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Planning Officer
The City of Edinburgh Council

Your ref: 20/02527/LBC
Our ref: NAL-EDB-001

22 December 2020

Dear 

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) (SCOTLAND) ACT 1997
THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) (NOTIFICATION OF APPLICATIONS) DIRECTION 2015
INTERNAL AND EXTERNAL ALTERATIONS, ERECTION OF SHOP FRONTS AND ASSOCIATED WORKS AT 27, 29, 31 JAMES CRAIG WALK, EDINBURGH**

I refer to your Council's letter and enclosures of 25 September 2020 notifying the above application to Ministers following consideration by The City of Edinburgh Council, who were minded to grant Listed Building Consent against the advice of Historic Environment Scotland.

Having considered the proposal, Ministers have decided, in terms of Section 11 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, to require the application to be referred to them for determination. Accordingly, a Direction, given in terms of Section 11, is enclosed.

Ministers have given this Direction in view of the proposed development's potential impact on national historic environment policies. It is considered that the issues raised would benefit from further scrutiny.

The planning authority are requested to serve notice on the applicant for Listed Building Consent of the terms of this Direction, the reasons for issuing it, that the application has been referred to Ministers and that the decision of Ministers will be final. The application should now be submitted to Planning and Environmental Appeals Division (DPEA) in Falkirk for examination by a reporter of all the evidence submitted. I would be grateful if you prepare

all the application documentation and send it to dpea@gov.scot or on pendrive to David Henderson, Head of Performance and Administration, Ground Floor, Hadrian House, Callendar Business Park, Callendar Road, Falkirk, FK1 1XR who will make arrangements for processing the case. Thereafter, the appointed reporter has been asked to submit a report, with recommendations, to Scottish Ministers for their consideration and determination.

Any queries relating to the future handling of the case should be directed to DPEA.

Yours sincerely



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The Scottish Ministers, in exercise of the powers conferred on them by Section 11 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, and of all other powers enabling them in that behalf, hereby direct that The City of Edinburgh Council refer to them for determination an application for Listed Building Consent under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, received by them from Avison Young (UK) Limited on behalf of Nuveen Real Estate, for internal and external alterations, erection of shop fronts and associated works at 27, 29, 31 James Craig Walk, Edinburgh.

This Direction is given in view of the proposed development's potential impact on national historic environment policies. It is considered that the issues raised would benefit from further scrutiny by Ministers.

This Direction may be cited as The Planning (Listed Building Consent and Conservation Area Consent) (Reference of Application) (The City of Edinburgh Council) (Internal and external alterations, erection of shop fronts and associated works at 27, 29, 31 James Craig Walk, Edinburgh) Direction 2020.

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