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THE CITY OF EDINBURGH COUNCIL

Full Planning Application
at
14 East Preston Street
Edinburgh
EH8 9QA

Development Quality Sub-Committee
of the Planning Committee

Proposal:	**Re - painting of wooden casing of building frontage in Leyland Plum (ref:02 C 37 UC62) - retrospective**
Applicant:	Dr McCallum.
Reference No:	03/04248/FUL

1   Purpose of report

To recommend that the application be **REFUSED AND ENFORCED** for the following reasons;

Reasons

1.   The proposal is contrary to Policy CD5 (CONSERVATION AREAS: REDEVELOPMENT) and the Councils non-statutory guidelines concerning (COLOUR OF BUILDINGS)in that the colour of the building is visually intrusive, to the detriment of the character and appearance of the conservation area.

2   Main report

Site description

The property is a doctors surgery located on the ground floor of a four storey stone built tenement, to the north side of East Preston Street. A communal garden to the rear of the property adjoins other surrounding rear communal gardens.

The property lies within the South Side Conservation Area.

Site history

Planning permission granted for a change of use to a doctor's surgery on the 24 March 1993 (reference number 00282/93).

The Enforcement Unit has previously brought to the attention of the applicant that the painting of the doctor's surgery requires planning permission, given that it is located within a conservation area.

Development

The applicant seeks retrospective planning permission for the painting of the wooden casing of the building frontage in the colour Leyland Plum (ref: 02 C37UC62). The applicant has, as part of the submission, provided a summary of a surgery user survey undertaken to gauge reaction to the colour of the doctor's surgery. A copy of this document is available in the Party Group Rooms.

Consultations

No consultations undertaken.

Representations

The application was advertised on the 12 December 2003. No letters of representation have been received.

Policy

Central Edinburgh Local Plan:

Housing and Compatible Uses

Relevant Policies:

Policy CD5 (CONSERVATION AREAS - REDEVELOPMENT) sets out the criteria against which new development in conservation areas will be assessed, and seeks to preserve or enhance their character and appearance.

Non-statutory Guideline (COLOUR OF BUILDINGS) frontages should be sympathetic to the treatment and character of the main facade and adjoining properties.

3   **Conclusions and Recommendations**

Determining Issues:

- does the proposal preserve or enhance the character and appearance of the conservation area? there being a strong presumption against the granting of planning permission of this if not the case;

- does the proposal comply with the development plan?

- if the proposal does comply with the development plan, are there any compelling reasons for not approving it?

- if the proposal does not comply with the development plan, are there any compelling reasons for approving it?

ASSESSMENT

To address these determining issues, the Committee needs to consider whether the paint colour is appropriate to the conservation area and would preserve or enhance its appearance.

The character of the conservation area is summarised in the local plan as follows;- The buildings of the South Side are predominantly tenemental, with examples of Georgian and Victorian architecture in the Scottish style. Wallhead gables once common in many Scottish cities, are a particular feature of many buildings. The development of the area started in the late eighteenth century, although several villas predate this, with the construction of George Square, laid out as a spacious speculative housing development by James Brown in 1766. The expansion of the South Side continued into the nineteenth century with the construction of late Georgian squares (such as St Patrick Square and Hill Square); subsequent development resulted in a high density mix of flats, shops, pubs, schools and churches. The University of Edinburgh occupies much of the northern part of the conservation area with several significant buildings (e.g. Medical School and McEwan Hall) as well as more recent, and less sympathetic, academic buildings.

The area in which the site is located is characterised by traditional four storey tenement buildings, which are subdued in colour. In contrast to this, South Clerk Street, is in part, characterised by shop signs of different colours. The strident colour used is at odds wit the stone built character of the street, particularly given its domestic character.

The colour is unacceptable and not appropriate to the conservation area or the wider surrounding area, and would set an unacceptable precedent if approved.

To conclude, it is considered that the work is contrary to policy CD5 (CONSERVATION AREAS-REDEVELOPMENT) and the Councils' non-statutory guidance concerning the (COLOUR OF BUILDINGS) and adversely affects the character and appearance of the conservation area.

It is recommended that the Committee refuses this application, for the reason stated and authorises enforcement action to ensure that the building is painted in a more appropriate colour.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

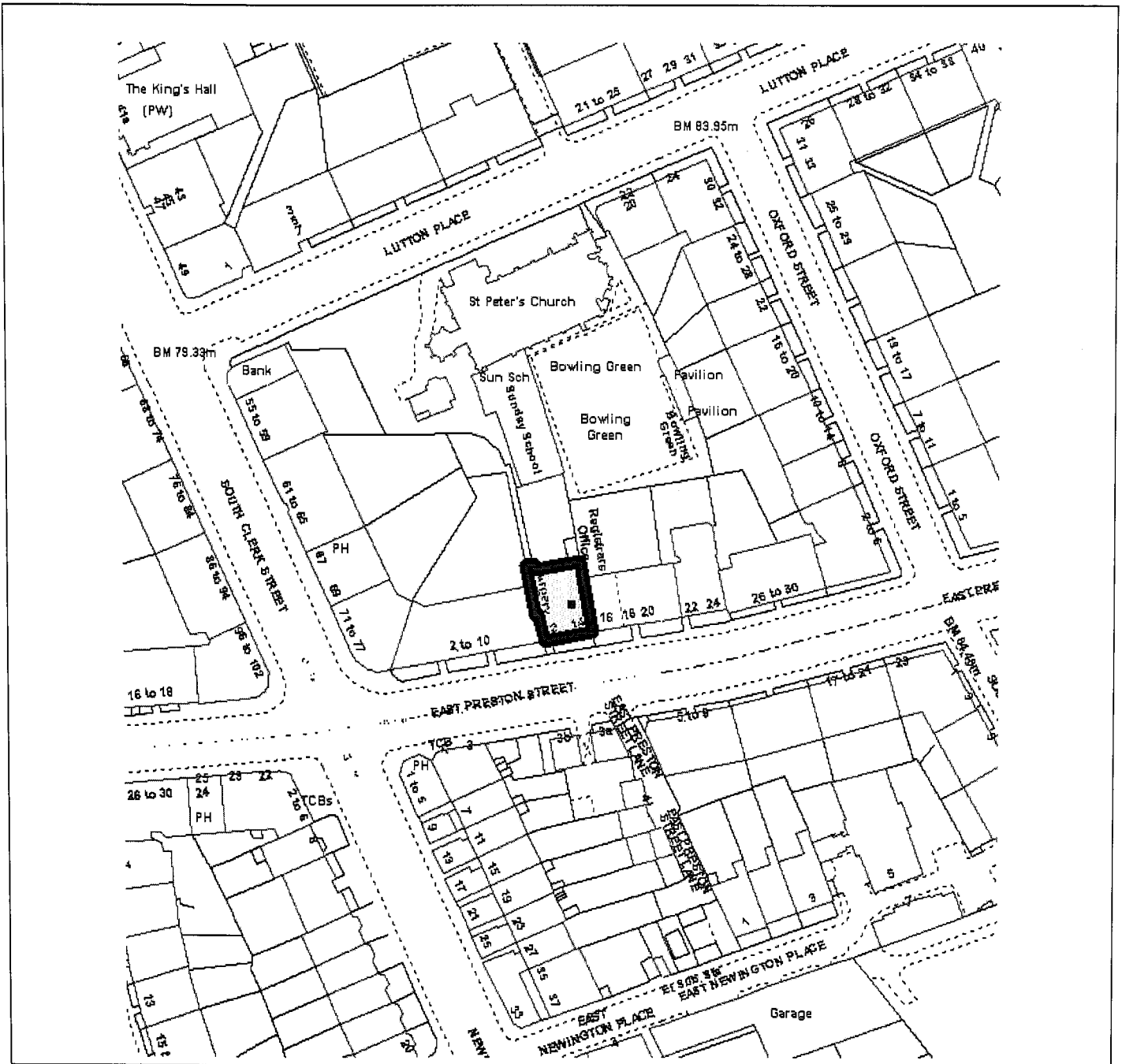|	
Contact/tel	Mr Mark Russell
Ward affected	33 -Southside
Local Plan	Central Edinburgh Local Plan
Statutory Development Plan Provision	Southside Conservation Area and Housing and Compatible Uses
File	
Date registered	4 December 2003
Drawing numbers/ Scheme	1 to 1

PLANNING APPLICATION

Address	14 East Preston Street, Edinburgh, EH8 9QA
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