

PLANNING NON-MATERIAL VARIATION SERVICE – REQUEST FORM

Please complete & return to nonmaterialvariations@edinburgh.gov.uk

To request a non-material variation on an existing planning application. Please read the [Customer Service Guide](#) before submitting.

Please include as an email attachment (in PDF format, maximum 10 MB) a location plan with the site outlined in red (1:1,250 or 1:2,500 scale) and the relevant plans showing the proposed variations.

Drawings should be to the same scale as those approved under the planning permission and the proposed variations should be clearly highlighted in colour. Applicants are requested to provide the original drawing numbers as per the Council's planning portal references in the original application.

The charge for this application is used in part to assess whether the requested change(s) is/are non-material. The fee is non-refundable if the Council determines that the changes are material.

1	APPLICANT	
	a	Full name Tabitha Fraser
	b	Organisation n/a
	c	Postal address 1f1 54 Eyre Place, EH3 5EJ
	d	Contact telephone number 
	e	Email address 

2	AGENT (IF APPLICABLE)	
	a	Full name
	b	Organisation
	c	Postal address
	d	Contact telephone number
	e	Email address

3	DEVELOPMENT PROPOSAL	
	Address/ location of the proposed development.	4 Coltbridge Gardens, EH12 6AQ
	Specify the reference number(s) for the planning application and any existing NMV application(s) that this application refers to. Please include the relevant case officer name if known.	Proposal Reference: 100701566 Application number: 25/00766/FUL Case officer: Tom Hutchinson
Please describe the nature of the variations sought, clearly noting each specific matter that requires to be assessed. (Please include the planning portal drawing number reference for the previously consented drawings which identify each variation).	<p>1. Introduction of External Spiral Stair: It is proposed to omit the previously approved internal stair (removed for structural and cost reasons) and introduce an external steel spiral stair providing access to the already approved balcony. The stair is located fully within the footprint of the consented balcony and therefore does not increase the massing, scale, or footprint of the approved development. The stair and balcony balustrade will be finished in black to match the approved window and door frames. External stairs of a similar type and material are already present on neighbouring properties, and the proposal is consistent with the established character of the street.</p> <p>Previously consented drawings affected:</p>	

4	PAYMENT		
	There is a flat rate fee of £238 for all non-material variation applications. (Note: there is no VAT associated with this application fee).		
	<i>Payment is not to be paid prior to the registration of the non-material variation. Payment must be made online using a payment link which will be sent on receipt of completed application forms.</i>		
	Who will make the payment?	Applicant	<input checked="" type="radio"/>
		Agent	<input type="radio"/>
Does your development relate primarily to improving access for people with disabilities?	Yes	<input type="radio"/>	
	No	<input checked="" type="radio"/>	