

**From:** planning@grangeassociation.com  
**Sent:** 05 April 2019 08:58  
**To:** 'Conor.MacGreevy@edinburgh.gov.uk'  
**Cc:** 'aah@grangeassociation.com'; [REDACTED]  
'secretary@grangeassociation.com'  
**Subject:** Planning Application 19/01066/FUL: 13 Grange Court EH9 1PX

Dear Mr MacGreevy,

I refer to planning application 19/01066/FUL for which you are the case officer. This relates to the installation of external gas pipework at 13 Grange Court EH9 1PX, a property which lies within the Grange Conservation Area.

I note that the application has been resolved as “Not Development – Permission Not Required” and that this resolution has been posted prior to the expiry of the period for public comment, which is due to expire at the end of 5 April 2019.

There is guidance in the Council’s [“Listed Buildings and Conservation Areas \(March 2018\)”](#) which includes (on page 28) relating to gas pipes and meter boxes in conservation areas:

*“A maximum of a 450mm of supply pipe should be visible on the front wall. External pipes which are both horizontal and vertical must have the horizontal section within the basement areas (where applicable) and not be visible from the street. “*

The guidance makes clear that planning permission can be granted where compliance with the guidelines above cannot be achieved. I therefore do not understand how an application which is clearly contrary to the guidance can be deemed “Not Development”. I do understand that it would be wholly within your powers to grant planning permission, but I fear this sets a worrying precedent in the conservation area if external pipework that is contrary to the Council’s own guidelines is accepted as “Not Development”. In this particular case, the drawings submitted by the applicant indicate that it would be feasible to run the new gas pipe from the external meter through the wall of the cellar (ground floor plan) to rise inside the cellar to first floor level. From the first floor, the new pipe could be run internally to the new boiler. Thus I had intended today to ask you to require compliance with the guidance as a minimum and to ask that the applicant consider re-routing the new gas pipe to be internal from the meter to the boiler.

However, your decision has pre-empted this comment. I would nonetheless be grateful to hear of your views on the application of the guidance on page 28 of the Listed Buildings and Conservation Areas (March 2018) guidance for future applications for external utilities pipework and cabling.

Yours sincerely,

Nigel Ayton

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