

- Negative impact on the outstanding qualities and setting of the Edinburgh World Heritage Site (refer to ECLP Policy ENV 1)
- Detrimental to the special character and appearance of the Broughton and New Town Conservation Area (refer to Policy ENV 6 and to Broughton and New Town Conservation Area Appraisal)
- Detrimental to the appearance and character of the A listed property at 61 Northumberland Street and to its setting (the proposals are within its curtilage), and also to the neighbouring A listed buildings and their settings. (refer to Policy ENV3)
- Harmful impact on the significant, very tall and old lime tree to adjacent west (contrary to Policy ENV12 and Policy ENV6), and on biodiversity (refer to Policy Des 3).
- Visual appearance of the proposed development and its relationship to its surroundings eg building materials, height, scale, massing, design, layout of development, wider townscape and landscape impacts and impacts on views. Particularly in comparison with other buildings in the locality (refer to Policy Des 1, Des 3 and CEC Guidance for Householder Development)
- Amenity of occupiers or neighbours eg privacy, daylight, immediate outlook (refer to Policy Des 3)

The following are not material in planning terms and should not be included in letters:

- Private interests eg loss of a private view, impact on property value
- Issues covered by other legislation eg health and safety regulations, building control