address	
Local Authority	East Lothian Council
Application Online Reference	100042297-023

## Application Status

Form	complete
Main Details	complete
Checklist	complete
Declaration	complete
Supporting Documentation	complete
Email Notification	complete

## Attachment Details

Notice of Review	System	A4
Burnt Siena Letter	Attached	A4
Drawing 01	Attached	A3
Drawing 01 rev A	Attached	A3
Drawing 02	Attached	A3
Drawing 02 rev A	Attached	A3
Drawing 03	Attached	A3
Drawing 03 rev A	Attached	A3
Drawing 04	Attached	A3
Drawing 04 rev A	Attached	A3
Drawing 05	Attached	A3
Drawing 05 rev A	Attached	A3
Drawing 06	Attached	A3
Drawing 06 rev A	Attached	A3
Drawing 07	Attached	A3
Drawing 07 rev A	Attached	A3
Drawing 08	Attached	A3
Drawing 08 rev A	Attached	A3
Drawing 09	Attached	A3
Drawing 09 rev A	Attached	A3
Drawing 10	Attached	A3
Drawing 10 rev A	Attached	A3
Drawing 11	Attached	A3

Drawing 11 rev A	Attached	A3
Drawing 12	Attached	A3
Drawing 12 rev A	Attached	A3
Drawing 13 rev A	Attached	A3
Drawing 13 rev B	Attached	A3
Drawing 14 rev A	Attached	A3
Drawing 15 Rev A	Attached	A3
Drawing 16 rev A	Attached	A3
Drawing 16 rev B	Attached	A3
Drawing 17 Rev A	Attached	A3
Drawing 17 rev B	Attached	A3
Drawing 18 rev A	Attached	A3
Drawing 18 rev B	Attached	A3
Drawing 19	Attached	A3
Drawing 19 rev A	Attached	A3
E-mail Thread 2 May 2017	Attached	A4
E-mail thread 15 May 2017	Attached	A4
E-mail thread 7 June 2017	Attached	A4
E-mail Thread - 13 June 2017	Attached	A4
E-mail Thread - 17 July 2017	Attached	A4
LBC pre registration reply	Attached	A4
LBC pre registration requirements	Attached	A4
LBC Registration	Attached	A4
LBC application form	Attached	A4
Post Submission Documents	Attached	A4
Application Form		
E-mail exchange	Attached	A4
Conservation Area Consent	Attached	A4
Application Form		
Notice_of_Review-2.pdf	Attached	A0
Application_Summary.pdf	Attached	A0
Notice of Review-023.xml	Attached	A0