

Development Management Sub Committee

Wednesday 19 June 2019

Application for Planning Permission 19/00112/FUL At 18 - 20 King's Stables Road, Edinburgh, EH1 2LQ Use of student accommodation as short term holiday accommodation from 1 June to 31 August annually

| | |
|---------------|-------------------|
| Item number | 4.4 |
| Report number | |
| Wards | B11 - City Centre |

Summary

The proposals comply with the Edinburgh Local Development Plan and non-statutory guidelines and would have no adverse effect on the amenity of the area. The development would have no detrimental impact on the character and appearance of the Old Town Conservation Area and Edinburgh World Heritage Site. There are no material considerations that outweigh this conclusion.

Links

[Policies and guidance for this application](#)

LDPP, LEMP10, LDEL02, LDES05, LHOU07, NSLBCA, NSBUS, LTRA02, LTRA03,

Report

Application for Planning Permission 19/00112/FUL At 18 - 20 King's Stables Road, Edinburgh, EH1 2LQ Use of student accommodation as short term holiday accommodation from 1 June to 31 August annually

Recommendations

1.1 It is recommended that this application be Granted subject to the details below.

Background

2.1 Site description

The site is a six storey building with a consented use for student accommodation. The site is currently under construction and nearing completion. The building forms part of a wider mixed use development including a hotel, residential and commercial units. On completion, the building will contain 167 studio apartments. King's Stables Road is a connecting route between Lothian Road and the Grassmarket and the site is located on the south side of the street with Lady Wynd to the east and Argyle House to the west.

The site is within the Edinburgh World Heritage Site.

This application site is located within the Old Town Conservation Area.

2.2 Site History

July 2016 - Conservation area consent granted for: Partial demolition required to re-develop site for mixed use development (application reference: 15/05716/CON).

August 2017 - Planning permission granted for: Mixed use development comprising flats, student accommodation, hotel, arts facility and class 1, 2 and 3 uses, involving the erection of new buildings, alteration of existing buildings, partial demolition and change of use of ground floor of existing tenement building (as amended) (application reference: 15/05715/FUL).

Main report

3.1 Description Of The Proposal

Planning permission is sought for the change of use of student accommodation to short stay commercial visitor accommodation on an annual basis from 1 June to 31 August.

3.2 Determining Issues

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the

development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states - special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling reasons for not approving them?

If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

3.3 Assessment

To address these determining issues, the Committee needs to consider whether:

- a) the development is acceptable in principle in this location
- b) there is any unacceptable impact on residential amenity;
- c) there is any adverse impact on the character and appearance of the Old Town Conservation Area or the outstanding universal value of the Edinburgh World Heritage Site;
- d) the proposal raises any road safety issues; and
- e) comments raised have been addressed.

a) Principle

The site is within the city centre where a mix of uses is supported by LDP policy Del 2.

The development is acceptable in principle in this location subject to the consideration of other matters below.

b) Amenity

The intention of LDP policy Hou 7 is to preclude the introduction or intensification of non-residential uses incompatible with predominantly residential areas and secondly, to prevent any further deterioration in living conditions in more mixed use areas which nevertheless have important residential functions.

The area is high density, as is common within the city centre, with residential properties in close proximity with commercial uses. The hotel and student accommodation mean that throughout the year the area will be subject to a transient population. The use of the student accommodation as short stay commercial visitor accommodation during the traditionally busy summer months will not significantly alter the character of the area and therefore will have no detrimental impact on the amenity of the surrounding area. The proposal will not result in the intensification of a non-residential use incompatible with a predominantly residential area and or result in the deterioration of living conditions in a mixed use area. The proposal is compliant with LDP policy Hou 7.

c) Old Town Conservation Area and World Heritage Site

There will be no physical alterations to the building as part of the proposal. There will be no impact on the character and appearance of the Old Town Conservation Area or the outstanding universal value of the Edinburgh World Heritage Site in line with LDP policies Env 1 and Env 6.

d) Transport

Transport has raised no objection to the proposal. No car parking has been proposed and there is storage for 167 bicycles as per the original consent. The proposal complies with LDP policies Tra 2 and Tra 3.

e) Public comments

Material Considerations

- Impact on amenity: addressed in section 3.3(b);
- Over provision of holiday lets: addressed in section 3.3(a);
- Parking: addressed in section 3.3(d).

Non-material Considerations

- Anti-social behaviour;
- Disruption from construction;
- Unfair to private landlords;
- Refuse collection.

Conclusion

The proposals comply with the Edinburgh Local Development Plan and non-statutory guidelines and would have no adverse effect on the amenity of the area. The development would have no detrimental impact on the character and appearance of the Old Town Conservation Area and Edinburgh World Heritage Site. There are no material considerations that outweigh this conclusion.

It is recommended that this application be Granted subject to the details below.

3.4 Conditions/reasons/informatives

1. The accommodation shall only be rented out as short term holiday lets from 1 June to 31 August annually.

Reasons:-

1. To protect the amenity of the surrounding area.

Informatives

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.

Financial impact

4.1 The financial impact has been assessed as follows:

There are no financial implications to the Council.

Risk, Policy, compliance and governance impact

5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

Equalities impact

6.1 The equalities impact has been assessed as follows:

The application has been assessed and has no impact in terms of equalities or human rights.

Sustainability impact

7.1 The sustainability impact has been assessed as follows:

This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

8.1 Pre-Application Process

There is no pre-application process history.

8.2 Publicity summary of representations and Community Council comments

Following statutory neighbour notification and advertisement in the press on 1 February 2019, ten letters of representation have been received.

Background reading/external references

- To view details of the application go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

**Statutory Development
Plan Provision**

The site is within the City Centre, Old Town Conservation Area and Edinburgh World Heritage Site as defined by the adopted Edinburgh Local Development Plan.

Date registered

11 January 2019

Drawing numbers/Scheme

01-07,

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Murray Couston, Planning Officer

E-mail:murray.couston@edinburgh.gov.uk Tel:0131 529 3594

Links - Policies

Relevant Policies:**Relevant policies of the Local Development Plan.**

LDP Policy Emp 10 (Hotel Development) sets criteria for assessing sites for hotel development.

LDP Policy Del 2 (City Centre) sets criteria for assessing development in the city centre.

LDP Policy Des 5 (Development Design - Amenity) sets criteria for assessing amenity.

LDP Policy Hou 7 (Inappropriate Uses in Residential Areas) establishes a presumption against development which would have an unacceptable effect on the living conditions of nearby residents.

Non-statutory guidelines 'LISTED BUILDINGS AND CONSERVATION AREAS' provides guidance on repairing, altering or extending listed buildings and unlisted buildings in conservation areas.

Non-statutory guidelines 'GUIDANCE FOR BUSINESSES' provides guidance for proposals likely to be made on behalf of businesses. It includes food and drink uses, conversion to residential use, changing housing to commercial uses, altering shopfronts and signage and advertisements.

LDP Policy Tra 2 (Private Car Parking) requires private car parking provision to comply with the parking levels set out in Council guidance, and sets criteria for assessing lower provision.

LDP Policy Tra 3 (Private Cycle Parking) requires cycle parking provision in accordance with standards set out in Council guidance.

Appendix 1

**Application for Planning
Permission 19/00112/FUL At 18 -
20 King's Stables Road,
Edinburgh, EH1 2LQ
Use of student accommodation as short
term holiday accommodation from 1 June
to 31 August annually.**

Consultations

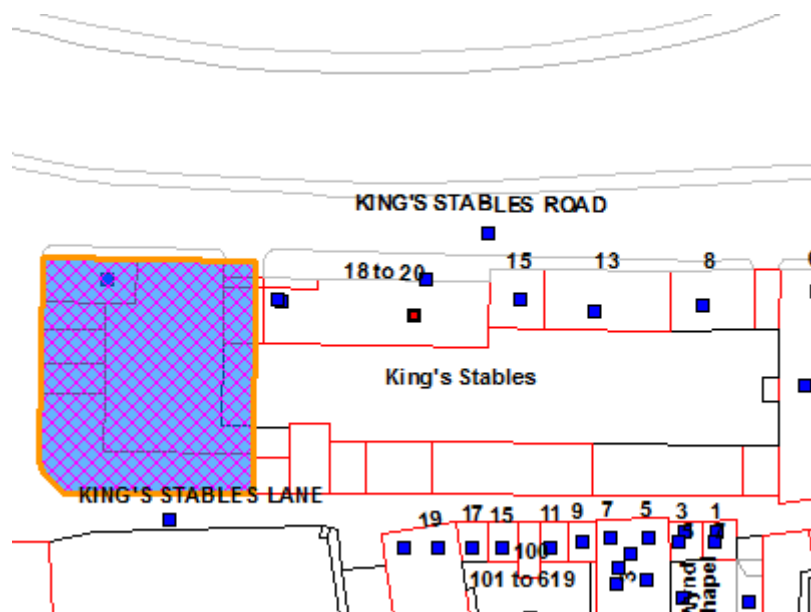
Transport

No objections to the application.

Environmental Protection

No objections to the application.

Location Plan



© Crown Copyright and database right 2014. All rights reserved. Ordnance Survey License number 100023420

END