

The Development Management Manager
Midlothian Council
Fairfield House
Lothian Road
Dalkeith EH22 3ZN

c/o 21 Polton Bank
Lasswade
Midlothian
EH18 1JR

For the attention of Mr Peter Arnsdorf

30 October 2014

Dear Sir,

**Local Review Body: Planning Application Ref 14/00361/DPP
Erection of entrance gates and fence (retrospective) | Glenord 17 Broomieknowe
Lasswade EH18 1LN**

Lasswade District Civic Society has been established for over 40 years, and its adult membership now stands at around 400. Our constitution objectives include '... care for the beauty and character of the local area and the preservation of the general public amenity'. For these reasons, we wrote on behalf of the Society, to express our concern and to lodge an objection in principle to the above planning application.

There were and are a number of important grounds for our objection.

Glenord, its entrance gates and fence are situated in the Broomieknowe Conservation Area, and as such are subject to the adopted Midlothian Local Plan Policy RP22, Conservation Areas: within a Conservation Area development will not be permitted which would have any adverse effect on its character and appearance.

The entrance gates and fence which have been erected are of a design which is very different to the design approved by Midlothian Council in 2007. The design of the entrance gates and fence which have been erected is not at all in keeping with the established character and appearance of the Broomieknowe Conservation Area.

We therefore disagree completely with the conclusion of the Midlothian Council Local Review Body that the entrance gates and fence which have been erected are in accordance with Policy RP22.

RP22 states that: "Within or adjacent to a Conservation Area development will not be permitted which would have any adverse effect on its character and appearance.", and regarding alterations states that: "In the selection of site, scale, choice of materials and details of design, it will be ensured that new buildings, and extensions and alterations to existing buildings, preserve or enhance the character and appearance of the Conservation Area.", and also states that: "Particular care in the design of replacement windows and doors will be required on the public frontage of buildings."

In the context of the Broomieknowe Conservation Area it does not seem unreasonable to assume that RP22 'doors' includes entrance gates and fence which are, in the case of Glenord, the public frontage of the property. A point that the Councillors on the Local Review Body appear to have missed.

We are extremely concerned with the decision of the Midlothian Council Local Review Body to act against both the policies set out in the Midlothian Local Plan and compromise decision of the Midlothian Council Planning Department in this matter, that the entrance gates and fence should be painted black, and would ask what exactly is the Midlothian Council Policy going forward regarding further such applications, the cumulative effect of which will be to harm the character and appearance of the Broomieknowe Conservation Area irrevocably.

Yours faithfully

Lasswade District Civic Society Committee,

Michael Stoneham, Rosemary Mackay, Adam Lansdown, Jacquie Dunlop, Sheena Dryden,
John Blackwell, Sheila Murray

Copies to:

Derek Milligan Councillor for Bonnyrigg Ward
Ian Baxter Councillor for Bonnyrigg Ward
Bob Constable Councillor for Bonnyrigg Ward