

From: planning@grangeassociation.com
Sent: 15 April 2019 09:59
To: 'Rachel Timlin'
Cc: 'Conor.MacGreevy@edinburgh.gov.uk'; 'aah@grangeassociation.com'; [REDACTED]
[REDACTED] secretary@grangeassociation.com'
Subject: Gas meter boxes and pipework in Grange Conservation Area: Planning application 19/01627/FUL
Attachments: Planning Application 19/01066/FUL: 13 Grange Court EH9 1PX; 2019-04-05 E-mail NIA to MacGreevy.pdf

Dear Rachel,

I see that you are the Case Officer for [19/01627/FUL](#) which is a planning application for a gas meter box on a front elevation in the Grange Conservation Area, at GF1, 5A Palmerston Road EH9 1TL.

This application appears to us to be uncontentious and the applicant is making a pragmatic case for a meter box to be permitted on a front elevation given the mitigating effect of an existing bush that will obscure the meter box from the street view.

However, I am writing to ask that you ensure that the principles set out in the Council's [Guidance on Listed Buildings and Conservation Areas](#) are upheld. Specifically, on page 28:

*"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. Holes in stonework must be kept to a minimum and should be made through stone joints, except in the case of "V" jointing or rubble where holes should be in the stonework. Non-ferrous fixings must be used. All redundant surface-run pipe work must be removed and the surfaces made good and painted to match existing materials and colour. **Meter boxes should not be fitted to the front or any conspicuous elevation of buildings.** Pipe work and meter boxes should be painted to match adjacent stone."*

The guidance also makes clear: *"Planning permission is only required where the guidelines [above] cannot be complied with."*

I am writing to ask therefore that, if you are minded to accept this application, you do so by granting planning permission. Please do not determine this application as "Not development". I wrote to your colleague Conor MacGreevy on 5 April concerning application [19/01066/FUL](#) which has been determined as "Not Development", despite this being for a meter box and gas pipework on a principal elevation in the conservation area, contrary to the guidelines. We are concerned about the precedent this set, implying that residents do not need to apply for permission to run gas pipework up and across principal elevations, nor for the installation of meter boxes on principal elevations in the conservation area. I would ask please that, in your handling report on [19/01627/FUL](#), you make reference to the non-statutory guidance and make clear that it is wholly relevant and that therefore planning permission is required for such installations in conservation areas.

For the avoidance of doubt, I confirm that we have no objection to this proposal. We are content for you to grant planning permission.

With thanks and kind regards,

Nigel Ayton

Nigel Ayton
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