

Notice of meeting and agenda

Planning Local Review Body (Panel 1)

10.00 am Wednesday, 31st January, 2024

Hybrid Meeting - Dean of Guild Court Room / Microsoft Teams

This is a public meeting and members of the public are welcome to watch the webcast live on the Council's website.

Contacts

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1. Appointment of Convener

- 1.1 The Local Review Body is invited to appoint a Convener from its membership.

2. Order of Business

- 2.1 Including any notices of motion and any other items of business submitted as urgent for consideration at the meeting.

3. Declaration of Interests

- 3.1 Members should declare any financial and non-financial interests they have in the items of business for consideration, identifying the relevant agenda item and the nature of their interest.

4. Minutes

- 4.1 Minute of the Local Review Body (Panel 1) of 13 December 2023 – submitted for approval as a correct record. 9 - 28

5. Local Review Body - Procedure

- 5.1 Note of the outline procedure for consideration of all Requests for 29 - 32

6. Requests for Review

- 6.1** 130 Alnwickhill Road, Edinburgh - Attic conversion with two dormers - application no. 23/03021/FUL. 33 - 64
- (a) Decision Notice, Report of Handling and Letters of Representation
- (b) Notice of Review and Supporting Documents
- Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents and a site inspection.
- 6.2** 113 (3F1) Broughton Street, Edinburgh - Change of use from residential to short term let (in retrospect) - application no. 23/03915/FULSTL.. 65 - 592
- (a) Decision Notice, Report of Handling and Letters of Representation
- (b) Notice of Review and Supporting Documents
- Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents, holding one or more hearing sessions on specific matters and a site inspection.
- 6.3** 39 Hutchison Medway, Edinburgh - Proposed change of use from side garden to dog grooming business (in retrospect) - application no. 23/01614/FUL. 593 - 668
- (a) Decision Notice, Report of Handling and Letters of Representation
- (b) Notice of Review and Supporting Documents
- Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents only.
- 6.4** 12 Jordan Lane, Edinburgh - Dormer extension to an existing detached dwellinghouse - application no. 23/02387/FUL. 669 - 704

(a) Decision Notice, Report of Handling and Letters of Representation

(b) Notice of Review and Supporting Documents

Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents only.

6.5 158A Lanark Road West (At Land 15 Meters North West Of), Currie - Proposed 2x apartment development - application no. 23/02074/FUL.. 705 - 744

(a) Decision Notice, Report of Handling and Letters of Representation

(b) Notice of Review and Supporting Documents

Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents only.

6.6 4 Wemyss Place Mews, Edinburgh - Change of use from office to apartment hotel unit, new exhaust vents - application no. 23/01733/FUL.. 745 - 778

(a) Decision Notice, Report of Handling and Letters of Representation

(b) Notice of Review and Supporting Documents

(c) Further Reps and Response from Applicant

Note: The applicant has requested that the review proceed on the basis of an assessment of the review documents only.

7. Extracts of Relevant Policies from the Edinburgh Local Development Plan

7.1 Extracts of Relevant Policies from the Edinburgh Local Development Plan for the above review cases 779 - 794

[Local Development Plan Online](#)

Edinburgh Local Development Plan Policy Des 1 (Design Quality and Context)

Edinburgh Local Development Plan Policy Des 4 (Development Design - Impact on Setting)

Edinburgh Local Development Plan Policy Des 12 (Alterations and Extensions)

Edinburgh Local Development Plan Policy Hou 1 (Housing Development)

Edinburgh Local Development Plan Policy Hou 4 (Housing Density)

Edinburgh Local Development Plan Policy Hou 7 (Inappropriate Uses in Residential Areas)

Edinburgh Local Development Plan Policy Tra 2 (Private Car Parking)

Edinburgh Local Development Plan Policy Tra 3 (Private Cycle Parking)

National Planning Framework 4 Policy 1 (Sustainable Places Tackling the climate and nature crises)

National Planning Framework 4 Policy 7 (Historic Assets and Places)

National Planning Framework 4 Policy 14 (Design, quality and place)

National Planning Framework 4 Policy 16 (Quality Homes)

National Planning Framework 4 (Policy 30 (Tourism))

8. Non-Statutory Guidance

8.1 [Guidance for Businesses](#)

795 - 1002

- [Edinburgh Design Guidance](#)

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[Listed Buildings and Conservation Areas](#)

[Guidance for Householders](#)

- [Currie Conservation Area Character Appraisal](#)

- [The New Town Conservation Area Character Appraisal](#)

[Managing Change in the Historic Environment: Conservation Areas](#)

[Managing Change in the Historic Environment: Roofs](#)

[Managing Change in the Historic Environment: Windows](#)

Managing Change in the Historic Environment: Guidance on the principles of listed building consent.

Managing Change in the Historic Environment: Setting

Note: The above policy background papers are available to view on the Council's website www.edinburgh.gov.uk under Planning and Building Standards/local and strategic development plans/planning guidelines/conservation areas, or follow the links as above.

Nick Smith

Service Director, Legal and Assurance

Membership Panel

Councillor Lezley Marion Cameron, Councillor Neil Gardiner, Councillor Tim Jones, Councillor Hal Osler and Councillor Alex Staniforth

Information about the Planning Local Review Body (Panel 1)

The City of Edinburgh Planning Local Review Body (LRB) has been established by the Council in terms of the Town and Country Planning (Schemes of Delegation and Local

Review Procedure) (Scotland) Regulations 2008. The LRB's remit is to determine any request for a review of a decision on a planning application submitted in terms of the Regulations.

The LRB comprises a panel of five Councillors drawn from the eleven members of the Planning Committee. The LRB usually meets every two weeks, with the members rotating in two panels of five Councillors.

This meeting of the LRB is a Hybrid Meeting - Dean of Guild Court Room / Microsoft Teams.

Further information

Members of the LRB may appoint a substitute from the pool of trained members of the Planning Committee. No other member of the Council may substitute for a substantive member. Members appointing a substitute are asked to notify Committee Services (as detailed below) as soon as possible.

If you have any questions about the agenda or meeting arrangements, please contact Blair Ritchie, Committee Services, City of Edinburgh Council, Business Centre 2.1, Waverley Court, 4 East Market Street, Edinburgh EH8 8BG, Tel 0131 529 4085, email blair.ritchie@edinburgh.gov.uk.

The agenda, minutes and public reports for this meeting and all the main Council committees can be viewed online by going to the Council's online [Committee Library](#).

Live and archived webcasts for this meeting and all main Council committees can be viewed online by going to the Council's [Webcast Portal](#).

Unless otherwise indicated on the agenda, no elected members of the Council, applicant, agent or other member of the public may address the meeting.

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Minutes

The City of Edinburgh Planning Local Review Body (Panel 1)

10.00 am, Wednesday 13 December 2023

Present: Councillors Gardiner, Jones, Osler and Staniforth.

1. Appointment of Convener

Councillor Osler was appointed as Convener.

2. Minutes

To approve the minute of the Local Review Body (LRB Panel 1) of 13 December 2023 as a correct record.

3. Planning Local Review Body Procedure

Decision

To note the outline procedure for consideration of reviews.

(Reference – Local Review Body Procedure, submitted)

4. Request for Review – 5 (Flat 4) Albyn Place, Edinburgh

Details were submitted of a request for review for use of flat for short-term let use (Sui Generis) and residential flat (in retrospect) at Flat 4 5 Albyn Place, Edinburgh. Application Number. 23/03460/FULSTL.

Assessment

At the meeting on 13 December 2023, the LRB had been provided with copies of the notice of review, including a request that the review proceed on the basis of an assessment of the review documents and a site inspection. The LRB had also been provided with copies of the decision notice and the report of handling.

The LRB heard from the Planning Adviser who summarised the issues raised and presented the drawings of the development and responded to further questions.

The plans used to determine the application were 01 – 02, Scheme 1 being the drawings shown under the application reference number 23/03460/FULSTL on the Council's Planning and Building Standards Online Services.

The LRB, having considered these documents, felt that they had sufficient information before it to determine the review.

The Report of Handling notes that the Guidance for Businesses 2023 is also relevant. However, a Judicial Review against the Council ruled on 1 December 2023 that the April 2023 Guidance for Business should be reduced, which means it must be disregarded in consideration of this review.

Therefore, the LRB in their deliberations on the matter, considered the following:

- 1) The development plan, including the relevant policies of the NPF4 and Edinburgh Local Development Plan, principally:
 - Edinburgh Local Development Plan Policy Hou 7 (Inappropriate Uses in Residential Areas)
 - Edinburgh Local Development Plan Policy Tra 2 (Private Car Parking)
 - Edinburgh Local Development Plan Policy Tra 3 (Private Cycle Parking)
 - Edinburgh Local Development Plan Policy Des 12 (Alterations and Extensions)
 - National Planning Framework 4 Policy 1 (Sustainable Places Tackling the climate and nature crises)
 - National Planning Framework 4 Policy 7 (Historic Assets and Places)
 - National Planning Framework 4 Policy 30 (Tourism)
- 2) Relevant Non-Statutory Guidelines.
 - Listed Buildings and Conservation Areas
 - The New Town Conservation Area Character Appraisal
- 3) The procedure used to determine the application.
- 4) The reasons for refusal and the arguments put forward in the request for a review.

Conclusion

The LRB considered all the arguments put before it in respect of the proposed planning application and discussion took place in relation to the following issues:

- The Panel confirmed that it was happy to proceed on the basis of the information provided and that it had sufficient evidence to suggest that a change of use to short term let had occurred.

- Regarding the plan for the flat, there appeared to be no landing on the stair, was there any further information on the staircase and what level was the flat located?
- It was confirmed that this was a third floor flat, and it seemed that the flat occupied the entire floor. It would appear there was a communal stair from below, coming up to the third level.
- It was explained that there was no specific information regarding the authorised use of the other three flats in the common stairwell, but the applicant said that this common stairwell was via a shared stair and access.
- There was impact on individuals, this was a shared stairwell, and there was material change of use, therefore, the Panel should uphold the decision of the planning officer. LDP Policy Hou 7 was very applicable in this case, the applicant had said that there was access to the other residents. Even if the applicant were mindful of their behaviour, a change of use meant there could be a change of owner in future and another owner might not be so mindful of others in the block.
- There was agreement with the above viewpoint. There had been similar applications, long before the changes in legislation were implemented. There was a communal stair, there was a change of use and the impact on amenity would be significant and unacceptable.
- The Panel should uphold offer decision in terms of LDP Policy Hou 7.
- No alternative position was expressed.

Having taken all the above matters into consideration and although there was some sympathy for the applicant, the LRB were of the opinion that no material considerations had been presented in the request for a review which would lead it to overturn the determination by the Chief Planning Officer.

Decision

To uphold the decision by the Chief Planning Officer to refuse planning permission.

Reasons for Refusal:

1. The proposal was contrary to Local Development Plan Policy Hou 7 in respect of Inappropriate Uses in Residential Areas, as the use of this dwelling as a short term let would have a materially detrimental effect on the living conditions and amenity of nearby residents.
2. The proposal was contrary to National Planning Framework Policy 30(e) in respect of Local Amenity and Loss of Residential Accommodation, as the use of this dwelling as a short term let would result in an adverse impact on local amenity and the loss of a residential property had not been justified.

(References – Decision Notice, Notice of Review, Report of Handling, supporting documents and Further Representations submitted).

5. Request for Review – 71 Ashley Drive, Edinburgh

Details were submitted for a request for review for loft conversion including addition of rear dormer (resubmission relating to 22/04098/FUL) at 71 Ashley Drive, Edinburgh. Application No. 23/02078/FUL.

Assessment

At the meeting on 13 December 2023, the LRB had been provided with copies of the notice of review, including a request that the review proceed on the basis of an assessment of the review documents only. The LRB had also been provided with copies of the decision notice and the report of handling.

The LRB heard from the Planning Adviser who summarised the issues raised and presented the drawings of the development and responded to further questions.

The plans used to determine the application were 01-05, Scheme 1 being the drawings shown under the application reference number 23/02078/FUL on the Council's Planning and Building Standards Online Services.

The LRB, having considered these documents, felt that they had sufficient information before it to determine the review.

The LRB in their deliberations on the matter, considered the following:

- 1) The development plan, including the relevant policies of the NPF4 and Edinburgh Local Development Plan, principally:
 - Edinburgh Local Development Plan Policy Des 1 (Design Quality and Context)
 - Edinburgh Local Development Plan Policy Des 12 (Alterations and Extensions)
 - National Planning Framework 4 Policy 1 (Sustainable Places Tackling the climate and nature crises)
 - National Planning Framework 4 Policy 14 (Design, quality and place)
 - National Planning Framework 4 Policy 16 (Quality Homes)
- 2) Relevant Non-Statutory Guidelines.
 - Guidance for Householders
- 3) The procedure used to determine the application.
- 4) The reasons for refusal and the arguments put forward in the request for a review.

Conclusion

The LRB considered all the arguments put before it in respect of the proposed planning application and discussion took place in relation to the following issues:

- The Panel confirmed it was content to proceed on the basis of the information provided and to accept the additional information.

- Clarification was requested on the statement from the applicant regarding the streetscape or view of the front elevation, whereby the applicant stated that the proposed roof extension could not be seen from the front elevation.
- The Planning Advisor illustrated the property from the street view, identifying it as a semi-detached house in an area of predominantly bungalows with hipped roofs. There had been changes to roofs of nearby bungalows and the supporting statement gave examples of other properties in the area.
- Whether the proposed loft conversion including addition of rear dormer extension could be seen from the front of the building.
- The Planning Advisor explained that due to the proposed roof form, it would be possible to see the alterations from the street.
- A view of the site was presented, the property was in the corner of a cul-de-sac, and had neighbours on either side.
- There were no further questions.
- There was no problem with this application, from the plan, it was evident that this was not in a conservation area and other extensions were quite common in this area. It might be possible to overturn the officer's decision. The extension would allow people to stay in their homes when their families expanded. The changes were not so dramatic to refuse the proposals. Therefore, the Panel should overturn the officer's recommendations and allow planning permission.
- There was sympathy with this. There would not be much impact, the property was located in a cul-de-sac and the applicant wanted to retain the hipped roof to the front. This alteration was not especially noticeable and it was important to allow people to stay in their residence. It should be noted that there was a level of adjustment in the area, this was not so out of keeping with the character of the area.
- Although the front elevation was somewhat awkward and there were issues with the ridge line and the windows, these were not sufficient grounds to refuse the application. Even though it could have been handled better and other properties were more graceful, with extra space for headroom.
- This was finely balanced, it was thought that the shape was slightly awkward, but the need to stay in the home and add an additional bedroom was important.
- The Panel should not uphold the officer's decision as it did not go against Policy. It might not be typical of the area, however, with respect to LDP Policy Des 1, in relation to new design, considering the surrounding area, the proposal was not so particular that it stood out.

- With respect to NPF4 Policies 14 and 16 g, it was thought these were being harshly interpreted, and one member did not support LDP Policies Des 1 and Des 12 as reasons for refusal.
- The majority of the members agreed to overturn the officer's recommendations and grant the application. Although one member was in disagreement, there was no seconder, therefore, no alternative proposal was made. Therefore, the Panel agreed to grant the application.

Having taken all the above matters into consideration, and although one of the members was in disagreement, the LRB determined to overturn the decision of the Chief Planning Officer and granted planning permission as:

- 1) The proposals were appropriate in terms of design and NPF4 Policy 14 c and 16 g as the proposals would not have a detrimental impact on the character and appearance of the surrounding area, nor on the amenity of the neighbouring properties.
- 2) The proposals were not contrary to LDP Policies Des 1 and Des 12 as the proposals will not have a detrimental impact on the character and appearance of the surrounding area, nor on the amenity of the neighbouring properties.

Decision

To not uphold the decision by the Chief Planning Officer and to grant planning permission.

Reasons

- 1) The proposals were appropriate in terms of design and NPF4 Policy 14 c and 16 g as the proposals would not have a detrimental impact on the character and appearance of the surrounding area, nor on the amenity of the neighbouring properties.
- 2) The proposals were not contrary to LDP Policies Des 1 and Des 12 as the proposals would not have a detrimental impact on the character and appearance of the surrounding area, nor on the amenity of the neighbouring properties.

Informatives

- (a) The development hereby permitted should be commenced no later than the expiration of three years from the date of this consent.
- (b) No development should 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 constituted a breach of planning control under section 123(1) of the Town and Country Planning (Scotland) Act 1997.
- (c) 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.

(Reference – Decision Notice, Notice of Review, Report of Handling and supporting documents, submitted)

6. Request for Review – 38 Duddingston Row, Edinburgh

Details were submitted for a request for review for change of use from residential to short term let at 38 Duddingston Row, Edinburgh. Application No. 22/06387/FULSTL.

Assessment

At the meeting on 13 December 2023, the LRB had been provided with copies of the notice of review, including a request that the review proceed on the basis of an assessment of the review documents only. The LRB had also been provided with copies of the decision notice and the report of handling.

The LRB heard from the Planning Adviser who summarised the issues raised and presented the drawings of the development and responded to further questions.

The plans used to determine the application were 01A, Scheme 1 being the drawings shown under the application reference number 22/06387/FULSTL on the Council's Planning and Building Standards Online Services.

The LRB, having considered these documents, felt that they had sufficient information before it to determine the review.

The Report of Handling notes that the Guidance for Businesses 2023 is also relevant. However, a Judicial Review against the Council ruled on 1 December 2023 that the April 2023 Guidance for Businesses should be reduced, which means it must be disregarded in consideration of this review.

Therefore, the LRB in their deliberations on the matter, considered the following:

- 1) The development plan, including the relevant policies of the NPF4 and Edinburgh Local Development Plan, principally:
 - Edinburgh Local Development Plan Policy Hou 7 (Inappropriate Uses in Residential Areas)
 - Edinburgh Local Development Plan Policy Tra 2 (Private Car Parking)
 - Edinburgh Local Development Plan Policy Tra 3 (Private Cycle Parking)
 - National Planning Framework 4 Policy 1 (Sustainable Places Tackling the climate and nature crises)
 - National Planning Framework 4 Policy 30 (Tourism)
- 2) Relevant Non-Statutory Guidelines.
 - None.
- 3) The procedure used to determine the application.
- 4) The reasons for refusal and the arguments put forward in the request for a review.

Conclusion

The LRB considered all the arguments put before it in respect of the proposed planning application and discussion took place in relation to the following issues:

- The Panel confirmed that it was happy to proceed on the basis of the information provided.
- This application for the property was change of use from residential to short term let. However, in the papers there was no site history and no history requesting a change of use.
- It was explained that the information submitted with the Application for Review stated that the property was previously in use as a day centre, but the application in front of the panel was for a change of use from residential to short term let. The Planning Advisor confirmed that Class 9 houses of the Use Classes Order includes the use of a house for care for up to 5 residents.
- This was not a commercial change of use, it was not classified as a nursery in the usual sense, it might have been care of children, but it was still under residential.
- The Planning Advisor indicated that it was not clear from the review documents if the day centre was for children or adults, but irrespective of this the application before the Panel was it was for the change of use from residential to short term let and this is what had to be considered.
- Clarification was requested on the entire building, regarding the property next to it and whether that was also in the process of applying for a short term let.
- It was confirmed that it was correct that the next application related to that property in question.
- It was agreed that there were no more questions.
- It was clear that this proposal represented a loss of residential use as it came in at a date which meant that the Judicial Review did not impact on the decision. The Panel should uphold the officer's decision. If both properties were short term let, this would not have an impact on their amenity. This was a fairly quiet residential area, if there were people coming and going at various hours, as was the case with short term lets, this would be disruptive to surrounding residential properties. It was also possible to back up LDP Policy Hou 7 with that aspect. Therefore, the Panel should uphold the officer's decision.
- There was agreement of this. There was also concern raised regarding transport links.
- The Panel should uphold the reasons for refusal stated in the officer's report.
- It was asked if the Convener was seeking to add transport to the reasons for refusal.

- The Convener confirmed that this was not the case and they were only referring to transport links.
- There was agreement to uphold the officer's recommendations and no alternative view was expressed.

Having taken all the above matters into consideration and although there was some sympathy for the applicant, the LRB were of the opinion that no material considerations had been presented in the request for a review which would lead it to overturn the determination by the Chief Planning Officer.

Decision

To uphold the decision by the Chief Planning Officer to refuse planning permission.

Reasons for Refusal:

1. The proposal was contrary to Local Development Plan Policy Hou 7 in respect of Inappropriate Uses in Residential Areas, as the use of this property as a short term let would have a materially detrimental effect on the living conditions and amenity of nearby residents.
2. The proposal was contrary to National Planning Framework 4 Policy 30(e) in respect of Local Amenity and Loss of Residential Accommodation, as the use of this property as a short term let would result in an unacceptable impact on local amenity and the loss of a residential property had not been justified.

(References – Decision Notice, Report of Handling, Notice of Review and supporting documents, submitted).

7. Request for Review – 38 Duddingston Row, Edinburgh

Details were submitted for a request for review for change of use from residential to short term let at 38A Duddingston Row, Edinburgh. Application No. 22/06386/FULSTL.

Assessment

At the meeting on 13 December 2023, the LRB had been provided with copies of the notice of review, including a request that the review proceed on the basis of an assessment of the review documents only. The LRB had also been provided with copies of the decision notice and the report of handling.

The LRB heard from the Planning Adviser who summarised the issues raised and presented the drawings of the development and responded to further questions.

The plans used to determine the application were 01A, Scheme 1 being the drawings shown under the application reference number 22/06386/FULSTL on the Council's Planning and Building Standards Online Services.

The LRB, having considered these documents, felt that they had sufficient information before it to determine the review.

The Report of Handling notes that the Guidance for Businesses 2023 is also relevant. However, a Judicial Review against the Council ruled on 1 December 2023 that the

April 2023 Guidance for Businesses should be reduced, which means it must be disregarded in consideration of this review.

Therefore, the LRB in their deliberations on the matter, considered the following:

- 1) The development plan, including the relevant policies of the NPF4 and Edinburgh Local Development Plan, principally:
Edinburgh Local Development Plan Policy Hou 7 (Inappropriate Uses in Residential Areas)
Edinburgh Local Development Plan Policy Tra 2 (Private Car Parking)
Edinburgh Local Development Plan Policy Tra 3 (Private Cycle Parking)
National Planning Framework 4 Policy 1 (Sustainable Places Tackling the climate and nature crises)
National Planning Framework 4 Policy 30 (Tourism)
- 2) Relevant Non-Statutory Guidelines.
None.
- 3) The procedure used to determine the application.
- 4) The reasons for refusal and the arguments put forward in the request for a review.

Conclusion

The LRB considered all the arguments put before it in respect of the proposed planning application and discussion took place in relation to the following issues:

- The Panel confirmed that it was happy to proceed on the basis of the information provided.
- There were no questions from members.
- There was an overwhelming case in terms of residential loss, however, regarding amenity, these bungalows were well spaced out. The idea that this would impact on noise levels, in terms of people arriving late at night, was completely different from tenements in the centre of the City. Therefore, the Panel should not overplay the amenity aspect.
- There was some agreement with this, but residents in tenements were used a certain level of vibrancy and one size did not fit all. In bungalows in suburban areas, residents were more mindful and less used to disturbance as it would be less likely to occur on a regular basis.
- Considering the discussion with the next-door property, the Panel should uphold the officer's recommendations. This was underpinned in this case, as the Panel upheld the officer's recommendation in the previous application and there would be even more impact if the property next door remained residential.

- No contrary view was expressed.

Having taken all the above matters into consideration and although there was some sympathy for the applicant, the LRB were of the opinion that no material considerations had been presented in the request for a review which would lead it to overturn the determination by the Chief Planning Officer.

Decision

To uphold the decision by the Chief Planning Officer to refuse planning permission.

Reasons for Refusal:

1. The proposal was contrary to Local Development Plan Policy Hou 7 in respect of Inappropriate Uses in Residential Areas, as the use of this property as a short term let would have a materially detrimental effect on the living conditions and amenity of nearby residents.
2. The proposal was contrary to National Planning Framework 4 Policy 30(e) in respect of Local Amenity and Loss of Residential Accommodation, as the use of this property as a short term let would result in an unacceptable impact on local amenity and the loss of a residential property had not been justified.

(References – Decision Notice, Report of Handling, Notice of Review and supporting documents, submitted).

8. Request for Review – 17 Fowler Terrace, Edinburgh

Details were submitted for a request for review for change of use from office to short term let at 17 Fowler Terrace, Edinburgh. Application No. 23/00087/FULSTL.

Assessment

At the meeting on 13 December 2023, the LRB had been provided with copies of the notice of review, including a request that the review proceed on the basis of an assessment of the review documents only. The LRB had also been provided with copies of the decision notice and the report of handling.

The LRB heard from the Planning Adviser who summarised the issues raised and presented the drawings of the development and responded to further questions.

The plans used to determine the application were 01, 02, Scheme 1 being the drawings shown under the application reference number 23/00087/FULSTL on the Council's Planning and Building Standards Online Services.

The LRB, having considered these documents, felt that they had sufficient information before it to determine the review.

The Report of Handling notes that the Guidance for Businesses 2023 is also relevant. However, a Judicial Review against the Council ruled on 1 December 2023 that the April 2023 Guidance for Businesses should be reduced, which means it must be disregarded in consideration of this review.

Therefore, the LRB in their deliberations on the matter, considered the following:

- 1) The development plan, including the relevant policies of the NPF4 and Edinburgh Local Development Plan, principally:

Edinburgh Local Development Plan Policy Hou 7 (Inappropriate Uses in Residential Areas)

Edinburgh Local Development Plan Policy Tra 2 (Private Car Parking)

Edinburgh Local Development Plan Policy Tra 3 (Private Cycle Parking)

National Planning Framework 4 Policy 1 (Sustainable Places Tackling the climate and nature crises)

National Planning Framework 4 Policy 30 (Tourism)
- 2) Relevant Non-Statutory Guidelines.

None
- 3) The procedure used to determine the application.
- 4) The reasons for refusal and the arguments put forward in the request for a review.

Conclusion

The LRB considered all the arguments put before it in respect of the proposed planning application and discussion took place in relation to the following issues:

- The Panel confirmed that it was happy to proceed on the basis of the information provided.
- There was a question regarding the doorway to the shared garden.
- It was explained that when viewing the floorplan, there appeared to be a bedroom that had a door leading into the shared rear garden.
- Clarification was sought regarding how many properties shared garden, It was advised that it was not possible to state, as that information was not available in the Review papers.
- Clarification was sought regarding the history of the premises and whether it had been a shop. The Planning Advisor indicated that in 2006 there was an application for alterations and change of use from existing shop to form 2 one bedroom flats and this was refused. In 2007, there was an application for change of use from shop to office. The property had been operating as an office. The current authorised use was office use as commercial premises.
- A view of the image of the front of the building was requested. One of the impacts was on a residential area. Was there anything that illustrated what the frontages were. This was an office and was there an image which showed what was on the ground levels in the surrounding area.

- The Planning Advisor explained that the report of handling noted that most of the surrounding area was composed of 4 storey residential accommodation. There was a general grocer's store on the opposite corner of Fowler Terrace and two commercial offices at the corner of Fowler Terrace and Watson Crescent.
- There were no further questions.
- This application for a change of use from office to short term let (sui-generis) was more complex. There was no loss of residential accommodation and there was sympathy with the applicant as they had applied for residential use previously and had been turned down. But now there was new legislation and policies. There were issues surrounding the garden and access to shared amenity, as well as limited green space. There seemed to be access to the garden for the tenemental buildings and, therefore, LDP Policy Hou 7 applied. Although there were some businesses, this area was mainly residential and quiet. Along with the access to the shared garden, impact on amenity, this was a change of use in terms of commercial use, albeit not a loss of residential use.
- It was agreed that the impact on the shared garden of a short term let use would be different from use as an office. There were different people coming and going. While the property had its own access door, it was nestled among residential properties. Short term lets could be quite disruptive if located in the middle of tenements, even when they have their own access. On grounds of amenity, the Panel should uphold officer's decision.
- This application was finally balanced, the applicant had carried out a noise impact assessment, which was a positive development. It was accepted this was in a residential area, but the premises had its own entrance. There was inclination to support the applicant and ask the Panel to overturn the officer's recommendations.
- The Panel should refuse the application. It was commendable that the applicant carried out a noise impact assessment, suggesting conditions. However, the conditions were unreasonable, unenforceable and difficult to manage. These owners were very considerate, but the property could change hands and could be managed by anybody; there would be a long term impact to be considered about any decision. LDP policy Hou 7 was applicable for the reasons stated and the Panel should uphold the officer's decision.
- There was a proposal to refuse the officer's recommendations and grant the application. There was no loss of residential accommodation and amenity and on balance of the noise impact assessment, noise was not that great.
- There was a counter proposal to uphold the officer's recommendations and refuse the application, which received a seconder.
- There was no seconder for the proposal to grant the application, therefore, it fell.

Having taken all the above matters into consideration and although there was some sympathy for the applicant and one member was in disagreement, the LRB were of the opinion that no material considerations had been presented in the request for a review which would lead it to overturn the determination by the Chief Planning Officer.

Decision

To uphold the decision by the Chief Planning Officer to refuse planning permission.

Reasons for Refusal:

1. The proposal was contrary to Local Development Plan Policy Hou 7 in respect of Inappropriate Uses in Residential Areas, as the use of this property as a short term let would have a materially detrimental effect on the living conditions and amenity of nearby residents.
2. The proposal was contrary to National Planning Framework 4 Policy 30(e)(i) in respect of Local Amenity as the use of this dwelling as a short term let would result in an unacceptable impact on local amenity.

(References – Decision Notice, Report of Handling, Notice of Review, supporting documents, and Further Representations, submitted).

Dissent

Councillor Jones requested that his dissent be recorded in respect of the above decision.

9. Request for Review – 6 (1F1) High Street, Edinburgh

Details were submitted for a request for review for use of flat for short-term let use (Sui Generis) and residential flat (in retrospect) at 1F1, 6 High Street Edinburgh. This property is available for letting all year. Application Number. 23/03731/FULSTL.

Assessment

At the meeting on 13 December 2023, the LRB had been provided with copies of the notice of review, including a request that the review proceed on the basis of an assessment of the review documents, holding one or more hearing sessions on specific matters and a site inspection. The LRB had also been provided with copies of the decision notice and the report of handling.

The LRB heard from the Planning Adviser who summarised the issues raised and presented the drawings of the development and responded to further questions.

The plans used to determine the application were 01-02, Scheme 1 being the drawings shown under the application reference number 23/03731/FULSTL on the Council's Planning and Building Standards Online Services.

The LRB, having considered these documents, felt that they had sufficient information before it to determine the review.

The Report of Handling notes that the Guidance for Businesses 2023 is also relevant. However, a Judicial Review against the Council ruled on 1 December 2023 that the

April 2023 Guidance for Businesses should be reduced, which means it must be disregarded in consideration of this review.

Therefore, the LRB in their deliberations on the matter, considered the following:

- 1) The development plan, including the relevant policies of the NPF4 and Edinburgh Local Development Plan, principally:
 - Edinburgh Local Development Plan Policy Hou 7 (Inappropriate Uses in Residential Areas)
 - Edinburgh Local Development Plan Policy Tra 2 (Private Car Parking)
 - Edinburgh Local Development Plan Policy Tra 3 (Private Cycle Parking)
 - National Planning Framework 4 Policy 1 (Sustainable Places Tackling the climate and nature crises)
 - National Planning Framework 4 Policy 7 (Historic Assets and Places)
 - National Planning Framework 4 Policy 30 (Tourism)
- 2) Relevant Non-Statutory Guidelines.
 - Listed Buildings and Conservation Areas
 - The Old Town Conservation Area Character Appraisal
- 3) The procedure used to determine the application.
- 4) The reasons for refusal and the arguments put forward in the request for a review.

Conclusion

The LRB considered all the arguments put before it in respect of the proposed planning application and discussion took place in relation to the following issues:

- It was agreed that the Panel had sufficient information to proceed on the basis of the information provided and that it had sufficient evidence to suggest that a change of use to short term let had occurred.
- It was asked about the access to the property. It was above a pub, but how many other residential properties are accessed through the same stairwell?
- It was confirmed that access was by a shared ground floor door and a communal stair, which served three other residential properties.
- It was noted that visitors complained about the noise rather than the neighbours complaining about noise. It was very noisy all year round at all times, however, there would be a loss of residential accommodation and the Panel should support the officer's recommendation to refuse the application.
- There was agreement that this proposal for use of flat for short-term let use (Sui Generis) and residential flat (in retrospect) would cause a loss of residential

accommodation and an impact on amenity. Even if there was existing external noise in this area, there was a difference between that type of noise and having a short term let in one's shared stair, with people coming and going on a regular basis, which would be a bigger impact on amenity. That level of impact on amenity and disruption should be considered with regard to their neighbours, therefore, the Panel should uphold the officer's recommendations.

- It was thought that there was a material change of use due to the fact that there is an impact on amenity, there was a shared stairwell. People sometimes lived in vibrant areas and accepted a level of vibrancy. However, there was a difference between external and internal vibrancy. People might accept external noise, but that did not mean that their amenity should also be compromised. There was a change of use and a loss of residential. The officers had met the test on this and it was recommended that the Panel upheld the officer's decision.
- Many of these old properties in areas such as the Old Town had small communal stairs and were never built as commercial premises, they have always been residential. There was potential of noise from people constantly coming and going. Planning permission could not control the property if it operated as a commercial premises. This could be very disruptive to neighbours on the stair. There had been a lot of correspondence from residents to Councillors over the years on this matter. There would be impact on residential amenity.
- Although the point was made in this application that the loss of residential accommodation would be negligible, it is the cumulative effect of turning over properties to short term lets that would have a huge impact on residential stock in areas of the City. The officer's argument was clear and the Panel should go along with this.
- It was thought to uphold the officer's recommendations and no alternative view was expressed.

Having taken all the above matters into consideration and although there was some sympathy for the applicant, the LRB were of the opinion that no material considerations had been presented in the request for a review which would lead it to overturn the determination by the Chief Planning Officer.

Decision

To uphold the decision by the Chief Planning Officer to refuse planning permission.

Reasons for Refusal:

1. The proposal was contrary to Local Development Plan Policy Hou 7 in respect of Inappropriate Uses in Residential Areas, as the use of this dwelling as a short term let would have a materially detrimental effect on the living conditions and amenity of nearby residents.
2. The proposal was contrary to National Planning Framework Policy 30(e) in respect of Local Amenity and Loss of Residential Accommodation, as the use of

this dwelling as a short term let would result in an adverse impact on local amenity and the loss of a residential property had not been justified.

(References – Decision Notice, Report of Handling, Notice of Review and supporting documents submitted).

10. Request for Review – 19 Inveralmond Drive, Edinburgh

Details were submitted of a request for review for the erection of a perimeter fence (dark wood) vertical slats along the west, south and north of our property boundary. The installation of electric gates at the top of the drive to Inveralmond Drive at 19 Inveralmond Drive, Edinburgh - application no: 23/00418/FUL.

The handling of this Local Review is currently the subject of a complaint. Therefore the Decision Notice for this Local Review will not be released until the complaint investigation is concluded.

(References – Decision Notice, Notice of Review, Report of Handling, supporting documents and Further Representations submitted).

11. Request for Review – 9 (2F2) Raeburn Place, Edinburgh

Details were submitted for a request for review for use of flat for short-term let use (Sui Generis) and residential flat (in retrospect) at 2F2 9 Raeburn Place, Edinburgh. Application No. 23/03908/FULSTL.

Assessment

At the meeting on 13 December 2023, the LRB had been provided with copies of the notice of review, including a request that the review proceed on the basis of an assessment of the review documents, holding one or more hearing sessions on specific matters and a site inspection. The LRB had also been provided with copies of the decision notice and the report of handling.

The LRB heard from the Planning Adviser who summarised the issues raised and presented the drawings of the development and responded to further questions.

The plans used to determine the application were 01 – 02, Scheme 1 being the drawings shown under the application reference number 23/03908/FULSTL on the Council's Planning and Building Standards Online Services.

The LRB, having considered these documents, felt that they had sufficient information before it to determine the review.

The Report of Handling notes that the Guidance for Businesses 2023 is also relevant. However, a Judicial Review against the Council ruled on 1 December 2023 that the April 2023 Guidance for Businesses should be reduced, which means it must be disregarded in consideration of this review.

Therefore, the LRB in their deliberations on the matter, considered the following:

- 1) The development plan, including the relevant policies of the NPF4 and Edinburgh Local Development Plan, principally:
Edinburgh Local Development Plan Policy Hou 7 (Inappropriate Uses in Residential Areas)
Edinburgh Local Development Plan Policy Tra 2 (Private Car Parking)
Edinburgh Local Development Plan Policy Tra 3 (Private Cycle Parking)
National Planning Framework 4 Policy 1 (Sustainable Places Tackling the climate and nature crises)
National Planning Framework 4 Policy 7 (Historic Assets and Places)
National Planning Framework 4 Policy 30 (Tourism)
- 2) Relevant Non-Statutory Guidelines.
Listed Buildings and Conservation Areas
The New Town Conservation Area Character Appraisal
- 3) The procedure used to determine the application.
- 4) The reasons for refusal and the arguments put forward in the request for a review.

Conclusion

The LRB considered all the arguments put before it in respect of the proposed planning application and discussion took place in relation to the following issues:

- It was agreed that the Panel had sufficient information to proceed on the basis of the information provided and that it had sufficient evidence to suggest that a change of use to short term let had occurred.
- How many residents were there in the stairwell?
- It was explained that this property was a second floor flat in a three-storey flatted block and there were three further residential properties that could be accessed via this communal stair.
- It was confirmed that there were no more questions.
- This was a vibrant, mixed-use area, but there were other residents living in the stairwell and there would be impact on amenity. This application was for the use of flat for short-term let use (Sui Generis) and residential flat (in retrospect). There would be a material change to the usage of this property and Hou 7 was relevant, therefore the Panel should uphold the officer's recommendations.
- There were no more comments and it was thought to uphold the officer's recommendations.

- There was a request for more information regarding the timing, as to whether the application was retrospective, and in relation to the change in the legislation.
- The Legal Advisor indicated that the change of use had occurred prior to the Control Area coming into force. One member wanted more information on this point to determine the application.
- The member requesting the additional information indicated that they did not have an alternative proposal and the Legal Advisor had provided the information they required confirming that this change of use commenced prior to the 5th of September 2022.
- It was agreed that there had been a material change due to the impact on amenity of residents in the shared stairwell, therefore, LDP Policy Hou 7 was applicable, therefore, the officer's recommendations should be upheld and the application should be refused.
- There was no alternative position.

Having taken all the above matters into consideration, the LRB were of the opinion that no material considerations had been presented in the request for a review which would lead it to overturn the determination by the Chief Planning Officer.

Decision

To uphold the decision by the Chief Planning Officer to refuse planning permission.

Reasons for Refusal:

1. The proposal was contrary to Local Development Plan Policy Hou 7 in respect of Inappropriate Uses in Residential Areas, as the use of this dwelling as a short term let would have a materially detrimental effect on the living conditions and amenity of nearby residents.
2. The proposal was contrary to National Planning Framework Policy 30(e) in respect of Local Amenity and Loss of Residential Accommodation, as the use of this dwelling as a short term let would result in an adverse impact on local amenity and the loss of a residential property had not been justified.

(References – Decision Notice, Report of Handling, Notice of Review and supporting documents submitted).

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City of Edinburgh Planning Local Review Body (the LRB)

General

1. Each meeting of the LRB shall appoint a Convener. A quorum of a meeting of the LRB will be three members.
2. The Clerk will introduce and deal with statutory items (Order of Business and Declarations of Interest) and will introduce each request for review.
3. The LRB will normally invite the planning adviser to highlight the issues raised in the review.
4. The LRB will only accept new information where there are exceptional circumstances as to why it was not available at the time of the planning application. The LRB will formally decide whether this new information should be taken into account in the review.

The LRB may at any time ask questions of the planning adviser, the Clerk, or the legal adviser, if present.

5. Having considered the applicant's preference for the procedure to be used, and other information before it, the LRB shall decide how to proceed with the review.
6. If the LRB decides that it has sufficient information before it, it may proceed to consider the review using only the information circulated to it. The LRB may decide it has insufficient information at any stage prior to the formal decision being taken.
7. If the LRB decides that it does not have sufficient information before it, it will decide which one of, or combination of, the following procedures will be used:
 - further written submissions;
 - the holding of one or more hearing sessions; and/or
 - an accompanied or unaccompanied inspection of the land to which the review relates.
8. Whichever option the LRB selects, it shall comply with legislation set out in the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013 (the Regulations).

The LRB may hold a pre-examination meeting to decide upon the manner in which the review, or any part of it, is to be conducted.

If the LRB decides to seek further information, it will specify what further information is required in a written notice to be issued to the applicant, Chief Planning Officer and any interested parties. The content of any further submissions must be restricted to the matters specified in the written notice.

In determining the outcome of the review, the LRB will have regard to the requirements of paragraphs 11 and 12 below.

9. The LRB may adjourn any meeting to such time and date as it may then or later decide.

Considering the Request for Review

10. Unless material considerations indicate otherwise, the LRB's determination must be made in accordance with the development plan that is legally in force. Any un-adopted development plan does not have the same weight but will be a material consideration. The LRB is making a new decision on the application and must take the 'de novo' approach.
11. The LRB will:
 - Identify the relevant policies of the Development Plan and interpret any provisions relating to the proposal, for and against, and decide whether the proposal accords with the Development Plan;
 - identify all other material planning considerations relevant to the proposal and assess the weight to be given to these, for and against, and whether there are considerations of such weight as to indicate that the Development Plan should not be given priority;
 - take into account only those issues which are relevant planning considerations;
 - ensure that the relevant provisions of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 are assessed when the review relates to a listed building and/or conservation area; and
 - in coming to a determination, only review the information presented in the Notice of Review or that from further procedure.
12. The LRB will then determine the review. It may:
 - uphold the officer's determination;
 - uphold the officer's determination subject to amendments or additions to the reasons for refusal;
 - grant planning permission, in full or in part;
 - impose conditions, or vary conditions imposed in the original determination;
 - determine the review in cases of non-determination.

Procedure after determination

13. The Clerk will record the LRB's decision.
14. In every case, the LRB must give notice of the decision ("a decision notice") to the applicant. Every person who has made, and has not withdrawn, representations in respect of the review, will be notified of the location where a copy of the decision notice is available for inspection. Depending on the decision, the planning adviser may provide assistance with the framing of conditions of consent or with amended reasons for refusal.
15. The Decision Notice will comply with the requirements of regulation 22.
16. The decision of the LRB is final, subject to the right of the applicant to question the validity of the decision by making an application to the Court of Session. Such application must be made within 6 weeks of the date of the decision. The applicant will be advised of these and other rights by means of a Notice as specified in Schedule 2 to the regulations.

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Colin Watson Consultancy.
Exactive House
6 Pitreavie Court
Pitreavie Business Park
Dunfermline
KY11 8UU

Mrs Callaghan.
130 Alnwickhill Road
Edinburgh
EH16 6NQ

Decision date: 15 September 2023

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS
DEVELOPMENT MANAGEMENT PROCEDURE (SCOTLAND) REGULATIONS 2013**

Attic conversion with two dormers.
At 130 Alnwickhill Road Edinburgh EH16 6NQ

Application No: 23/03021/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 19 July 2023, this has been decided by **Local Delegated Decision**. The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Refused** in accordance with the particulars given in the application.

Any condition(s) attached to this consent, with reasons for imposing them, or reasons for refusal, are shown below;

Reason for Refusal:-

1. The proposal is contrary to National Planning Framework (NPF) 4 policy 16 g) i as it would have a detrimental impact on the character of the surrounding area in terms of size and design.
2. The proposal is contrary to policy Des 12 of the adopted Edinburgh Local Development Plan (LDP) as its design, form and positioning are not compatible with the character of the existing building and it would be detrimental to neighbouring character.

3. The proposal is contrary to the Council's Non-Statutory Guidance for Householders as its design, form and positioning are not compatible with the character of the existing building and it would be detrimental to neighbouring character.

Please see the guidance notes on our [decision page](#) for further information, including how to appeal or review your decision.

Drawings 01 - 04, represent the determined scheme. Full details of the application can be found on the [Planning and Building Standards Online Services](#)

The reason why the Council made this decision is as follows:

The proposed works to the dwelling are in not in accordance with the Development Plan. The proposed works are considered to provide a due regard to global climate and nature crisis, and will not result in an unreasonable loss of neighbouring amenity. However, the works are not compatible with the existing dwelling and surrounding neighbourhood character. There are no material considerations which indicate that the proposal should be approved. Therefore, the proposal is not acceptable.

This determination does not carry with it any necessary consent or approval for the proposed development under other statutory enactments.

Should you have a specific enquiry regarding this decision please contact James Allanson directly at james.allanson@edinburgh.gov.uk.



Chief Planning Officer
PLACE
The City of Edinburgh Council

NOTES

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The Notice of Review can be made online at www.eplanning.scot or forms can be downloaded from that website. Paper forms should be addressed to the City of Edinburgh Planning Local Review Body, G.2, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. For enquiries about the Local Review Body, please email localreviewbody@edinburgh.gov.uk.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Report of Handling

Application for Planning Permission
130 Alnwickhill Road, Edinburgh, EH16 6NQ

Proposal: Attic conversion with two dormers.

Item – Local Delegated Decision
Application Number – 23/03021/FUL
Ward – B16 - Liberton/Gilmerton

Recommendation

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

Summary

The proposed works to the dwelling are in not in accordance with the Development Plan. The proposed works are considered to provide a due regard to global climate and nature crisis, and will not result in an unreasonable loss of neighbouring amenity. However, the works are not compatible with the existing dwelling and surrounding neighbourhood character. There are no material considerations which indicate that the proposal should be approved. Therefore, the proposal is not acceptable.

SECTION A – Application Background

Site Description

The application premises is a detached bungalow dwellinghouse situated on the western side of Alnwickhill Road. The surrounding area is predominantly residential in nature and is characterised by similar style dwellings.

Description Of The Proposal

The proposal seeks planning permission for the formation of dormer windows on the front and side roof planes.

Relevant Site History

No relevant site history.

Other Relevant Site History

Consultation Engagement

No consultations.

Publicity and Public Engagement

Date of Neighbour Notification: 15 September 2023

Date of Advertisement: Not Applicable

Date of Site Notice: Not Applicable

Number of Contributors: 1

Section B - Assessment

Determining Issues

This report will consider the proposed development under Sections 24, 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (the 1997 Act):

Having regard to the legal requirement of Section 24(3), in the event of any policy incompatibility between National Planning Framework 4 (NPF4) & Edinburgh Local Development Plan 2016 (LDP) the newer policy shall prevail.

Do the proposals comply with the development plan?

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

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

In the assessment of material considerations this report will consider:

- equalities and human rights;
- public representations; and
- any other identified material considerations.

Assessment

To address these determining issues, it needs to be considered whether:

a) The proposals comply with the development plan?

National Planning Framework 4 (NPF4) was adopted by the Scottish Ministers on 13 February 2023 and forms part of the Council's Development Plan. NPF4 policies supports the planning and delivery of Sustainable Places, Liveable Places and Productive Places and are the key policies against which proposals for development are assessed. Several policies in the Edinburgh Local Development Plan (LDP) are superseded by equivalent and alternative policies within NPF4. The relevant policies to be considered are:

- NPF4 Policy 1
- NPF4 Policy 16g
- LDP Design policies Des 12

The non-statutory Guidance for Householders is a material consideration that is relevant when considering NPF4 policies 1 and 16g, and LDP policy Des 12.

Global climate and nature crisis

Policy 1 of NPF4 prioritises the climate and nature crisis in all decisions. It has been applied together with other policies in NPF4 and the overall intended outcome of NPF4. The proposal will have a neutral impact on sustainability and the environment. On balance, the proposed development does not conflict with the intended outcomes of NPF4 and thus, complies with NPF4 Policy 1.

Scale, form, design and neighbourhood character

The Council's Non-Statutory Guidance for Householders states that dormers on side elevations will be considered acceptable where it can be demonstrated that the proposal fits in well with the character of the surrounding area.

The proposal involves the creation of a side dormer on the southern roof plane. While there are examples of front and rear dormers on surrounding properties, there are no examples of side dormers within the surrounding area. Side dormers are therefore not a characteristic of the surrounding built environment. The proposed side dormer would form an incongruous feature which would imbalance the appearance of the host premises roof and have a detrimental impact on the character and appearance of the surrounding streetscape.

The proposal does not comply with NPF 4 policy 16g)i) and LDP Policy Des 12a).

Neighbouring Amenity

With respect to privacy, overlooking, physical impact, overshadowing and loss of daylight or sunlight, the proposals have been assessed against requirements set out in the non-statutory 'Guidance for Householders'. The proposals will not result in any unreasonable loss to neighbouring amenity. The side dormer window will be orientated to face directly onto the side roof plane of the premises to the south and will not permit any adverse overlooking.

The proposal complies with NPF 4 policy 16g)ii) and LDP Policy Des 12b) and c).

Conclusion in relation to the Development Plan

The proposals have due regard to global climate and nature crisis and will not result in an unreasonable loss of neighbouring amenity. However, the proposal is not of an acceptable scale, form and design, and is not compatible the existing building and neighbourhood character.

Therefore, the proposal does not comply with the overall objectives of the Development Plan.

b) There are any other material considerations which must be addressed?

The following material planning considerations have been identified:

Emerging policy context

On 30 November 2022 the Planning Committee approved the Schedule 4 summaries and responses to Representations made, to be submitted with the Proposed City Plan 2030 and its supporting documents for Examination in terms of Section 19 of the Town and Country Planning (Scotland) Act 1997. At this time little weight can be attached to it as a material consideration in the determination of this application.

Equalities and human rights

Due regard has been given to section 149 of the Equalities Act 2010. No impacts have been identified.

Consideration has been given to human rights. No impacts have been identified through the assessment and no comments have been received in relation to human rights.

Public representations

One neutral comment was received raising the following considerations

material considerations

Proposal may have a detrimental impact on privacy of neighbouring residents - addressed in section a)

Conclusion in relation to identified material considerations

The proposals do not raise any issues in relation to other material considerations identified.

Overall conclusion

The proposed works to the dwelling are in not in accordance with the Development Plan. The proposed works are considered to provide a due regard to global climate and nature crisis, and will not result in an unreasonable loss of neighbouring amenity. However, the works are not compatible with the existing dwelling and surrounding neighbourhood character. There are no material considerations which indicate that the proposal should be approved. Therefore, the proposal is not acceptable.

Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following;

Reason for Refusal

1. The proposal is contrary to National Planning Framework (NPF) 4 policy 16 g) i as it would have a detrimental impact on the character of the surrounding area in terms of size and design.
2. The proposal is contrary to policy Des 12 of the adopted Edinburgh Local Development Plan (LDP) as its design, form and positioning are not compatible with the character of the existing building and it would be detrimental to neighbouring character.
3. The proposal is contrary to the Council's Non-Statutory Guidance for Householders as its design, form and positioning are not compatible with the character of the existing building and it would be detrimental to neighbouring character.

Background Reading/External References

To view details of the application go to the [Planning Portal](#)

Further Information - [Local Development Plan](#)

Date Registered: 19 July 2023

Drawing Numbers/Scheme

01 - 04

Scheme 1

David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: James Allanson, Senior Planning Officer
E-mail: james.allanson@edinburgh.gov.uk

Appendix 1

Consultations

No consultations undertaken.

Application Certification Record

Case Officer

I have assessed the application against the City of Edinburgh Council's Scheme of Delegation (2023) Appendix 6 – Chief Planning Officer and the Statutory Scheme of Delegation (2023) and can confirm the application is suitable to be determined under Local Delegated Decision, decision-making route.

Case Officer: James Allanson

Date: 14 September 2023

Authorising Officer

To be completed by an officer as authorised by the Chief Planning Officer to determined applications under delegated powers.

I can confirm that I have checked the Report of Handling and agree the recommendation by the case officer.

Authorising Officer (mRTPI): Annmaree Marwick

Date: 15 September 2023

Comments for Planning Application 23/03021/FUL

Application Summary

Application Number: 23/03021/FUL

Address: 130 Alnwickhill Road Edinburgh EH16 6NQ

Proposal: Attic conversion with two dormers.

Case Officer: James Allanson

Customer Details

Name: Mr Bruce Laing

Address: 132 Alnwickhill Road Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: For privacy, please consider a Velux window instead of a Dormer, on the South West Elevation.

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Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Email: planning.support@edinburgh.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100635557-002

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	Colin Watson Consultancy		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Colin	Building Name:	Exactive House
Last Name: *	Watson	Building Number:	6
Telephone Number: *	07834272409	Address 1 (Street): *	Pitreavie Court
Extension Number:		Address 2:	Pitreavie Business Park
Mobile Number:		Town/City: *	Dunfermline
Fax Number:		Country: *	United Kingdom
		Postcode: *	KY11 8UU
Email Address: *	colinwatsonconsultancy@gmail.com		

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mrs"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="A"/>	Building Number:	<input type="text" value="130"/>
Last Name: *	<input type="text" value="CALLAGHAN"/>	Address 1 (Street): *	<input type="text" value="ALNWICKHILL ROAD"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="EDINBURGH"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="UNITED KINGDOM"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="EH16 6NQ"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

Site Address Details

Planning Authority:	<input type="text" value="City of Edinburgh Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="130 ALNWICKHILL ROAD"/>
Address 2:	<input type="text" value="ALNWICKHILL"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="EDINBURGH"/>
Post Code:	<input type="text" value="EH16 6NQ"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="668919"/>	Easting	<input type="text" value="327070"/>
----------	-------------------------------------	---------	-------------------------------------

Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Attic conversion with two dormers.

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Dormers of all styles, elevations and sizes exist on this street and surrounding streets. The planning refusal says that there are not and our situation is unique. The dormer being objected to is a small side dormer Although front dormers all shapes and sizes exist, locally, already as stated above (as well as side dormers) The decision, in our opinion, is a weak one; a visit to this road would demonstrate this.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

Yes No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

photographs properties situated locally , with various dormer styles and sizes and elevations and planning drawings

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

23/03021/FUL

What date was the application submitted to the planning authority? *

19/07/2023

What date was the decision issued by the planning authority? *

15/09/2023

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures.

Please select a further procedure *

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

A site visit would bring common sense to the fore

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

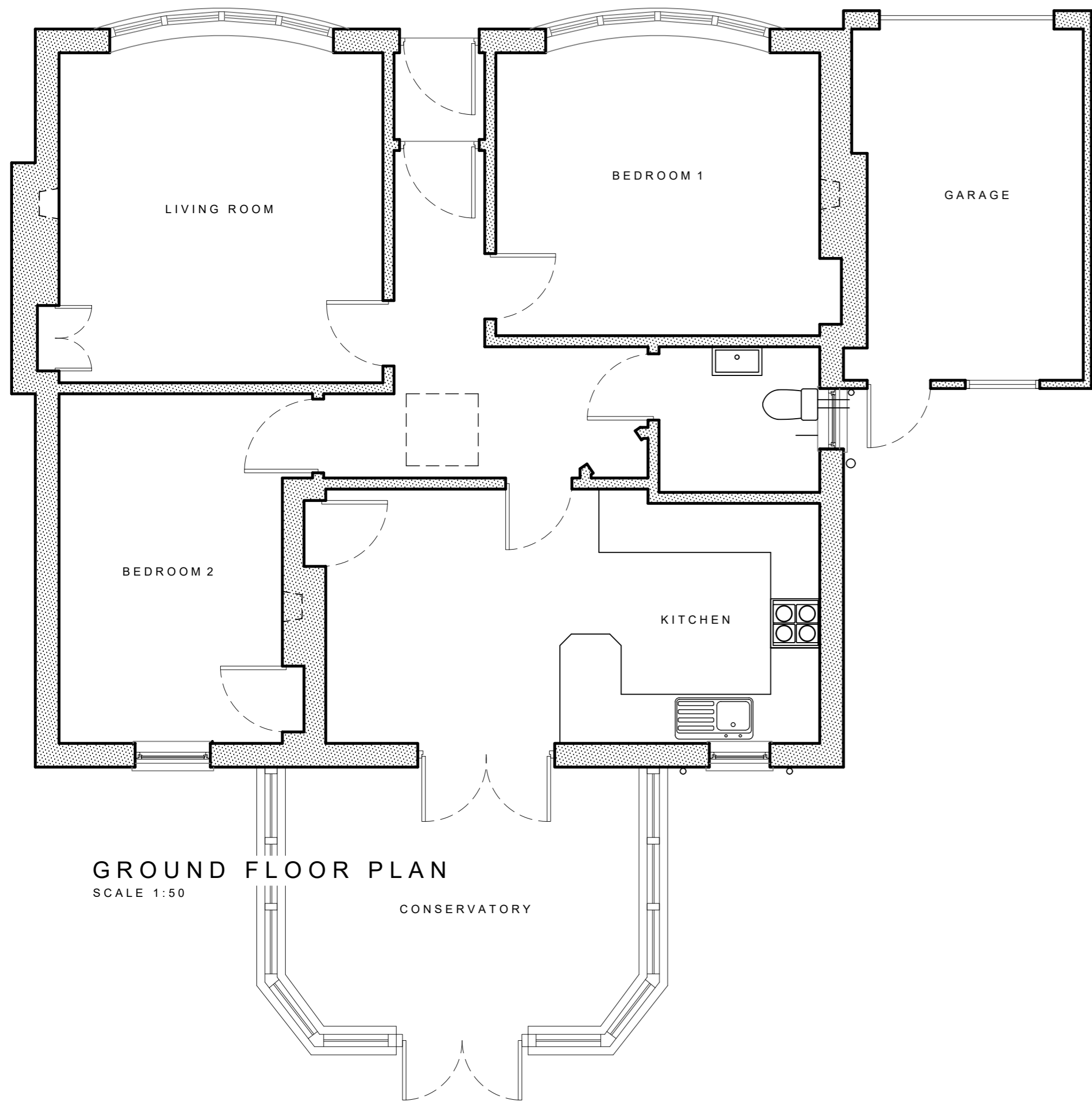
Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

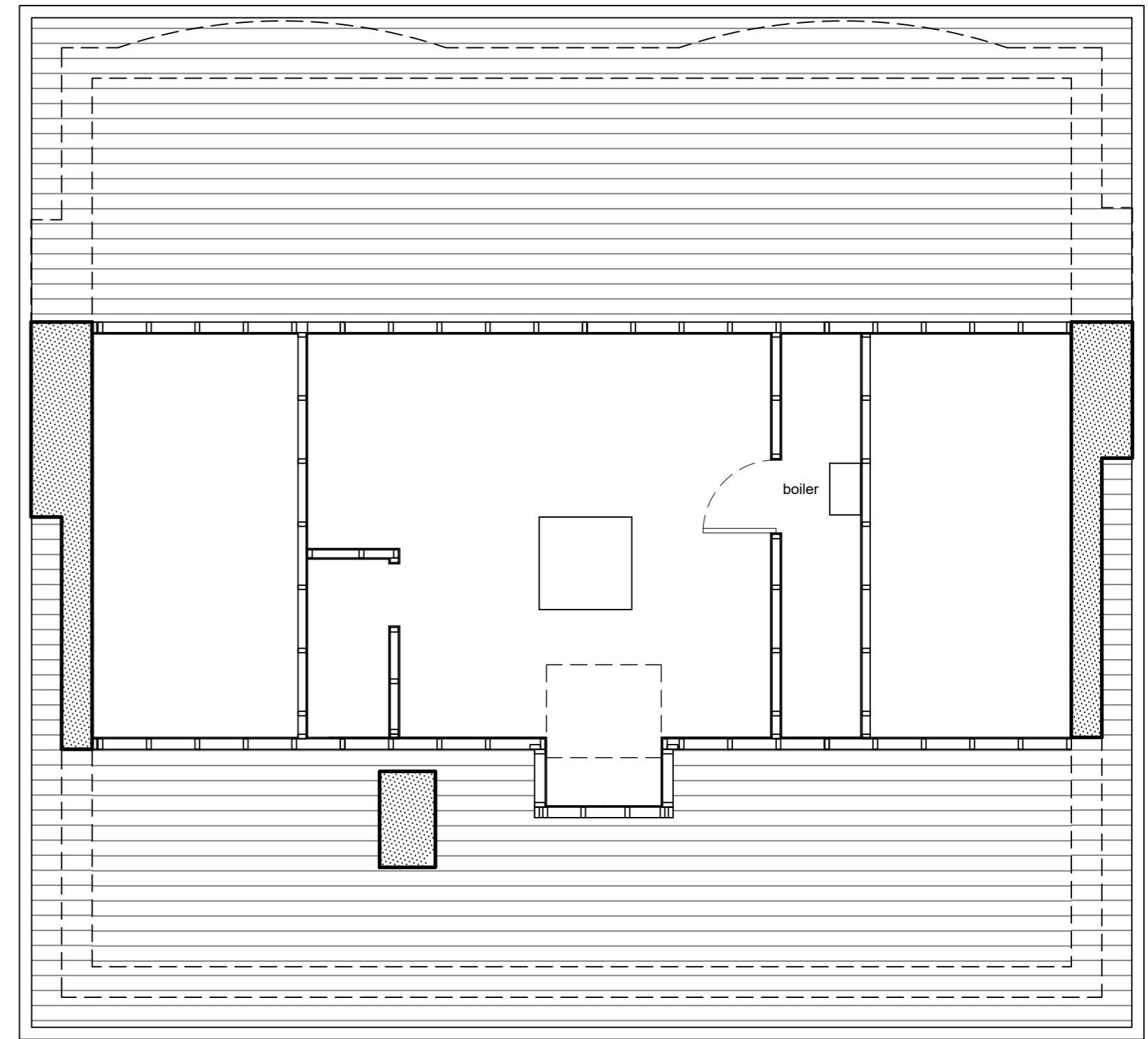
I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Colin Watson

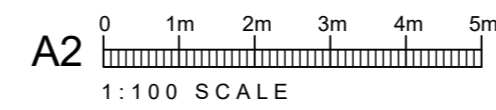
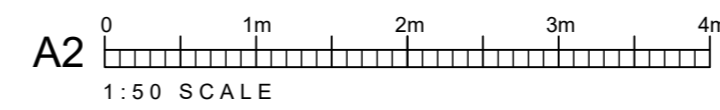
Declaration Date: 02/11/2023



GROUND FLOOR PLAN
SCALE 1:50



UPPER FLOOR PLAN
SCALE 1:50



REAR (N.E.) ELEVATION
SCALE 1:100



SIDE (S.W.) ELEVATION
SCALE 1:100



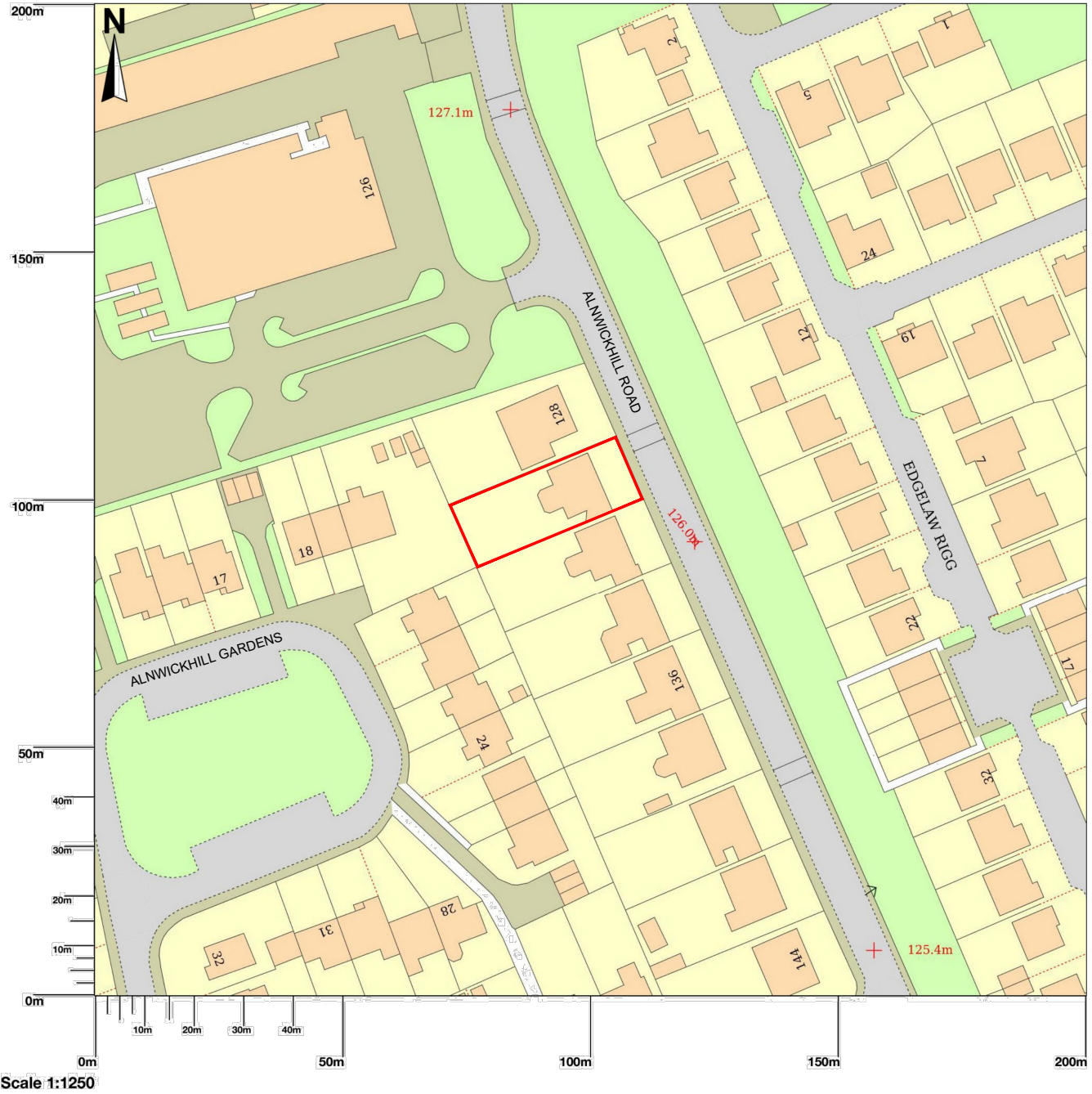
SIDE (N.W.) ELEVATION
SCALE 1:100



REAR (S.W.) ELEVATION
SCALE 1:100

1	Issued for Building Warrant & Planning	July 2023	CTW
CWC Colin Watson Consultancy Exactive House, 6 Pitreavie Court, Pitreavie Business Park, Dunfermline, KY11 8UU M. 07834 272 409 office@colinwatsonconsultancy.co.uk			
130 Alnwickhill Road, Edinburgh, EH16 6NQ Mrs Ann Callaghan			
Drg Title:	Existing Plans & Elevations		
Drg Number:	D709 - BP - 001	Issue 1	
Scale: As shown	Date: July 2023		

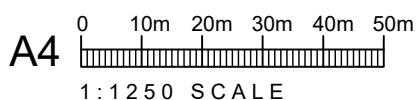
130 Alnwickhill Road, Edinburgh, EH16 6NQ



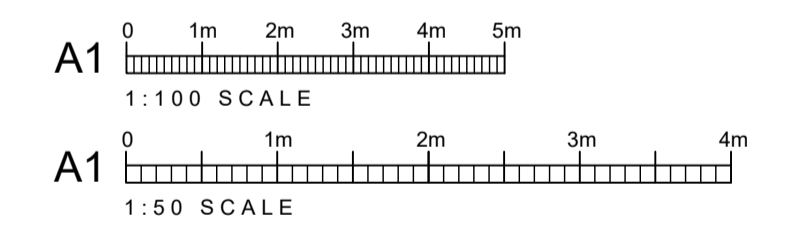
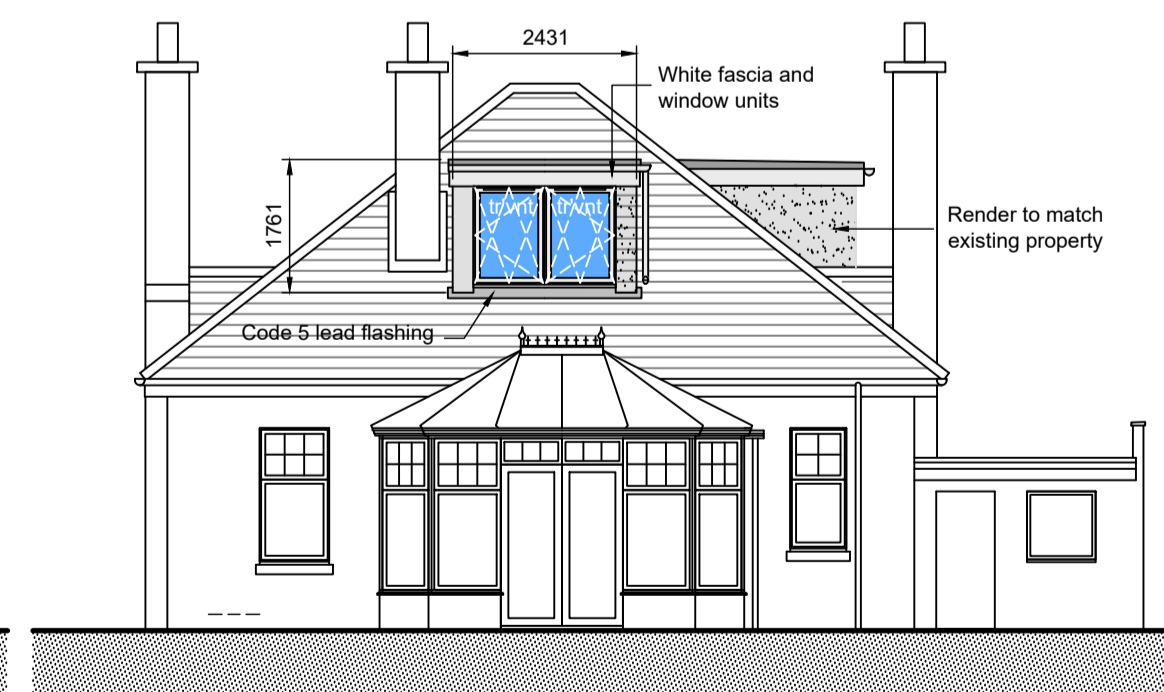
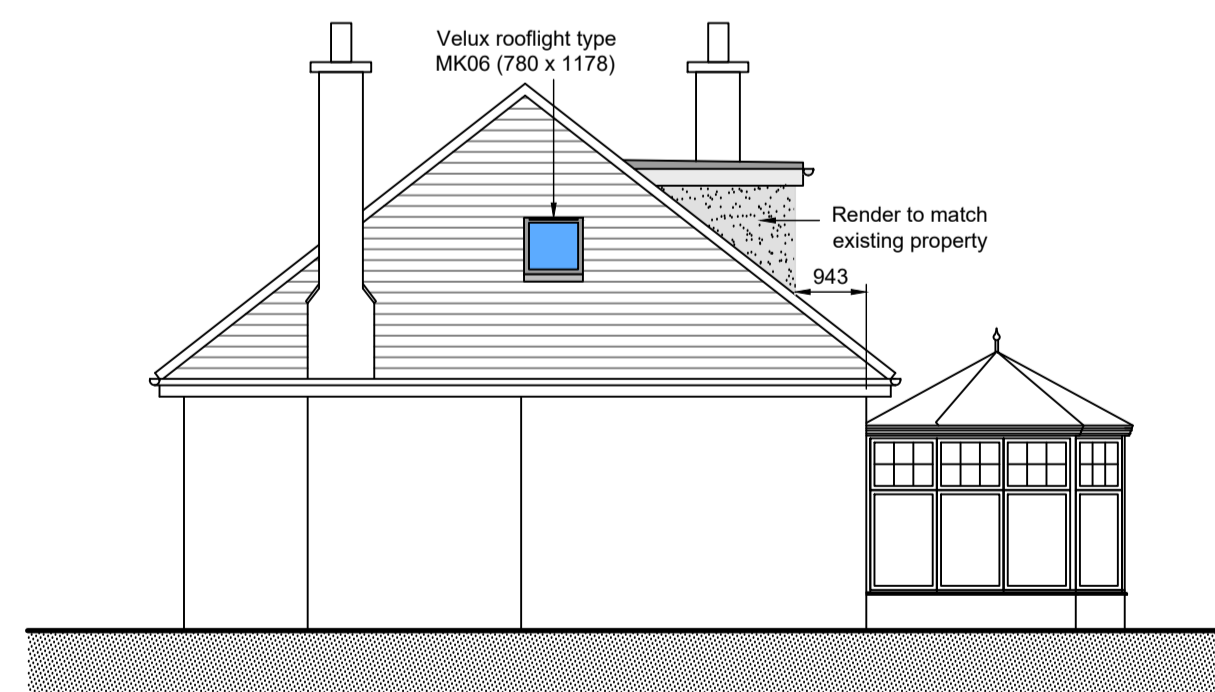
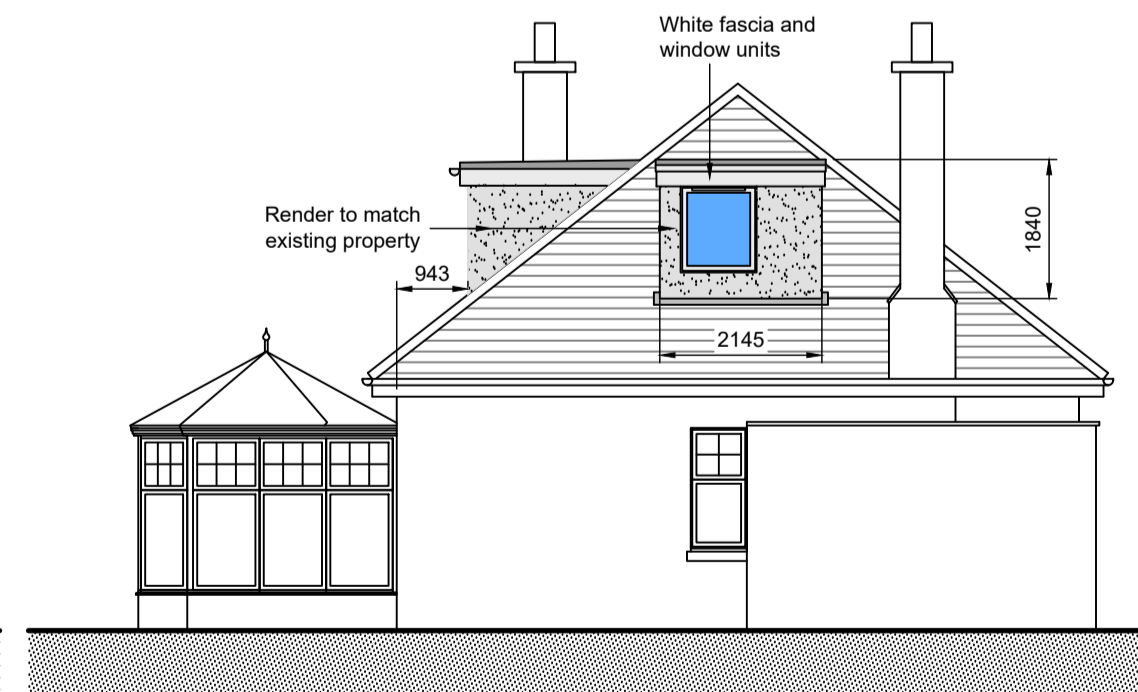
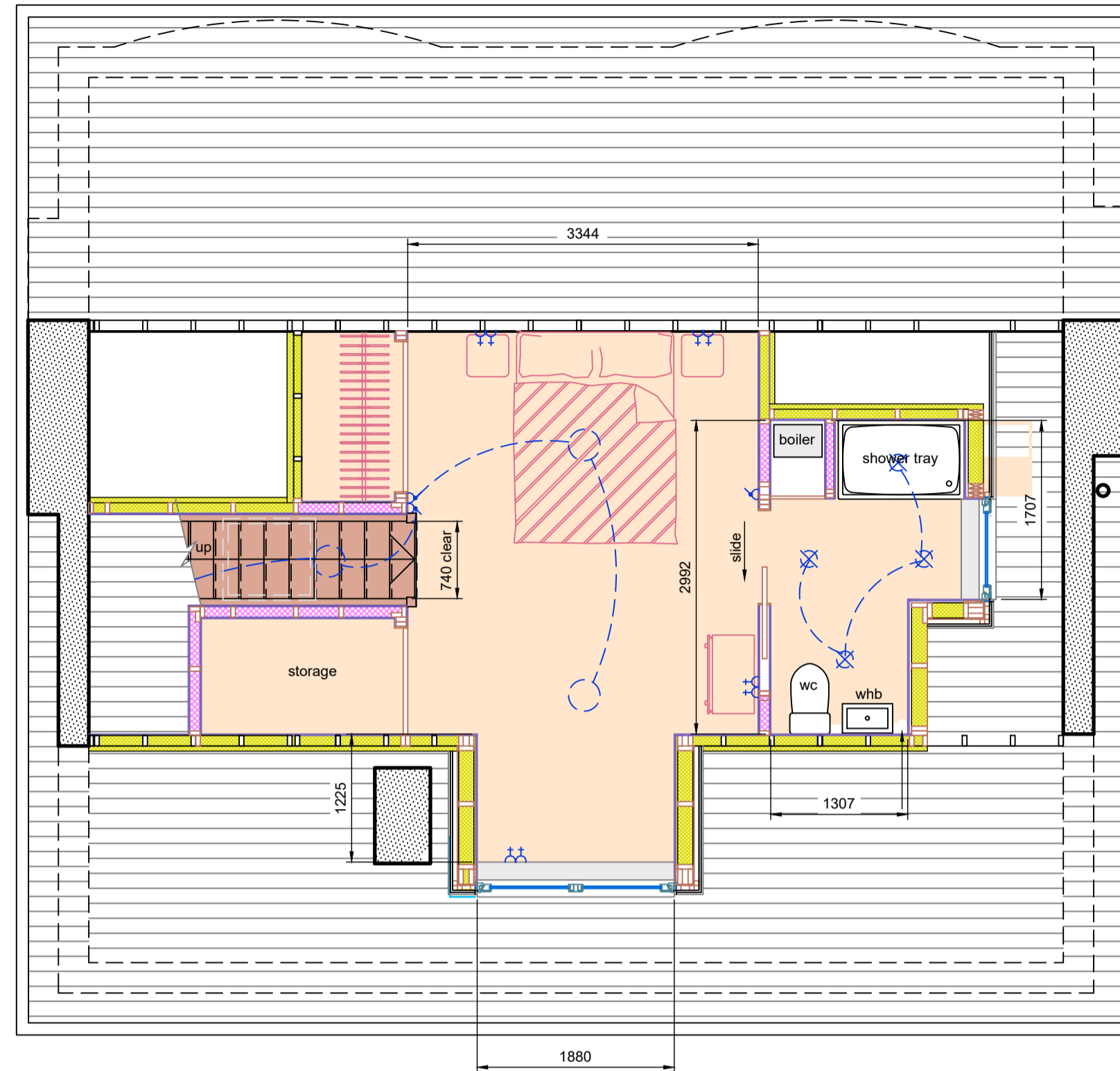
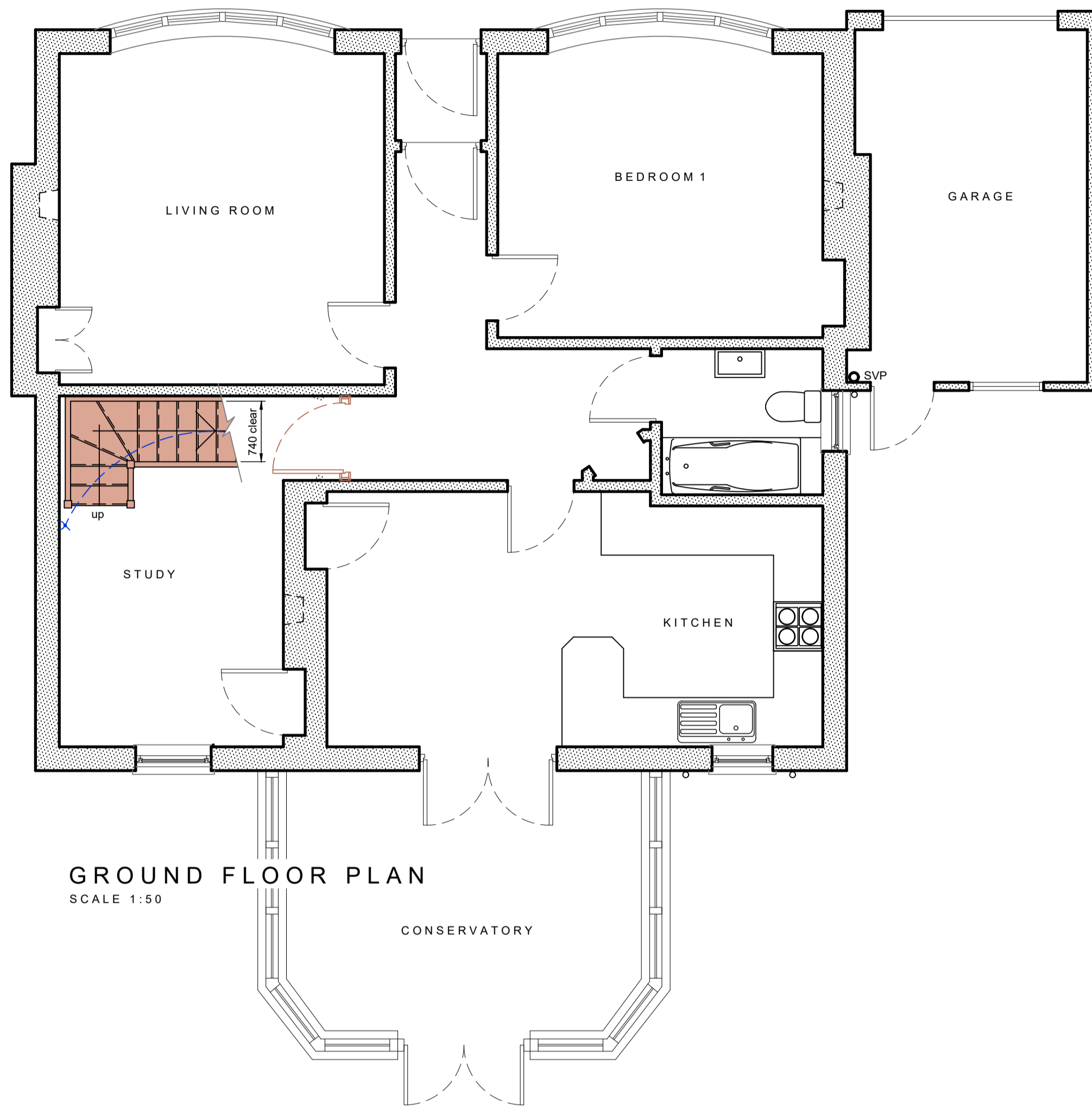
© Crown copyright and database rights 2023 OS 100054135. Map area bounded by: 326970,668819 327170,669019. Produced on 12 July 2023 from the OS National Geographic Database. Supplied by UKPlanningMaps.com. Unique plan reference: p4b/uk/975186/1314648



1 : 1 2 5 0 SCALE LOCATION PLAN



1	Issued for Building Warrant & Planning	July 2023	CTW
CWC Colin Watson Consultancy Exactive House, 6 Pitreavie Court, Pitreavie Business Park, Dunfermline, KY11 8UU M. 07834 272 409 office@colinwatsonconsultancy.co.uk			
130 Alnwickhill Road, Edinburgh, EH16 6NQ Mrs Ann Callaghan			
Drg Title:		1 to 1250 Scale Location Plan	
Drg Number:		D709 - BP - 1250	Issue 1
Scale: As shown		Date: July 2023	



1	Issued for Planning Consent	July 2023	CTW
	Revision	Date	By
Client Mrs Ann Callaghan			
Project Title Proposed Attic Conversion & Alterations at 130 Alnwickhill Road, Edinburgh EH16 6NQ			
Drawing Title Proposed Plans & Elevations			
Drawing Status Issued for Planning Consent			
colin watson consultancy			
Planning & Building Warrant Service <small>Exclave House, 6 Pittencrieff Court, Pittencrieff Business Park, Dunfermline, KY11 8JU T. 07834 272 409 office@colinwatsonconsultancy.co.uk</small>			
Drawn By C Watson	Date July 2023	Chkd By	Date Date
Scale As shown	CAD File Name		Sheet size A1
Drawing Number D709 - P - 002			ISSUE 1





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Houghton Planning Ltd.
FAO: Paul Houghton MRTPI
Alloa Business Centre
Whins Road
Alloa
Clacks
FK10 3RF

Ms Longman.
Roseland
Salisbury Road
Horsham
RH13 0AL

Decision date: 15 November 2023

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS
DEVELOPMENT MANAGEMENT PROCEDURE (SCOTLAND) REGULATIONS 2013**

Change of use from residential to short term let (in retrospect).
At 3F1 113 Broughton Street Edinburgh EH1 3RZ

Application No: 23/03915/FULSTL

DECISION NOTICE

With reference to your application for Planning Permission STL registered on 27 September 2023, this has been decided by **Local Delegated Decision**. The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Refused** in accordance with the particulars given in the application.

Any condition(s) attached to this consent, with reasons for imposing them, or reasons for refusal, are shown below;

Reason for Refusal:-

1. The proposal is contrary to Local Development Plan Policy Hou 7 in respect of Inappropriate Uses in Residential Areas, as the use of this dwelling as a short term let will have a materially detrimental effect on the living conditions and amenity of nearby residents.
2. The proposal is contrary to National Planning Framework Policy 30(e) in respect of Local Amenity and Loss of Residential Accommodation, as the use of this dwelling

as a short term let will result in an adverse impact on local amenity and the loss of a residential property has not been justified.

Please see the guidance notes on our [decision page](#) for further information, including how to appeal or review your decision.

Drawings 01, 02, represent the determined scheme. Full details of the application can be found on the [Planning and Building Standards Online Services](#)

The reason why the Council made this decision is as follows:

The proposal complies with sections 64 and 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as it will preserve or enhance the character or appearance of the conservation area, and does not harm the character of the listed building, its setting, or the setting of neighbouring listed buildings.

The change of use of this property to a Short Term Let (STL) will result in a loss of the residential accommodation and a negative impact to neighbouring amenity. Whilst it is recognised that there is an economic benefit to the City as a whole from the provision of visitor accommodation in this case it does not outweigh the loss of residential accommodation or the impact to neighbouring amenity. The proposal does not comply with Development Plan policy NPF4 policy 30(e) and LDP plan policy Hou 7. There are no material considerations that outweigh this conclusion. The proposal is unacceptable.

This determination does not carry with it any necessary consent or approval for the proposed development under other statutory enactments.

Should you have a specific enquiry regarding this decision please contact James Armstrong directly at james.armstrong@edinburgh.gov.uk.



Chief Planning Officer
PLACE
The City of Edinburgh Council

NOTES

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The Notice of Review can be made online at www.eplanning.scot or forms can be downloaded from that website. Paper forms should be addressed to the City of Edinburgh Planning Local Review Body, G.2, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. For enquiries about the Local Review Body, please email localreviewbody@edinburgh.gov.uk.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Report of Handling

**Application for Planning Permission STL
3F1 113 Broughton Street, Edinburgh, EH1 3RZ**

Proposal: Change of use from residential to short term let (in retrospect).

**Item – Local Delegated Decision
Application Number – 23/03915/FULSTL
Ward – B11 - City Centre**

Recommendation

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

Summary

The proposal complies with sections 64 and 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as it will preserve or enhance the character or appearance of the conservation area, and does not harm the character of the listed building, its setting, or the setting of neighbouring listed buildings.

The change of use of this property to a Short Term Let (STL) will result in a loss of the residential accommodation and a negative impact to neighbouring amenity. Whilst it is recognised that there is an economic benefit to the City as a whole from the provision of visitor accommodation in this case it does not outweigh the loss of residential accommodation or the impact to neighbouring amenity. The proposal does not comply with Development Plan policy NPF4 policy 30(e) and LDP plan policy Hou 7. There are no material considerations that outweigh this conclusion. The proposal is unacceptable.

SECTION A – Application Background

Site Description

The application site is a three bedroom flat located on the eastern side of Broughton Street. The property shares its access to the street via a communal stairwell.

The section of Broughton Street that the application site is located on is of mixed character, featuring a number of commercial units as well as residential properties. Public Transport links are highly accessible from the site.

The application property is part of a category C listed building, 113 and 115 Broughton Street, LB45935, 10/03/1999.

The application property is in the New Town Conservation Area.

Description Of The Proposal

The application is for the retrospective change of use of the property from residential to short term let (sui generis) (STL). No internal or external physical changes are proposed.

Supporting Information

Guest guidelines
Photos

Relevant Site History

No relevant site history.

Other Relevant Site History

No other relevant site history was identified.

Consultation Engagement

No consultations.

Publicity and Public Engagement

Date of Neighbour Notification: 15 November 2023

Date of Advertisement: 6 October 2023

Date of Site Notice: 6 October 2023

Number of Contributors: 4

Section B - Assessment

Determining Issues

Due to the proposals relating to a listed building(s) and being within a conservation area, this report will first consider the proposals in terms of Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (the "1997 Heritage Act"):

- a) Is there a strong presumption against granting planning permission due to the proposals:
 - (i) harming the listed building or its setting? or
 - (ii) conflicting with the objective of preserving or enhancing the character or appearance of the conservation area?

- b) If the strong presumption against granting planning permission is engaged, are there any significant public interest advantages of the development which can only be delivered at the scheme's proposed location that are sufficient to outweigh it?

This report will then consider the proposed development under Sections 24, 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (the 1997 Act):

Having regard to the legal requirement of Section 24(3), in the event of any policy incompatibility between National Planning Framework 4 (NPF4) & Edinburgh Local Development Plan 2016 (LDP) the newer policy shall prevail.

Do the proposals comply with the development plan?

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

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

In the assessment of material considerations this report will consider:

- equalities and human rights;
- public representations; and
- any other identified material considerations.

Assessment

a) The proposals harm the listed building and its setting?

The following HES guidance is relevant in the determination of this application:

- Managing Change in the Historic Environment: Guidance on the principles of listed buildings
- Managing Change in the Historic Environment: Setting

Managing Change in the Historic Environment: Interim Guidance on the principles of listed building consent sets out the principles for assessing the impact of a development on a listed building.

Managing Change in the Historic Environment: Setting sets out the principles that apply to developments affecting the setting of historic assets or places including listed buildings and conservation areas. It includes factors to be considered in assessing the impact of a change on the setting.

There are no external or internal alterations proposed. As such, the proposal will not have an adverse impact on or cause harm to the listed building. The setting of the listed building and the setting of neighbouring listed buildings will be unaffected by the proposal.

Conclusion in relation to the listed building

The proposal does not harm the character of the listed building, or its setting. It is therefore acceptable with regard to Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

b) The proposals harm the character or appearance of the conservation area?

Section 64(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states:

"In exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

The New Town Conservation Area Character Appraisal states that the area is typified by the formal plan layout, spacious stone built terraces, broad streets and an overall classical elegance. The buildings are of a generally consistent three storey and basement scale, with some four storey corner and central pavilions.

As stated previously, there are no external changes proposed. The change of use will not impact on the character or appearance of the conservation area. Therefore, the proposal does not conflict with the objective of preserving or enhancing the character or appearance of the conservation area.

Conclusion in relation to the conservation area

The proposals comply with Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

c) The proposals comply with the development plan?

National Planning Framework 4 (NPF4) was adopted by the Scottish Ministers on 13 February 2023 and forms part of the Council's Development Plan. NPF4 policies supports the planning and delivery of Sustainable Places, Liveable Places and Productive Places and are the key policies against which proposals for development are assessed. Several policies in the Edinburgh Local Development Plan (LDP) are superseded by equivalent and alternative policies within NPF4.

The relevant NPF4 and LDP 2016 policies to be considered are:

- NPF4 Sustainable Places Tackling the climate and nature crises Policy 1.
- NPF4 Productive Places Tourism Policy 30.
- NPF4 Historic Assets and Places Policy 7.
- Local Development Plan Housing Policy, Hou 7.
- Local Development Plan Transport Policies, Tra 2 and Tra 3

The non-statutory Listed Building and Conservation Area Guidance is a material consideration when considering NPF 4 Policy 7.

The non-statutory Guidance for Business (April 2023) is a material consideration that is relevant when considering LDP Policy Hou 7 and the Edinburgh Design Guidance is a material consideration when considering LDP Policies Tra 2 and Tra 3.

Listed Buildings, Conservation Area and Edinburgh World Heritage Site

The impact on the setting of the listed building and on the setting of neighbouring listed buildings has been assessed in section a).

There are no external or internal works proposed and as such there will not be a significant impact on historic assets and places.

The proposal complies with NPF 4 Policy 7.

Proposed Use

With regards to NPF 4 Policy 1, the proposed change of use does not involve operational development resulting in physical changes to the property. The proposals will have a negligible impact on the global climate and nature crisis.

NPF 4 Policy 30 seeks to encourage, promote and facilitate sustainable tourism development which benefits local people, is consistent with our net zero and nature commitments, and inspires people to visit Scotland. Criterion 30 (e) specifically relate to STL proposals.

LDP Policy Hou 7 (Inappropriate Uses in Residential Areas), seeks to protect residential amenity.

The non-statutory Guidance for Businesses (2023) states that an assessment of a change of use of dwellings to a short term let will have regard to:

- The character of the new use and of the wider area;
- The size of the property;
- The pattern of activity associated with the use including numbers of occupants, the period of use, issues of noise, disturbance and parking demand and
- The nature and character of any services provided.

Amenity

The use of this property as an STL would introduce an increased frequency of movement to the property through the shared stair, with the three bedrooms of the property enabling visitors to arrive and stay at the premises for a short period of time on a regular basis throughout the year in a manner dissimilar to that of permanent residents. There is no guarantee that guests would not come and go frequently throughout the day and night, and transient visitors may have less regard for neighbours' amenity than individuals using the property as a principal home.

Whilst the amenity impact of the proposed STL use to neighbouring residents living outside of the shared stair is sufficiently mitigated by the mix of uses and high ambient noise level in the surrounding area, the proposed use would have an unacceptable impact on residents that are living in the stair. The noise generated by the proposed use would be significantly different from the ambient background noise that neighbouring residents living within the building might reasonably expect, and consequently will have a significantly detrimental effect on their living conditions and amenity. There could also be a negative impact on community cohesion and residents' safety.

The additional servicing that operating a property as an STL requires compared to that of a residential use is also likely to result in an increase in disturbance, further impacting on neighbouring amenity. However, this would be of lesser impact as it is likely that servicing would be conducted during the daytime.

The proposal does not comply with NPF 4 policy 30(e) part (i) and LDP policy Hou 7.

Loss of residential accommodation

NPF 4 policy 30 (e) part (ii) requires that where there is a loss of residential accommodation, this will only be supported where the loss is outweighed by demonstrable local economic benefits.

Paragraph 220 of the LDP acknowledges that tourism is the biggest source of employment in Edinburgh, providing jobs for over 31,000 people. The use of the property by guests and the required maintenance and upkeep of STL properties are likely to result in a level of job creation and spend within the economy which can be classed as having an economic benefit.

The current lawful use of the property is for residential accommodation. Consequently, the use of the property as an STL would result the loss of this residential accommodation, which given the recognised need and demand for housing in Edinburgh it is important to retain, where appropriate.

Further, it is important to recognise that residential occupation of the property contributes to the economy, in terms of providing a home and the spend in relation to the use of the property as a home, including the use of local services and resultant employment, as well as by making contributions to the local community.

In this instance, it has not been sufficiently demonstrated that the loss of the residential accommodation is outweighed by demonstrable local economic benefits. As such, the proposal does not comply with NPF 4 30(e) part (ii).

d) There are any other material considerations which must be addressed?

The following material planning considerations have been identified:

Emerging policy context

City Plan 2030 represents the settled will of the Council, and it has been submitted to Scottish Ministers for examination. As such, limited weight can be attached to it as a material consideration in the determination of this application.

Independent economic impact assessment

An independent economic impact assessment was commissioned by the Planning Service, and this resulted in a report on the Economic Impact of Residential and Short-Term Let Properties in Edinburgh (the Economic Report). This was reported to Planning Committee on 14 June 2023. The Committee noted that the findings of the report are one source of information that can be considered when assessing the economic impacts of short-term let planning applications and that given the report is considering generalities rather than the specifics of an individual case, it is likely that

only limited weight can be attached to it as a material consideration when making planning application decisions. The study considered the economic impact of various types of properties in Edinburgh if used as a residential property as opposed to being used for short-term holiday lettings.

The Economic Report shows that there are positive economic impacts from the use of properties for both residential use and short-term let use. The Report found that in general the gross value added (GVA) effects are greater for residential uses than short-term lets across all property types and all areas. However, given it is considering generalities rather than the specifics of this individual case, only limited weight can be attached to it as a material consideration in the determination of this application.

Equalities and human rights

Due regard has been given to section 149 of the Equalities Act 2010. No impacts have been identified.

Consideration has been given to human rights. No impacts have been identified through the assessment and no comments have been received in relation to human rights.

Public representations

Four objections were received. A summary is provided below:

material considerations in objection

The proposal results in the loss of residential accommodation. Assessed in section c).
Negative impact to the local community. Assessed in section b) and c).
Contrary to the Development Plan. Assessed in section c).
Negative impact to the character of the area. Assessed in section b).
Negative impact to the local area's sense of place. Assessed in section b).
Impact to local services (refuse and recycling). Suitable refuse and recycling facilities are contained within the application site.
Impact to local services (public transport). The change of use of the dwelling will not have a significant impact on public transport in the area.
Negative impact to neighbouring amenity (security). Assessed in section c).
Negative impact to neighbouring amenity (noise). Assessed in section c).
Negative impact to neighbouring amenity (general). Assessed in section c).
Concerns relating to the maintenance of the listed building. Obligations regarding maintenance of the building are unaffected by the change of use.

non-material considerations

The proposed use will result in increased rent for other properties in Edinburgh.
Neighbour notification incorrectly served. The neighbour has received the notification.

Conclusion in relation to identified material considerations

The identified material considerations have been assessed above and do not raise issues which outweigh the conclusion in relation to the development plan.

Overall conclusion

The proposal complies with sections 64 and 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as it will preserve or enhance the character or appearance of the conservation area, and does not harm the character of the listed building, its setting, or the setting of neighbouring listed buildings.

The change of use of this property to an STL will result in a loss of the residential accommodation and a negative impact to neighbouring amenity. Whilst it is recognised that there is an economic benefit to the City as a whole from the provision of visitor accommodation in this case it does not outweigh the loss of residential accommodation or the impact to neighbouring amenity. The proposal does not comply with Development Plan policy NPF4 policy 30(e) and LDP plan policy Hou 7. There are no material considerations that outweigh this conclusion. The proposal is unacceptable.

Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following;

Reason for Refusal

1. The proposal is contrary to Local Development Plan Policy Hou 7 in respect of Inappropriate Uses in Residential Areas, as the use of this dwelling as a short term let will have a materially detrimental effect on the living conditions and amenity of nearby residents.
2. The proposal is contrary to National Planning Framework Policy 30(e) in respect of Local Amenity and Loss of Residential Accommodation, as the use of this dwelling as a short term let will result in an adverse impact on local amenity and the loss of a residential property has not been justified.

Background Reading/External References

To view details of the application go to the [Planning Portal](#)

Further Information - [Local Development Plan](#)

Date Registered: 27 September 2023

Drawing Numbers/Scheme

01, 02

Scheme 1

David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: James Armstrong, Assistant Planning Officer
E-mail: james.armstrong@edinburgh.gov.uk

Appendix 1

Consultations

No consultations undertaken.

Application Certification Record

Case Officer

I have assessed the application against the City of Edinburgh Council's Scheme of Delegation (2023) Appendix 6 – Chief Planning Officer and the Statutory Scheme of Delegation (2023) and can confirm the application is suitable to be determined under Local Delegated Decision, decision-making route.

Case Officer: James Armstrong

Date: 14 November 2023

Authorising Officer

To be completed by an officer as authorised by the Chief Planning Officer to determined applications under delegated powers.

I can confirm that I have checked the Report of Handling and agree the recommendation by the case officer.

Authorising Officer (mRTPI): Damian McAfee

Date: 15 November 2023

Comments for Planning Application 23/03915/FULSTL

Application Summary

Application Number: 23/03915/FULSTL

Address: 3F1 113 Broughton Street Edinburgh EH1 3RZ

Proposal: Change of use from residential to short term let (in retrospect).

Case Officer: Improvement Team

Customer Details

Name: Miss Imogen Caird

Address: 1F1, 113 Broughton Street, Broughton, Edinburgh EH1 3RZ

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: Hello,

I am writing to note an error in the application form where I am listed as having been served notice.

My name and address is listed as 'Mr' Imogen Caird and address as 19/5 McDonald Road. I did previously live there, however I have owned and occupied my flat (113/1 Broughton St) since 30th September, 2022. I do confirm that the date of notice listed in the application corresponds with messages to flat owners in the building.

As an owner-occupier and particularly as a flat on the first floor, my primary concerns are around security and building wear and tear. This year we have had to change the lock in the main door, have the roof inspected and repaired, and arrange plumbers to fix a leak related to a water tank in the attic. I coordinated these communal repairs and it is likely that we will have further upkeep to do in the new year, so my expectation is that communication around building matters remains responsive (as it has thus far).

Thank you,
Imogen

From: [Planning](#)
To: [Planning Improvement](#)
Subject: FW: Objecting to STL application 23/03915/FULSTL
Date: 04 October 2023 13:30:31
Attachments: [external.png](#)
[first_time_sender_warning.png](#)

From: erinscott [REDACTED] >
Sent: Wednesday, October 4, 2023 12:14 PM
To: Planning <planning@edinburgh.gov.uk>
Cc: Margaret Graham <[REDACTED]>; Finlay McFarlane <[REDACTED]>; Claire Miller (Councillor) <[REDACTED]>; Joanna Mowat <[REDACTED]>
Subject: Objecting to STL application 23/03915/FULSTL

< External Image >

< First time sender >

To whom it may concern,

I am writing to comment in opposition to application reference number 23/03915/FULSTL at 3F1 113 Broughton Street Edinburgh EH1 3RZ.

Our city is in the midst of a catastrophic housing crisis, and I believe that every holiday let is one less home for ordinary residents to live in. This development would exacerbate the crisis for all residents of the city, displacing people from their communities, driving up rents, and further reducing the desperately needed numbers of homes in the city. Planning decisions should first and foremost cater for the needs and interests of the city's residents, and this proposed development runs counter to that.

Moreover, I believe that this development is incompatible with planning and development policies at both a local and national level.

The Edinburgh City Plan 2030 states that “[p]roposals which would result in the loss of residential dwellings through demolition or a change of use will not be permitted”. Every proposed holiday let could be a residential dwelling, and I do not believe that granting this application is in keeping with the policies outlined in the City Plan.

The plan goes on to state that “[d]evelopments, including change of use which would have a materially detrimental effect on the living conditions of nearby residents, will not be permitted.” The impact of high concentrations of holiday lets on nearby rent levels is well documented, and I believe that granting this application will exacerbate the hardship faced by tenants in the community, and therefore is not in keeping with the City Plan.

The Scottish Government's National Planning Framework 4 states:

“Development proposals for the reuse of existing buildings for short term holiday letting should not be supported if it would result in:

- an unacceptable impact on the local amenity or character of a neighbourhood or area; or
- the loss of residential accommodation where such loss is not outweighed by local economic

benefits.”

I strongly maintain that this development would have detrimental effects on the local amenity and character of the area, by removing what should be residential accommodation from local supply. I see no evidence that any local economic benefits outweigh this loss. It also seems clear to me that this development will place a significant burden on local services such as rubbish collection and public transport, negatively impacting all local residents within the community.

Regards,
Erin Scott



Sent from my iPhone

From: [Planning](#)
To: [Planning Improvement](#)
Subject: FW: Objecting to STL application 23/03915/FULSTL
Date: 04 October 2023 17:57:19
Attachments: [external.png](#)

From: Leona Crancher [REDACTED]
Sent: Wednesday, October 4, 2023 5:11 PM
To: Planning <planning@edinburgh.gov.uk>
Cc: Claire Miller (Councillor) <[REDACTED]>; Finlay McFarlane <[REDACTED]>; Margaret Graham <[REDACTED]>; Joanna Mowat <[REDACTED]>
Subject: Objecting to STL application 23/03915/FULSTL

[External](#)

To whom it may concern,

I am writing to comment in opposition to application reference number 23/03915/FULSTL at 3F1 113 Broughton Street Edinburgh EH1 3RZ. Our city is in the midst of a catastrophic housing crisis, and I believe that every holiday let is one less home for ordinary residents to live in.

This development would exacerbate the crisis for all residents of the city, displacing people from their communities, driving up rents, and further reducing the desperately needed numbers of homes in the city. Planning decisions should first and foremost cater for the needs and interests of the city's residents, and this proposed development runs counter to that.

Moreover, I believe that this development is incompatible with planning and development policies at both a local and national level. The Edinburgh City Plan 2030 states that “[p]roposals which would result in the loss of residential dwellings through demolition or a change of use will not be permitted”. Every proposed holiday let could be a residential dwelling, and I do not believe that granting this application is in keeping with the policies outlined in the City Plan.

The plan goes on to state that “[d]evelopments, including change of use which would have a materially detrimental effect on the living conditions of nearby residents, will not be permitted.” The impact of high concentrations of holiday lets on nearby rent levels is well documented, and I believe that granting this application will exacerbate the hardship faced by tenants in the community, and therefore is not in keeping with the City Plan.

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- an unacceptable impact on the local amenity or character of a neighbourhood or area; or
- the loss of residential accommodation where such loss is not outweighed by local economic benefits.”

I strongly maintain that this development would have detrimental effects on the local amenity

and character of the area, by removing what should be residential accommodation from local supply. I see no evidence that any local economic benefits outweigh this loss. It also seems clear to me that this development will place a significant burden on local services such as rubbish collection and public transport, negatively impacting all local residents within the community.

Regards, Leona Crancher



Comments for Planning Application 23/03915/FULSTL

Application Summary

Application Number: 23/03915/FULSTL

Address: 3F1 113 Broughton Street Edinburgh EH1 3RZ

Proposal: Change of use from residential to short term let (in retrospect).

Case Officer: Improvement Team

Customer Details

Name: Dr The Architectural Heritage Society of Scotland

Address: 15 Rutland Square, Edinburgh EH1 2BE

Comment Details

Commenter Type: Amenity Body

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The AHSS Forth & Borders Cases Panel has examined the proposals for the change of use to short-term let in a C-listed, 19th century Classical tenement, which lies within the New Town Conservation Area, and objects.

- 1) The proposals only relate to one property within the tenement, which is accessed from a shared stair. This would have a detrimental impact on the residential amenity of neighbouring properties, and limits the future of the flats not included within the application.
- 2) The change of use would contribute to the unsustainable growth of the short term let (STL) sector in Edinburgh. The economic benefits of tourism for Edinburgh are clear, and we celebrate the role that our architectural heritage plays in this sector. However, the current rising rate of STLs threatens the sense of place and community which are part of the city's attraction.
- 3) Scottish Government Research has highlighted the links between STLs and the negative impacts of reduced availability of affordable housing, congestion and reduced quality of life through noise and disturbance (People, Communities and Places, October 2019, pp. iv-v)
- 4) With particular reference to architectural heritage the responsibility for the care and maintenance of communal areas and aspects of joint responsibility in listed buildings and conservation areas is diminished by the increase of short-term occupants. The change of use does not respect the special characteristics of history and place reflected in the building's designation and location in the conservation area, and would increase the negative impacts caused by the growth of STLs in Edinburgh.

The proposals contradict Edinburgh Council's Local Development Plan policies DES1, DES5, ENV4, and HOU7. It also conflicts with NPF4 30(e) part (ii), as it would result in the loss of residential accommodation. We therefore object to the application.

Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Email: planning.support@edinburgh.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100640402-002

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	Houghton Planning Ltd		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Paul	Building Name:	Alloa Business Centre
Last Name: *	Houghton MRTPI	Building Number:	
Telephone Number: *	07780117708	Address 1 (Street): *	Whins Road
Extension Number:		Address 2:	Alloa
Mobile Number:		Town/City: *	Clacks
Fax Number:		Country: *	Scotland
		Postcode: *	FK10 3RF
Email Address: *	paul@houghtonplanning.co.uk		

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Ms"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="Roseland"/>
First Name: *	<input type="text" value="Ruth"/>	Building Number:	<input type="text"/>
Last Name: *	<input type="text" value="Longman"/>	Address 1 (Street): *	<input type="text" value="Salisbury Road"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text" value="Horsham"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="West Sussex"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="England"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="RH13 0AL"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="paul@houghtonplanning.co.uk"/>		

Site Address Details

Planning Authority:	<input type="text" value="City of Edinburgh Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text"/>
Post Code:	<input type="text"/>

Please identify/describe the location of the site or sites

<input type="text" value="113/5 Broughton Street Edinburgh EH1 3RZ"/>

Northing	<input type="text"/>	Easting	<input type="text"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Change of use from residential to short term let (in retrospect).

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

See Local Review Statement

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

Yes No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Application as submitted Report of Handling Decision Notice Local Review Statement and supporting information

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

23/03915/FULSTL

What date was the application submitted to the planning authority? *

24/08/2023

What date was the decision issued by the planning authority? *

15/11/2023

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures.

Please select a further procedure *

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

To see the flat and local context.

Please select a further procedure *

Holding one or more hearing sessions on specific matters

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

To debate STL policy and guidance.

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

If there are reasons why you think the local Review Body would be unable to undertake an unaccompanied site inspection, please explain here. (Max 500 characters)

Key required to enter flat.

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. * Yes No

Have you provided the date and reference number of the application which is the subject of this review? * Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? * Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? * Yes No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review * Yes No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Paul Houghton MRTPI

Declaration Date: 22/11/2023

Local Review Statement

3F1 113 Broughton Street Edinburgh EH1 3RZ

Introduction

Houghton Planning Ltd has been instructed by Ms Ruth Longman (hereafter the applicant) to submit a local review for “*Change of use from residential to short term let (in retrospect)*” at 3F1 113 Broughton Street, Edinburgh, EH1 3RZ (ref: 23/03915/FULSTL).

The planning application was refused under delegated powers on 9th October 2023 for the following two reasons:

“1. The proposal is contrary to Local Development Plan Policy Hou 7 in respect of Inappropriate Uses in Residential Areas, as the use of this dwelling as a short term let will have a materially detrimental effect on the living conditions and amenity of nearby residents.

2. The proposal is contrary to National Planning Framework Policy 30(e) in respect of Local Amenity and Loss of Residential Accommodation, as the use of this dwelling as a short term let will result in an adverse impact on local amenity and the loss of a residential property has not been justified”.

This Statement starts by describing the site. Thereafter, it follows the same format as the Report of Handling, and only comments on that report, as necessary, and to put the applicant’s compelling case for why planning permission should be granted.

Site Description

The Site Description in the Report of Handling is a reasonable summary.

Photographs of the interior were included with the planning application.

The property has no designated car parking, and guests are encouraged to use public transport, or park and ride facilities, if they have a car.

There is no outdoor space, and no communal garden, for the use of guests.

Determining Issues

These are agreed.

Assessment

Amenity

The applicant has never had any issues with the use of the flat, as a short term let. It appears as if the other occupiers of the building are generally of like mind, as none of them have apparently objected to the planning application based on residential amenity issues.

The one comment from an immediate neighbour relates to communal repairs, and a concern that short term letting may hasten the need for these. However, it should be noted that the applicant has contributed to any repairs that have been required to date, will do so in future and, even the person making the comment, seems to expect that to occur.

Otherwise, the remaining objections seem to be the sort of generic comments that are being submitted by interest groups, and individuals, politically opposed to short term lets in the City.

The lack of any issues is because the property is professionally managed, well maintained, and is occupied by guests who understand their responsibilities, and act accordingly.

People staying here have ready access to the City Centre, and its many tourism locations, and supporting services and facilities, and make frequent use of these, adding money to the local economy. This injection of money is important to many, many smaller businesses struggling in the current cost of living crisis.

The applicant considers that the comings and goings from the flat are no different from what would occur were they to have young professional tenants, or students, living in the flat. These types of occupiers may have the same, or a greater degree of, movements than those people staying in the flat on holiday.

Permanent residents can have vastly different movements depending on their student status, employment, leisure interests, family circumstances, health, or just their way of living being a night owl rather than a day person, for example. A doctor or nurse may work shifts coming in at odd times; a family with teenage children might enter and leave the flat many times during the day and night, and can be very noisy; a single person with care needs might be visited by carers several times a day. Users of a self-catering property are, therefore, unlikely to exhibit markedly distinct characteristics to more permanent residents.

Anti-social behaviour is just as likely in residential use as self-catering use. It is probably more prevalent from permanent residents because they feel more secure in their occupancy whereas a guest can be asked to leave immediately.

Servicing of self-catering accommodation is also not a particular difference because many residential occupiers use cleaners on a regular basis, especially if the occupier is in poor health.

Many city dwellers will have deliveries from the likes of Amazon, and takeaways at all times of the day and night, and probably far more than people staying on holiday who will not have the former, and are more likely to eat out spending money in local eateries that desperately need the custom, with the ongoing cost of living crisis.

The ambient noise level is barely impacted at all by this use. In that regard, the case officer accepts, at one point, that this area has a mix of uses, i.e. is it busy throughout the day, and relatively noisy, but then ignores that in considering the impact noise may have on the neighbours.

It should also be noted that Environment Health have not, it would appear, commented on the application. If there were a noise issue, then it would be expected that an Environmental Health Officer would be the appropriate person to comment on this issue not a planning officer.

The conclusion reached by the case officer that the amenity of neighbours is adversely affected is manifestly not supported by the evidence, and cannot, therefore, be given any weight whatsoever. Contrary to the conclusion drawn by the case officer, the proposal patently does comply with NPF 4 policy 30(e) part (i) and LDP policy Hou 7.

Loss of residential accommodation/Economic Benefit

The total number of dwellings in Edinburgh is around 248,000, as of 2018, of which two thirds are flats, i.e. circa 164,000 (City Plan 2030: Monitoring Statement). The loss of this one flat to the housing supply is, therefore, negligible.

For the record, 3,597 properties have applied for a short term let licence, as of 13th November 2023, according to the latest available short term let licence register, of which a considerable number do not involve secondary letting, or home letting, and are for home sharing, B&Bs, and Guesthouses, etc. So, the actual loss to the housing stock were all these properties to be granted licences, and most will not be, given the City Council's stated stance on the issue, is quite a low figure. The City Council has been reported in the press to have concluded in a committee report on the tourist tax that only 20% of short term lets may continue (Edinburgh Live 22nd August 2023), which would mean no more than circa 700 properties being permanently lost to the housing stock, which is 0.28% of the total stock. Even if every licence is granted, that is only 1.44% of the total stock. So far, 335 licences have been granted, as of 13th November 2023, of which 147 are described as for secondary letting, or home letting, i.e. those categories where a property would be potentially lost to the housing stock. This suggests that even 700 may be on the high side. This seems to be borne out by checking the numbers of Certificates of Lawfulness approved, given that only properties that have traded 10 or more years are likely to receive a licence at the end of the day, other than a few that secured planning permission (a handful) before the

City Council decided to refuse them on mass. That stands at 185 Certificates granted, as of 25th October 2023, with a further number to be determined. A further five Certificates have been granted on appeal, as of 25th October, with one Certificate appeal remaining to be determined. Whichever way you look at it, the numbers are nowhere near the estimates reported in the newspapers at various points, or the 14,000 figure, originally quoted in the City Plan 2030: Monitoring Statement, or the other figures quoted in that report of 8,740 entire properties being registered with Airbnb, or 3,620 that were stated as available for 90 days, or more, on the same platform.

There may be a housing shortage in Edinburgh, but this is not being caused by short term lets, but is rather a multifaceted issue that seeking to close short term lets will not solve. Rather, it needs a multi-agency approach, including the City Council, to kick-start new housebuilding, increase the delivery of affordable housing, and to bring back into use the many thousands of empty properties across the City. In 2022, it was reported in the Edinburgh News that, following a freedom of information request, it was determined that Edinburgh had 9,285 empty properties (27th December 2022).

As one example, the Examination of the new Local Development Plan is ongoing now, and it is clear, from the evidence, that the City Council rather than tackling its housing shortage, may well simply exacerbate it by restricting the supply of new housing, and perversely allocating sites for new housing that are in use by others with no intention of them offering their sites for development. Taking a more progressive approach to housebuilding would deliver far quicker, and more certain, results than trying to clamp down on short term lets in the hope that owners will turn into landlords, which itself is unlikely to happen given the disincentives currently for bringing forward housing to rent, including, but not limited to, rent controls, and changes to the rules around evictions. Therefore, the City Council may be successful in closing short term lets, but this is no panacea because whilst some owners may decide to take tenants, and/or students, which may happen here, many will simply leave their properties empty. So, instead of the economic benefit to the local area that derives from its use as a short term let, which seems to be accepted by the case officer in the Report of Handling, the local economy will see a significant reduction in spend, as the property remains empty for much of the year. The Council will still get its Council Tax, but the local restaurants, pubs, tourist sites, and shops, will lose the trade they get whilst the small businesses that help support the short term let use will see a drop in their income. Some of those businesses will not survive.

At the macro scale, the self-catering sector is hugely important to Scottish tourism in terms of jobs, revenue, and the world-class experiences offered to guests. Figures from Frontline Consultants produced in 2021 suggest that the Lothians had over a quarter of a million visitor nights in 2020, a total visitor spend of over £91 million that year, and supported over 2,500FTE jobs (see attached).

The self-catering sector is particularly important for Edinburgh by providing somewhere to stay for people visiting the city to work, rest, and play, and supports the world famous festival, and other cultural activities.

The festival issue is particularly pertinent given that a lack of accommodation is seen as a particular problem for the festival, as evidenced by what was provided in evidence by Festivals Edinburgh to the Scottish Government’s Local Government, Housing and Planning Committee when they considered the issue of licencing in early 2023 (see attached). Edinburgh Festival Fringe Society has also had significant press coverage regarding the impact of legislation on the availability and affordability of accommodation: *“Earlier this year, Festivals Edinburgh, which brings together the bosses of the city’s various festivals, warned they were facing an “economic shock” as a result of new short-term letting regulations”* (see Insider article attached). This view is supported by Fringe Edinburgh’s report: ‘Edinburgh Accommodation Supply and Affordability - A Red Risk for The Edinburgh Festival Fringe and major challenge for The Festival City and Edinburgh’s reputation as a welcome, accessible, open cultural capital – 2023’, which has been shared with the City Council.

As for the independent economic impact assessment commissioned by the Planning Service, it is interesting that the case officer now suggests it should carry little weight. That is because it does not help the City Council’s case. Contrary to what is said in the Report of Handling, the report is supportive of the value of short term lets to the City economy when considered based on Gross Annual National and Local Taxation rather than Net Annual Local GVA Impact. Short term lets also create more jobs. The relevant table from the report is included below. Clearly, because this report does not support the narrative City Council planning officers have been asked to roll out on every short term let application, it has now been conveniently shelved, but, in reality, it should be given much more weight.

Edinburgh Average - Residential				Edinburgh Average - Short Term Let			
Unit Size	Net Local FTE Jobs	Net Annual Local GVA Impact	Gross Annual National and Local Taxation	Unit Size	Net Local FTE Jobs	Net Annual Local GVA Impact	Gross Annual National and Local Taxation
1 bed	0.19	7,516	7,301	1 bed	0.23	4,714	12,419
2 bed	0.31	12,559	16,267	2 bed	0.43	8,764	21,991
3 bed	0.49	19,699	22,065	3 bed	0.60	12,288	30,467
4 bed	0.62	25,117	32,040	4 bed	0.75	15,293	37,878
5 bed	0.77	31,212	42,355	5 bed	1.03	21,018	51,650

Edinburgh Central - Residential				Edinburgh Central - Short Term Let			
Unit Size	Net Local FTE Jobs	Net Annual Local GVA Impact	Gross Annual National and Local Taxation	Unit Size	Net Local FTE Jobs	Net Annual Local GVA Impact	Gross Annual National and Local Taxation
1 bed	0.20	£ 8,212	£ 8,088	1 bed	0.29	£ 5,990	£ 15,542
2 bed	0.33	£ 13,208	£ 16,937	2 bed	0.55	£ 11,137	£ 27,840
3 bed	0.51	£ 20,706	£ 22,780	3 bed	0.77	£ 15,775	£ 38,970
4 bed	0.66	£ 26,417	£ 33,174	4 bed	1.05	£ 21,470	£ 52,548
5 bed	0.82	£ 32,841	£ 43,142	5 bed	1.10	£ 22,412	£ 55,537

It has been clearly demonstrated in the Applicant’s Supporting Statement, and this Statement, that the loss of the residential accommodation is outweighed by demonstrable local economic benefits. Therefore, the proposal complies with NPF 4 30(e) part (ii).

Overall Conclusion

The proposal complies with NPF 4 policy 30(e) and LDP policy Hou 7, and there are no material considerations that suggest otherwise.

Councillors are, therefore, respectfully requested to allow this local review, and grant planning permission.

Edinburgh housing crisis: More than 9,000 properties sitting empty amid soaring demand for housing

Startling new figures have revealed that more than 9,000 properties in Edinburgh are sitting empty, amid soaring demand for housing.

By Jolene Campbell

Published 27th Dec 2022, 12:35 BST

Edinburgh is the council area in Lothians – and across Scotland – with the most unoccupied properties at 9,285, according to freedom of Information requests.

Of these 8,589 are homes – that’s more than four times the 1950 total reported by the council just several weeks ago.

But the shocking new figures from FOIs to all councils captures all types of properties including privately owned homes, council and also non-domestic. Miles Briggs MSP said it suggests the scale of the problem with vacant properties has been drastically underestimated.

The report out in early December on the latest empty home statistics for Edinburgh highlighted that housing supply in the Capital "remains under pressure in the wake of the pandemic and increasing demand".

Scottish Conservatives have blasted the figures as ‘unacceptable’ at a time when many people are struggling to either get on the housing ladder or find rented accommodation.

It comes after calls from a leading letting agent to tackle the city's housing crisis, sparked by concerns that soaring numbers on social housing waiting lists could further exacerbate existing shortages of homes.

The Scottish Conservatives have now issued a fresh call for compulsory sale orders for long-term unoccupied properties, a commitment made in their manifesto for the 2021 Scottish Parliament elections.

Shadow Cabinet Secretary for Social Justice, Housing and Local Government Miles Briggs MSP said:

“These figures are a national scandal when we consider that, during a housing crisis, many properties lie forgotten and derelict.

“It’s appalling that viable housing stock is being wasted and neglected in this way, particularly in Lothian which is the fastest growing region of Scotland.

“Sadly, these issues are not unique to Lothian and we are seeing this replicated across Scotland.

“This is why the Scottish Conservatives would support compulsory sale orders for long-term unoccupied properties, and why we have proposed relaxing planning laws to allow for the conversion of unoccupied business buildings into accommodation.

“The SNP must commit to the ambitious housing targets that the Scottish Conservatives have proposed if they are to help the country out of the housing crisis that they created.”

The council has been contacted for comment.

Edinburgh could see 80% reduction in short-term rental properties in new scheme

By Katrine Bussey and Katie Williams Reporter

22 August 2022

One self catering host said the new legislation would make will make Scotland a 'laughing stock around the world and damage economy, businesses and its people.'

Scotland's capital could see an 80 per cent drop in properties for hire on Airbnb when a new licensing scheme for short-term lets comes into force in a few weeks, a report for the City of Edinburgh Council has warned.

A paper, prepared for the authority's policy and sustainability committee, warned of the impact of changes in the accommodation sector.

It comes in the wake of concerns from the owners of short-term, rental properties, such as those on Airbnb, that the changes are an "act of self-sabotage on their businesses and livelihoods".

The council paper – details of which were posted on social media by Conservative councillor Iain Whyte – considers the "future supply of the short-term let sector".

And it states there is "an assumption of an 80 per cent reduction from the Edinburgh 2021 number of active listings reported on Airbnb, as a proxy for the size of short-terms lets".

The Scottish Government's new licensing scheme requires hosts of these properties to display energy performance ratings on listings, have adequate buildings and public liability insurance, as well as various fire and gas safety precautions.

Businesses have to register by October 1 to ensure they can continue trading, with housing minister Paul McLennan having said previously it is "important that there is appropriate regulation in place to ensure the safety of guests".

But, as of August 7, only a reported 245 licence applications had been submitted to the City of Edinburgh Council out of the 12,000 estimated properties currently used for short-term let.

Fiona Campbell, chief executive of the Association of Scottish Self-Caterers (ASSC), said: "The Scottish Government is urging short-term lets operators to rush to inflict an act of self-sabotage on their businesses and livelihoods.

"In the meantime, these same operators are urgently addressing their need to cover rising living costs and keep their businesses afloat."

Self-catering host Louise Dickins said: "The dramatic statistics released by Edinburgh today is only the first sign of things to come.

"This legislation will make Scotland a laughing stock around the world. A country inflicting harm to its economy, businesses and its people, all the while confused about why it's doing so.

She claimed the licensing system would be "putting hard-working people out of business, or stopping them from supplementing their income in an honest and decent way".

Ms Dickens demanded: "The Scottish Government must step in now, go back to the drawing board with this legislation and save Scotland's tourism industry from being destroyed."

A Scottish Government spokesperson said: “All councils are working through the increasing number of short-term let hosts applying for a licence by 1 October. To date, no short-term let licence applications have been refused in Edinburgh and as long as an application has been received by the deadline, hosts can continue to trade after that date.

“Good quality standards are at the heart of regulating the short-term let sector, as well as providing assurance to visitors and guests staying in Scotland.

“Many hosts will already be meeting licensing conditions as a matter of compliance with existing law or best practice. As well as ensuring short-term lets have to meet consistent standards, the licensing scheme will also provide accurate numbers of such lets for the first time.

“Edinburgh City Council has adjusted its short-term let policies to take account of a recent Judicial Review which required some aspects to be amended, and is accepting and processing more applications on a daily basis.”

Council Leader Cammy Day said: “To be clear, we’re no intention of reducing the number of short-term lets operating in the city by 80 per cent – nor do we expect this to happen.



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Rising accommodation costs are 'grim reaper' for festivals - Fringe boss

Edinburgh International Festival leader warns that some of the festivals won't survive the next five years without more support

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By **Katrine Bussey** & **Peter A Walker** Content Editor

07:07, 16 MAY 2023

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The Fringe Festival attract tens of thousands of performers and tourists to Edinburgh in August (Image: Getty Images)

A "strategic approach" to dealing with rising accommodation costs in Edinburgh is needed, the boss of the Edinburgh Festival Fringe has insisted, branding soaring bills in the capital as being the "grim reaper".

Shona McCarthy, the chief executive of the Edinburgh Festival Fringe Society, complained about the "dreaded rising cost of accommodation in Edinburgh".



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She spoke out as she told MPs on Westminster's Scottish Affairs Committee that artists and venues involved with the Fringe were still suffering financially as a result of the pandemic.

"There is no one across the Fringe landscape who is not still in a recovery position, not still carrying debts and deficits from just surviving Covid."

Speaking about the rising costs that performers and others have to pay for accommodation in the city, McCarthy said: "That is definitely my grim reaper at the moment, and I think we need an Olympic response."

Earlier this year, Festivals Edinburgh, which brings together the bosses of the city's various festivals, warned they were facing an "economic shock" as a result of new short-term letting regulations.

McCarthy said while they were "very supportive of the short term lets legislation" - which involves new licences having to be awarded for properties rented out on a short term basis - she added it had "unintended consequences - particularly for artists".

She said: "It is something that we need a strategic approach to address in a real way if we are to continue to host such a major event every year."

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Her comments came as she told MPs that both the Scottish and UK Governments could do more to help the festivals, which attract tens of thousands of performers and tourists to Edinburgh in August.

McCarthy said: "I think there is still huge opportunity both to invest in the festivals locally, because at the minute I think we all operate on shoestrings, we all operate on a huge amount of good will.

"Our marketing budgets are minuscule and yet we have these global reputations; there is an enormous amount the Scottish and UK Governments could do to promote the festivals overseas."

Meanwhile, Francesca Hegyi, the chief executive of the Edinburgh International Festival, said this was the first year they had received financial help from the UK Government - despite having being founded in 1947.

She said: "In the last eight years, we have 90 different instances of foreign governments investing in us, but the same isn't said for Scottish Government colleagues or our UK Government colleagues."

She described the summer festivals in the capital as being "enormous", describing them as being "second only in size to an Olympic Games" - but adding that unlike the sporting tournament they happen every year.

Hegy told MPs: "If you think of the effort that goes into staging a Commonwealth Games or even Eurovision over the weekend, it is sort of taken for granted we will happen every single year."

With some locals having voiced concern about the impact the festivals have on the capital, she conceded there was an "uncomfortable relationship" between the events and local government.

But Hegyi insisted: "We all need to get around the table and work out what is a sustainable future, including sustainable tourism for Edinburgh and for the festivals.

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In February, Festivals Edinburgh voiced fears that [the introduction of licences for Airbnb-style lets](#) could result in a third of the overall Fringe programme being lost.

In its written submission to MSPs, it noted the Fringe Society had made the "conservative estimate" that a third of its programme for 2024 could be lost with this "representing a minimum of £30m in additional economic impact and nearly 700 FTE [full time equivalent] jobs in the first year alone".

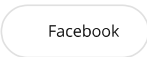
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LOCAL GOVERNMENT, HOUSING AND PLANNING COMMITTEE

EVIDENCE ON SHORT-TERM LETS LICENSING: FESTIVALS EDINBURGH

1. EDINBURGH FESTIVALS' COLLECTIVE VIEWS ON SHORT-TERM LETS REGULATION

Festivals Edinburgh represents Edinburgh's 11 major international year-round festivals - from the Science Festival in spring through the peak summer festivals season to the winter festivals of Storytelling and Hogmanay. The festivals are collectively on a par with a FIFA World Cup or Commonwealth Games. As they take place on an annual basis, however, they bring recurrent benefits to their host city and country including in 2022 an estimated 4,000 additional FTE jobs for Scotland as a whole, and additional economic impact of well over £200m through wider spending in the hospitality, tourism, retail and wider service sectors.

Since 2018 our member festivals have discussed and agreed collective support for short-term lets regulation. However, we are concerned about unintended impacts on temporary home-sharing and home-letting in people's primary residences from the way the regulations are being interpreted and implemented. So we welcome the announcement by the Cabinet Secretary for Social Justice, Housing and Local Government of her intention to extend the date by which existing hosts must apply for a short-term let licence from 31 March 2023 to 30 September 2023.

This extension is a great assistance in giving short-term let hosts time to seek clarity on the still-emerging implications of local authority licensing schemes at a time when there are many additional pressures due to the cost of living crisis. Furthermore, it could provide a valuable opportunity for the Scottish Government and Scottish Parliament to consider how the national framework is being interpreted across the country, and to adjust provisions at the margins where necessary to avoid negative unintended consequences.

2. SECONDARY LETTING VERSUS PRIMARY RESIDENCES

Edinburgh's festivals are in favour of regulating secondary short-term letting, in the context of the housing crisis with serious year-round shortages of accommodation and price escalations being experienced by local tenants.

However, one of the problems in the short-term lets legislation is the conflation of commercial secondary letting and personal primary letting in people's own residences (home-sharing and home-letting). Only the former takes properties out of residential housing supply whereas the latter is very localised in character, providing an income opportunity for city residents in their own homes and retaining that income in the local economy to help offset cost of living pressures on households. In order to tackle commercial secondary letting issues, it is not necessary to damage brief periods of personal primary letting in people's own residences.

We estimate that brief periods of personal primary letting account for **25,400 bed nights for each day of Edinburgh's 25-day peak season in August, 27% of the supply needed in peak season.** Further information on supply and demand estimates is provided at **Annex A.** This type of accommodation, which is more affordable than hotels or aparthotels, is of particular importance for the workers, artists and performers who transform Edinburgh into the world-leading festival city. **Without them, Scotland would lose these unique cultural assets along with 4,000+ jobs and over £200m in direct additional economic impact, as well as weakening the wider leisure and visitor economy employing 44,000 in Edinburgh alone.**

The other argument in favour of licensing home-sharing and home-letting is to reassure the public that all classes of short-term lets are safe and the people providing them are suitable. However, there is an anomaly in the national framework as short-term stays for educational purposes, including for example homestays for young language learners, have been excluded by Scottish Government under Article 3. (c) (ii) of the Order. **If national policymakers are content for temporary use of homestays for school age children to be unlicensed, we ask for the same type of national exclusion to be applied in excluding temporary use of homestays for adults working on major festivals and events.**

3. LOCAL INTERPRETATION OF NATIONAL PROVISION FOR TEMPORARY EXEMPTIONS

Instead of a national exclusion, the measure designed to cater for major festivals and events in the regulatory framework is to enable local licensing authorities to grant temporary exemptions, on application, during designated periods of up to six weeks in any 12 month period.

The Cabinet Secretary has confirmed that the legislation does not dictate a requirement for temporary exemption applications to include compliance with mandatory (Scotland wide) and additional (local) licence conditions. **However, given the design of the national regulatory framework, the City of Edinburgh Council (CEC) has decided to apply many of the mandatory and additional licence conditions to temporary exemptions for home-sharing and home-letting.** CEC has indicated to Festivals Edinburgh that the Council had asked for a discretionary licensing system and that it was ministers who decided it should be mandatory and apply to all types of licence. CEC has also stated that the local scheme is designed to ensure that the public is reassured that these short-term lets will be safe and effectively managed.

These local interpretations highlight that the provision in the framework for local temporary exemptions is not achieving its intended purpose. The SSI provides an opportunity to look at this again and apply an exclusion at national level, in light of the anomaly of educational guests being excluded from the scheme altogether but no other classes of temporary guests.

4. POTENTIAL CONSEQUENCES FOR EDINBURGH'S FESTIVALS ECONOMIC IMPACTS

Festivals Edinburgh is concerned that the conditions for temporary exemption will be a serious disincentive to city residents who want to open their own homes to guests for a brief period. The further details given in **Annex A** include likely costs of applying for an exemption, which could mean home-sharers with a spare room only break even in the final week of the peak festivals season. A survey of existing providers has shown that the conditions are likely to dissuade a majority of hosts.

The 2022 season returned at around 75% of 2019's record levels, so the festivals are already managing a post-Covid recovery and renewal of a different shape and scale in a challenging operating environment, with many participants and suppliers suffering lasting financial hardship. In this context, an estimated drop of 50% or more in temporary accommodation capacity next year would make the city increasingly unaffordable and unfeasible for festival participants and visitors, putting these global cultural assets for Scotland at risk of a downward spiral that would change their national and international impacts forever. **The Fringe Society makes a conservative estimate that a further third of their programme could be lost in 2024, representing a minimum of £30m in additional economic impact and nearly 700 FTE jobs in the first year alone.**

This reduction in scale could be a wider tipping point leading to the wholesale loss of many venue producers who operate on economies of scale, and putting a much larger proportion of the direct economic impacts at risk. That in turn would have a ripple effect on wider businesses and jobs in the city that benefit year-round from the festivals, in particular the 44,000 city jobs across service sectors such as bars, restaurants, hospitality and transport.

Despite these serious risks with national impacts for the creative, leisure and tourism economies, CEC has indicated to Festivals Edinburgh that it is not proposed to carry out economic assessment of the licensing arrangements, since Scottish Government undertook a business and regulatory impact assessment which explored some of the economic impacts and decided there was sufficient reason to introduce a licensing system.

5. COMMENTS FOR COMMITTEE'S CONSIDERATION

In conclusion, we would like to make three key comments for the Committee to consider:

- 1. To recommend that Scottish Government consider excluding from the scope of the regulations primary residential letting activity (home-sharing and home-letting) for major festivals and events – in light of the anomaly around exclusion provisions where guests staying for educational purposes, but no other classes of temporary guests, are excluded in the Order.**
- 2. To recommend that, if the issues related to primary residential letting activity (home-letting and home-sharing) remain in the legislation, Scottish Government consider including in the SSI the waiving of the requirement for licensing in circumstances where home-sharing or home-letting activity operates for less than six weeks a year - in light of the problems outlined in section 3 above with local implementation of the current temporary exemption provision.**
- 3. To examine how consistency is being achieved across Scotland in local authorities implementing the regulations, including impact assessments being undertaken into the implications of local policy decisions that cover economic as well as housing supply and neighbourhood impacts – in light of the potential economic damage outlined at Annex A.**

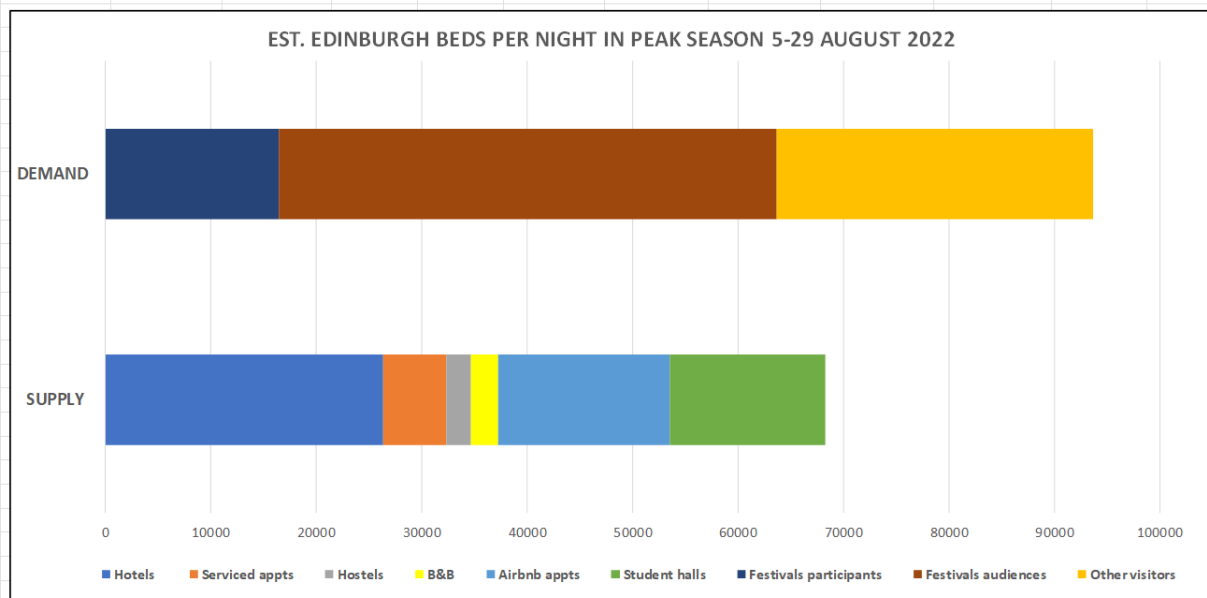
**Festivals Edinburgh
January 2023**

TEMPORARY ACCOMMODATION SUPPLY AND DEMAND IN EDINBURGH'S AUGUST PEAK SEASON

Festivals Edinburgh has prepared new overview data about specific temporary surge supply and demand issues in and around the 25-night peak August season, using secondary data from sources including the festivals themselves, and published figures from City of Edinburgh Council and VisitScotland. We are keen to see city and national government officials review and improve on these estimates as part of an economic impact assessment of the policies.

Our latest estimate of the importance of home-sharing and home-letting to Edinburgh's peak festivals season is summarised in the bar chart shown below. If a significant proportion of this temporary accommodation supply is lost, the situation could cause spiralling damage to the 4000+ additional jobs directly created by the festivals; the 44,000 jobs supported in the capital's wider arts, hospitality and recreation sectors; and the world-class brands of the Edinburgh Festivals that benefit the whole of Scotland in tourism, business and diplomacy across the globe.

In these figures, informal home-sharing and home-letting is estimated at 25,400 bed nights, 27% of the overall peak provision required which is not covered by other types of visitor accommodation. This makes it the single largest category and the one most used by festival performers, artists and workers. These local owner occupiers are making their properties available for just over 10% of the year, so the issues of neighbourhood amenity and housing supply that concern residents are limited compared to commercial secondary letting. However, the longstanding city tradition of welcoming cultural visitors into people's own homes would be the first area to be damaged by current licensing requirements. These involve up-front costs of up to £800+ as noted below the table - which would mean in the first year that householders would only clear a surplus of £160 if renting out one room for the 25-night season at the recommended affordable single room rate for workers. At such a rate of return, many existing hosts surveyed by Fringe operators have said they would not continue.



Estimates of up-front costs of applying for a temporary exemption in Edinburgh for a 2-bed property for home-sharing or home-letting potentially total up to £845, as set out below:

- CEC fee for applying for temporary exemption is £250 for up to 5 occupants (£350 for up to 10 occupants)
- Public liability insurance for hosting two guests is typically £400 for an annual policy (short-term cover products are not widely available unless hosts decide to list on certain online platforms and use the public liability insurance they offer)
- Annual PAT testing of up to 10 items typically £45
- Cost of Electrical Condition Report for 2-bed property typically £150 (valid for 5 years)

City Plan 2030: Monitoring Statement

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Introduction

The Council is preparing a new local development plan – City Plan 2030. It will form the basis for decision making on planning applications. The first stage in preparing the new plan is the main issues report. Choices for City Plan 2030 is a tool for consulting on options for changing policy and planning development. The Council also has to prepare a monitoring statement alongside publication of the main issues report. Monitoring is essential for determining what the issues are for the main issues report and for justifying why some parts of the existing plan need to change. As such, the Monitoring Statement forms an important part of the evidence base for the main issues report and subsequent local development plan, as well as providing a clearly stated and readily understood baseline for future monitoring in order to serve efficient and high quality plan-making.

The purpose of the Monitoring Statement is:

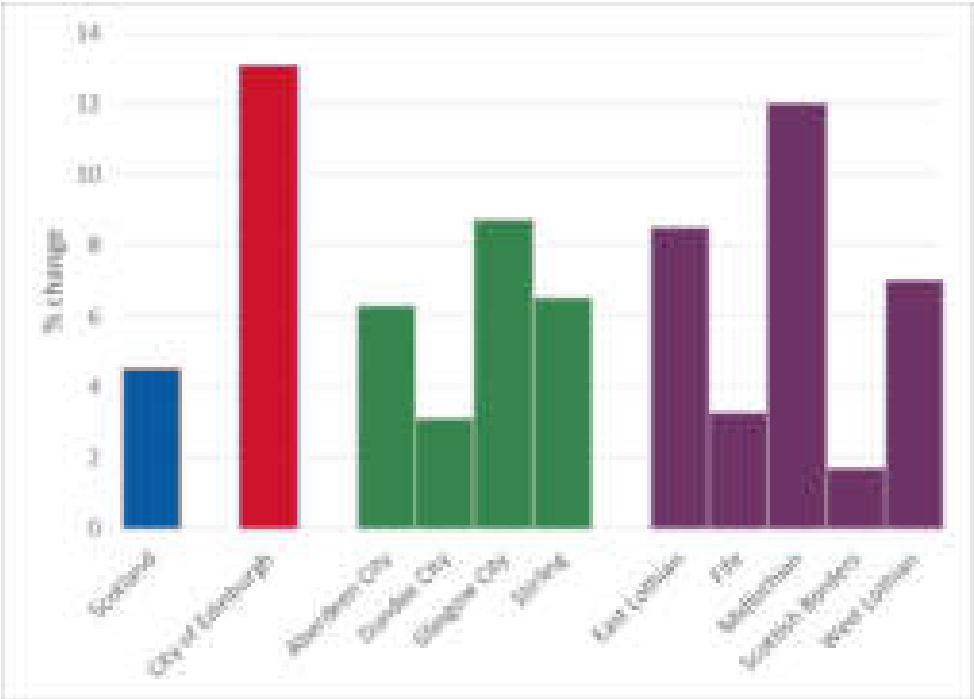
- To identify the key physical, economic, social and environmental changes occurring in Edinburgh since the adoption of the current Edinburgh Local Development Plan in November 2016;
- To assess the effectiveness of current planning policies; and
- To provide an information base to help assess the performance of the new City Plan 2030 in the future.

Context

Population

The latest figures (mid 2018) estimate the population of Edinburgh to be 518,500. Over the last ten years, Edinburgh’s population has grown by 60,000 – an increase of 13%. This growth is higher than all other council area in Scotland both in terms of gross numbers and proportionally. Chart 1 below compares population change in Edinburgh to the other Scottish city authorities and neighbouring council areas.

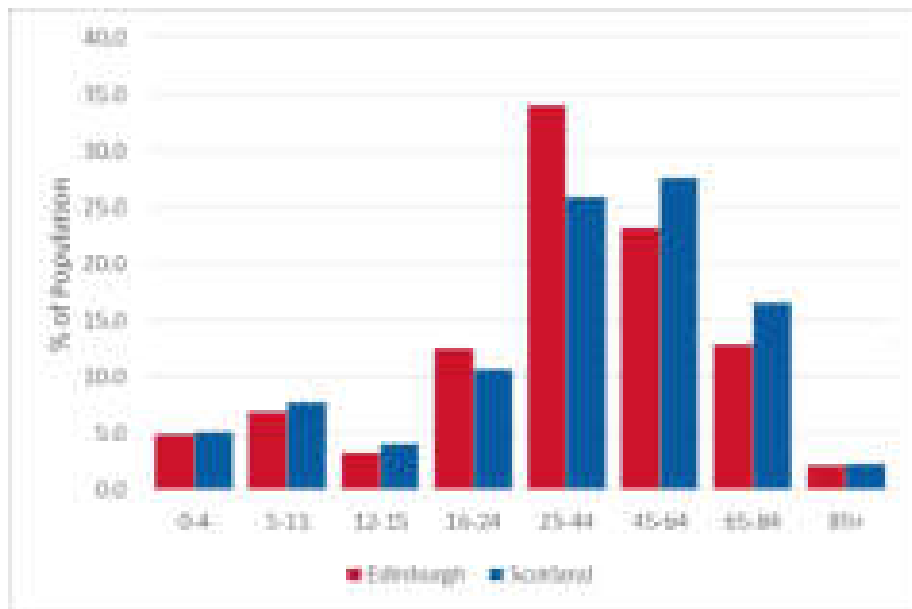
Chart 1. Population Change 2008 to 2018



Source: National Records of Scotland (NRS) mid-year population estimates 2008 to 2018

Edinburgh’s population structure differs from Scotland as a whole with more young adults and fewer children and older people. The structure of Edinburgh’s population is compared to the Scottish average in chart 2 below.

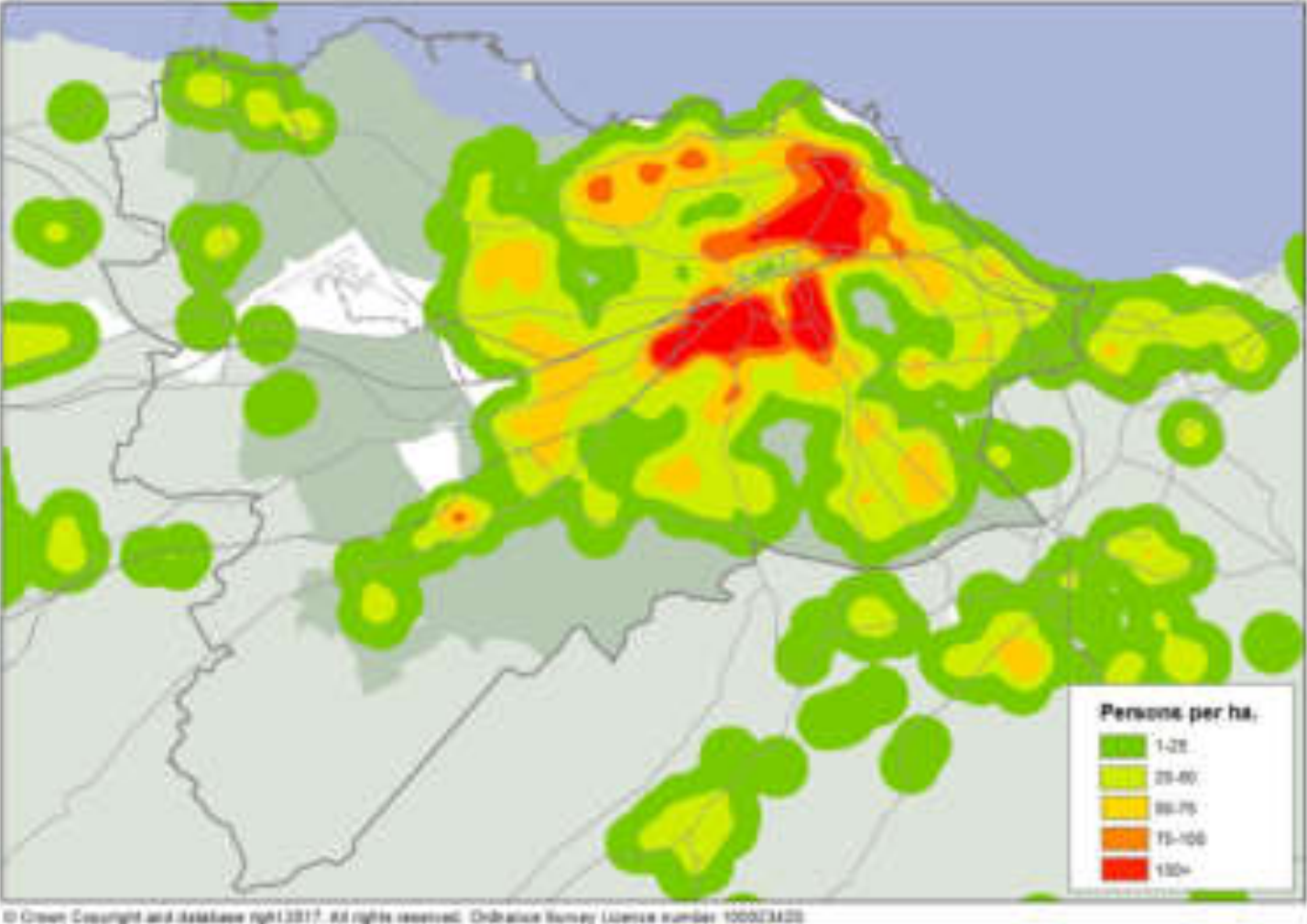
Chart 2: Population Structure 2018



Source: NRS Mid-year population estimates 2018

Map 1 below shows the distribution of population in Edinburgh. The map is shaded according to the number of people resident per hectare of land. A hectare (ha) is an area of land 100m x 100m.

Map 1: Population density 2018

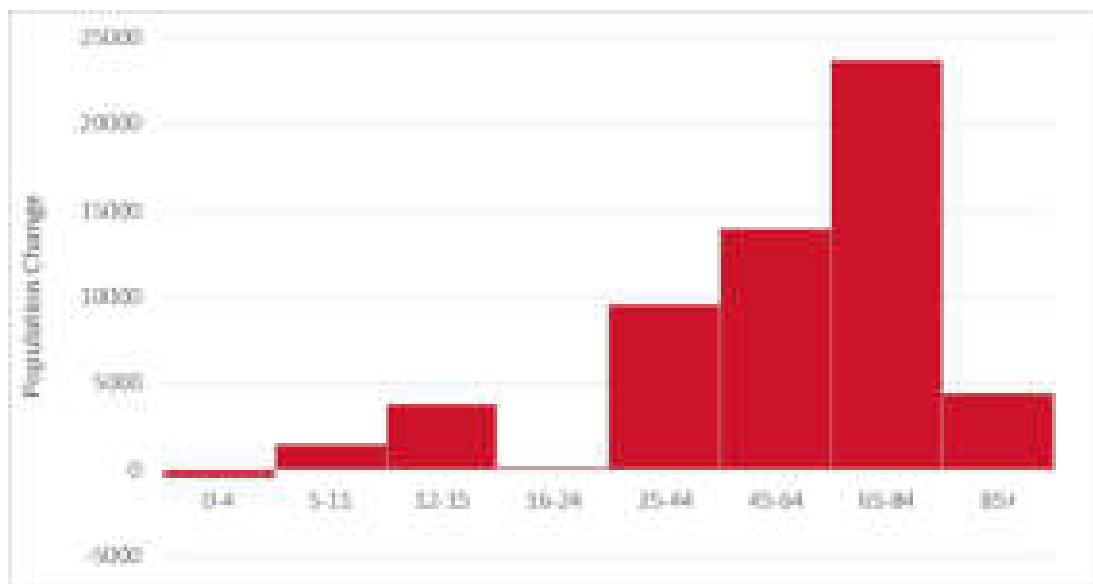


Source: NRS small area population estimates 2018

Future population

According to the National Records of Scotland population projections, Edinburgh's population will continue to grow at an annual average of around 3,500 per year during the period to 2032 taking the total population of the City to 563,600. The growth is not projected to be uniform across all age groups. Following the national trend, the greatest increase in population is projected for older people with the number of people aged over 65 increasing by 28,000 – accounting for almost half of the overall growth. School age children are projected to experience a moderate increase numerically with a growth of 1,500 primary age children and 3,700 secondary school age. However, when viewed in terms of proportional growth, the results are more significant with the growth in secondary school age children representing more than a 23% increase on the 2016 level. Population change by age group is displayed in chart 3 below.

Chart 3: Population change 2016 – 2032

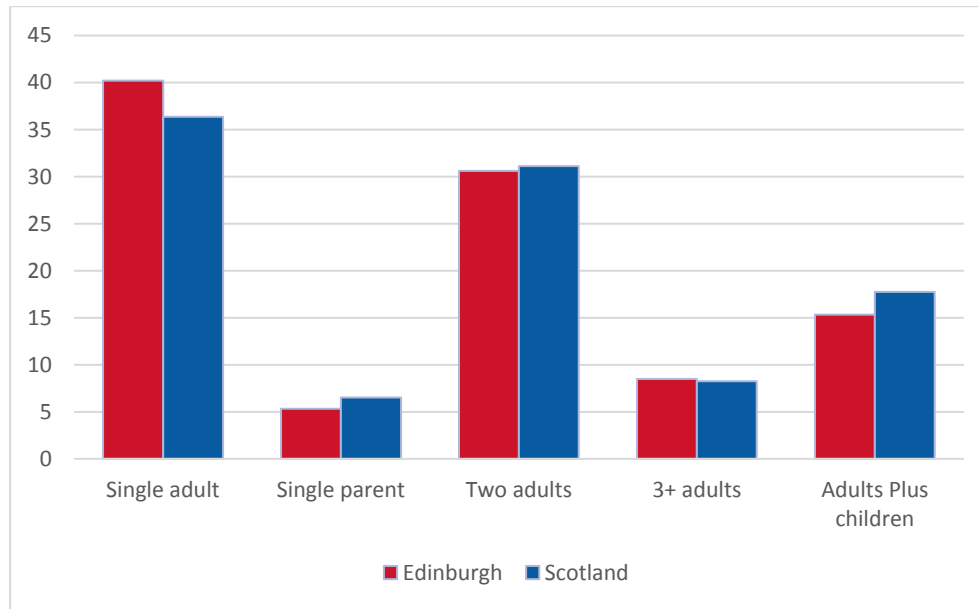


Source: NRS 2016 based population projections

Households

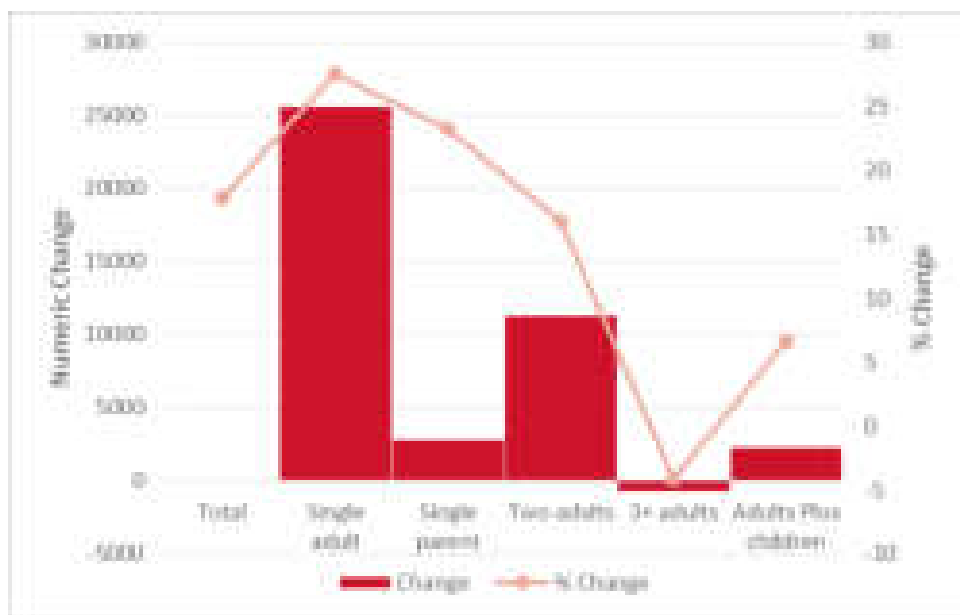
Edinburgh has smaller households than the Scottish average with an average household size of 2.12 people compared to 2.17 for Scotland. Chart 4 below compares the number of households by type in Edinburgh to the Scottish average. The number of single person households is projected to increase more than any other household type causing the average household size in the City to continue to drop. By 2032, the average household size in Edinburgh is projected to fall to 2.0. The decreasing household size in the City means that household growth will be even higher than the population growth. By 2032, the number of households is projected to increase by 18% - a growth of 41,400. Chart 5 below shows the projected numerical and proportional growth of households by type.

Chart 4: Households by Type 2016



Source: NRS 2016 based household projections

Chart 5: Change in households by type 2016 to 2032

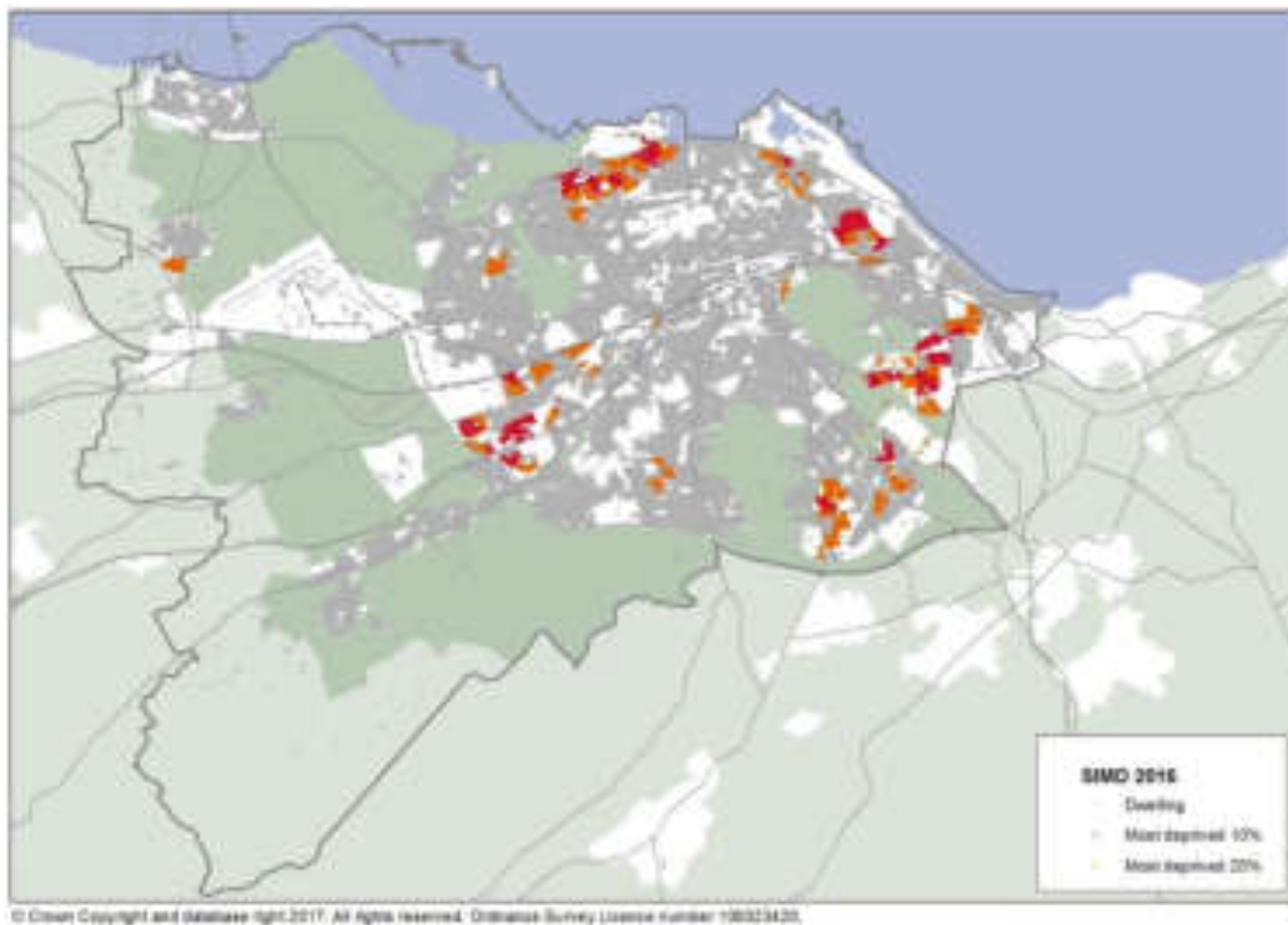


Source: NRS 2016 based household projections

Deprivation

The Scottish Government calculates an index of multiple deprivation for Scotland – the Scottish Index of Multiple Deprivation (SIMD). The purpose is to identify areas of concentration of deprivation across multiple domains – Income, employment, health, education, housing, access and crime. Scotland is divided into 7,000 small areas that statistics can be compiled for called datazones and these datazones are ranked from most deprived to least deprived across the seven domains. Around 29,500 people in Edinburgh live in the most deprived 10% of areas in Scotland. This represents around 5% of Edinburgh total population. Dwellings ranked as being in the most deprived 10% and 20% of areas in Scotland are shown in Map 2 below.

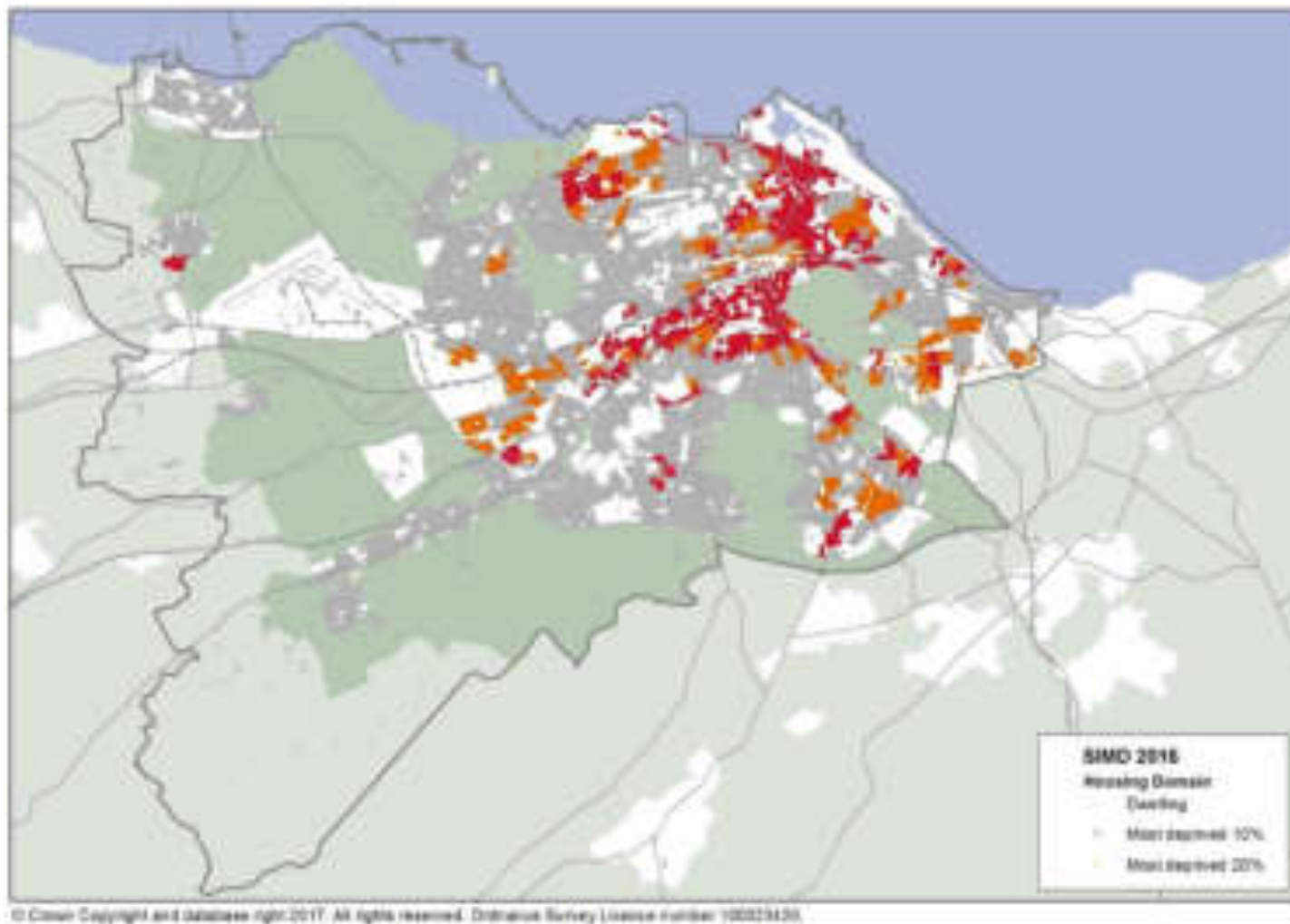
Map 2: SIMD 2016



Source: 2016 Scottish Index of multiple deprivation

At 5%, a relatively low proportion of Edinburgh's population lives within the most deprived areas of Scotland (the population of Edinburgh is nearly 10% of the Scottish total). However, this is not the case across all deprivation domains. The housing domain which is based upon overcrowding and central heating has a different distribution with 28% of Edinburgh population living in the most deprived areas in Scotland. The distribution of the dwellings in the most deprived area when calculated on the housing domain only is shown in Map 3 below.

Map 3: SIMD 2016 Housing Domain



Source: 2016 Scottish Index of multiple deprivation

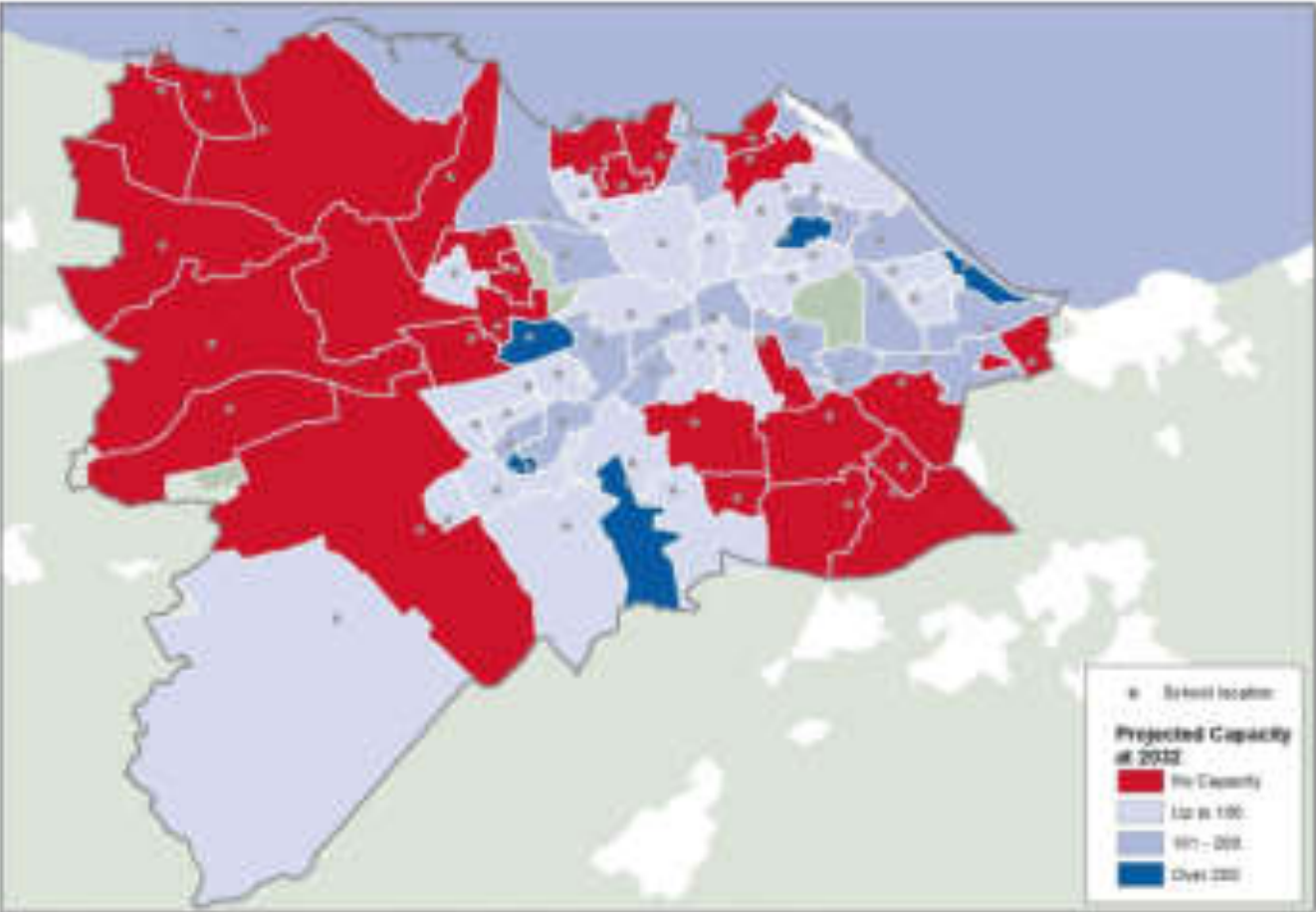
Education

Edinburgh's increasing population is putting pressure on available infrastructure, particularly schools, many of which are already at or close to capacity. In order to efficiently plan for needed new schools and school extensions, projections are made of school roles.

Maps 4 – 7 below show the projected capacities of Edinburgh's schools in 2032. The school role projections are based upon expected population increase due to new house building. The capacity projections do not take account of planned new school provision. The LDP action programme sets out a range of actions to mitigate the impact of expected development.

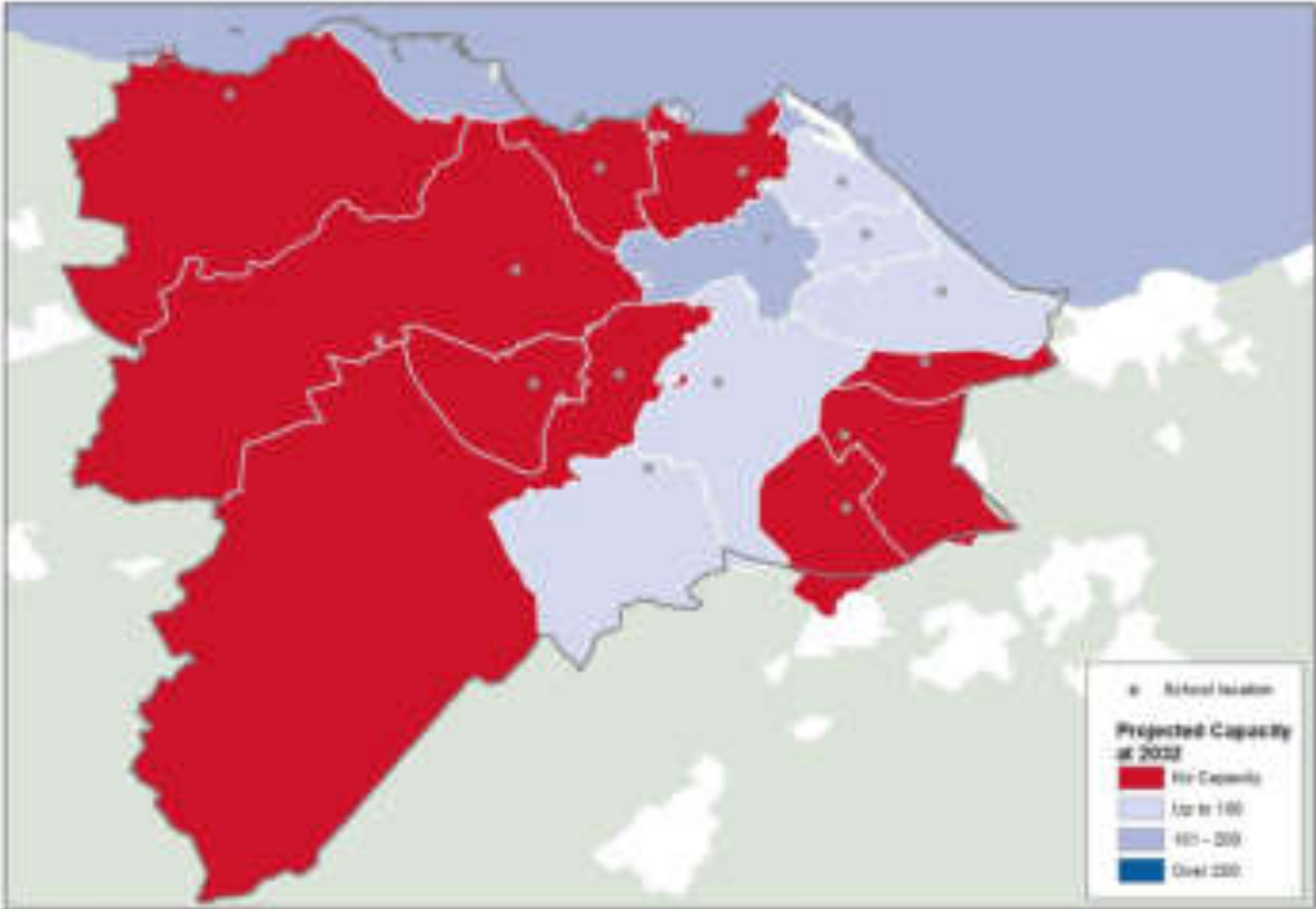
A separate map is shown for non-denominational primary schools, Roman Catholic primary schools, non-denominational secondary schools and Roman Catholic secondary schools.

Map 4: Capacity projection for non-denominational primary schools 2032



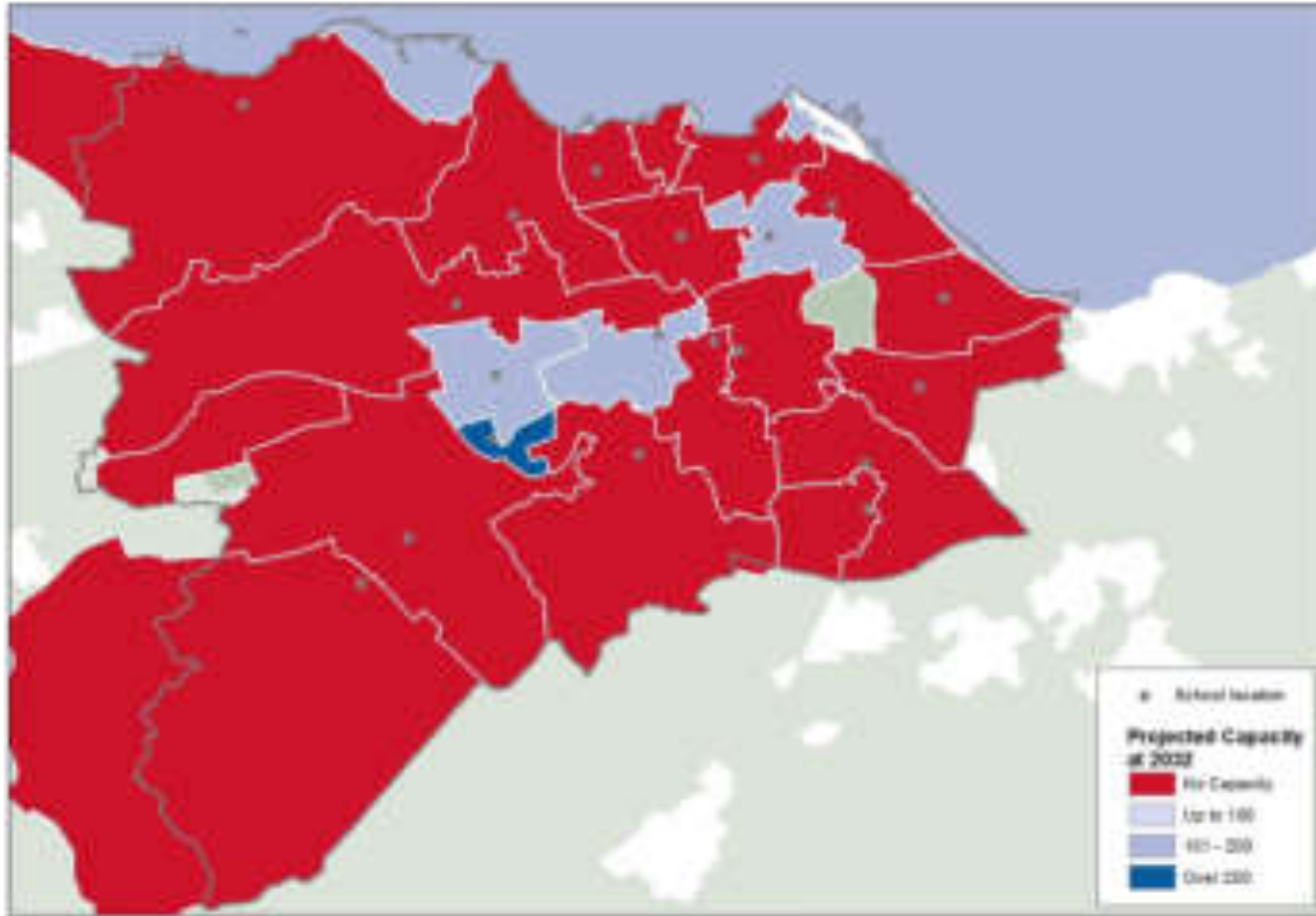
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Map 5: Capacity projection for Roman Catholic primary schools 2032



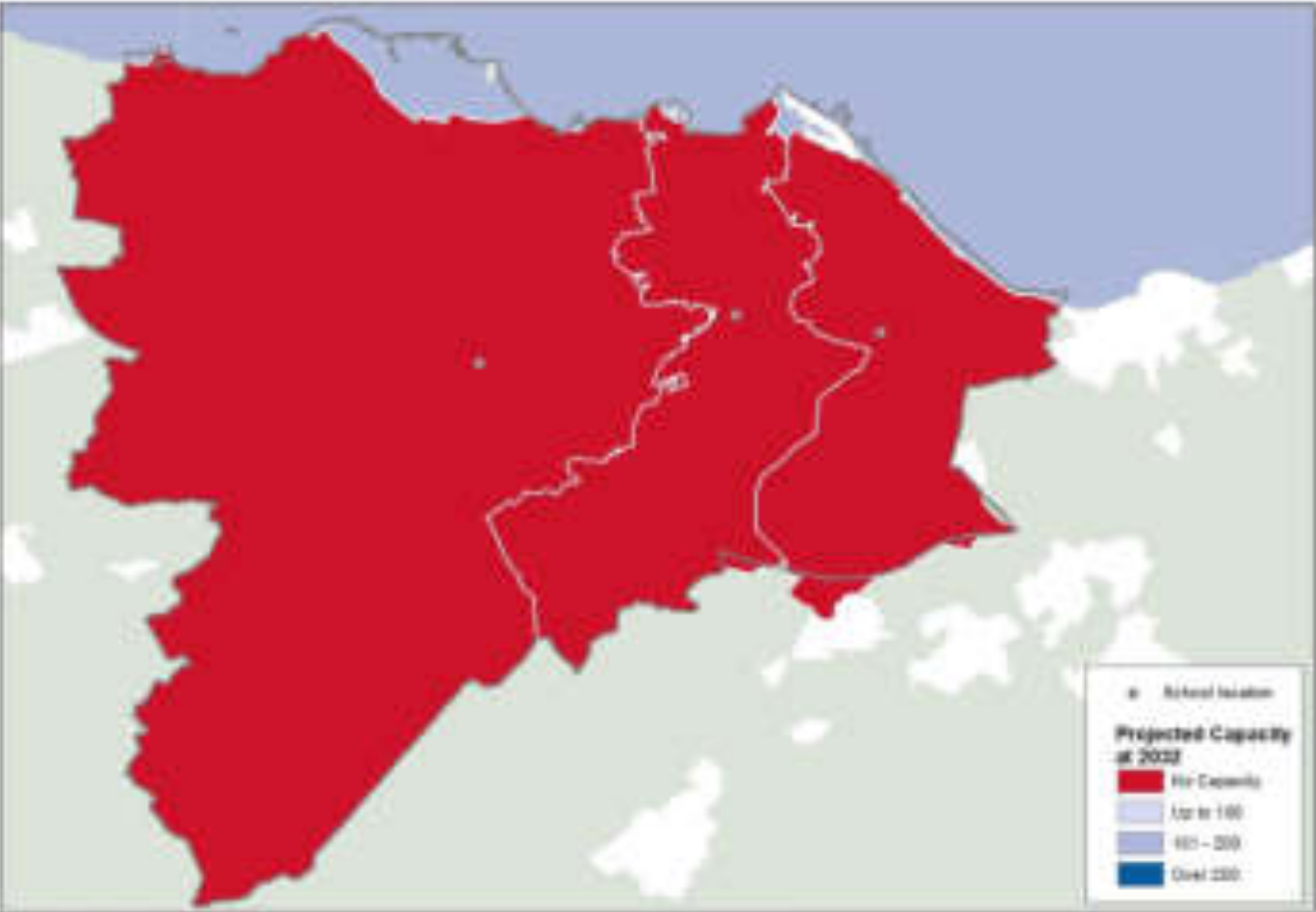
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Map 6: Capacity projection for non-denominational secondary schools 2032



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Map 7: Capacity projection for Roman Catholic secondary schools 2032



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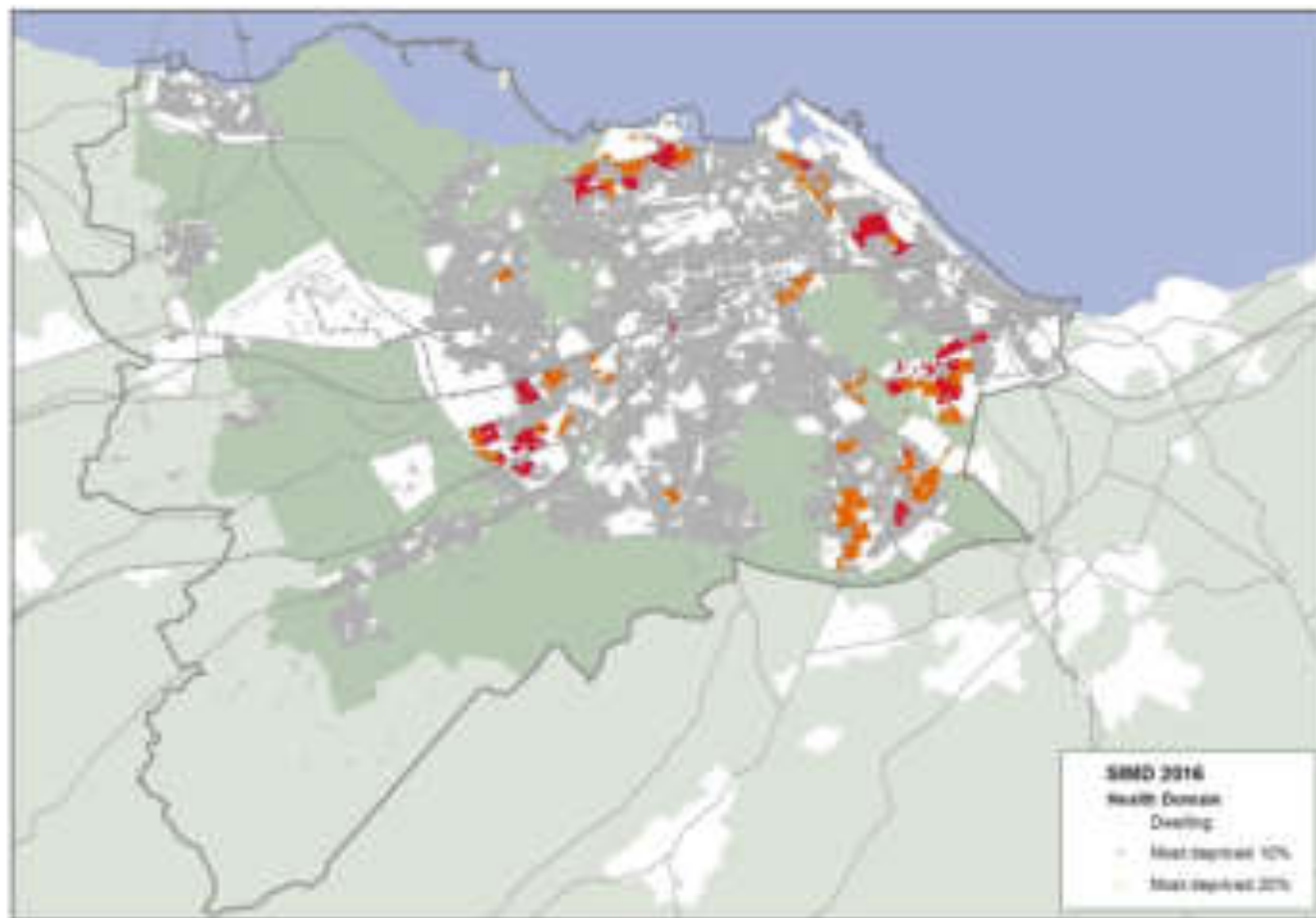
Health

Health Deprivation

Map 8 below shows the households in Edinburgh that are in areas defined as the worst 10% and 20% in Scotland in regards of the Health domain of the Scottish Index of Multiple Deprivation. The health domain of the SIMD is calculated using the following indicators:

- Comparative Illness Factor: standardised ratio
- Hospital stays related to alcohol misuse: standardised ratio
- Hospital stays related to drug misuse: standardised ratio
- Standardised mortality ratio
- Proportion of population being prescribed drugs for anxiety, depression or psychosis
- Proportion of live singleton births of low birth weight
- Emergency stays in hospital: standardised ratio

Map 8: SIMD 2016 Health Domain. Households in worst 20% of Scotland



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Source: 2016 Scottish Index of Multiple Deprivation

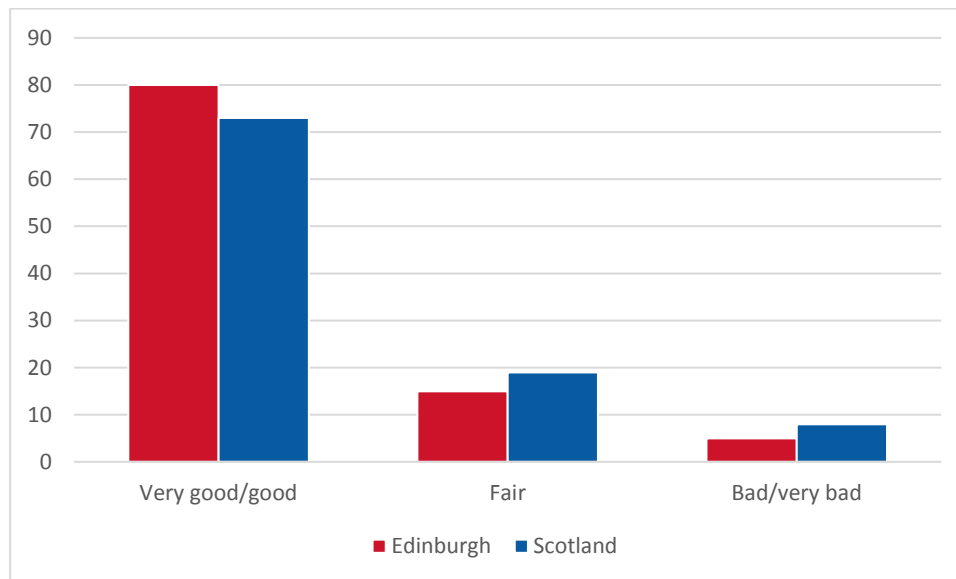
Scottish Health Survey

The general health characteristics of the Scotland's population are captured through the Scottish Health Survey (SHS). The SHS is sample survey carried out annually and is designed to yield a representative sample across Scotland. The survey design also allows for results to be analysed for the City of Edinburgh Council area by combining 4 years of data together. The charts and analysis below are based upon the Scottish health surveys 2015 – 2018.

General Health

All respondents to the SHS were asked to rate their general health as either very good, good, fair, bad or very bad. 80% of Edinburgh residents rated their health as either good or very good. Chart 6 below compares the general health of Edinburgh resident to the whole of Scotland.

Chart 6: Self assessed general health

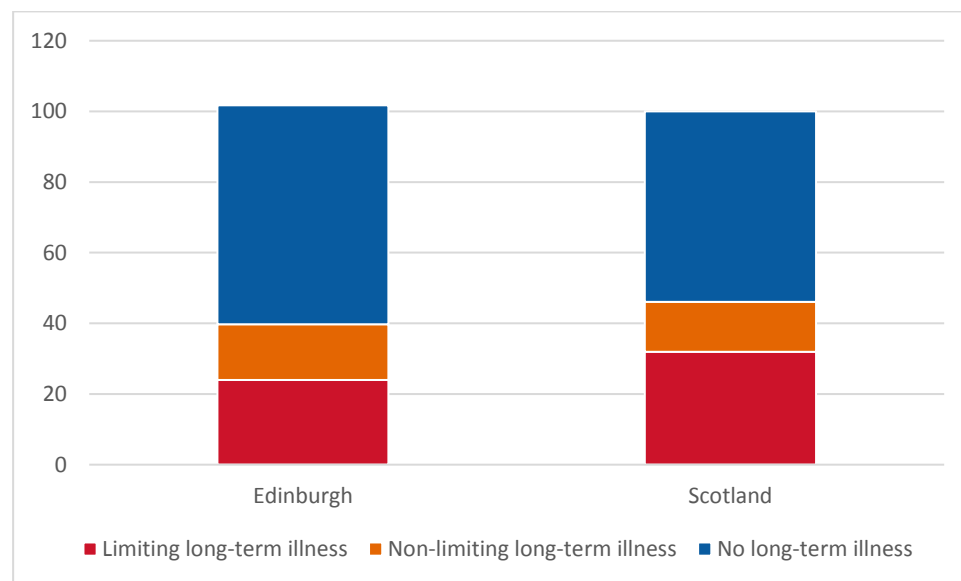


Source: Scottish Health Survey

Long term illness

Participants were asked if they had any physical or mental illness or condition that had lasted or was likely to last for 12 months or more. If the participant said that the condition limited their activities in any way, it was recorded as a limiting long term condition. Chart 7 shows the proportion of participants in Edinburgh and Scotland that were affected by a long term condition. A lower proportion of Edinburgh residents claimed to have a long term illness than the Scottish average.

Chart 7: Long term illness



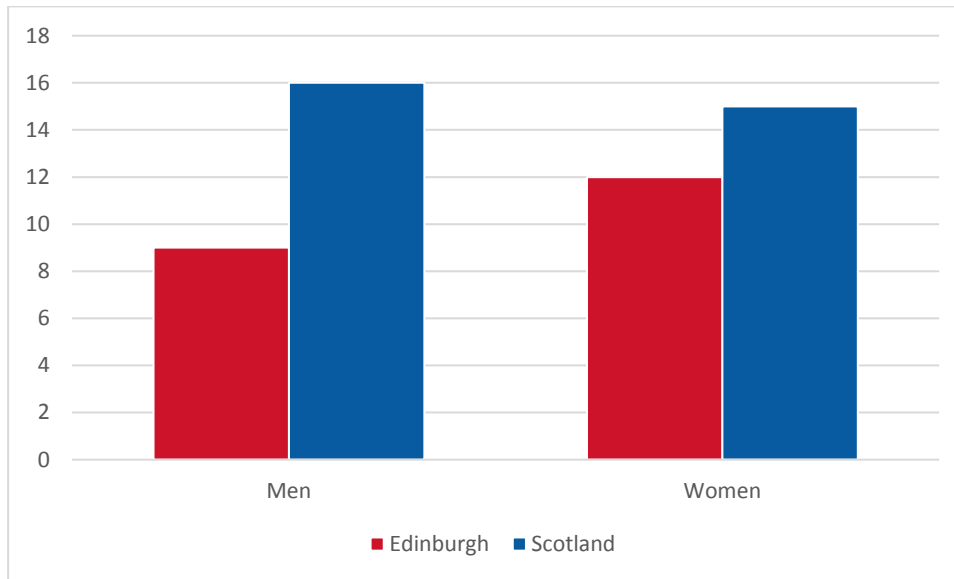
Source: Scottish Health Survey

Cardiovascular disease

Cardiovascular disease (CVD) is a general term that describes any disease of the heart and blood vessels whereby blood flow to the heart, brain or body is restricted. Diseases of the circulatory system are the second most common cause of death in Scotland after cancer.

Chart 8 compares the prevalence of CVD in Edinburgh residents to the Scottish average. CVDs affect significantly fewer Edinburgh residents than the Scottish average.

Chart 8: Proportion of residents affected by Cardiovascular disease



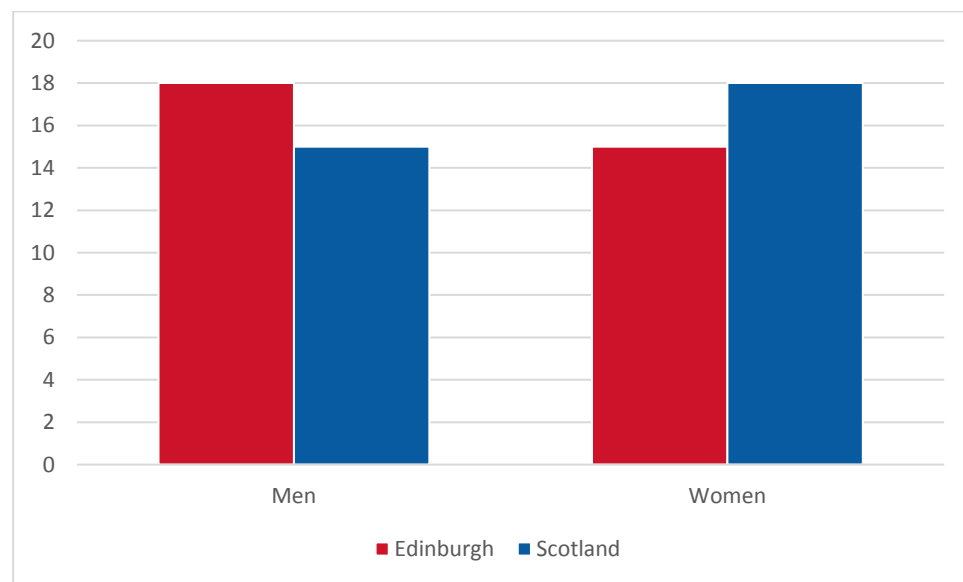
Source: Scottish Health Survey

Mental wellbeing

The General Health Questionnaire (GHQ12) is a scale designed to detect possible psychiatric morbidity in the general population. The questionnaire contains 12 questions about the informant's general level of happiness, depression, anxiety and sleep disturbance over the past four weeks. Responses to these items are scored, with one point given each time a particular feeling or type of behaviour was reported to have been experienced 'more than usual' or 'much more than usual' over the past few weeks. These scores are combined to create an overall score of between zero and twelve. A score of four or more (referred to as a 'high' GHQ12 score) is considered to indicate the presence of a possible psychiatric disorder.

Chart 9 below shows the proportion of informants that scored high on the GHQ12 scale. Edinburgh men had a higher proportion of high scorers compared to the Scottish average whilst Edinburgh women were lower.

Chart 9: % of population scoring 4 or more on GHQ12 scale

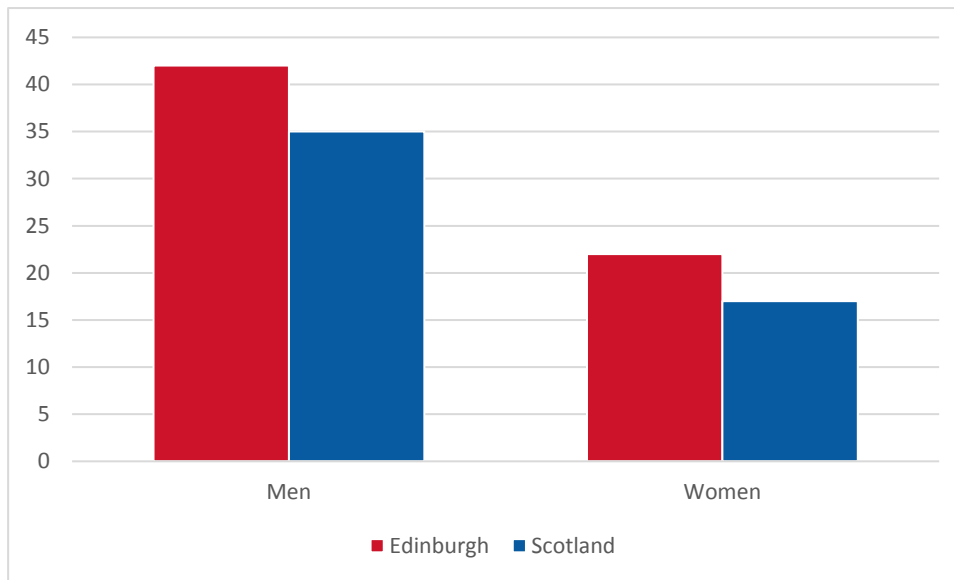


Source: Scottish Health Survey

Alcohol

Problematic alcohol use is recognised as a major public health challenge in Scotland carrying a risk of physical and mental health problems, as well as social and economic losses to individuals and society. The chronic consumption of excessive quantities of alcohol leads to increased risks of high blood pressure, chronic liver disease and cirrhosis, pancreatitis, some cancers, mental ill-health and accidents. Chart 10 compares the proportion of Edinburgh participants that were classified as drinking hazardous levels of alcohol. Over 40% of men in Edinburgh were classified as hazardous drinkers – almost double the proportion of women.

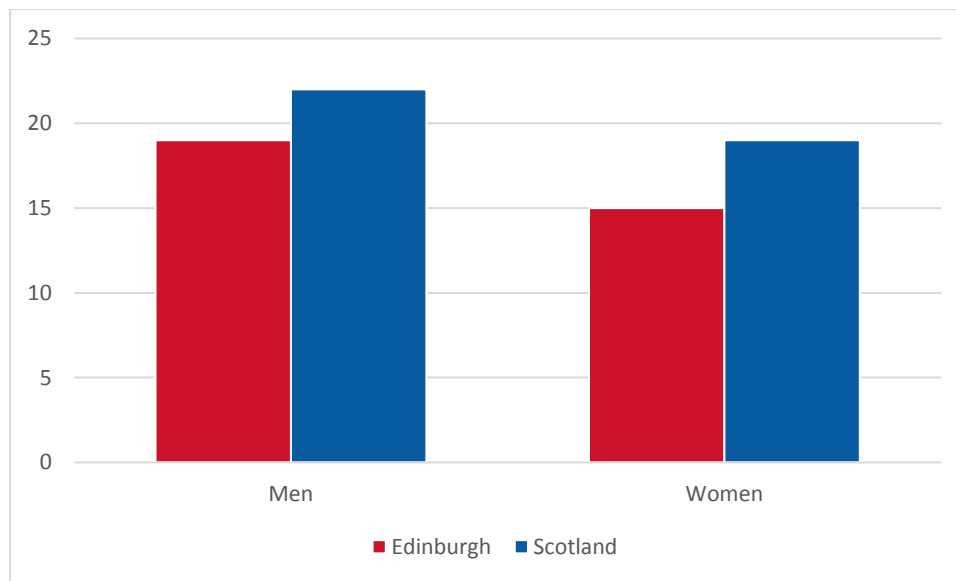
Chart 10: proportion of participants classified as hazardous drinkers



Source: Scottish Health Survey

Smoking

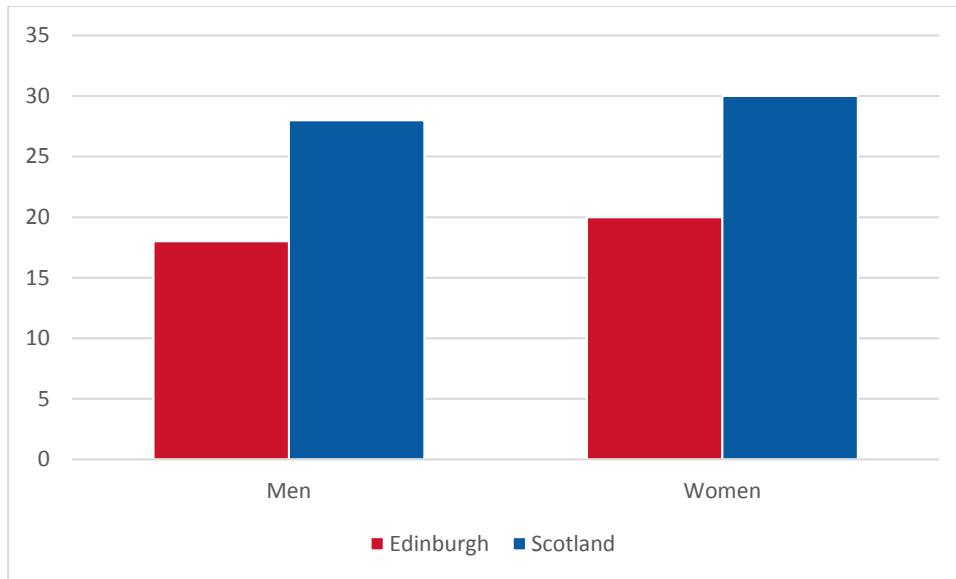
Tobacco use is the leading cause of premature mortality and preventable poor health. Tobacco use is associated with stillbirths and infant deaths, childhood respiratory diseases, and communicable as well as non-communicable diseases in adulthood. Chart 11 shows the proportion of Edinburgh respondents who said they were regular smokers. Edinburgh has fewer regular smokers than the Scottish average.

Chart 11: Proportion of participants that are regular smokers

Source: Scottish Health Survey

Obesity

The impact of being overweight and/or obese upon quality of life and health is felt across the life course. Childhood obesity is associated with a higher chance of adult obesity as well as premature death, disability, diabetes, cardiovascular disease, osteoarthritis and some cancers. Scotland has one of the worst obesity records among OECD countries. Almost 1 in 5 men and women in Edinburgh are classified as obese, though this is significantly lower than for Scotland as a whole. Chart 12 shows how Edinburgh compares to the Scottish average.

Chart 12: Proportion of participants classified as obese

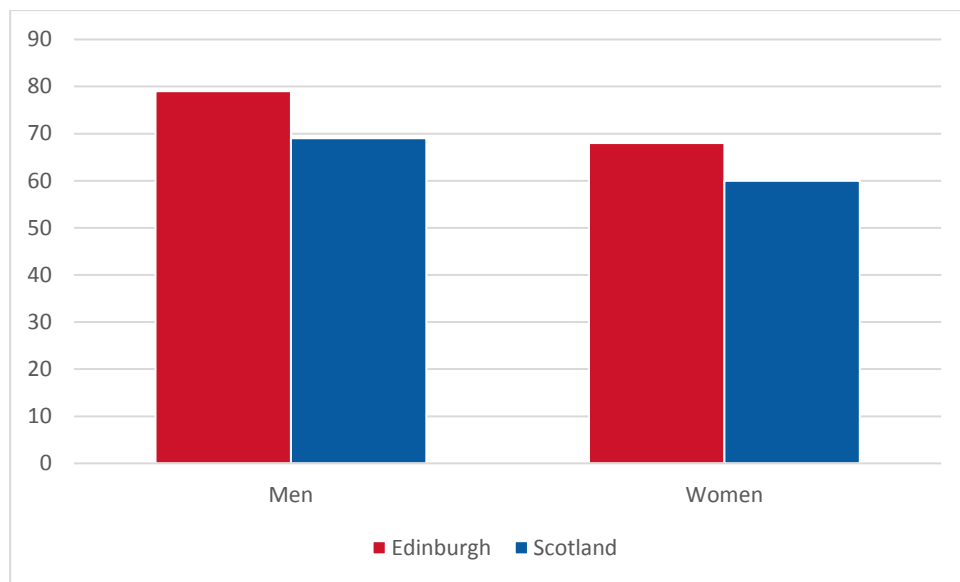
Source: Scottish Health Survey

Physical activity

There is widespread consensus around the evidence base for the health, economic and social benefits of physical activity with strong scientific evidence that sufficient, regular physical activity is beneficial for the health of body and mind. Physical activity improves the health of the heart; skeletal muscles; bones; blood; immune system and nervous system. Physical activity also improves psychological wellbeing; self-perception and self-esteem; and mood and sleep quality.

The UK Chief Medical Officers' guidelines on recommended amounts of physical activity for adults were issued in 2011. Chart 13 shows the proportion of Edinburgh respondents who meet the guidelines on physical activity. 79% of men from Edinburgh were meeting the guidelines compared to 66% for women. A greater proportion of both men and women from Edinburgh meet the guidelines than the Scottish average.

Chart 13: Proportion of respondents meeting the guidelines for physical activity



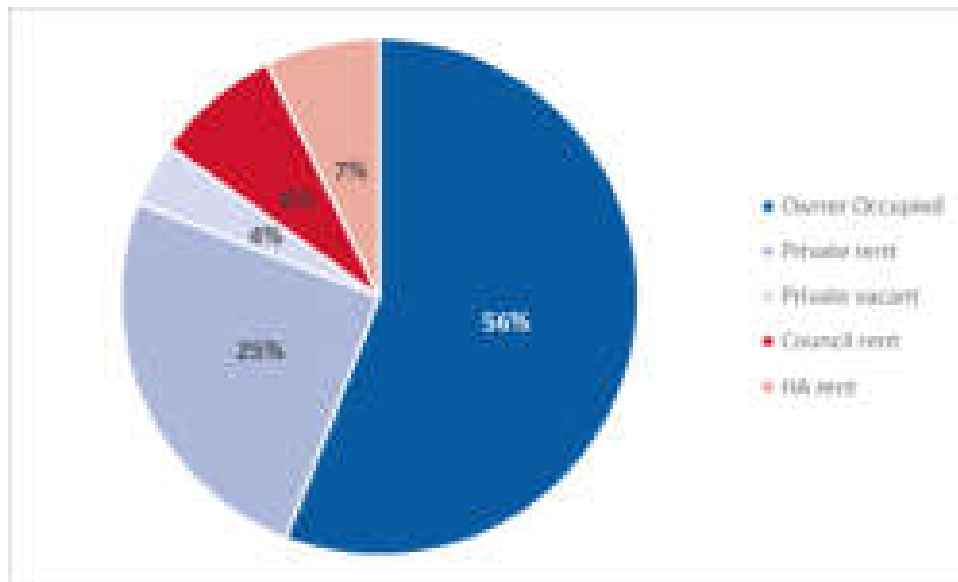
Source: Scottish Health Survey

Housing

Housing Stock

There was an estimated total stock of 248,300 dwellings in Edinburgh in 2018. Of these, 56% are owner occupied, 25% are private rented and 15% are social rented, either from the council or from other registered social landlords. The breakdown of housing stock by tenure is shown in chart 14 below

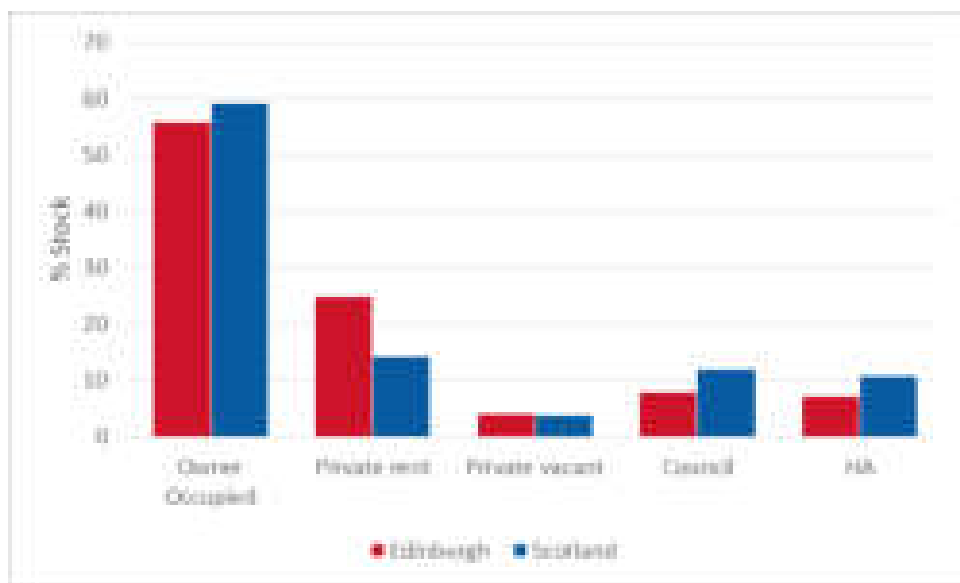
Chart 14. Housing stock by tenure



Source: Scottish Government housing statistics

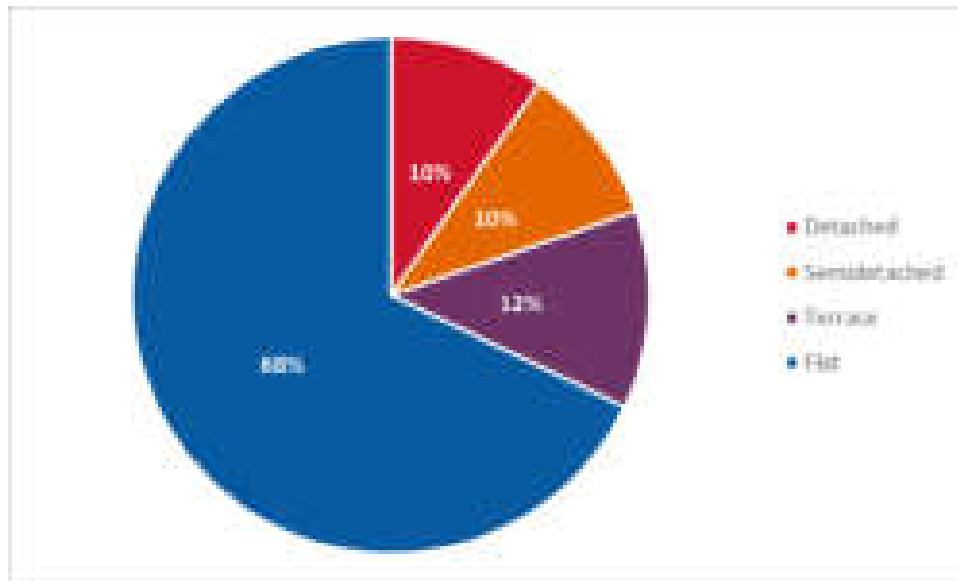
Edinburgh has a lower proportion of its housing stock in owner occupation than the Scottish average and lower levels of social rented housing. The private rented sector in Edinburgh, however, is almost double the level of the Scottish average. At 25% of all dwellings, Edinburgh has the highest level of private rented dwellings than any other Scottish local authority. Chart 15 compares the makeup of Edinburgh's housing stock compared to the Scottish average.

Chart 15: Housing Stock 2018



Source: Scottish Government housing statistics

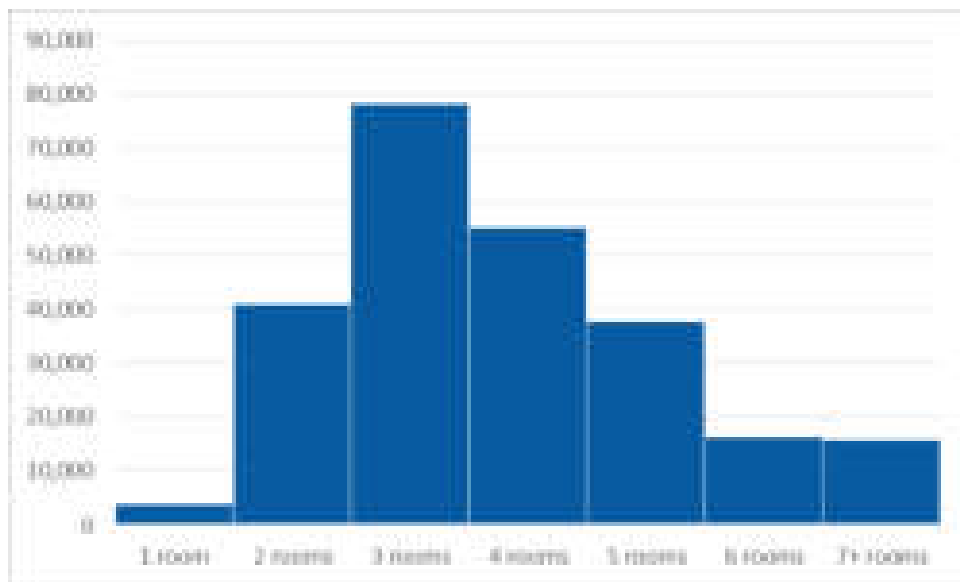
Over two thirds of Edinburgh's housing stock are flats. The remaining housing stock is evenly distributed between detached, semidetached and terraced houses. Chart 16 shows Edinburgh's housing stock by built form.

Chart 16. Housing stock by built form

Source: Scottish Government housing statistics

As such a high proportion of dwellings in Edinburgh are flats, the distribution of dwellings by number of rooms is skewed towards smaller units. This distribution is shown in chart 17.

Chart 17. Housing stock by number of rooms

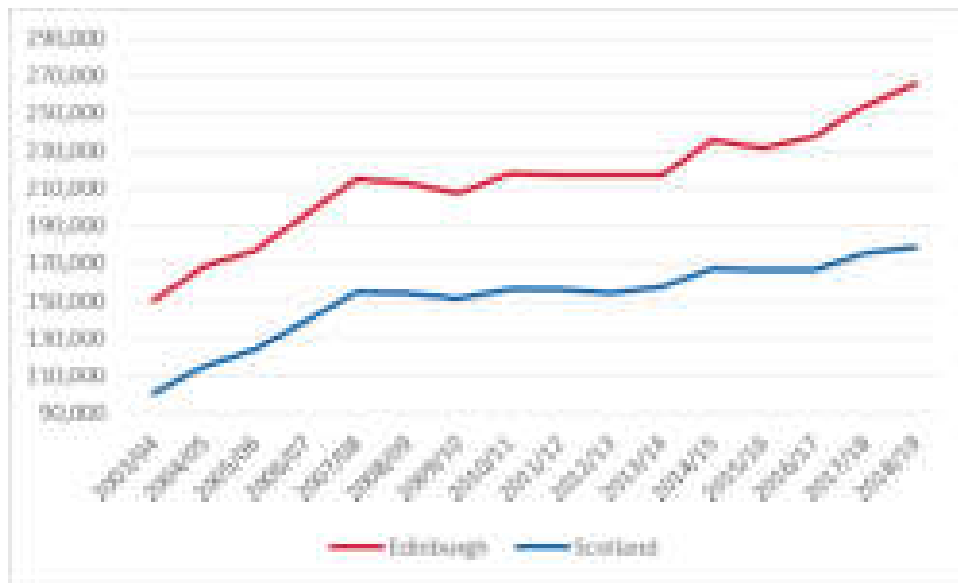


Source: Scottish Government housing statistics

House Prices

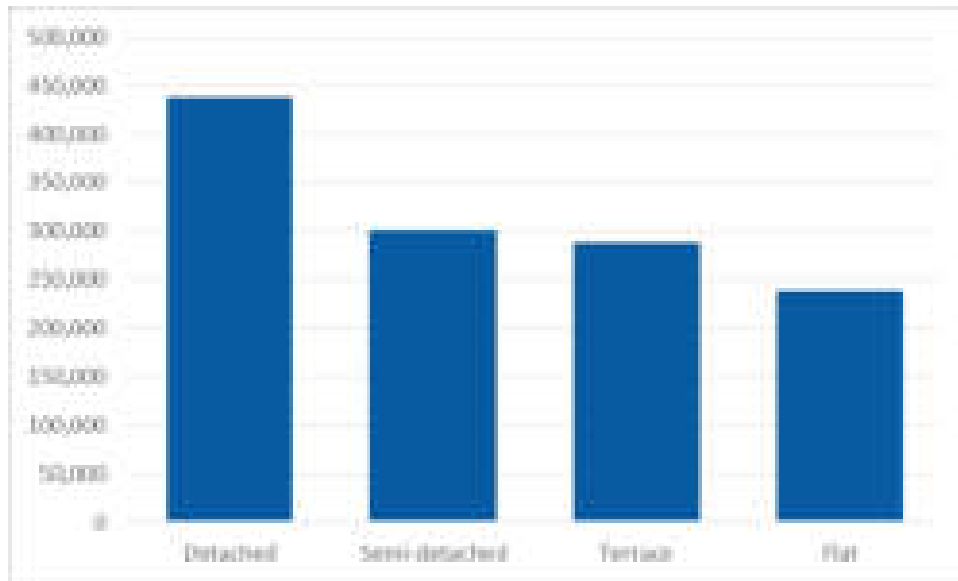
Over the financial year 2018/19, the average house price in Edinburgh was £265,900. This is almost 50% higher than the Scottish average price of £178,900. House prices in the City were rising steeply in the early 2000s but following the credit crunch in 2008, prices fell. Since 2014, prices have been rising again with the current average price being 5% higher than the previous year. Chart 18 below shows house prices in Edinburgh compared to the Scottish average.

Chart 18. Average house prices 2003 to 2019



Source: Registers of Scotland

Detached properties have the highest average selling price of £438,100 in 2018/19. The average selling price for a flat in the same period was £238,300. Chart 19 shows the average selling price for dwellings in 2018/19 according to the property type.

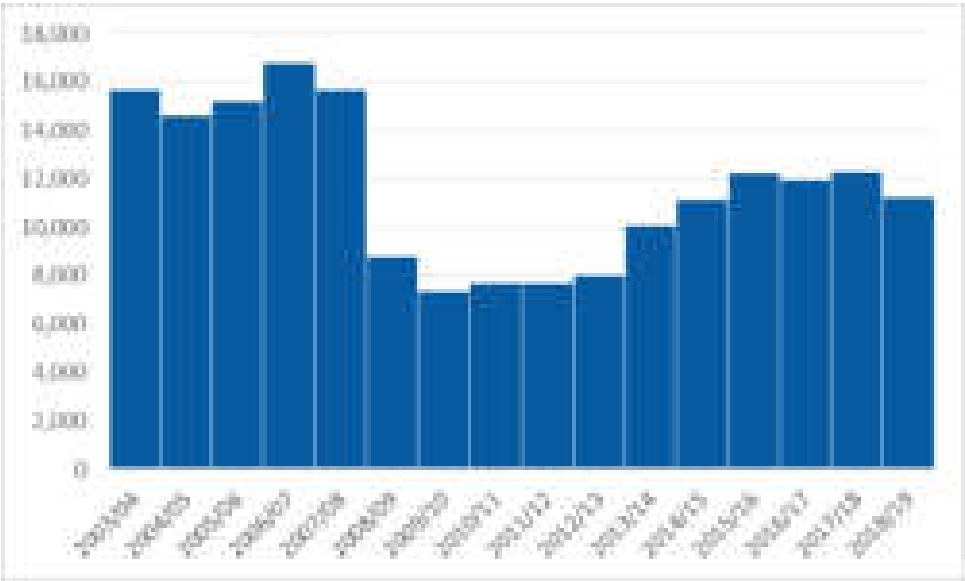
Chart 19: Average price by dwelling type 2018/19

Source: Registers of Scotland

Prior to the credit crunch, the average number of house sales per year Edinburgh was 15,600. In 2009/10 the number of sales had fallen to half that level. The recovery from recession has seen an increase in house sales, but sales have not yet risen to pre-credit crunch levels. Volume of house sales is shown in chart 20.

In terms of the types of properties sold over the last three years, the distribution closely matches the stock of housing in the city with 70% of sales being flats, 8% detached, 7% semidetached and 15% terraced.

Chart 20: Volume of house sales in Edinburgh 2003 – 2019

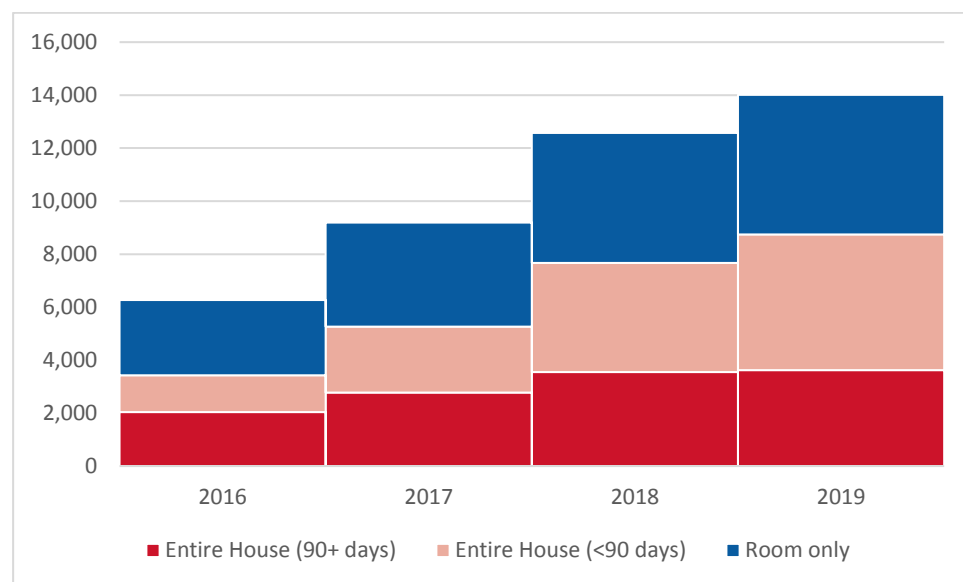


Source: Registers of Scotland

Short Stay Commercial Visitor Accommodation

Edinburgh has experienced a steep rise in the number of properties being used as short term visitor accommodation. In 2016 there were 6,300 properties with Airbnb. This number has risen to 14,000 in 2019. Of the 14,000 properties registered, 8,740 are for the entire house or apartment and 5,280 are for a room within the house. Of the 8,740 entire properties registered, 3,620 are available for 90 days or more, indicating that these properties may no longer be being used for residential purpose. The increase in Airbnb registrations has been greatest for properties available for less than 90 days. Chart 21 shows the changes in properties registered with Airbnb over the last four years. The analysis is based upon all properties registered with Airbnb. A recent Scottish Government report gives a lower total figure for Edinburgh. The Scottish Government analysis removed properties for which the owner had not updated the calendar availability for over six months, assuming that they are no longer actively being used for visitor accommodation.

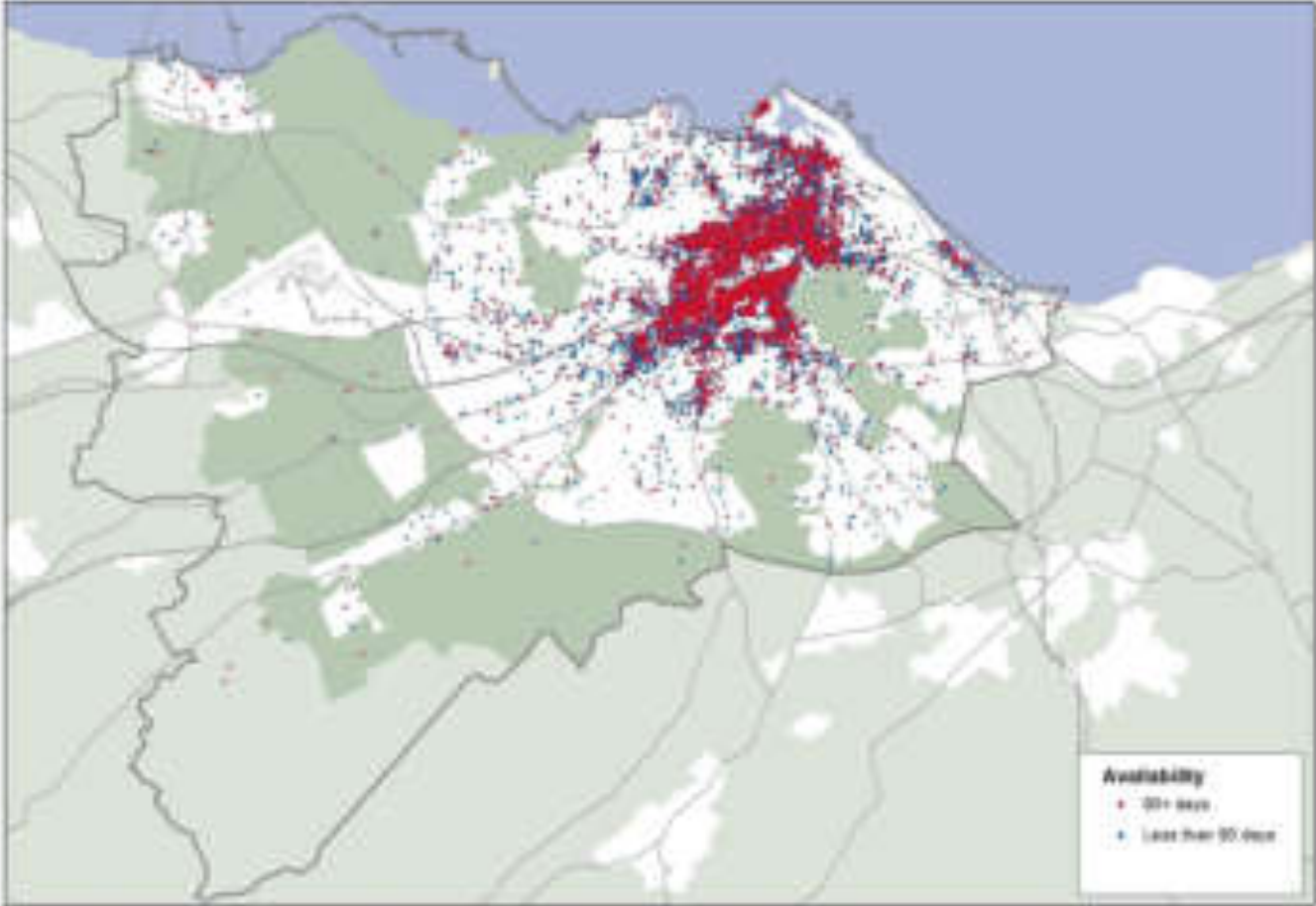
Chart 21: Properties registered with Airbnb



Source: *Inside Airbnb*

Properties registered with Airbnb are concentrated mainly close to the City Centre and Leith. The distribution of entire dwellings registered with Airbnb is shown on map 9.

Map 9: Entire properties registered with Airbnb



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Housing Supply Targets

The South East Scotland Strategic Development Plan sets targets for the number of new homes to be delivered in Edinburgh for the periods 2009 to 2019 and 2019 to 2024. The local development plan which covers a ten year period, increased the target to encompass the period to 2026. These targets are summarised in table 1 below.

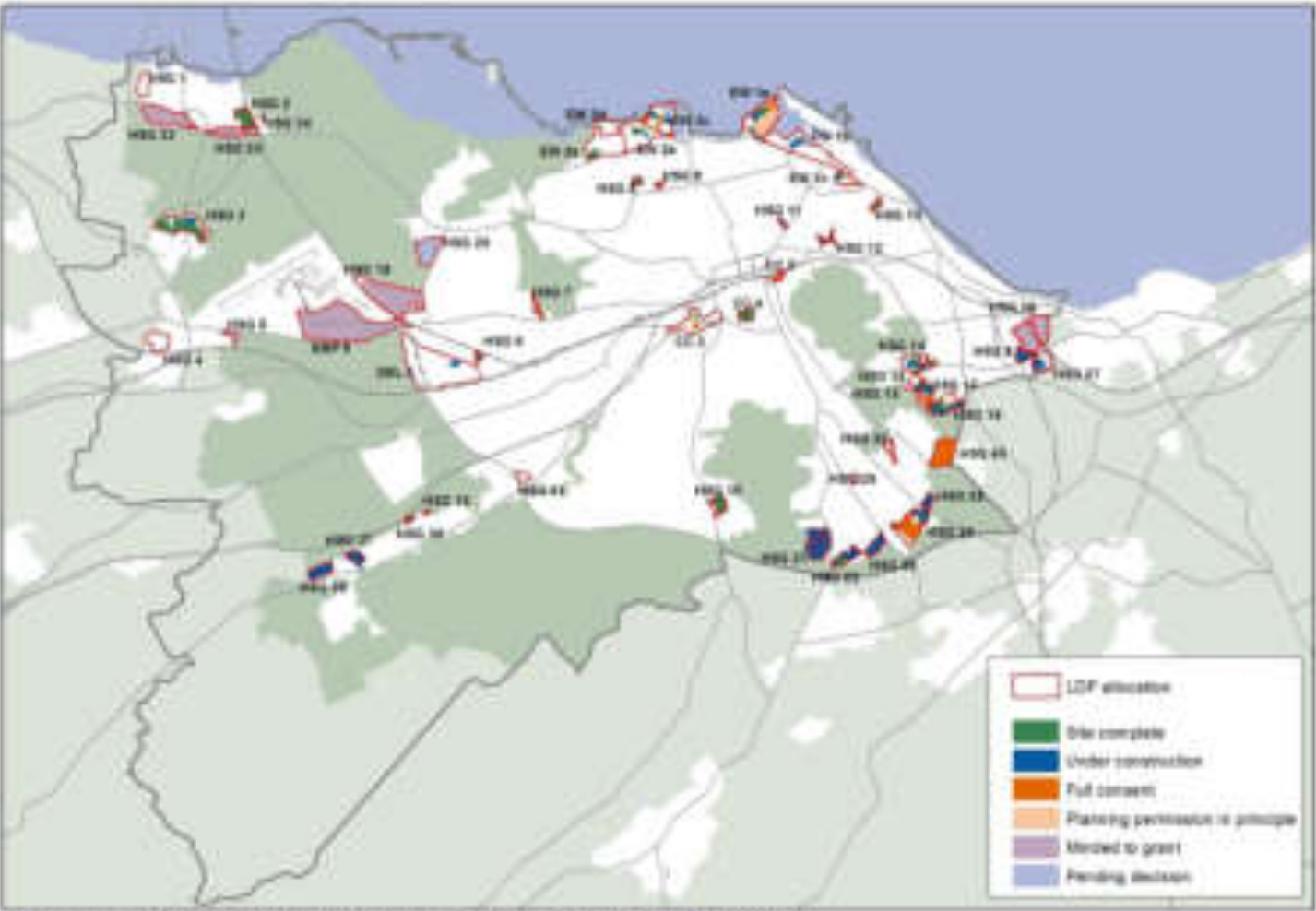
Table 1. Housing Supply Targets

	2009 - 2019	2019-2024	2024-2026	2009 - 2026
Housing Supply Target (dwellings)	22,300	7,210	2,884	32,394
Annual Average (dwellings per year)	2,230	1,442	1,442	1,906

Housing Allocations

The local development plan allocated more than sufficient housing land to meet the housing land requirement on a range of sites in both brownfield and greenfield locations. These sites were detailed in table 4 of the local development plan. Many of these sites are already under construction, some completed. The status of the allocated sites is shown in map 10 and table 2 below.

Map 10: Housing sites allocated in the LDP



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Table 2: Progress on allocated housing sites

		Status	Estimated Capacity	Units Consented	Units Completed	Units Remaining
HSG 1	Springfield, Queensferry	-	150			150
HSG 2	Agilent, South Queensferry	Under construction	450	450	450	0
HSG 3	North Kirkliston	Under construction	680	712	670	10
HSG 4	West Newbridge	-	500			500
HSG 5	Hillwood Road, Ratho	Pending Decision	50-100			
HSG 6	South Gyle Wynd	Complete	204	203	203	0
HSG 7	Edinburgh Zoo	-	80			80
HSG 8	Telford College (North Campus)	Complete	330	329	329	0
HSG 9	City Park	Complete	200	203	203	0
HSG 10	Fairmilehead Water Treatment Works	Complete	275	280	280	0
HSG 11	Shrub Place	Under construction	410	376	64	312
HSG 12	Lochend Butterfly	Under construction	590	597	491	106
HSG 13	Eastern General Hospital	Complete	295	295	295	0
HSG 14	Niddrie Mains	Under construction	814	819	512	307
HSG 15	Greendykes Road	-	145			
HSG 16	Thistle Foundation	Under construction	256	256	107	149
HSG 17	Greendykes	Under construction	990	693	234	459
HSG 18	New Greendykes	Under construction	878	1,025	503	522

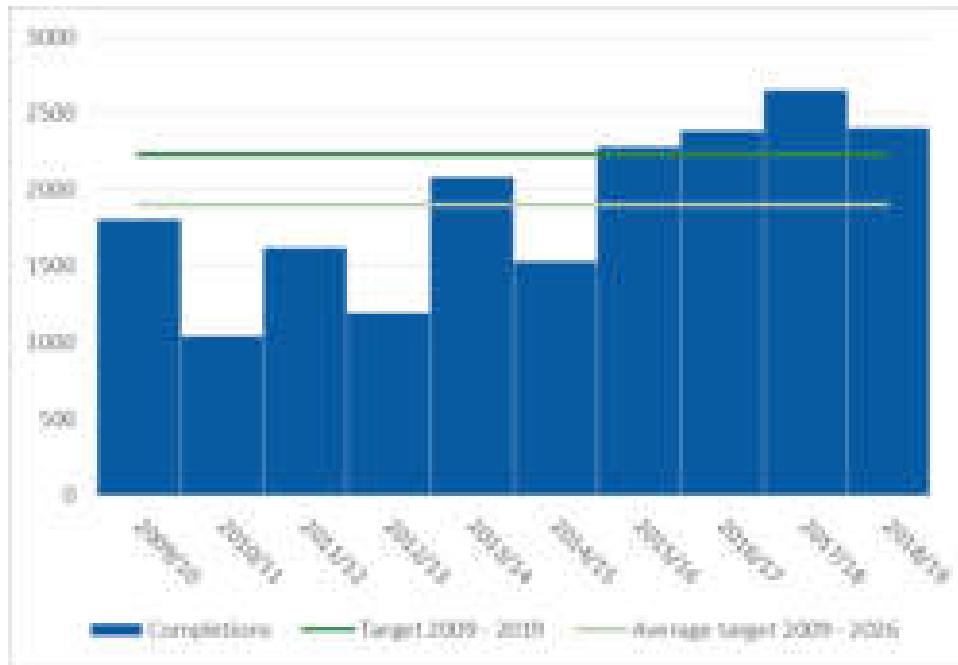
		Status	Estimated Capacity	Units Consented	Units Completed	Units Remaining
CC2	New Street	Full Consent	250	207	40	167
CC3	Fountainbridge	Under construction	1,200	1,076	380	696
CC4	Quartermile	Complete	1,110	983	983	0
EW 1a	Leith Waterfront (Western Harbour)	Under construction	3,000	3,008	1,331	1,669
EW 1b	Central Leith Waterfront	Part Under construction	2,600	445	0	2,600
EW 1c	Leith Waterfront (Salamander Place)	Under construction	1,500	774	205	1,295
EW 2a	Forth Quarter	Under construction	1,800	1,800	759	1,041
EW 2b	Central Development Area	Under construction	2,000	573	317	1,683
EW 2c	Granton Harbour	Under construction	1,980	1,466	344	1,636
EW 2d	North Shore	-	850			
HSG 19	Maybury	Part minded to grant	1700-2000			
HSG 20	Cammo	Application pending	500-700			
Emp 6	International Business Gateway	Application pending	n/a			
Del 4	Edinburgh Park / South Gyle	Part Under construction	450-700	200	150	50
HSG 21	Broomhills	Under construction	425-595	633	0	633
Del 4	Edinburgh Park / South Gyle	Part Under construction	450-700	200	192	8
HSG 21	Broomhills	Under construction	425-595	549	57	492
HSG 22	Burdiehouse	Under construction	250-350	332	268	64
HSG 23	Gilmerton Dykes Road	Complete	50-70	61	61	0

		Status	Estimated Capacity	Units Consented	Units Completed	Units Remaining
HSG 24	Gilmerton Station Road	Under construction	600-650	807	33	774
HSG 25	The Drum	Under construction	125-175	149		149
HSG 26	Newcraighall North	Under construction	220	220	179	41
HSG 27	Newcraighall East	Under construction	275-385	176	59	270
HSG 28	Ellen's Glen Road	-	220-260			
HSG 29	Brunstane	Minded to grant	950-1330			
HSG 30	Mordenvale Road	-	188			
HSG 31	Curriemuirend	-	150-180			
HSG 32	Builyeon Road	Minded to grant	700-980			
HSG 33	South Scotstoun, Queensferry	Minded to grant	312-437			
HSG 34	Dalmeny	Under construction	12-18	15	6	9
HSG 35	Riccarton Mains Road, Currie	Complete	25-35	17	17	0
HSG 36	Curriehill Road, Currie	Complete	50-70	54	54	0
HSG 37	Newmills Road, Balerno	Under construction	175-245	206	58	148
HSG 38	Ravelrig Road, Balerno	Under construction	120	140	32	108
HSG 39	North of Lang Loan	Under construction	220	260	9	251
HSG 40	South East Wedge South: Edmonstone	Full consent	170-370	696		696
HSG 41	South East Wedge North: The Wisp	Under construction	71	80	48	32

Housing Completions

During the early part of the plan period, following the credit crunch, the number of homes completed was significantly below the level required to meet the target. Development activity has since increased and, should current development levels continue, the overall target will be met. Chart 22 below shows completions since 2009 against the annual average target set by the SDP.

Chart 22: Annual Housing Completions 2009 – 2019



Source: Annual Housing Land Audit and Completions Programme

Location of Housing Completions

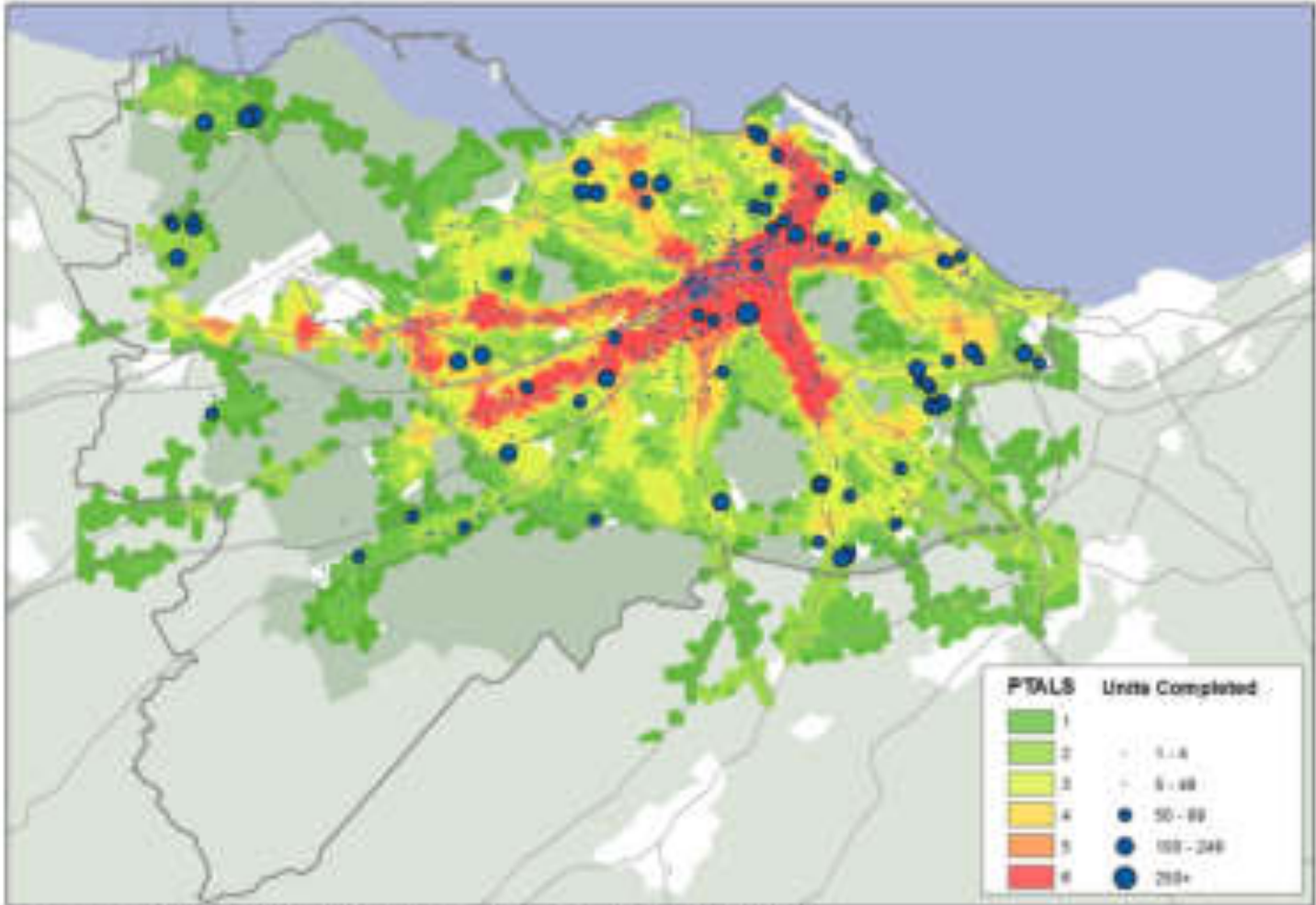
Map 11 below shows the locations of recent housing completions in terms of the public transport accessibility levels. The numbers of completed houses within the different accessibility bands is shown in table 3. Public transport accessibility is measured according to PTAL scores. The PTAL score is a relative measure of accessibility based upon the number and frequency of different public transport services that can be reached from any given point. A PTAL score of 1 is the lowest level of accessibility and a PTAL score of 6 is the highest. Whilst a lot of small developments have occurred in highly accessible locations, most of the major

developments have occurred in less accessible locations. It should be noted that the PTAL measure is calculated using existing public transport stops and many of the larger developments have been green field developments which, by their nature, tend to be located in areas away from existing bus stops.

Table 3: Completions by Public Transport Accessibility 2014 - 2019

PTAL	Local Development (Less than 50)	% total	Major Development (50+units)	% total	All Development	% total
1	198	8	1,512	18	1,710	15
2	315	12	3,362	39	3,677	33
3	459	18	1,664	19	2,123	19
4	485	19	701	8	1,186	11
5	301	12	635	7	936	8
6	849	33	747	9	1,596	14
Total	2,607		8,621		11,228	

Map 11: Completions 2014 - 2019 by Public Transport Accessibility Level



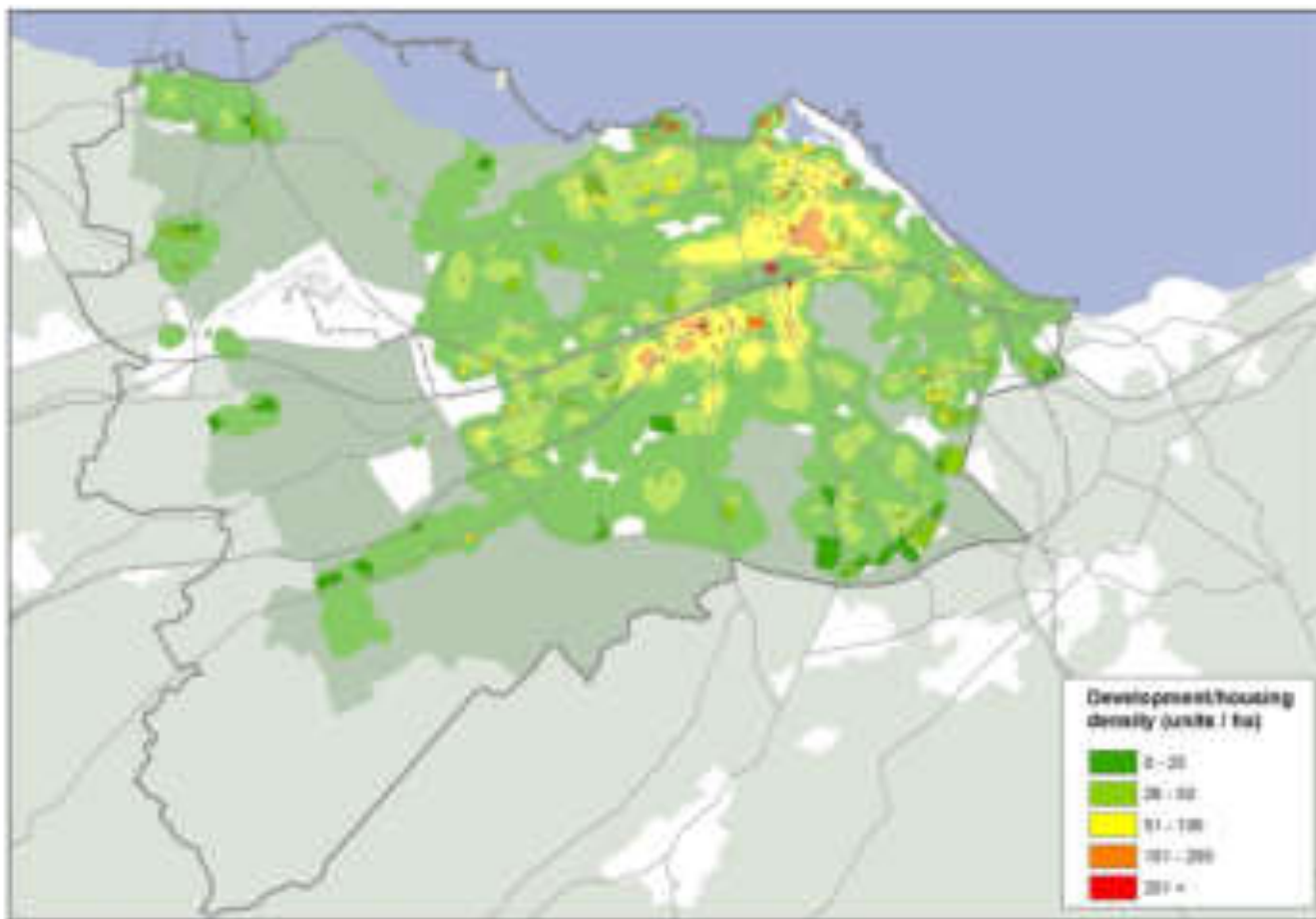
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Source: Annual Housing Land Audit and Completions Programme

Housing density

Hou 4 seeks to ensure an appropriate density of development on each site. Map 12 shows the existing housing density in Edinburgh overlaid with recently completed and current housing sites.

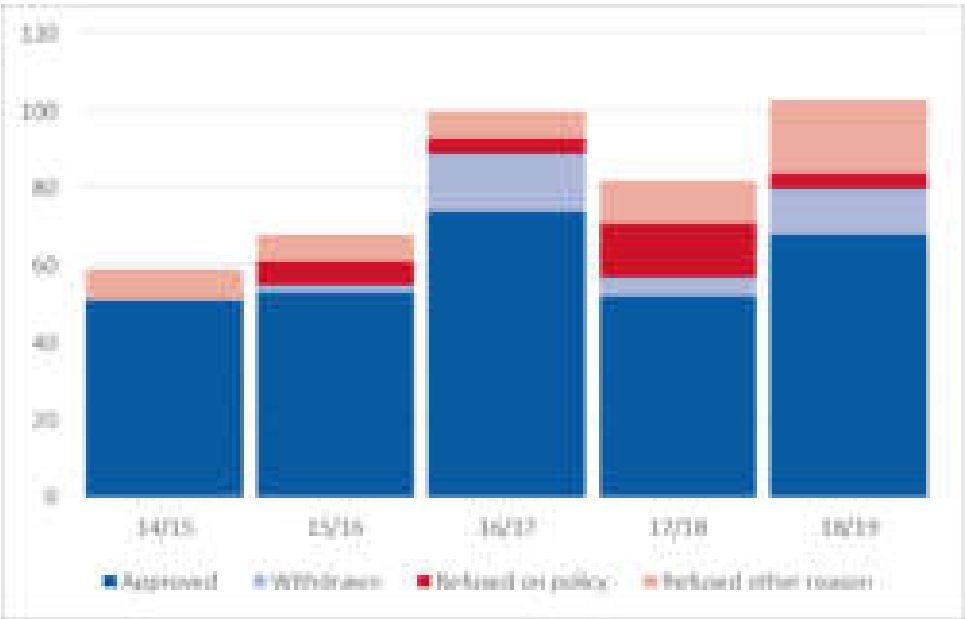
Map 12: Density of Housing development (recent completions and current sites)



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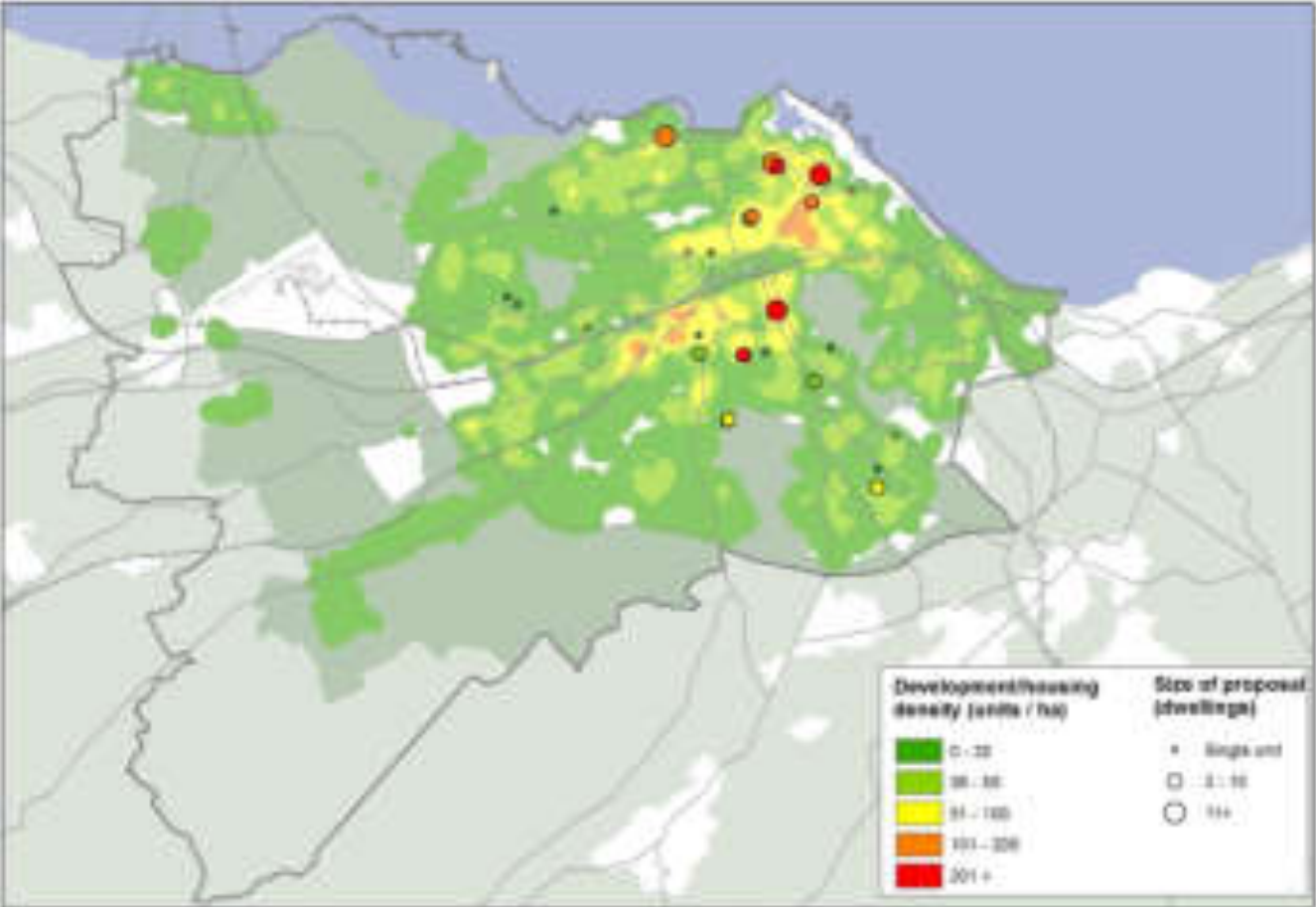
Chart 22 shows the number of times that Hou 4 has been specifically applied in determining planning applications for new housing, broken down by the eventual decision.

Chart 22: Application of Policy Hou 4



Planning applications that have been refused on the grounds of inappropriate development density are shown on Map 13 below.

Map 13: Planning applications refused on the grounds of Hou 4



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Change of use to housing

LDP policy Hou 5 relates to the conversion of non-residential buildings to housing. It states:

Planning permission will be granted for the change of use of existing buildings in non-residential use to housing, provided:

- a satisfactory residential environment can be achieved
- housing would be compatible with nearby uses
- appropriate open space, amenity and car and cycle parking standards are met
- the change of use is acceptable having regard to other policies in this plan including those that seek to safeguard or provide for important or vulnerable uses.

Chart 23 shows the number of planning applications determined over the last five years involving the conversion of non-residential to housing.

Chart 23: Planning applications determined for change of use to residential

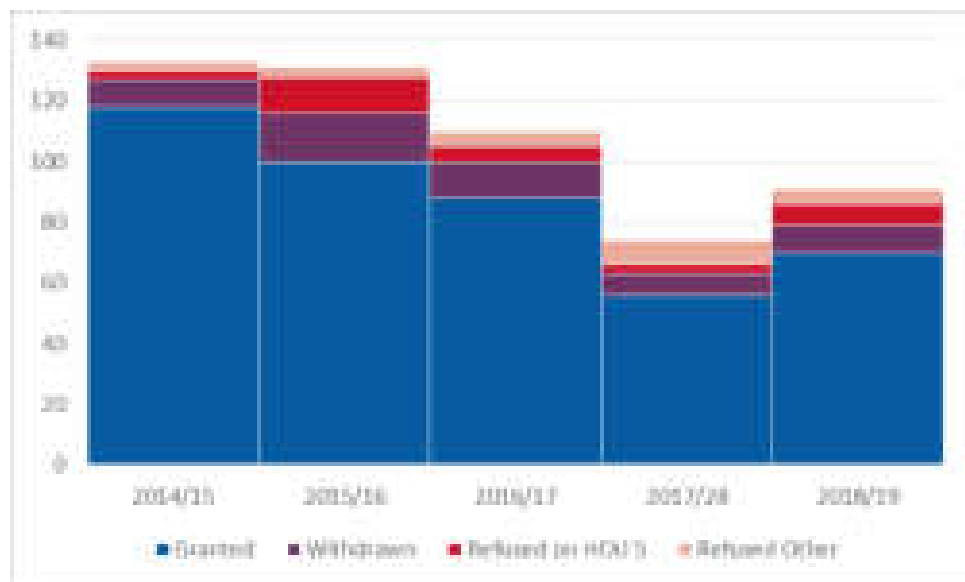
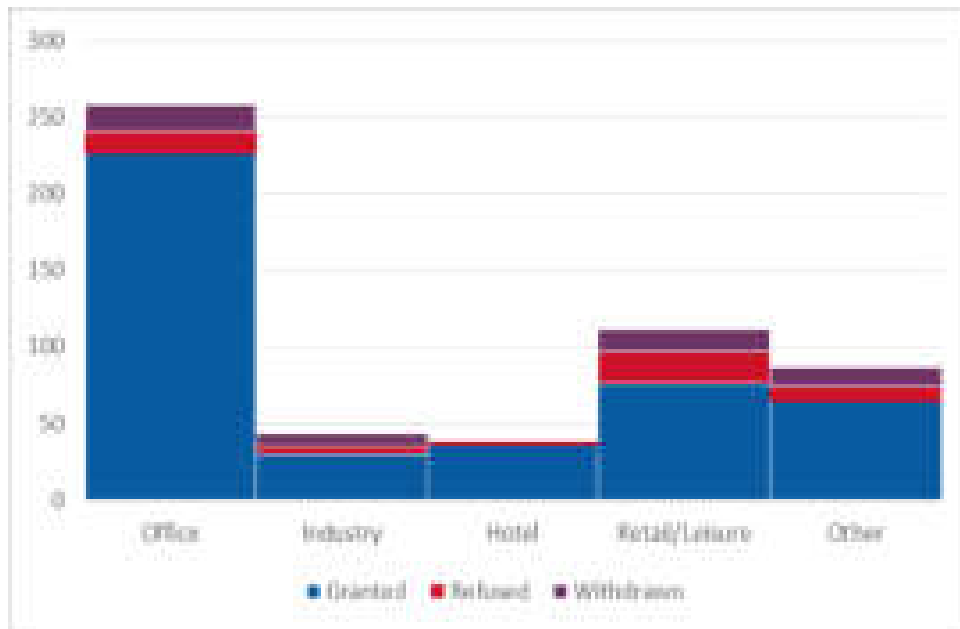


Chart 24 shows planning applications determined for conversion to housing based upon the existing use of the building.

Chart 24: Planning applications determined 2014 – 2019 for change of use to residential



Change of use from Housing

LDP Policy Hou 7 is intended to prevent inappropriate uses in residential areas. Chart 25 shows the number of planning applications determined over the last 5 years for changes of use from residential to some other use. Chart 26 breaks down planning applications for change of use from residential according to the type of development proposed.

Chart 25: Planning applications determined for change of use from residential

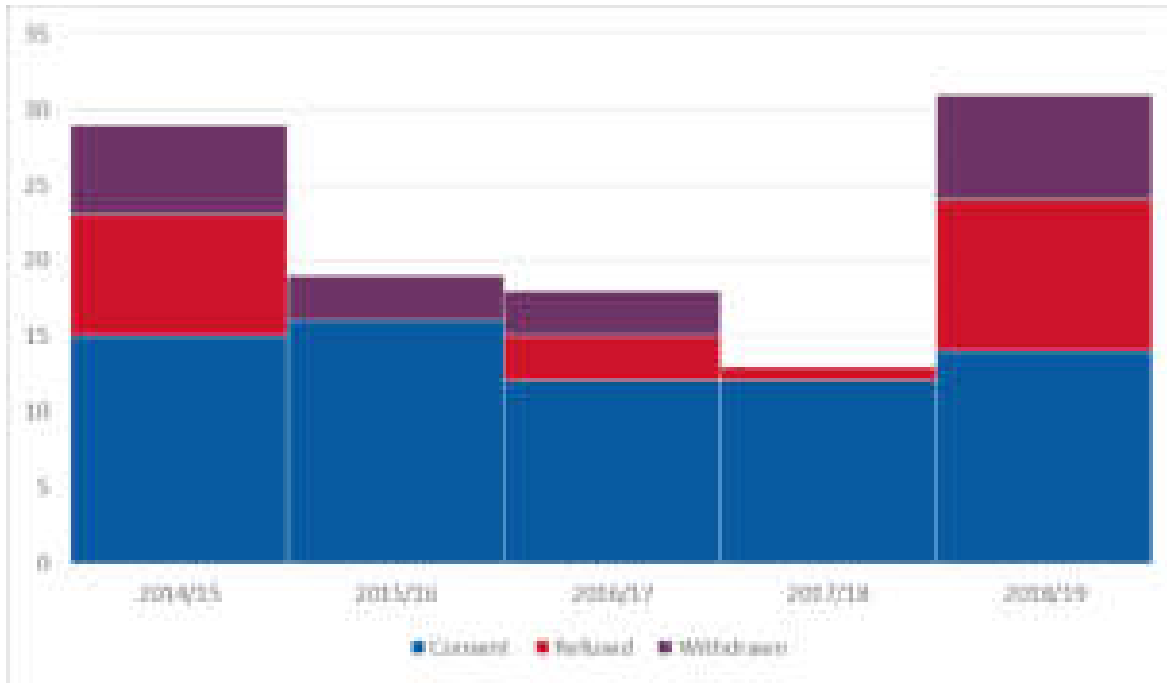
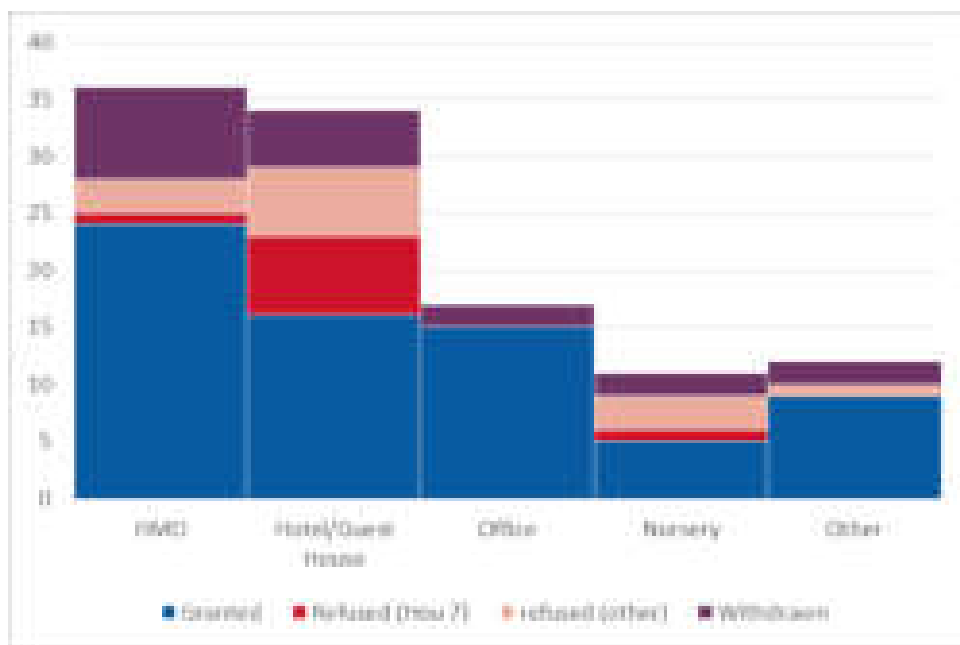


Chart 26: Planning applications determined 2014 – 2019 for change of use from residential



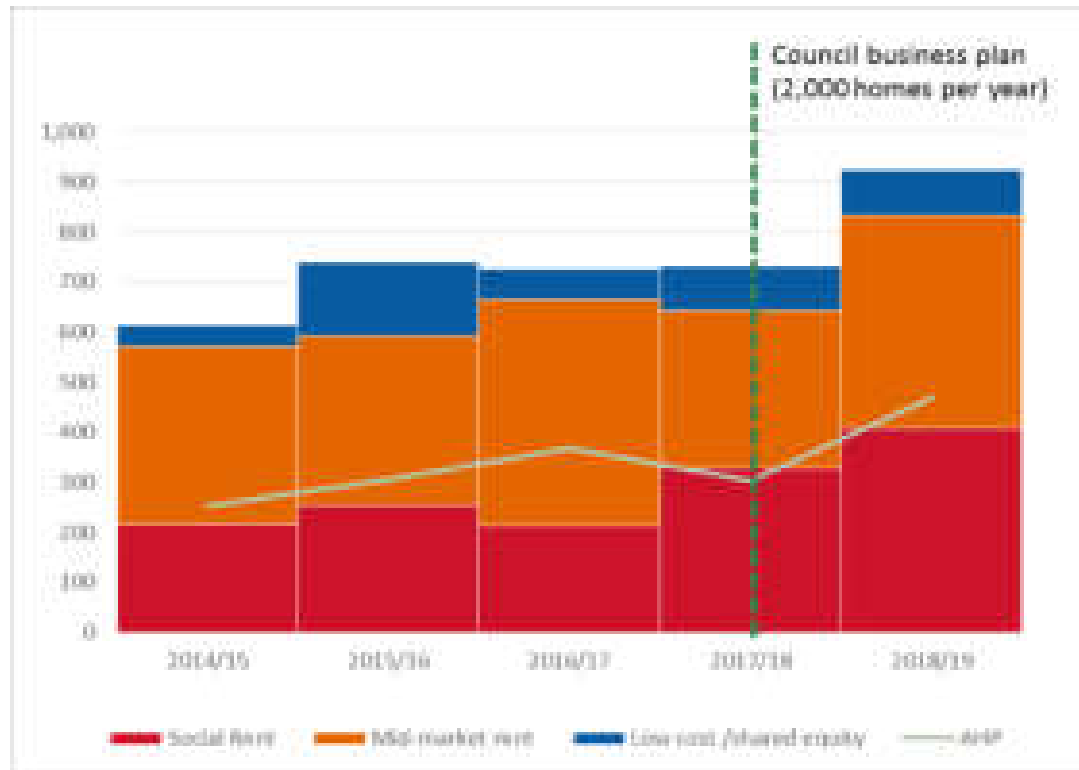
Affordable Housing

Policy Hou 6 of the Local Development Plan states that planning permission for residential development of 12 or more units should include provision for affordable housing amounting to 25% of the total number of units proposed. For proposals of 20 units or more, the provision should normally be on-site.

Chart 27 shows the annual number of affordable homes completed since 2014, broken down by affordable tenure. The chart also shows the number of affordable homes delivered through the affordable housing policy separately from affordable homes delivered through other means. In many cases, more than the required 25% of the total is delivered as affordable housing. In these cases, the 25% required through the policy is regarded as Affordable Housing Policy (AHP) delivery and the remainder is regarded as other affordable housing. The chart shows that the affordable housing policy was responsible for around half of affordable homes built over the last 5 years.

In 2017, the council business plan included a commitment to deliver a programme to build at least 10,000 social and affordable homes over the next 5 years, with a plan to build 20,000 by 2027. Whilst the number of affordable homes has been increasing, it is still significantly below the level necessary for the council to meet its objective of delivering 20,000 homes by 2027.

Chart 27: Affordable housing completions 2014 - 2019



Source: Annual Housing Land Audit and Completions Programme

Student Housing

Policy Hou 8 of the local development plan covers the development of student accommodation and says -

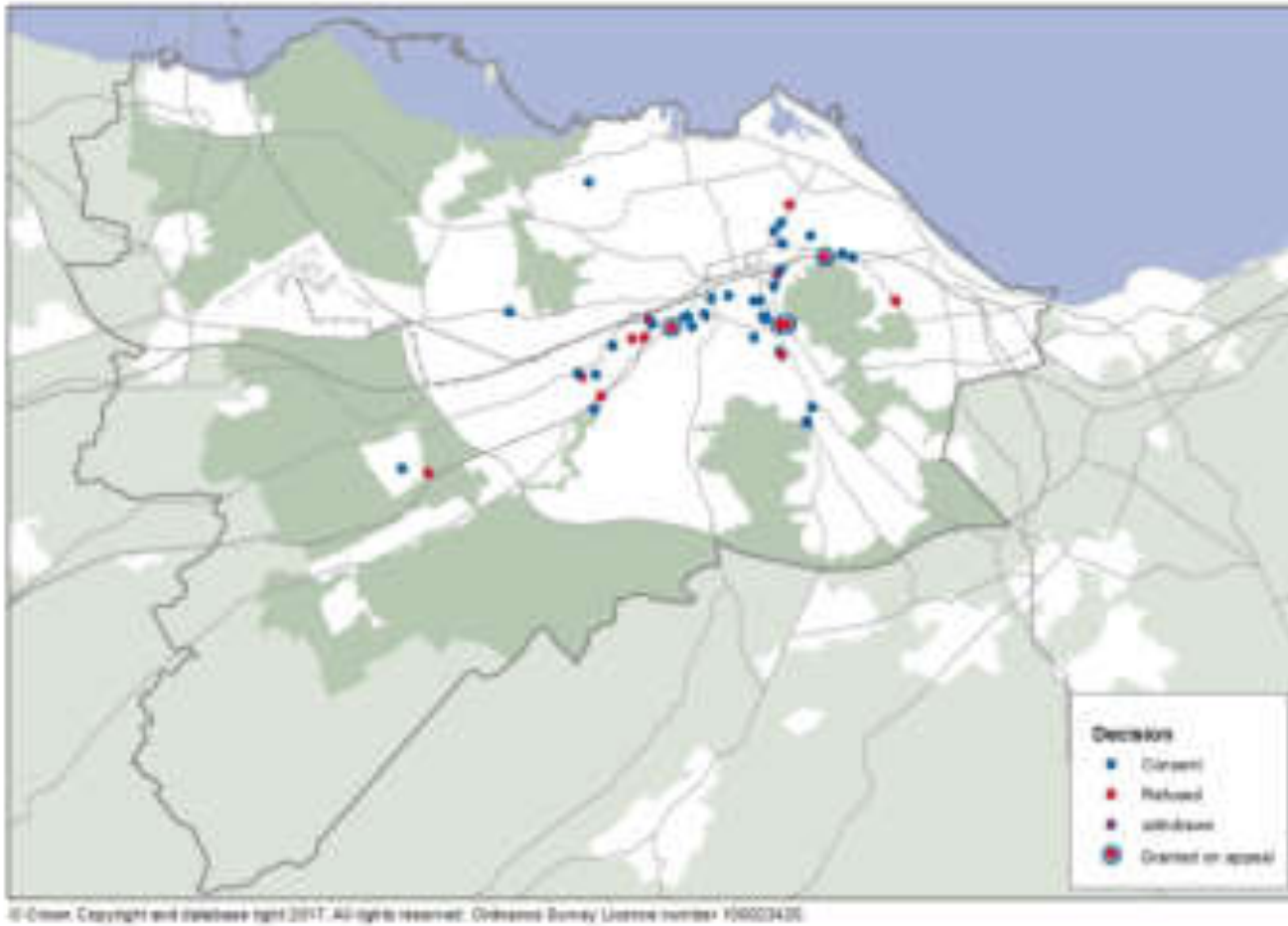
Planning permission will be granted for purpose-built student accommodation where:

- a) The location is appropriate in terms of access to university and college facilities by walking, cycling or public transport
- b) The proposal will not result in an excessive concentration of student accommodation (including that in private rented sector) to an extent that would be detrimental to the maintenance of balanced communities or the established character and residential amenity of the locality.

Over the last five years, 5 applications have been refused as being contrary to Hou 8. Of those 5 refusals, three were subsequently granted planning permission through successful appeals.

Map 14 below shows the locations of applications for new purpose built student accommodation decided over the period 1 April 2014 to 31 March 2019.

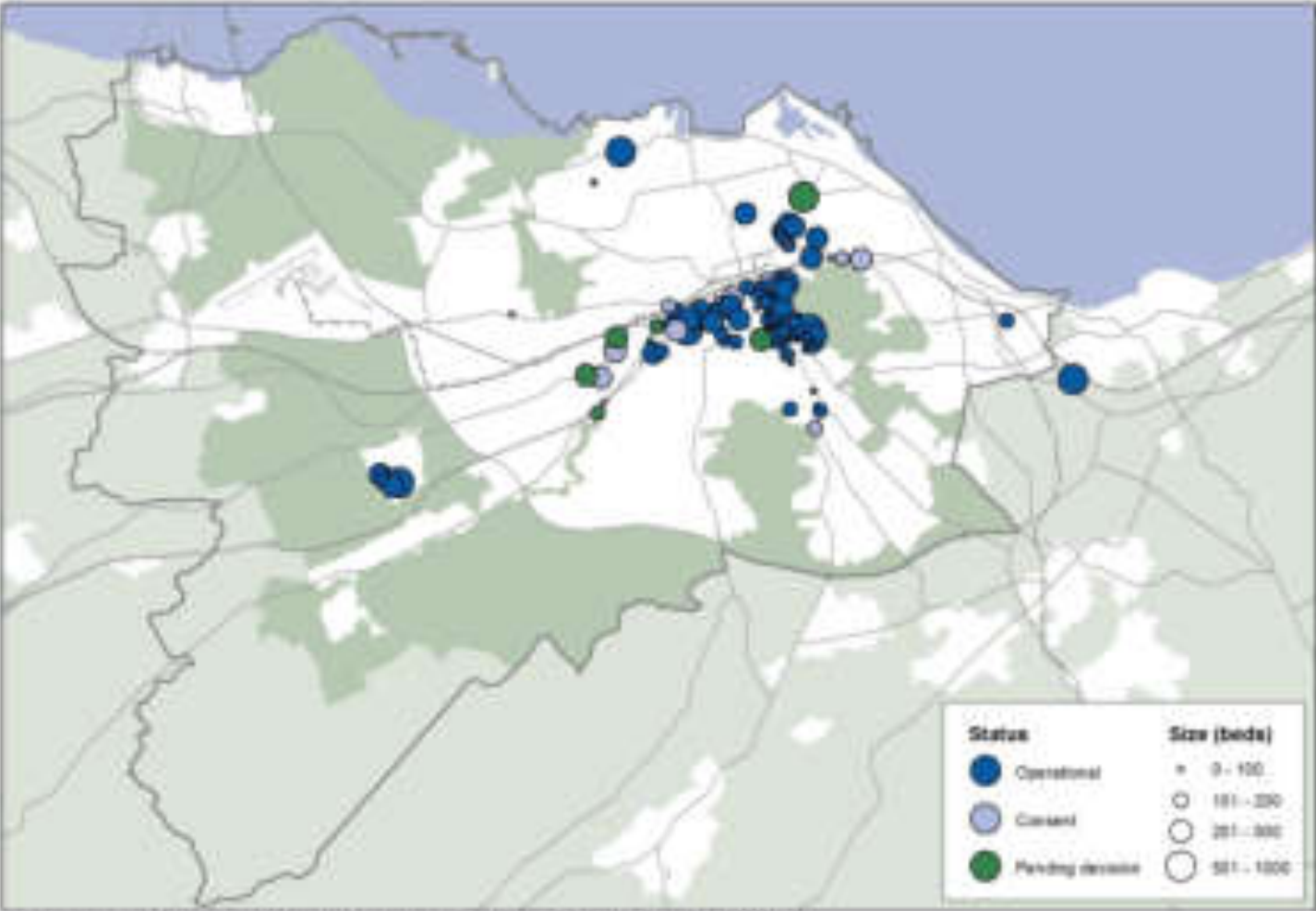
Map 14: Applications for student accommodation 2014 to 2019



In February 2016, non-statutory student housing guidance was adopted by the council which was to help ensure that development does not result in an excessive concentration of students in a single locality. Since adoption, two planning applications have been refused on the grounds of non-conformity with the guidance.

Map 15 below shows the locations of current student accommodation alongside sites with consent and applications awaiting determination.

Map 15: Location of student accommodation September 2019



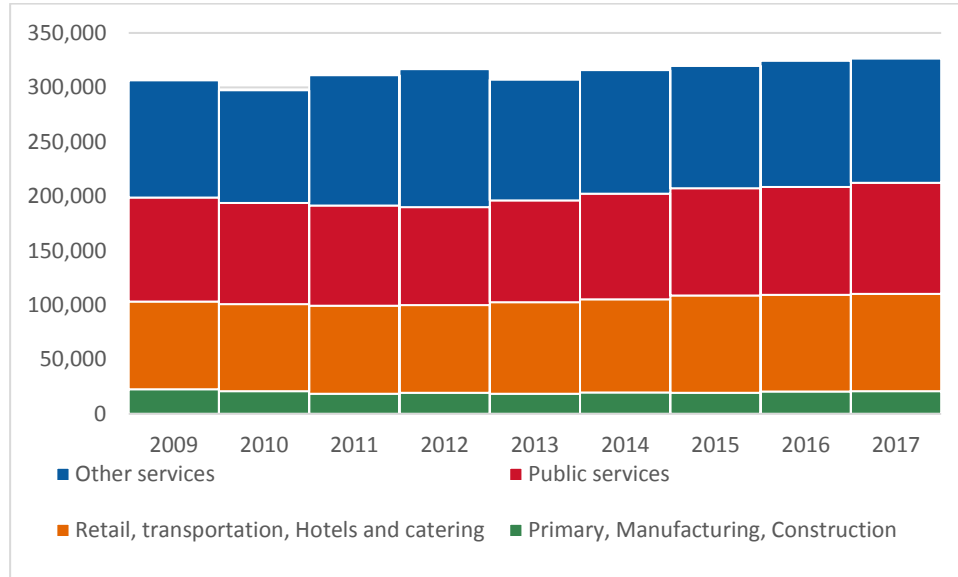
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Economic Development

Employment

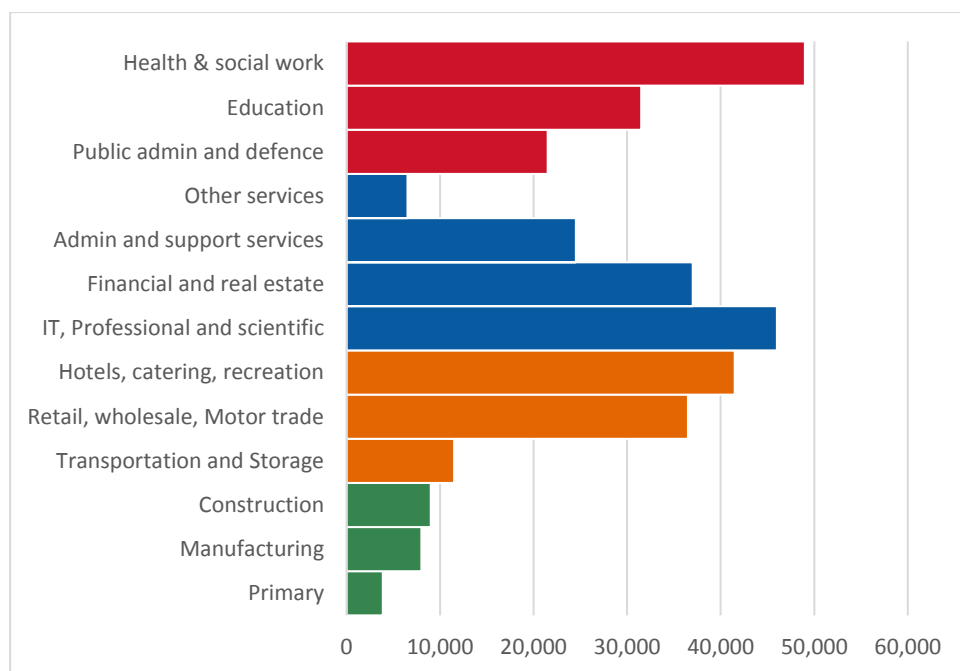
There are around 330,000 people employed in the City, the majority being employed within the service sector. The recession in the late 2000s saw the number of jobs in Edinburgh fall from 309,000 in 2007 to a low of 297,000 in 2010. Employment has been rising since and at 2017, stood at 326,500. The recovery in employment has been very much service led with the number of people employed in manufacturing and construction and building trades still below the pre-recession level. The trend in employee jobs is shown in chart 28

Chart 28: Employee jobs in City of Edinburgh



Source: NOMIS. Business Register and Employment Survey

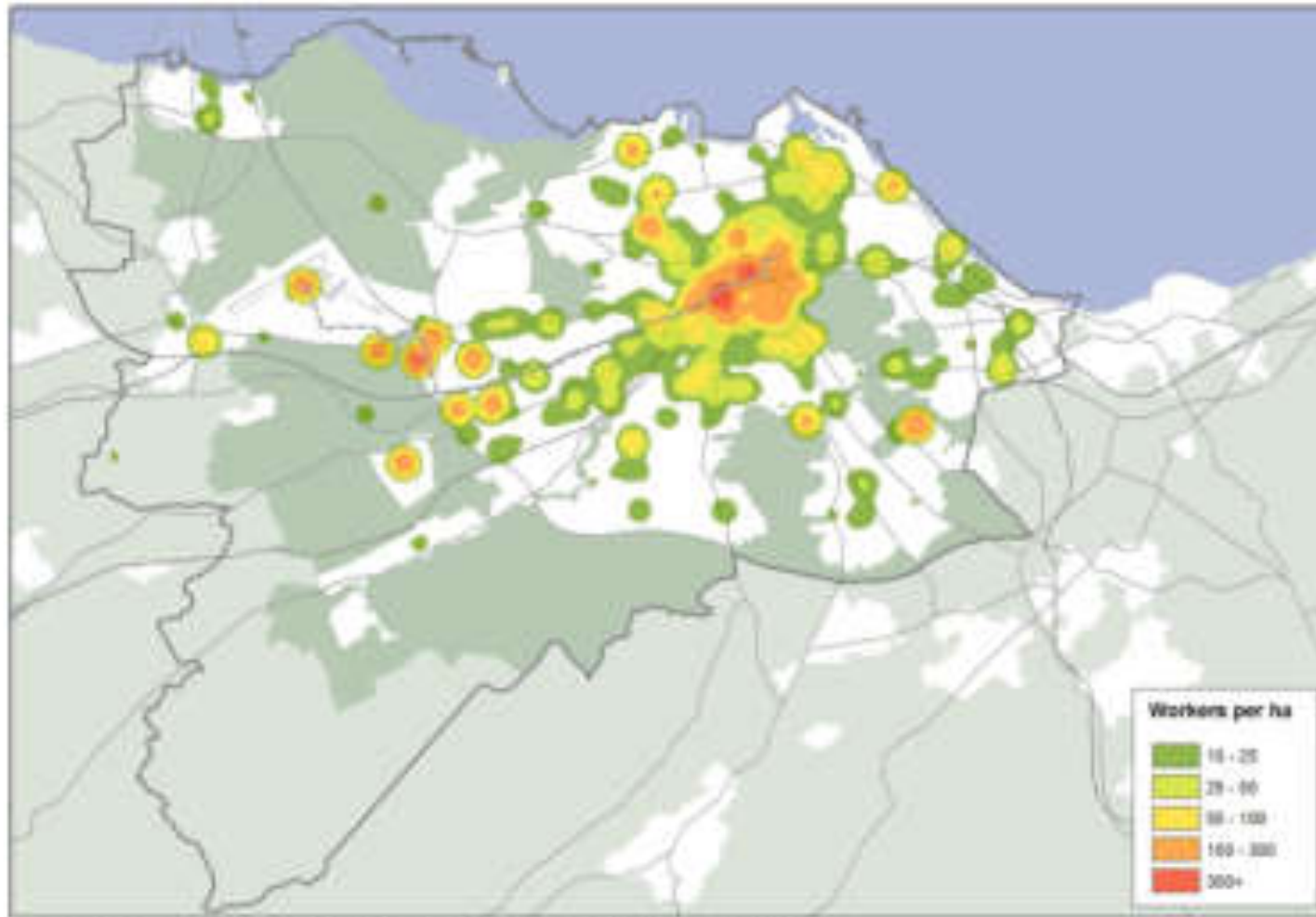
Chart 28 shows that employment in Edinburgh is heavily centred on service sector industries, accounting for two thirds of all jobs. Chart 29 gives a more detailed breakdown of jobs within the city.

Chart 29: Employee jobs by sector

Source: NOMIS. Business Register and Employment Survey

Employment density (number of workers per ha) is shown in map 17 below. The greatest concentration of workers is in Edinburgh city centre with other hotspots located at Sighthill Industrial Estate, Edinburgh Park, Herriot Watt, Gogarburn, Leith, Edinburgh BioQuarter, Crewe Toll and Cameron Toll.

Map 17: Employment Density (number of workers per ha)



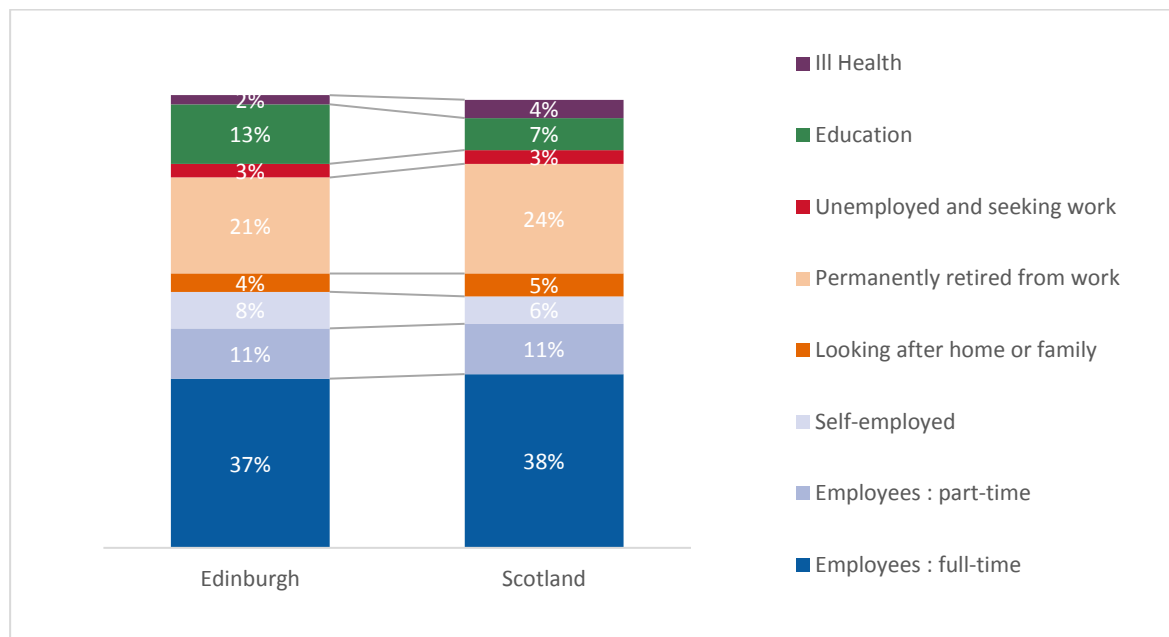
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Source: 2011 Census

Adults in Employment

Nearly two thirds of Edinburgh’s adult population are in employment – either as employees or self-employed. This is higher than the Scottish average where just over half are working. Edinburgh also has a higher proportion of its adult population in education at 11% compared to the Scottish average of 8%. As Edinburgh has a younger age structure than Scotland as a whole, there are fewer adults permanently retired. Chart 30 compares the economic status of Edinburgh’s population to the Scottish average.

Chart 30: Economic status of adult population: 2017

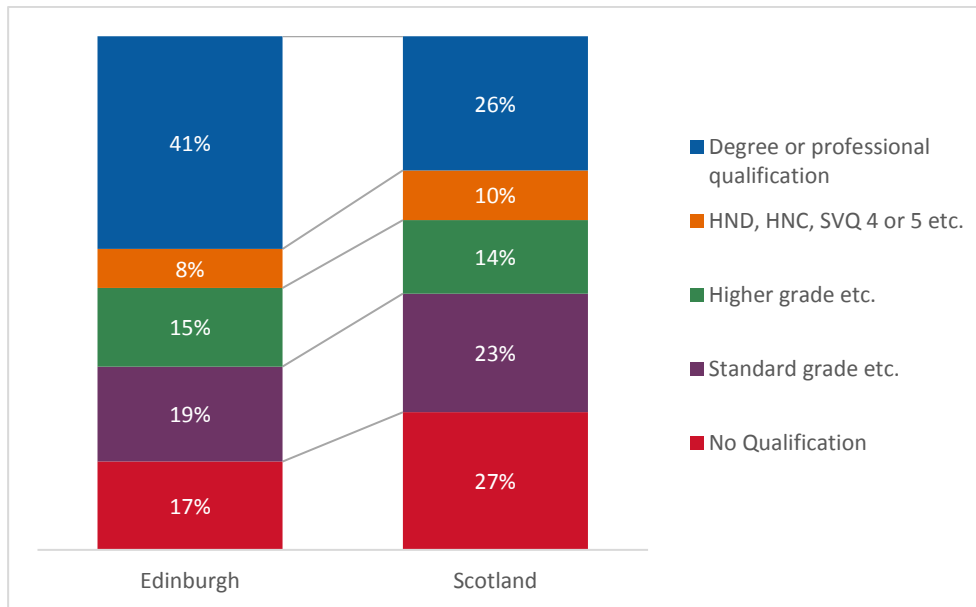


Source: Scottish Household Survey

Qualifications

Edinburgh has a highly qualified workforce. 41% of adults aged 16-64 in Edinburgh are educated to degree level compared to the Scottish average of 26%. At the other end of the scale, only 17% of Edinburgh adults have no qualification compared to the Scottish average of 27%. The highest level of qualification of Edinburgh's adult population is shown in chart 31 below.

Chart 31: Highest level qualification attained

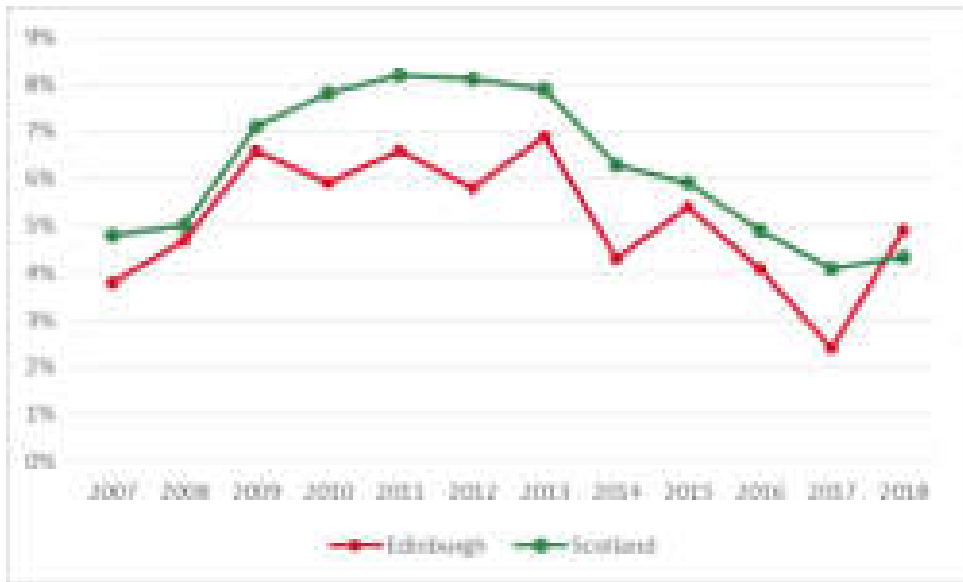


Source: 2011 Census

Unemployment

Unemployment in Edinburgh (number of claimants as a percentage of economically active adults) has been below the Scottish average since the 1990s. The claimant rate increased sharply following the recession in the 2000s but has been declining since. In 2018, the unemployment rate in Edinburgh increased to a higher rate than the Scottish average. This is shown in chart 32.

Chart 32: Unemployment claimant rate



Source: Annual population survey

Offices

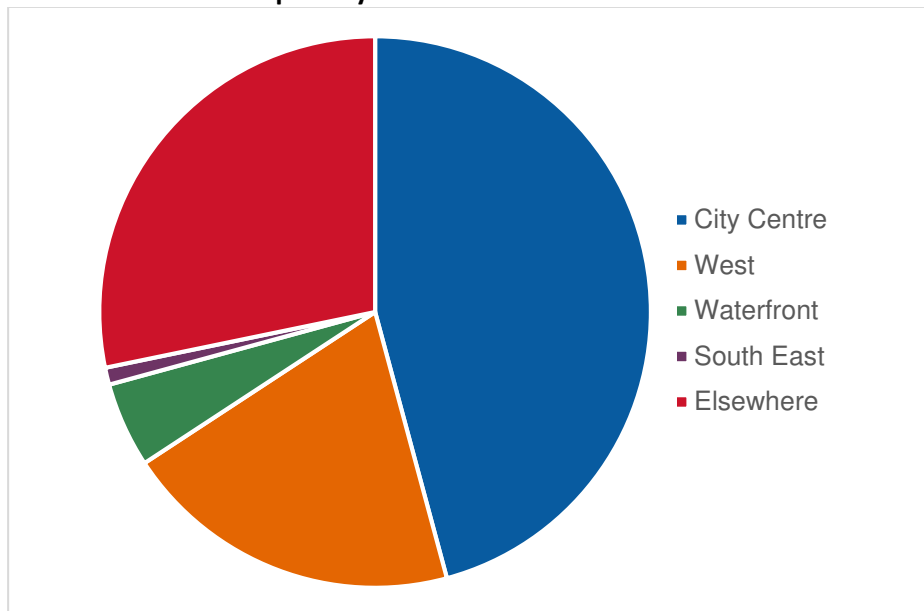
Policy Emp 1 supports office development in the city centre and strategic business centres at Edinburgh Park/South Gyle, IBG and Leith, and town and local centres and, where such sites are unavailable, at other accessible locations. Policy Del 2 requires where practicable that within the city centre major mixed use developments should provide offices. Policy Del 4 applies to Edinburgh Park/South Gyle and requires development for office as part of mixed use proposals. Table 4 shows the development activity within these areas in the last 5 years. The majority of activity has taken place in the city centre and strategic business centres.

Table 4: Office activity 2014 – 2019

Location	Completed 2014 - 2019	Under Construction	With Consent	Applications Refused
City Centre	37,541	86,689	47,519	1,191
Edinburgh Park / South Gyle	0	0	212,329	0
IBG	0	0	0	0
Leith	0	0	0	139
Total Emp 1	37,541	86,689	259,848	1,330
Outwith Emp 1 areas	24,357	0	262,440	0
Total Edinburgh	61,898	86,689	522,288	1,330

Office Stock

Edinburgh's office stock at June 2018 is estimated at 1.85 million sq.m. (net lettable area) chart 33 below provides a breakdown of floorspace by area. Although the city centre is prominent there is significant office stock within west Edinburgh and other locations.

Chart 33: Office floorspace by location

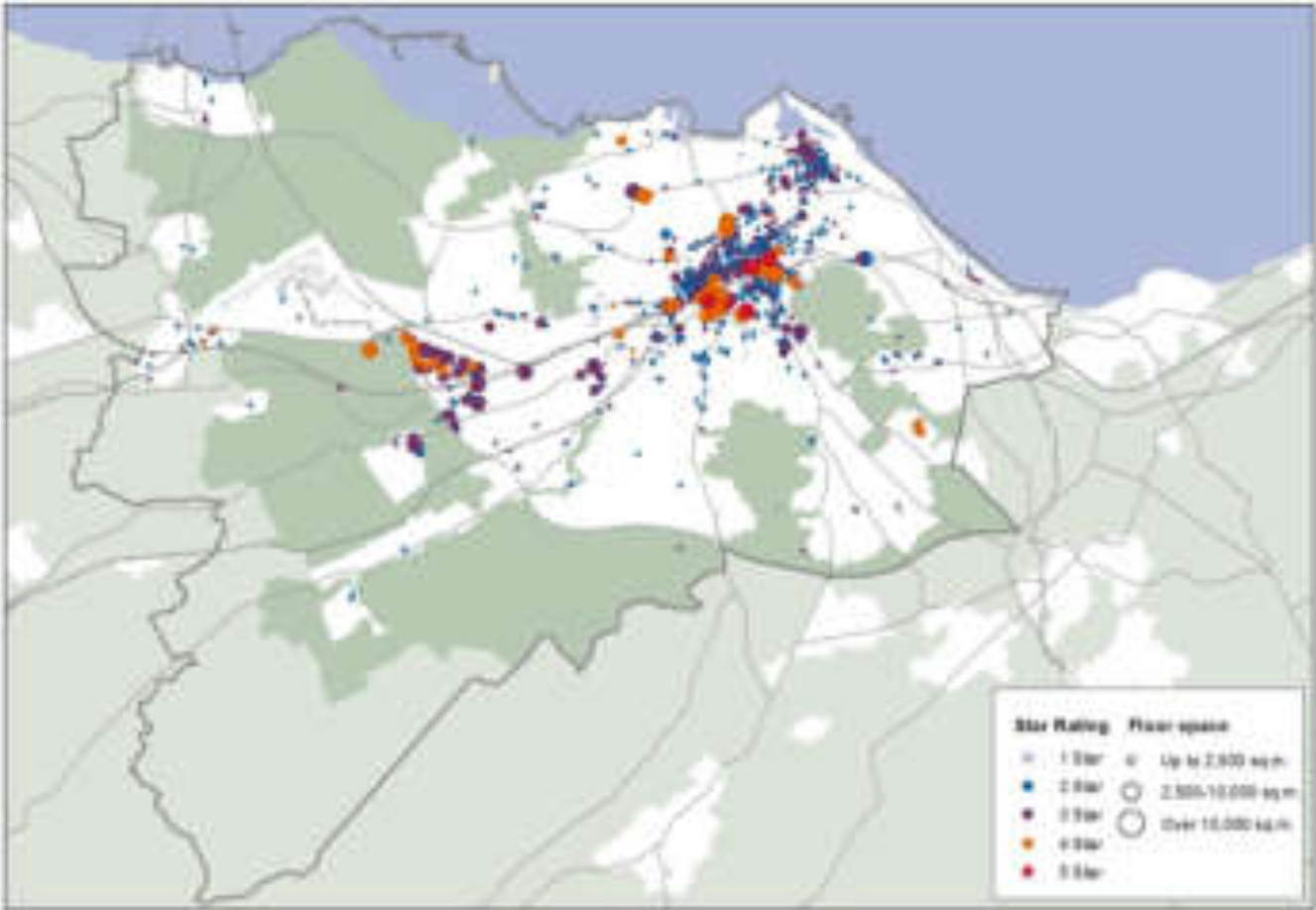
Source: Ryden

The mean size of office building is 1,310 sq. m. Chart 34 shows the average size by location.

The stock analysis identifies individual office buildings. The total number in the city is 1,413 and the mean size is 1,310 sq. m. (14,100 sq. ft.). Many buildings are multi-occupied, meaning that the total number of occupiers is higher. A 2018 estimate suggests that Edinburgh has around 7,000 office occupiers. The 'average' occupier may therefore use around 260 sq. m. of office space, accommodating say 20-25 employees. The 'average' building based upon this data would thus have 5 occupiers.

Map 18 below shows the location of office by quality and size. Map 19 provides a detailed view of offices within the city centre.

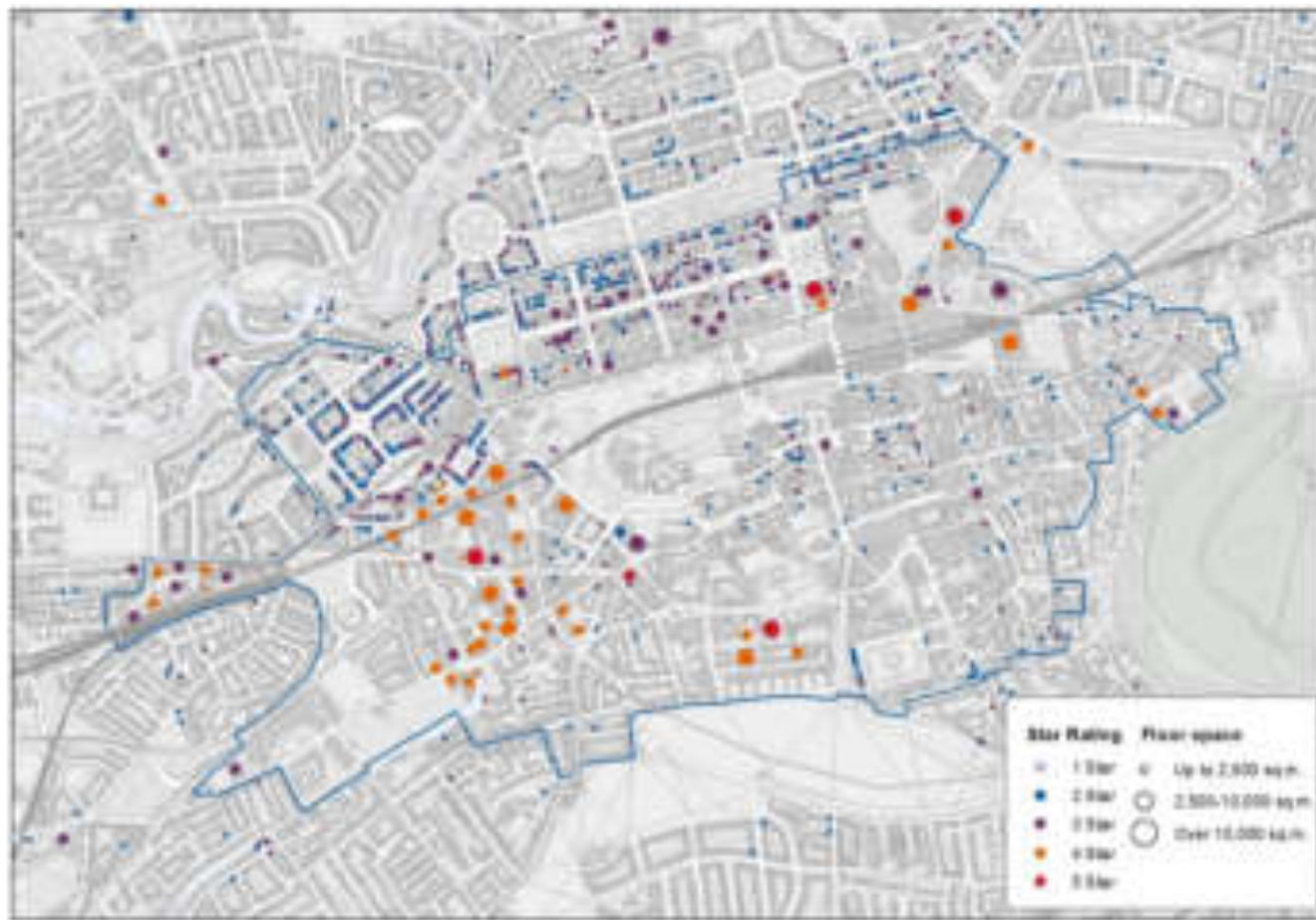
Map 18: Location of office stock by quality



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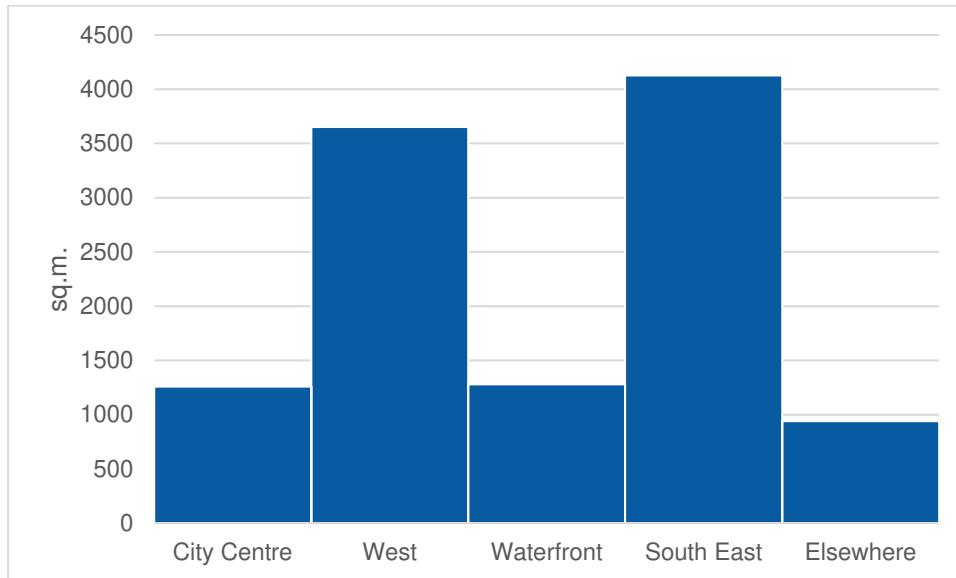
Source: Ryden/CoStar

Map 19: Location of office stock by quality: City Centre



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Source: Ryden/CoStar

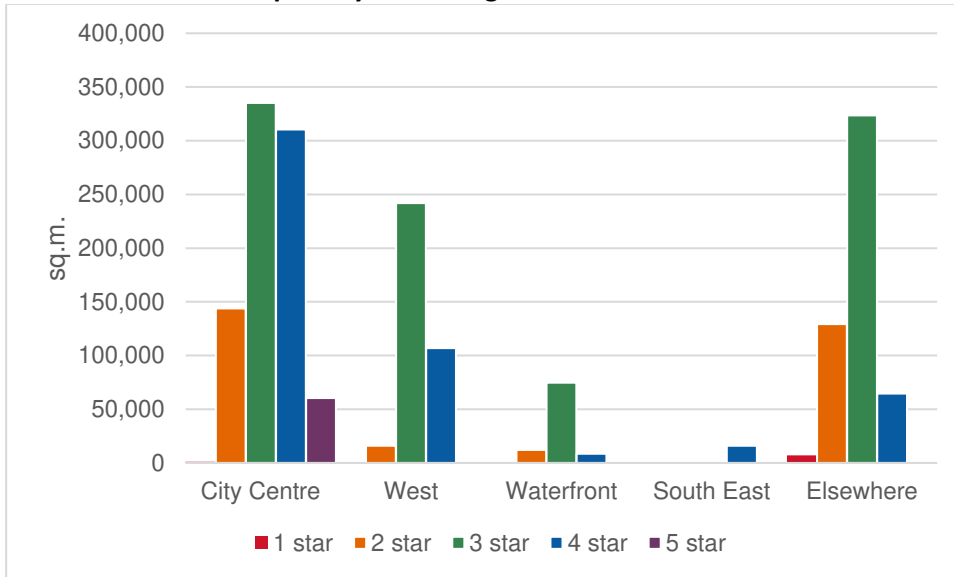
Chart 34: Average building size by location

Source: Ryden/CoStar

The quality of office stock is diverse. Costar allocates star ratings to office buildings to reflect their quality. The results are shown on chart 35. Office building ratings range from 5-star (“exemplary, state-of the art”) down to 1-star (“practically uncompetitive, possibly functionally obsolete”).

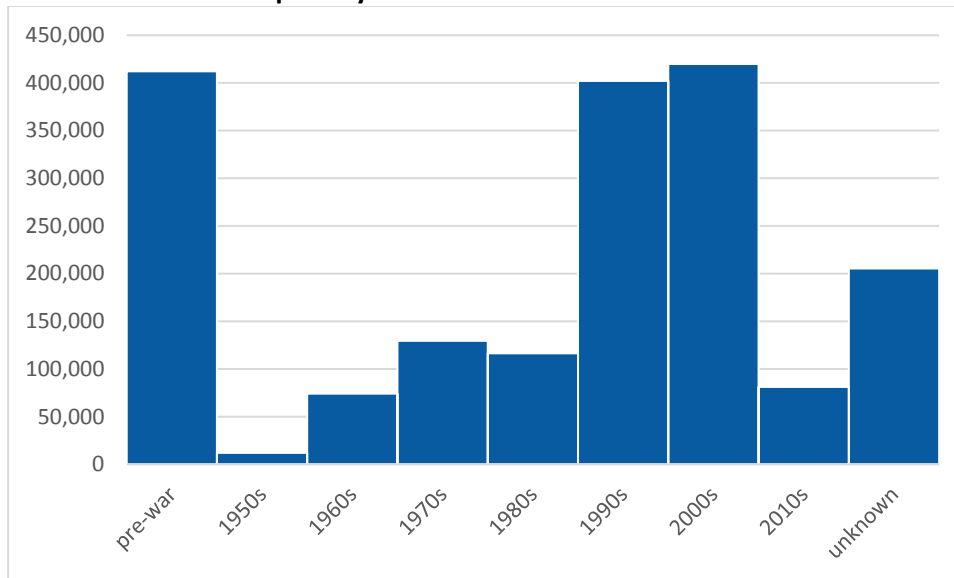
Very little (1%) of the city’s stock is 5-star, and all of that is located in the city centre. The large majority of stock across all locations is 4-star (12%, mostly in the city centre), 3-star (61%) or 2-star (26%). The dominant 3-star rating reflects office buildings with “less flexible floor plates, likely older and renovated” and “some standard amenities, modest landscaping and likely small or no exterior spaces”.

Chart 35: Office floorspace by star rating and location



Source: Ryden/CoStar

Chart 36 below indicates the decades in which office floorspace was built. The two clear peak eras are the pre-WW2 period when the city’s tenements and townhouses were built, then the 1990s and 2000s. The post-crash slump entering the 2010s is also apparent.

Chart 36: Office floorspace by decade built

Source: Ryden/CoStar

The majority of the city's office market is 'mid-market' in terms of location, size and price (rent) point. Edinburgh's 'average' office is:-

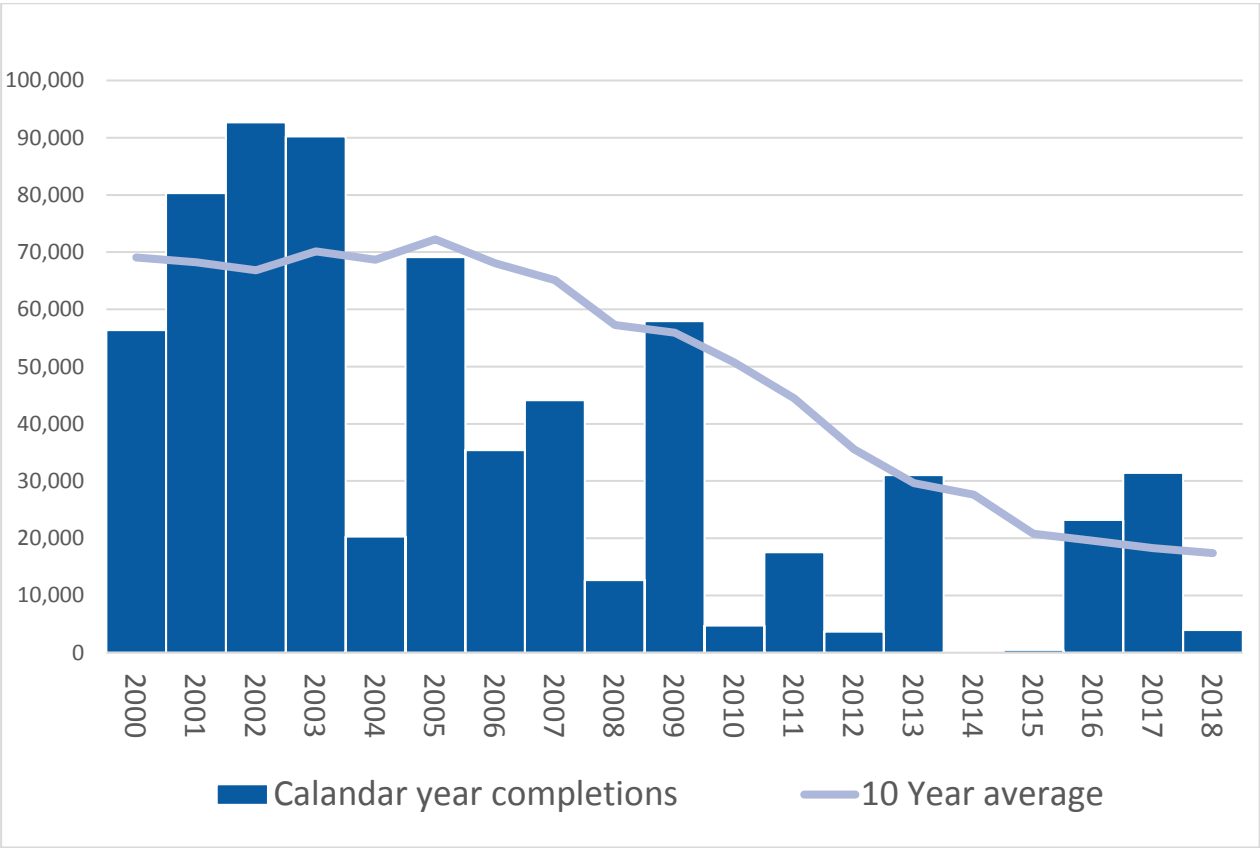
- 1,300 sq. m. (14,000 sq. ft.)
- multi-occupied
- built in the 1990s
- accommodating around 100 – 125 employees
- graded 3-star on a 5-star scale
- renting for around £180 per sq. m. (c.£17 per sq. ft.), and
- in an inner urban location close to the city centre.

The 'average' office in the city is therefore around 20 years old, mid-urban, comparatively affordable, and is let to a mix of SMEs.

Office development

The development rate had gradually declined from an early 2000s peak. Following a year of no office completions in 2014, annual floorspace completions have risen showing some recovery, though the floorspace completed during 2018 is lower than the previous two years.

Chart 37: Office completion trends



In the period 2014-2019 a total of 61,898 sq. m. gross office floorspace has been completed across Edinburgh. Of the 15 developments completed in this time, 10 were greater than 1,000 sq. m. gross and 6 were greater than 5,000 sq. m. gross. 60% of office floorspace developed in the period 2014-2019 was within the city centre.

At December 2018, a further 86,700 sq. m. of offices was recorded as under construction at four city centres sites. However, the largest of these - 43,900 sq. m. at The Haymarket - only completed site works before the project was sold on in 2018 without any office buildings having been started.

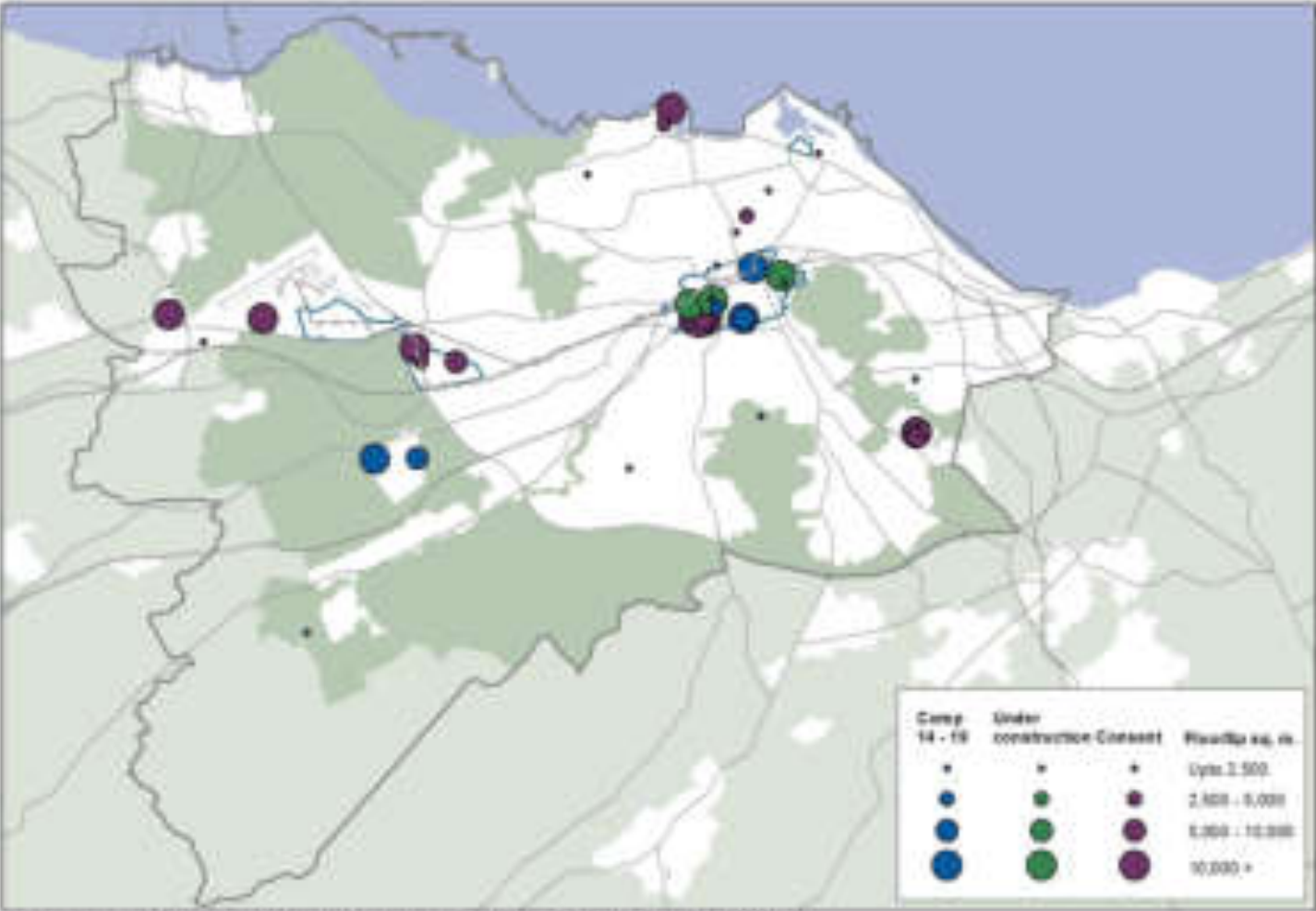
Occupier activity within the development pipeline is reducing supply. During 2017 and 2018 six developments have pre-let during construction. This letting activity leaves only two-and-a-half of eight very recent new city centre office developments still available.

522,300 sq. m. office floorpace has planning consent. Of this:

- 62% is in West Edinburgh (41% at Edinburgh Park)
- 23% is in the South East (at Edmonstone Campus)
- 3% is elsewhere outwith these strategic office locations
- notably, only 9% (47,500 sq. m.) is in the city centre

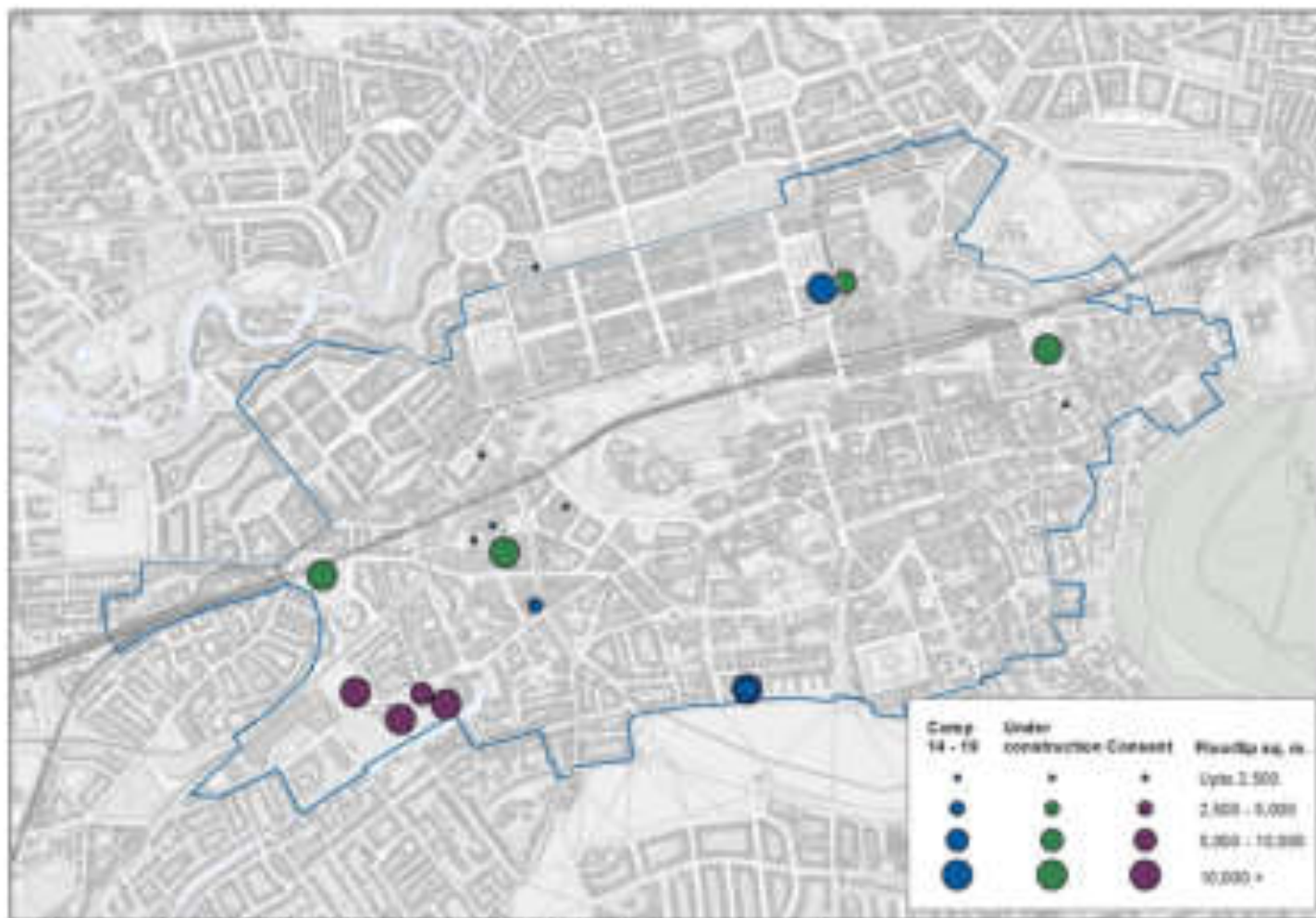
A further 127,600 sq. m. of office development proposals was awaiting determination at December 2018. Of this, 95% is in West Edinburgh; more than half of that is at the proposed International Business Gateway, which still requires land assembly and infrastructure. Within the city centre only 4,500 sq.m of office floorspace within a hotel-led development was awaiting determination. Map 20 shows the location, size and status of office floorspace in the period 2014-2019. Map 21 show this within the city centre.

Map 20: Offices development activity 2014 - 2019



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Map 21: Office development activity in the city centre 2014 – 2019



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Table 5: Office pipeline

Development Area	Under construction (Dec 2018)	Consent (Dec 2018)	Total Pipeline (UC or Consent)	Awaiting determination
City Centre	86,689	35,897	122,586	4,465
West Edinburgh	0	118,485	118,485	0
Waterfront	0	28,486	28,486	0
South East	0	322,227	322,227	122,158
Elsewhere	0	17,192	17,192	1,000
TOTAL	86,689	522,287	608,976	127,623

Office market trends

Continued growth of the service sector has driven the expansion and evolution of office working. Over the past 25 years, technological, sociological and environmental changes have reconfigured traditional understandings of office space. The focus has shifted from offices being purely about physical property, towards how the workplace can enhance employee well-being and productivity.

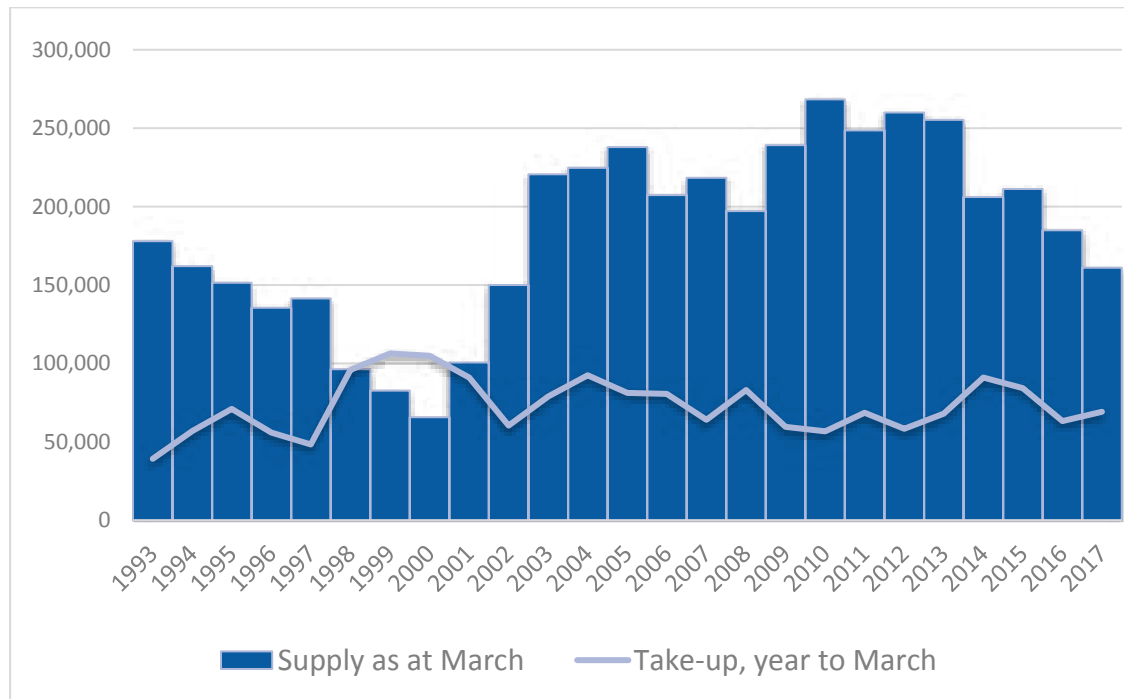
Offices can house more jobs and economic activity than in the past. However, that office space must be higher quality in terms of providing open-plan floorplates, capacity for flat screen information and communications technologies and desking systems, and comfort-cooling systems. Agile working with less than one desk per employee can also increase occupational densities. The overall trend is towards smaller, better, more intensively used offices. Agile working practices will mean the future office will be characterised by wide, open floor plates and communal areas to enable flexible ways of working. Co-working spaces provide a place to work and meet for individuals not employed by the same organisation. This is part of a wider trend towards greater use of less formal, shorter tenures in serviced offices.

The traditional headquarter is beginning to lose its monopoly as the prime physical infrastructure for an organisation. This flattening of the corporate hierarchy has led to some firms, to move certain aspects of their business to regions with lower rents and lower cost residential options for their employees. Urban locations in generally have seen a resurgence. Occupiers have rediscovered the central business district and there is a growing interest among employees to work in locations accessible by public transport in close proximity to a range of accommodation, services, amenities and entertainment. Despite this preference for central locations, there will still be occupier space requirements outside of city centres and demand for lower cost accommodation for administrative functions.

Office supply take-up

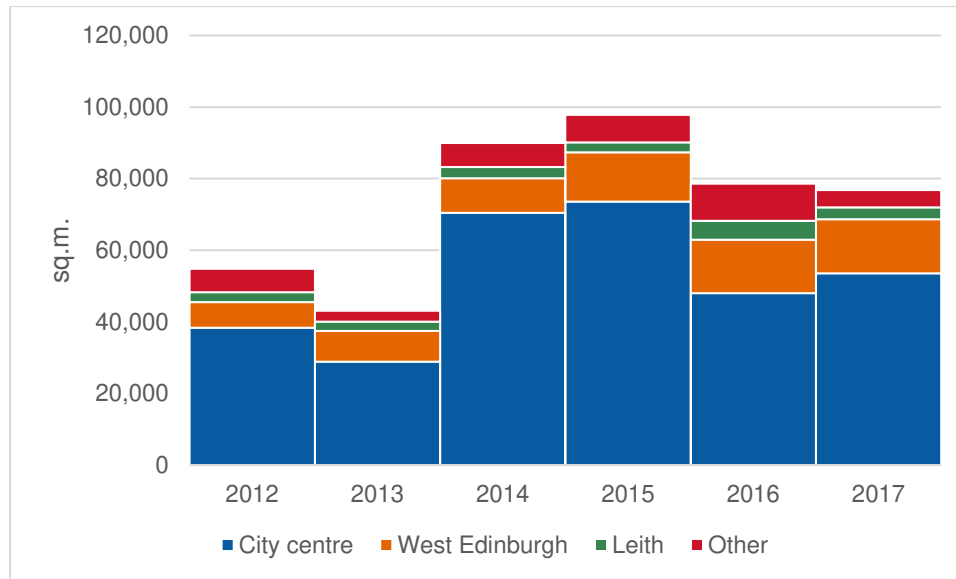
The average supply of offices in Edinburgh since 1980 is 147,000 sq. m. Office supply rose strongly with the opening-up of the Exchange and Edinburgh Park during the 1990s, and again with the largely city centre-led development phase of the 2000s. In West Edinburgh, the last new building at Edinburgh Park and RBS Gogarburn completed in 2005. The development lag caused office supply to peak two years after the market crash of 2008. Since full economic recovery in 2013, office supply in Edinburgh has tracked steadily downwards.

Chart 38: Take up of Office floorspace



Source: Ryden

The city centre’s share of office market demand has jumped to 77% during the 2010s to date. This may reflect development in new city centre locations (such as Quatermile) and also a market preference (including investors) for major urban centres. The city centre has accounted for 71% of recent Edinburgh office market take-up. West Edinburgh accounts for 16%, Leith 5% and other locations 9%. Chart 39 shows take up by location for each of the last six years.

Chart 39: Office take up by location

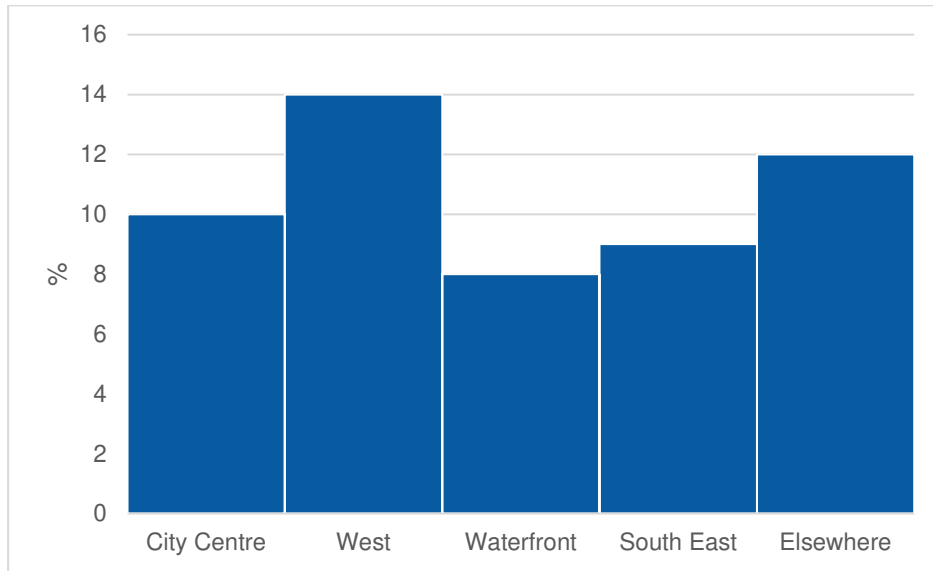
Source: Ryden Commercial Needs Study

The city wide vacancy rate is 11%. Within this rate there will be some obsolete stock therefore the effective availability rate for occupiers seeking modern office space is much lower than this. In tandem with low levels of new development and the loss of office stock to other uses, the city's office vacancy rate has reduced. Compared with other regional cities the vacancy rate is low. Chart 40 below shows vacancy rates by area.

- 40% of available office space is in the City Centre (10% vacancy rate).
- 24% is in West Edinburgh (14% vacancy rate)
- 4% is at the Waterfront (8% vacancy rate)

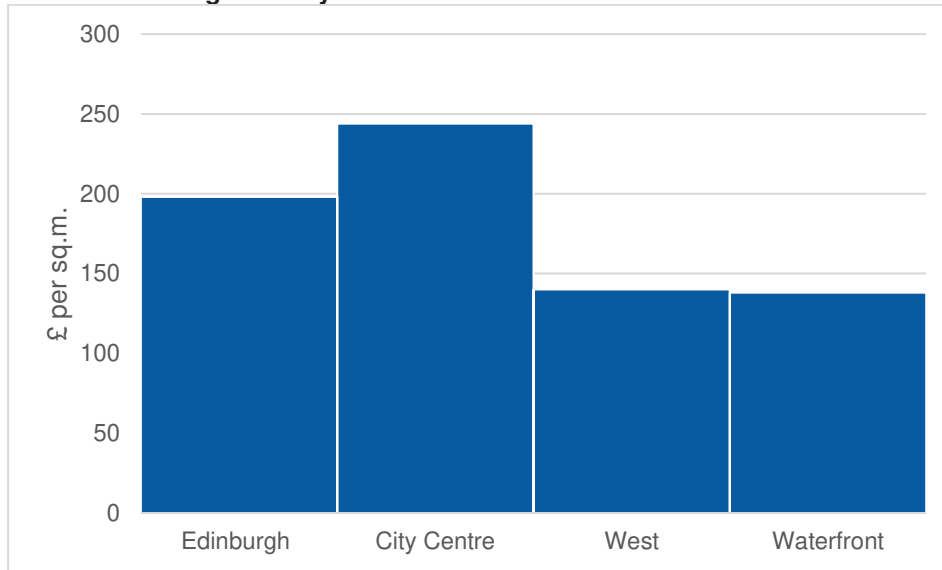
- 1% in the South East (9% vacancy rate); and
- 31% is elsewhere (12% vacancy rate)

Chart 40: Vacancy rate by area



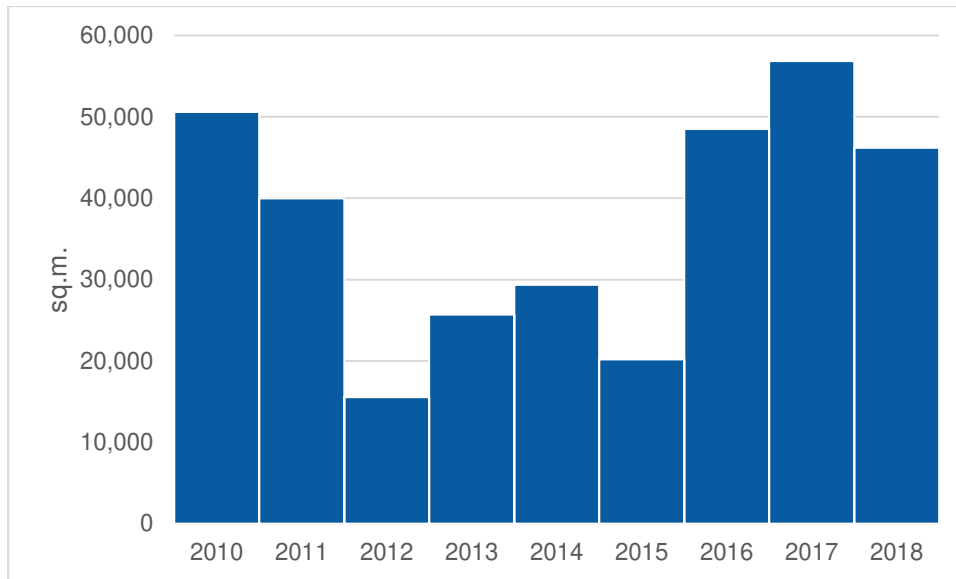
Source: Ryden/CoStar

Rents for office premises vary significantly by sub-market area and quality of building. Growth in rents has been concentrated in the city centre. Average rents by area are shown on chart 41.

Chart 41: Average rent by area

Source: Ryden/CoStar

Occupier requirements for offices larger than 929 sq. m. (10,000 sq. ft.) since 2010 are shown on Chart 42. Current demand of 46,000 sq. m. is the fourth highest of the 9 years shown and is reasonably close to the decade's peak years.

Chart 42: Edinburgh Occupier Demand (> 929 sq. m. (10,000sq.ft.))

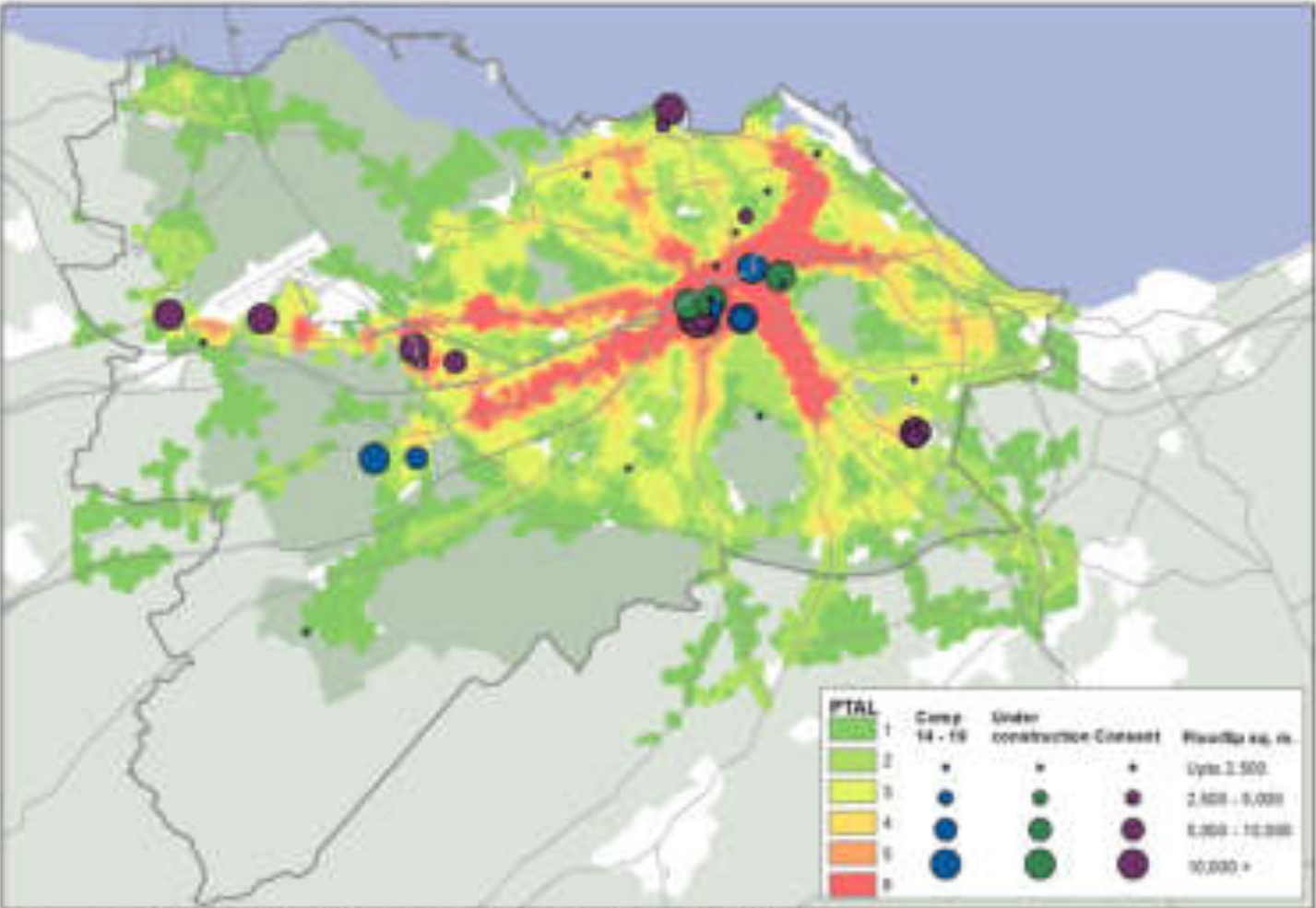
Source: Ryden

In addition to high profile headquarters the city has a deep pool of businesses across the size ranges. There is a skew towards smaller organisations which implies that more than 90% of occupiers would require a 1-person suite up to a floor or a very small building (Ryden – Office Market Report).

Accessibility of new office developments

Policy TRA 1 seeks to ensure that new development takes place in locations with good accessibility by modes other than private car. Map 22 shows the locations of recently completed office development, those under construction and planning consents against public transport accessibility levels (PTALs).

Map 22: Office development by PTAL



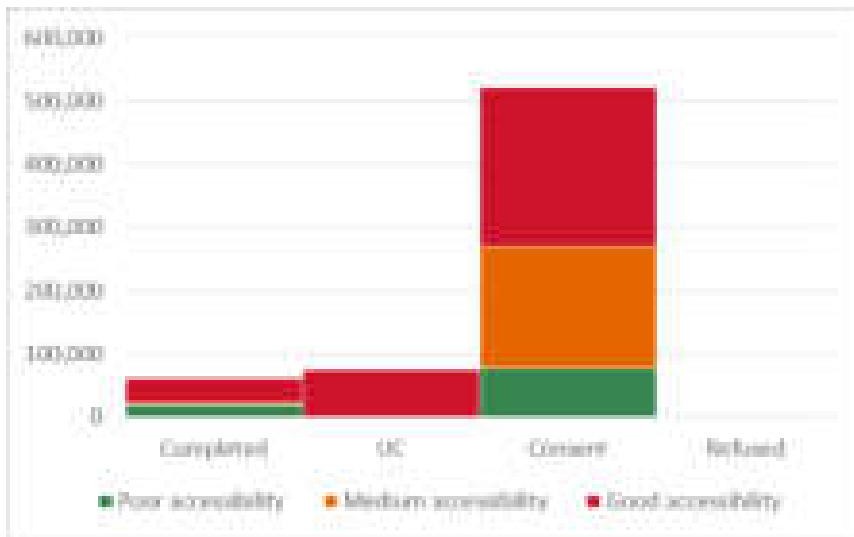
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Details of the amount of floor space completed, under construction, consented and refused by accessibility level is detailed in table 6 and displayed graphically in chart 43. All of the office space in areas covered by Emp 1 are classified as good accessibility.

Table 6: Office development by Public Transport Accessibility Level

PTAL	Accessibility Level	Completed 2013 - 2018	Under Construction	With Consent	Applications Refused
1-2	Poor accessibility	18,438	0	78,640	0
3-4	Medium accessibility	5,507	0	191,232	139
5-6	Good accessibility	37,953	86,689	252,416	1,191
Total		61,898	86,689	522,288	1,330

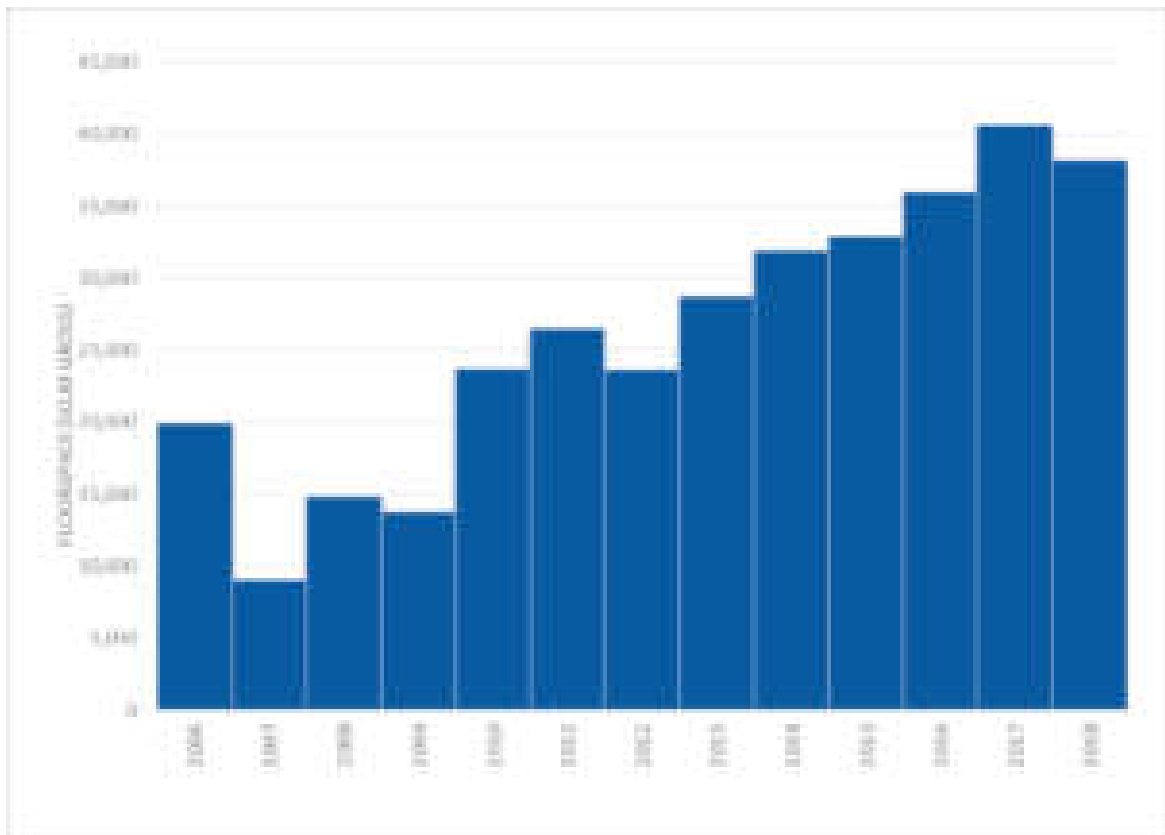
Chart 43: Office development by Public Transport Accessibility Level



Loss of Office Space

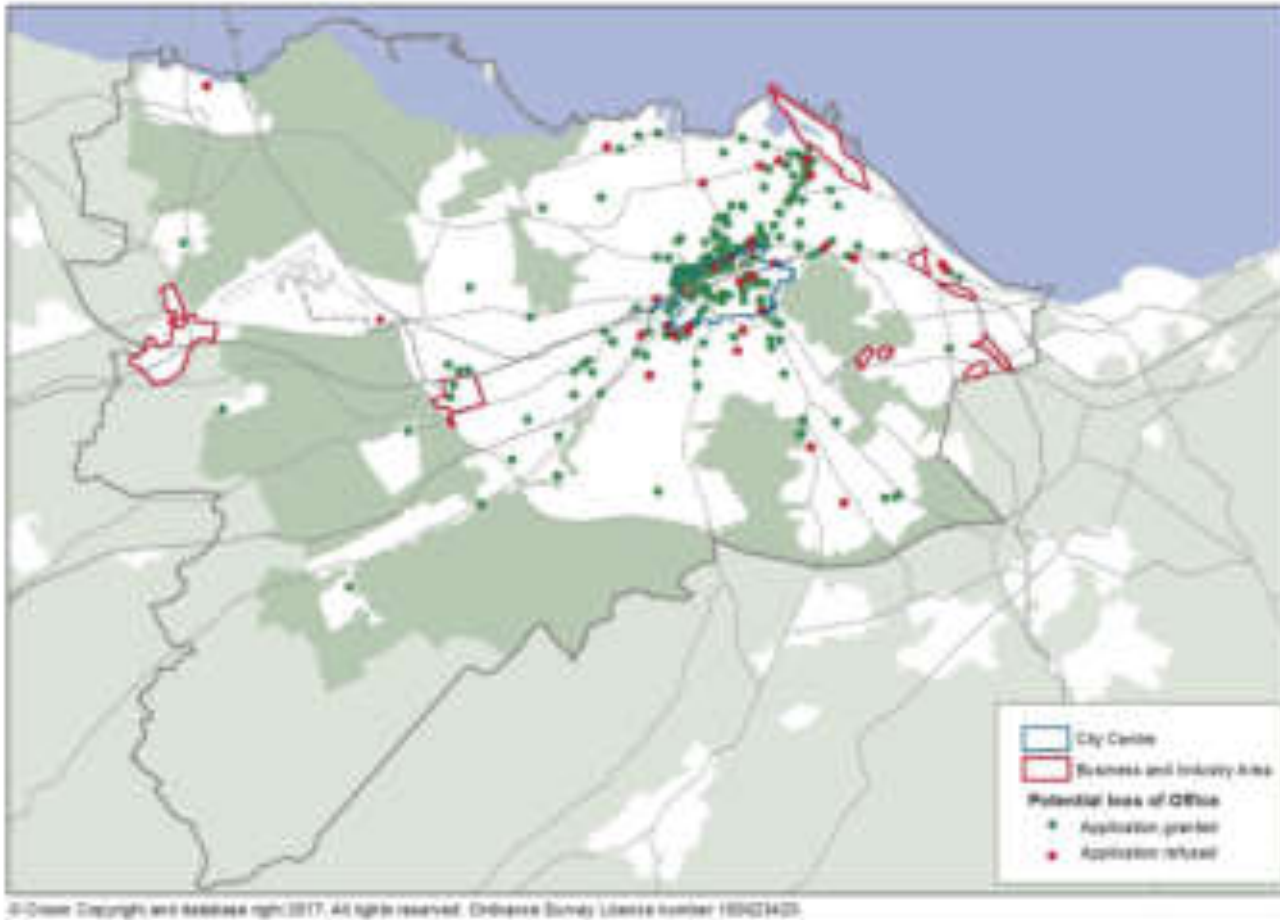
The number of planning applications consented involving the loss of office space has been steadily increasing over recent years. This is displayed in chart 44.

Chart 44: Planning consents involving loss of office space



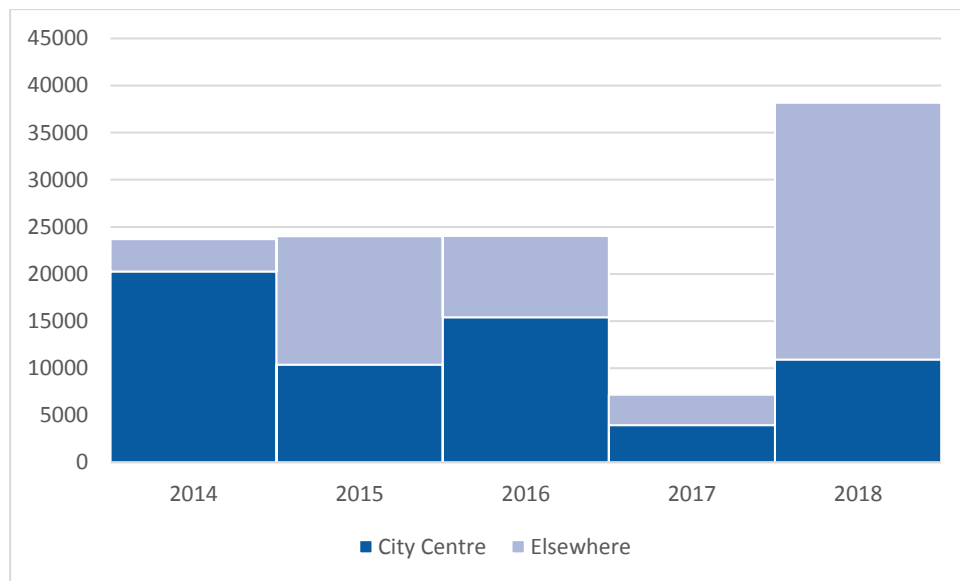
The locations of planning applications with the potential loss of office space is shown in map 23.

Map 23: Potential loss of office space

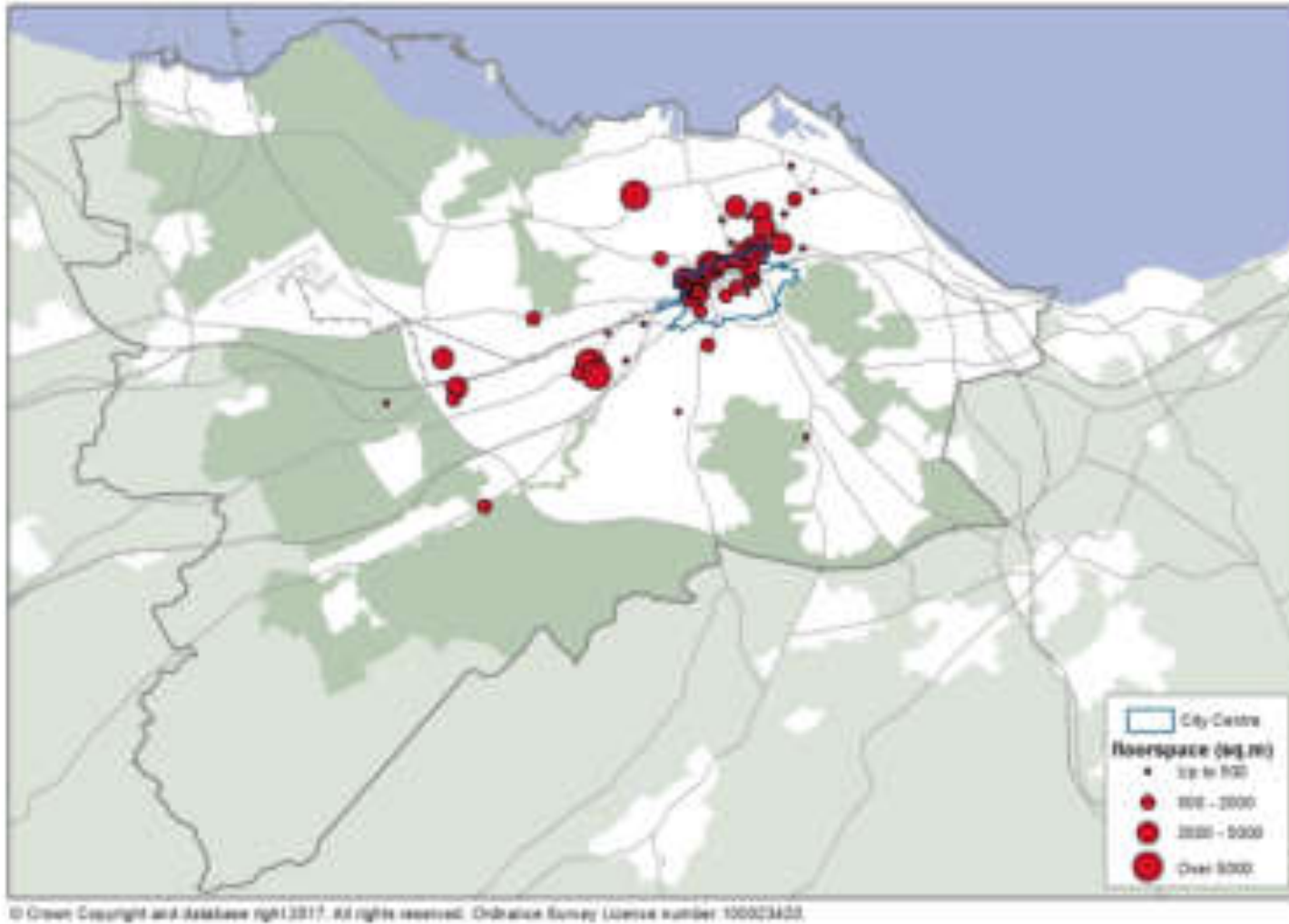


Over the last 5 years a total 117,060 sq. m. of office floorspace has been lost to other uses city wide. Chart 45 shows the losses per year. The location of these losses is shown on Maps 24 and 25.

Chart 45: Actual loss of office space 2014 - 2019



Map 24: Actual loss of office floor space 2014 - 2019



Over half of office floorspace lost to other uses has occurred in the city centre where 60,900 sq. m. was lost during the period 2014-2019.

Map 25: Location of loss of office space in the city centre

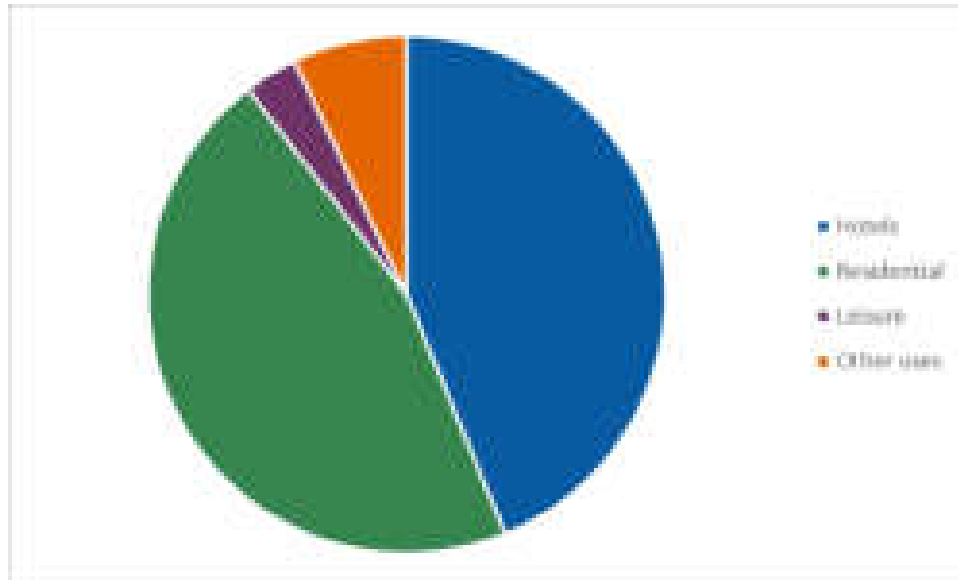


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Chart 46 shows the breakdown of new uses in the city centre in this period. Within the city centre the majority of office space lost in the last 5 years has been replaced by residential use and hotels.

Of the 61 individual losses, 14 resulted in losses of more than 1,000 sq. m. each and 7 of these were in excess of 2,000 sq. m. each.

Chart 46: Loss of office space in the city centre by new use



Comparing the loss of office floorspace over the last 5 years with new-build office development, over the same period, the net effect is that the city has lost office floorspace overall. In qualitative terms though, the city's office stock has improved as new, purpose-built offices replace obsolete older buildings.

Location Quotients

Location quotients (LQ) indicate the 'concentration' of a particular measurement within an area. For example, if the city-wide office vacancy rate is 10% and the sub-market area's is 5%, then the LQ is 0.5. The city-wide LQ for all market indicators is thus 1.0. Although only indicative LQs can help to confirm areas of market pressures and weakness. Table 6 below shows the location quotients for the main development areas. This shows:

- city centre office market is attracting 71% of take-up with only 45% of stock; and the reverse position where 'elsewhere' urban locations have 29% of stock but are attracting only 9% of take-up. This implies an office market concentrating into the city centre rather than other urban employment centres.
- city centre is the highest-rented location with the fastest growth, re-confirming the demand pressure in central Edinburgh.

- The city centre attracts 78% of investment activity meaning that the remainder of the city attracts comparatively low levels of capital.
- The average quality rating by area indicates that Waterfront offices and the substantial 'elsewhere' urban office stock both fall below a middling star rating of 3.
- The future office development pipeline is heavily skewed towards the West and South-East. The city centre and 'elsewhere' urban areas have proportionately very little.

Table 6: Location quotients for development areas

Location	Stock (sq.m.)	Vacancy rate	Take-up (share v stock)	Rents (£/sq.m.) (% 2.5 years)	Investment share	* rating and age	Stock loss	Planning consent pipeline
Edinburgh	1,850,000 (100%)	1.00 (11.2%)	1.00 (100%)	1.00 (£198) 9%	1.00 (100%)	3.2 stars	1.00 (100%)	1.00 (100%)
City Centre	829,000 (45%)	0.90 (10.1%)	1.58 (71%)	1.23 (£244) +12%	1.73 (78%)	3.4 stars	1.51 (68%)	0.18 (8%)
West Edinburgh	365,000 (20%)	1.24 (13.9%)	0.8 (18%)	0.71 (£140) -2%	0.65 (13%)	3.2 stars	0.58 (32%)	3.00 (60%)
Waterfront	96,000 (5%)	0.76 (8.5%)	1.00 (5%)	0.70 (£138) +0%	0.43 (15%)	2.9 stars		1.00 (5%)
South East	16,000 (1%)	0.84 (9.4%)	n/a	n/a		4.0 stars		24.00
Elsewhere	546,000 (29%)	1.04 (11.7%)	0.32 (9%)	n/a		2.8 stars		0.10 (3%)

Source: Ryden

Office Market Projections

Potential future demand for additional office accommodation in the city has been assessed (Ryden Commercial Needs Study). The range of projected office development required in Edinburgh is 17,000 sq. m. to 30,000 sq. m. (gross floorspace) per annum until 2030. Replacement rather than net additional offices account for 56-65% of this requirement.

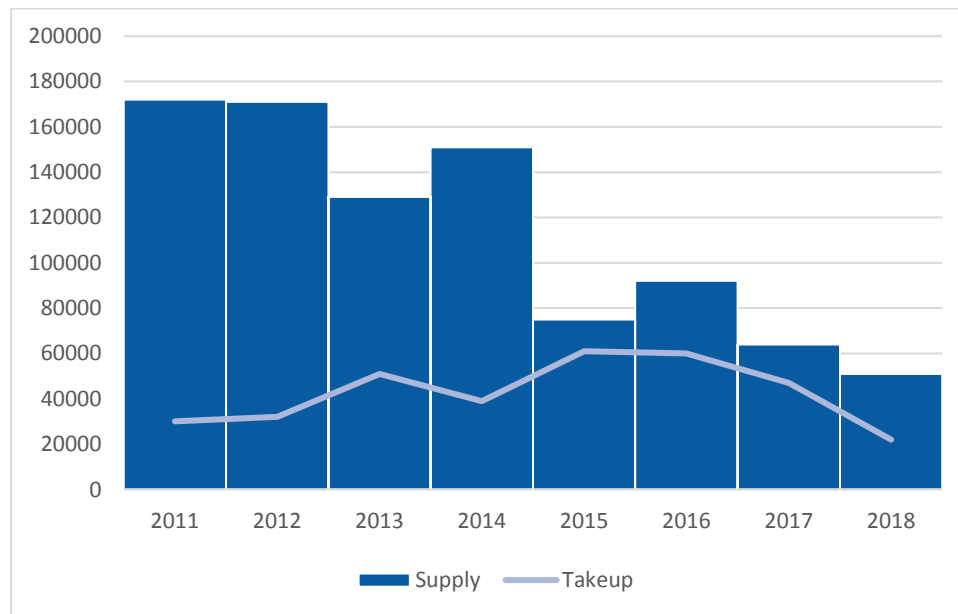
Only at the lowest level of projected office development requirements would it be possible to meet Edinburgh's office market needs to 2030 from existing identified sites and other windfall opportunities.

Industry

Key findings from the Industrial Land Supply and Demand Report

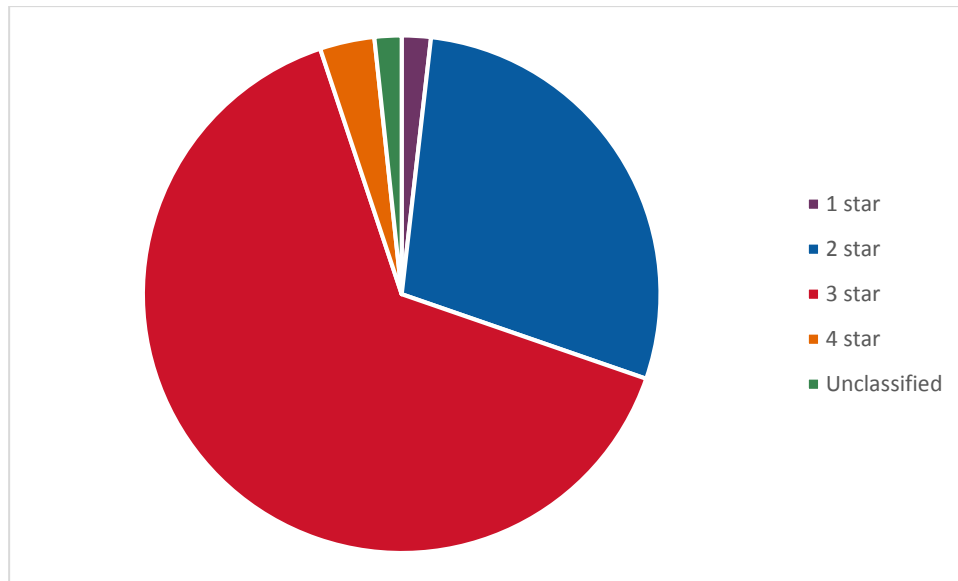
- Aging stock – over half of stock is 30 years or more.
- 1,006 units taken-up since 2000; falling supply may be constraining demand. Low vacancy rate – at Sept 2018 it stood at 4.9%
- Edinburgh's volume represents only 9% of Scottish floorspace and 4.5% value. Much of the stock continues in same landlord's ownership.
- Mean size 655 sq. m.
- Most common size sub-463 sq. m. (65%)
- Average grade 3-star

Chart 47: Industrial supply and take up



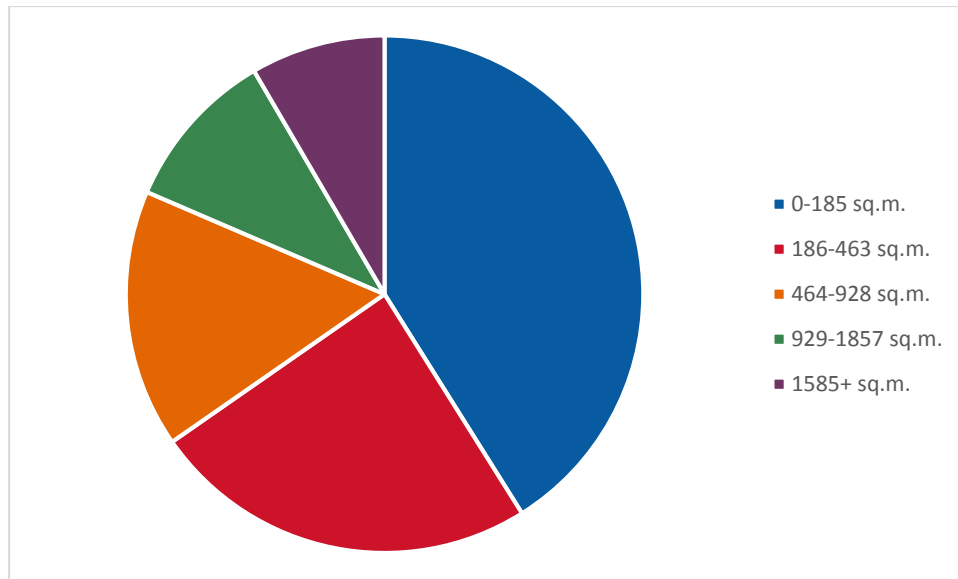
Source: Ryden/CoStar

Chart 48: Industrial stock by star rating



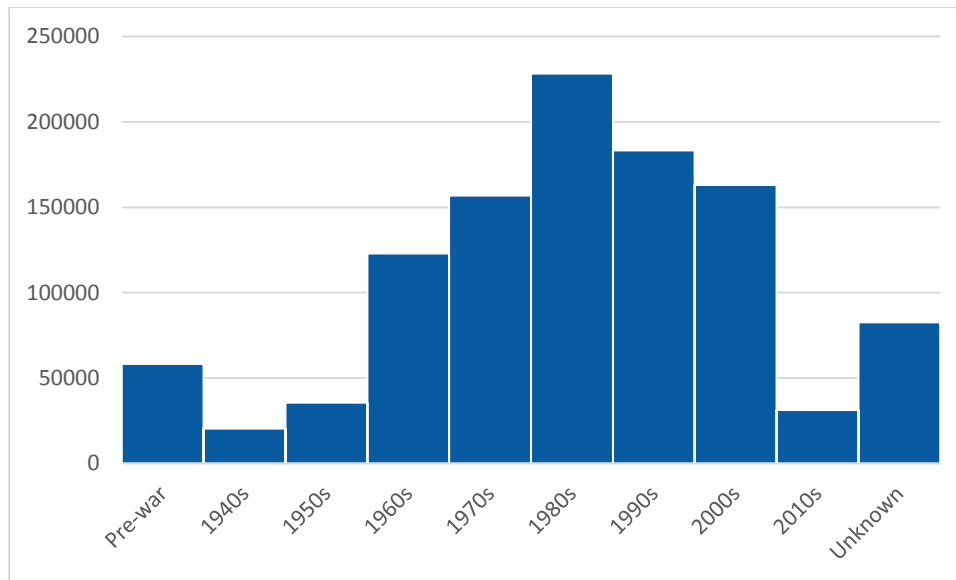
Source: Ryden/CoStar

Chart 49: Units taken up since 2000 by size band



Source: Ryden/CoStar

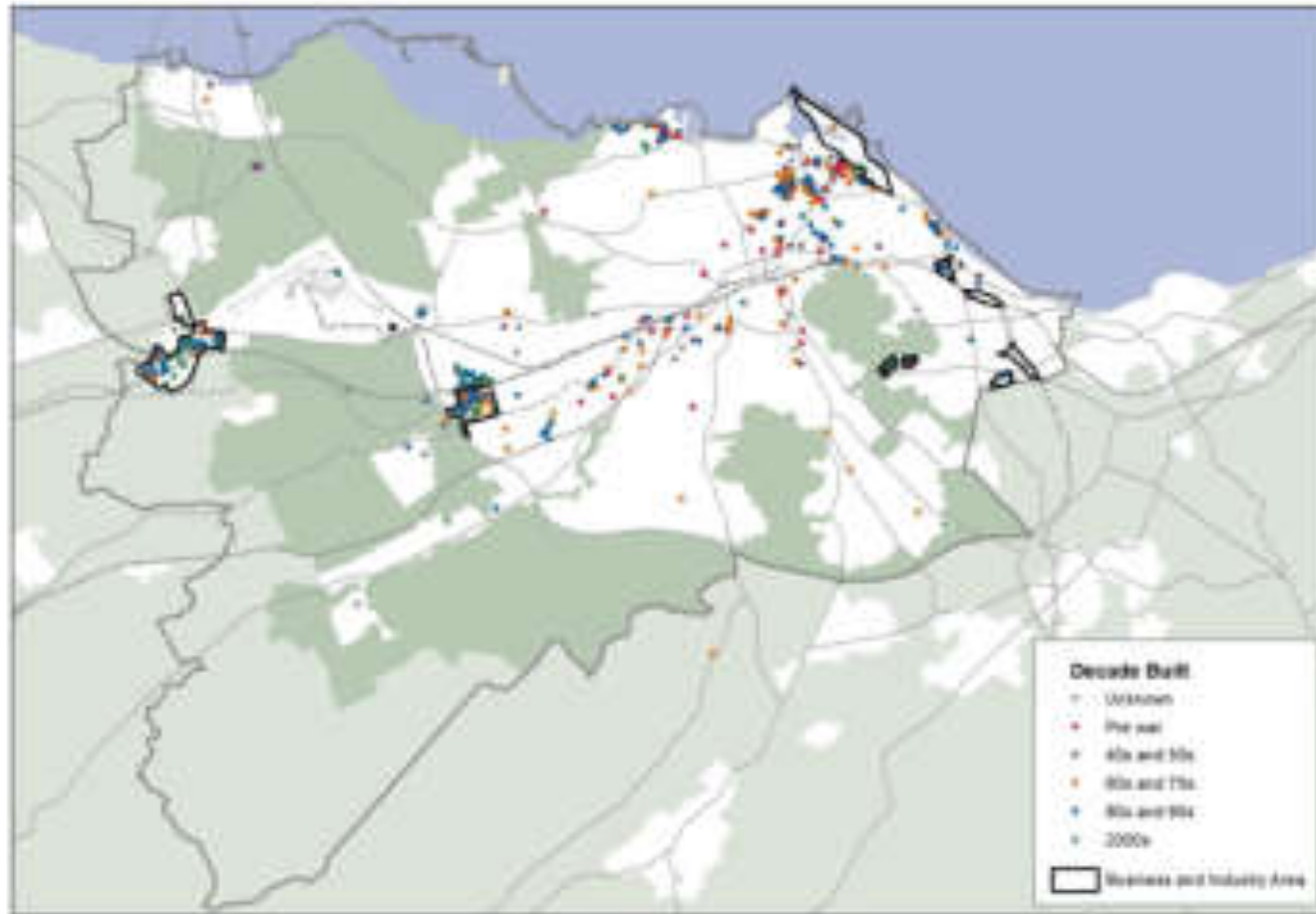
Chart 50: Industrial stock by decade built



Source: Ryden/CoStar

Map 26 shows Industrial stock by age of unit – industrial units follow Edinburgh’s internal transport network.

Map 26: Industrial stock by age



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Source: Ryden/CoStar

Most of the industrial land and premises in Edinburgh are distributed in small estates across the urban area. Some are identified in the development plan as sites that are protected against redevelopment. However, outwith designated areas the redevelopment and resultant loss of business and industrial floorspace is managed through LDP Policy Emp 9 Employment Sites and Premises and criteria c) requires on sites larger than one hectare, the proposal includes floorspace designed to provide for a range of business users. However, looking at the use of Policy Emp 9 shows that where development has resulted in a loss of business and industrial floorspace, in most cases the relevant policy Emp 9 which seeks some replacement of flexible business floorspaces for a range of business users, has not been applicable as most sites are under the 1ha threshold.

Of those development proposals over 1 ha the following floorspace has been provided:

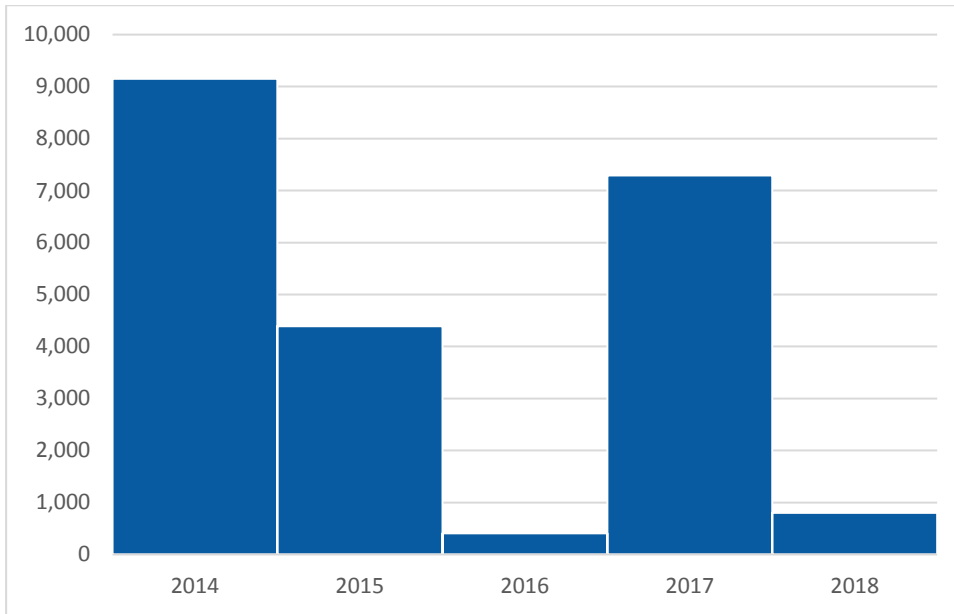
- 14 Bonnington Road Lane – PPP minded to grant subject to legal agreement is the subject to a condition for the re-provision of 600 sq. m. Class 4 use
- 17 Fishwives Causeway – 960 sq. m. commercial floorspace (Class 2 or 4 including healthcare, office, community space) – but not flexible business floorspace
- 9-21 Salamander Place - 2 commercial units secured, total of 367 sq. m. but in Class 1, 2 or 4.

There are few examples where new industrial floorspace is consented, such as the change of use from car sales to light industrial along with erection of 3 units at 23 Roseburn Street (also under 1ha) or new units developed by the Council at Cultins Road, Sighthill.

New Industrial floor space

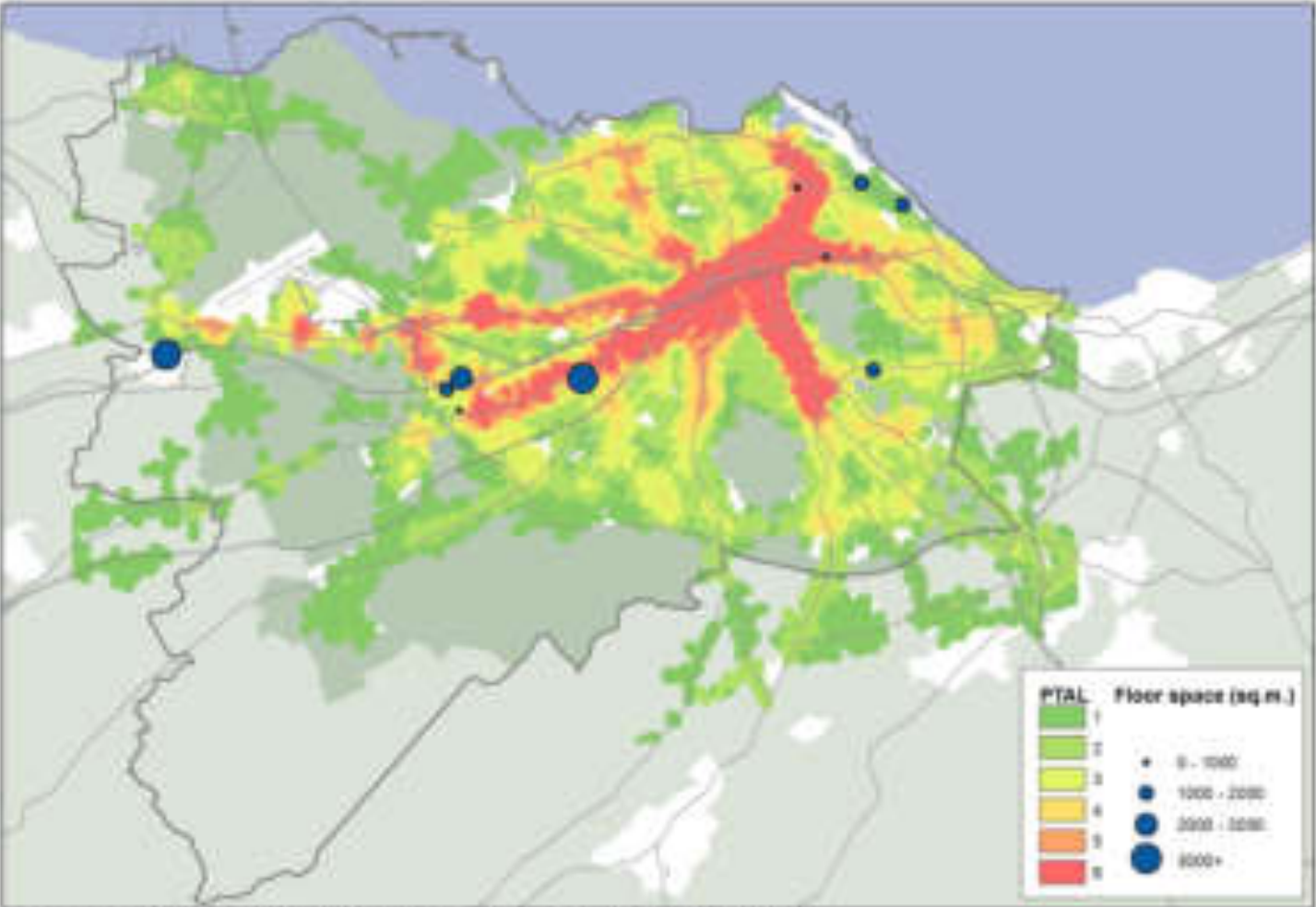
Chart 51 shows the amount of new industrial floor space developed over the last five years. The locations of the sites are shown on map 27 along with the accessibility of the sites via public transport.

Chart 51: Amount of new industrial floorspace developed



Source: City of Edinburgh Council development activity schedules

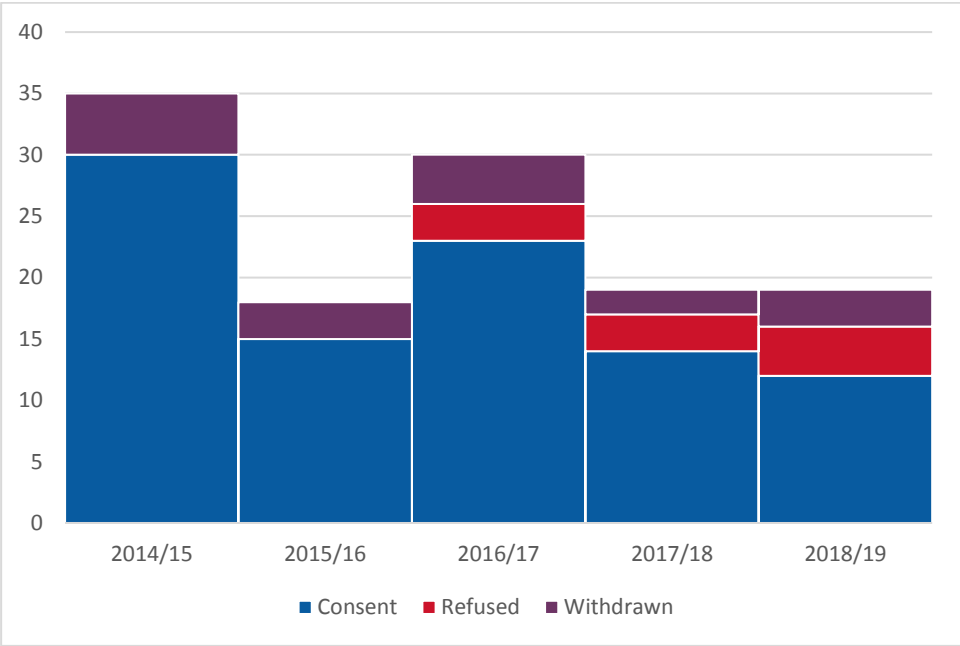
Map 27: New Industrial units by public transport accessibility level



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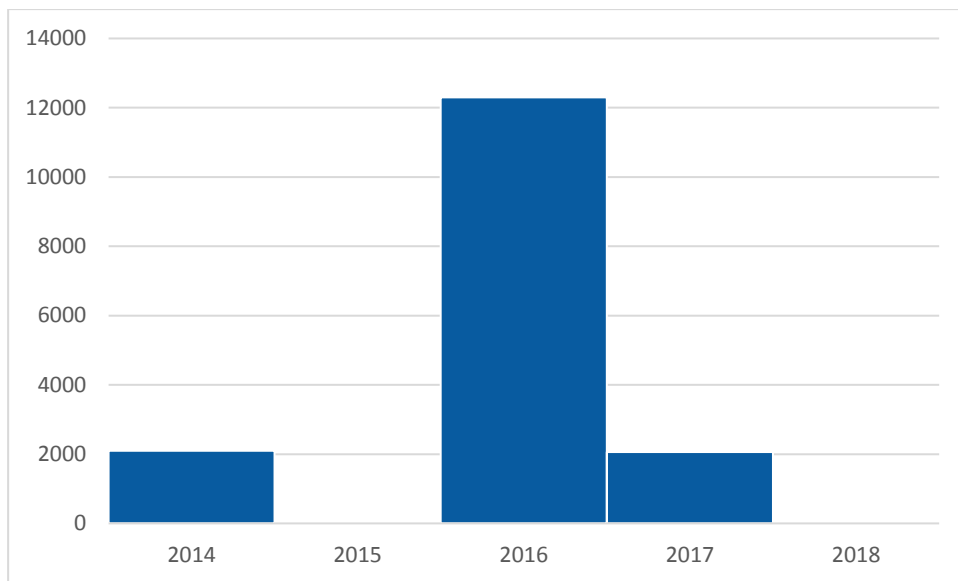
Chart 52 shows the number of planning applications decided for developments that would result in the loss of industrial floorspace. Few applications were refused. Not all applications are implemented. The actual loss of industrial floorspace that has occurred is shown on chart 53.

Chart 52: Potential loss of industrial floorspace



Source: City of Edinburgh Council planning service

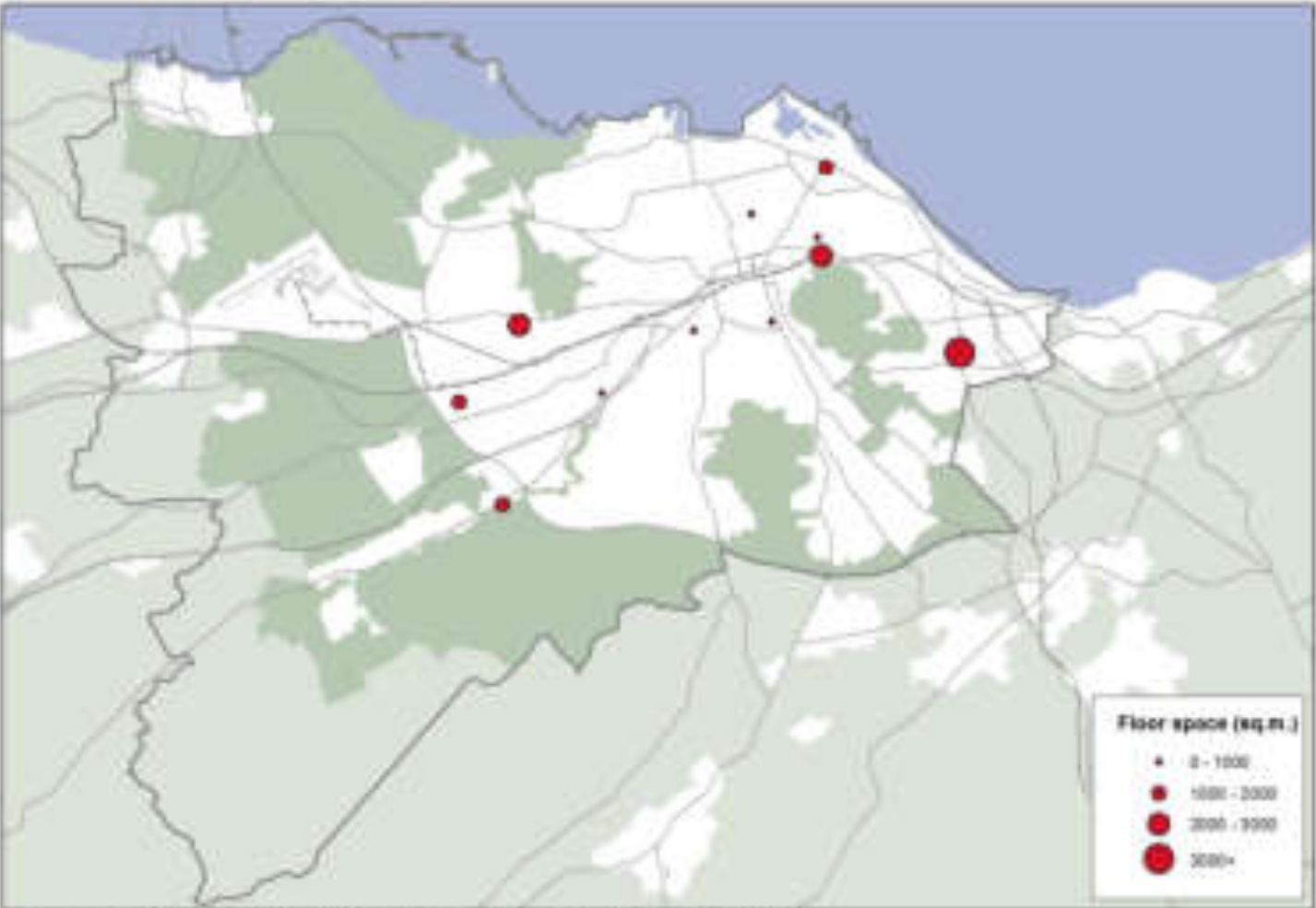
Chart 53: Actual loss of industrial floorspace



Source: City of Edinburgh Council planning service

The locations of the industrial units lost are shown on map 28 below.

Map 28: Loss of industrial units 2014 - 2019



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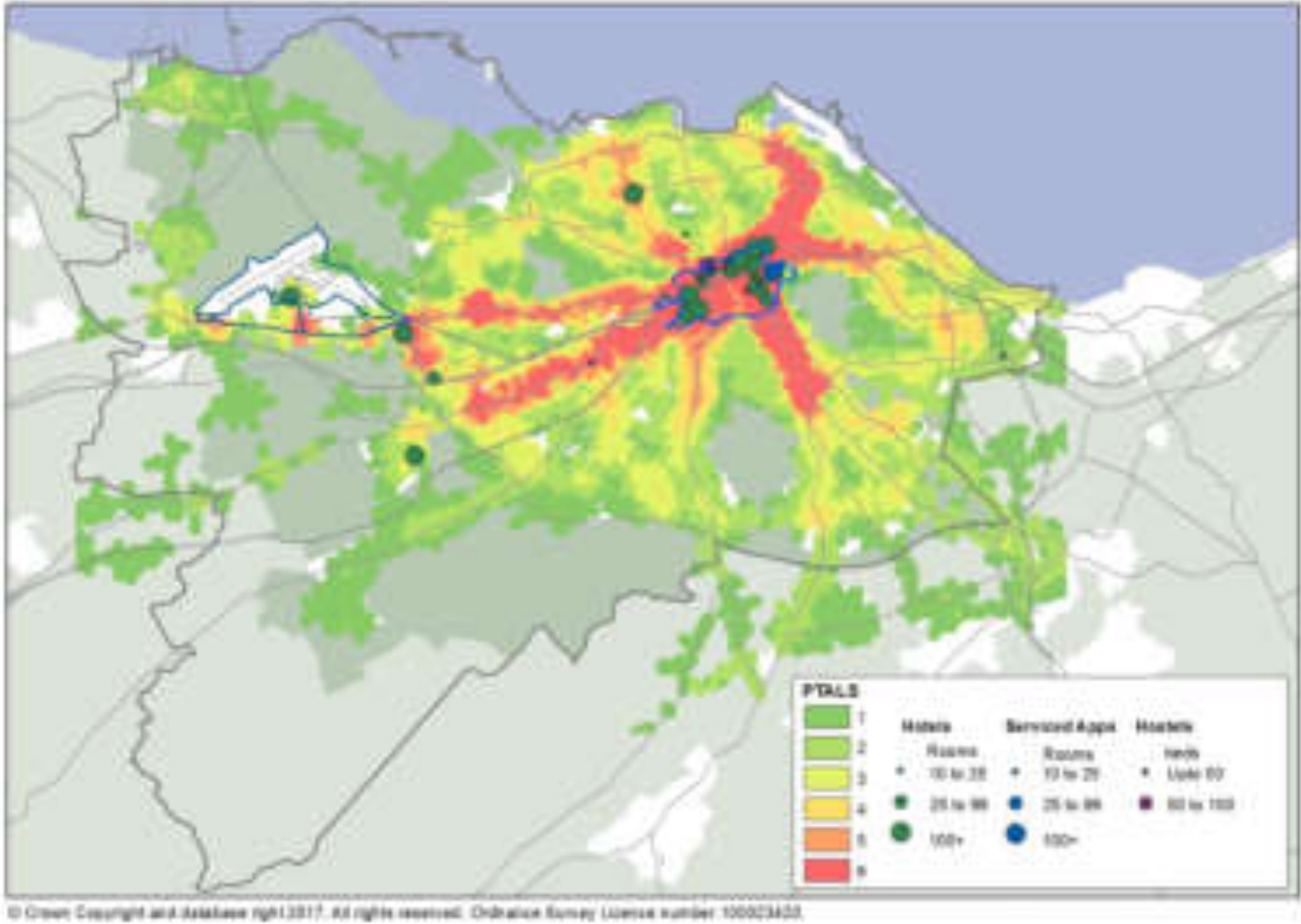
Hotels

Policy Emp 10 states that hotel development will be permitted

- In the City Centre where developments may be required to form part of mixed use schemes, if necessary to maintain city centre diversity and vitality, especially retail vitality on important shopping frontages
- within the boundaries of Edinburgh Airport, the Royal Highland Centre and the International Business Gateway
- In locations within the urban area with good public transport access to the city centre.

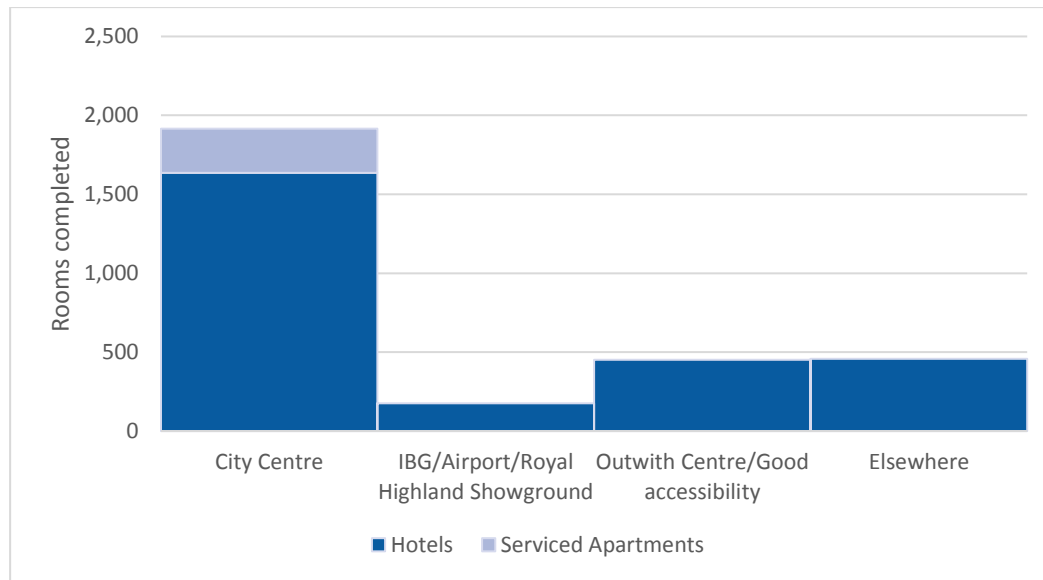
Map 29 shows the locations of new hotel development that has taken place since 2013 against public transport accessibility levels.

Map 29: Hotel development 2014 – 2019



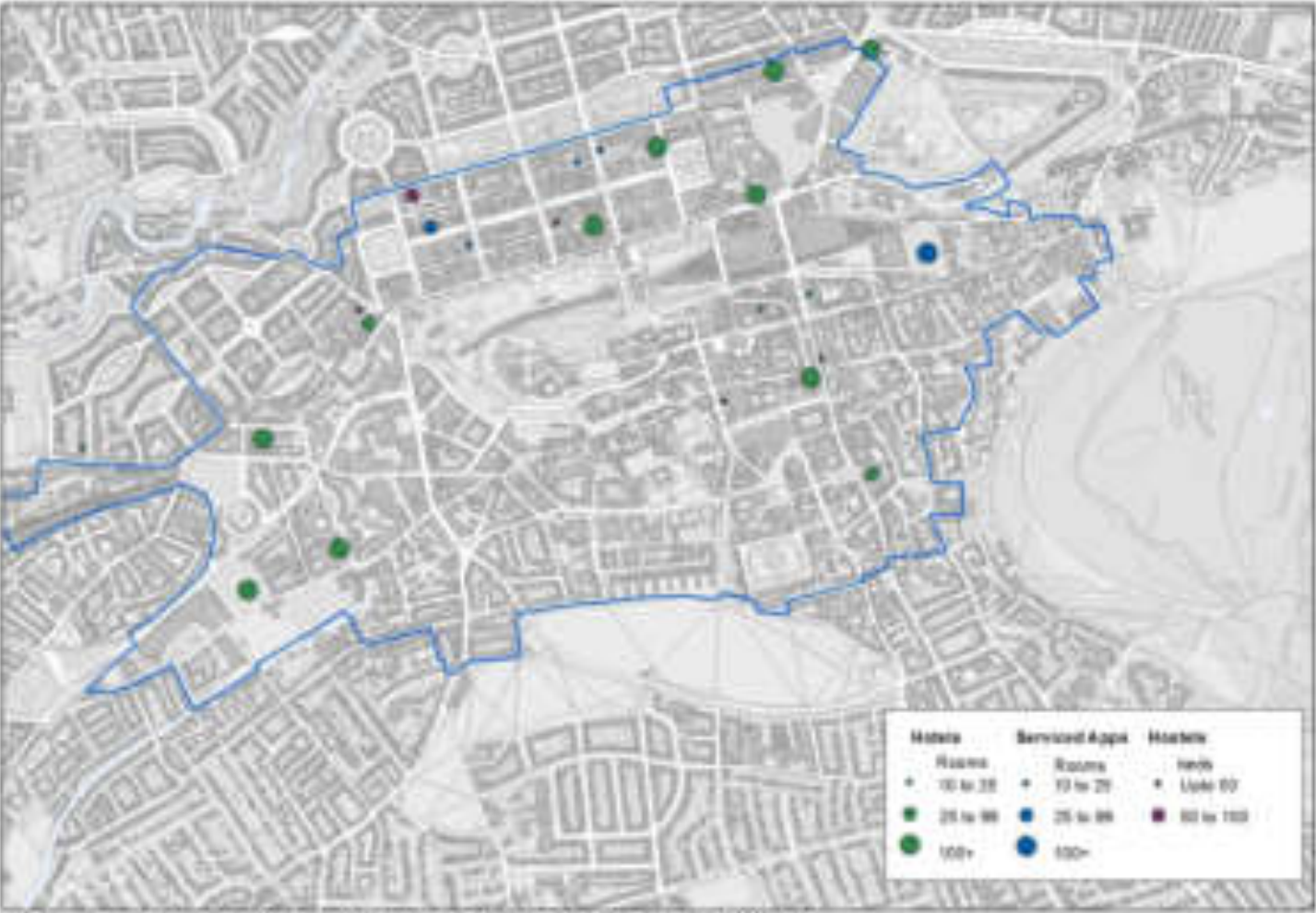
A locational analysis of rooms completed since 2014 is given in chart 54 below.

Chart 54: Hotel rooms completed 2014 - 2019



A detailed view of newly completed hotel development in the city centre is given in map 30.

Map 30: Hotel development 2014 – 2019 in the City Centre

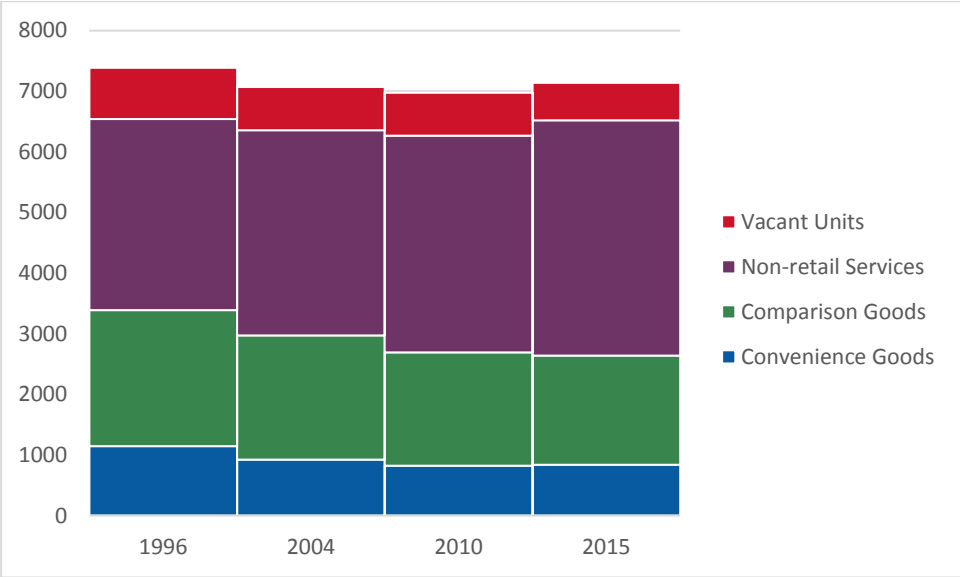


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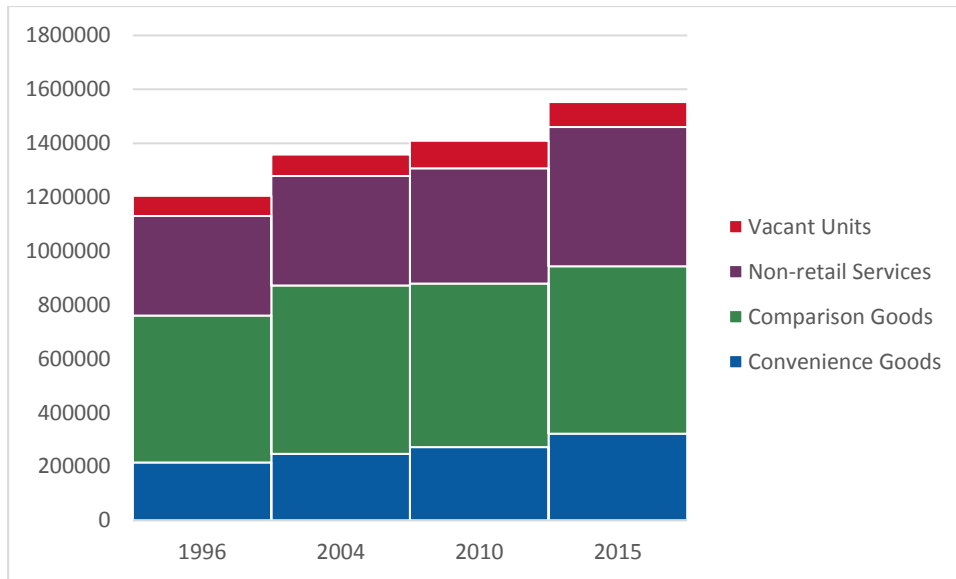
Retail

Charts 55 and 56 below shows how the stock of retail units in Edinburgh has changed over the last 20 years. Chart 55 shows change in the number of retail outlets whilst chart 56 shows change in the amount of retail floorspace.

Chart 55: Numbers of retail outlets in Edinburgh 1996 to 2015



Source: CEC retail survey

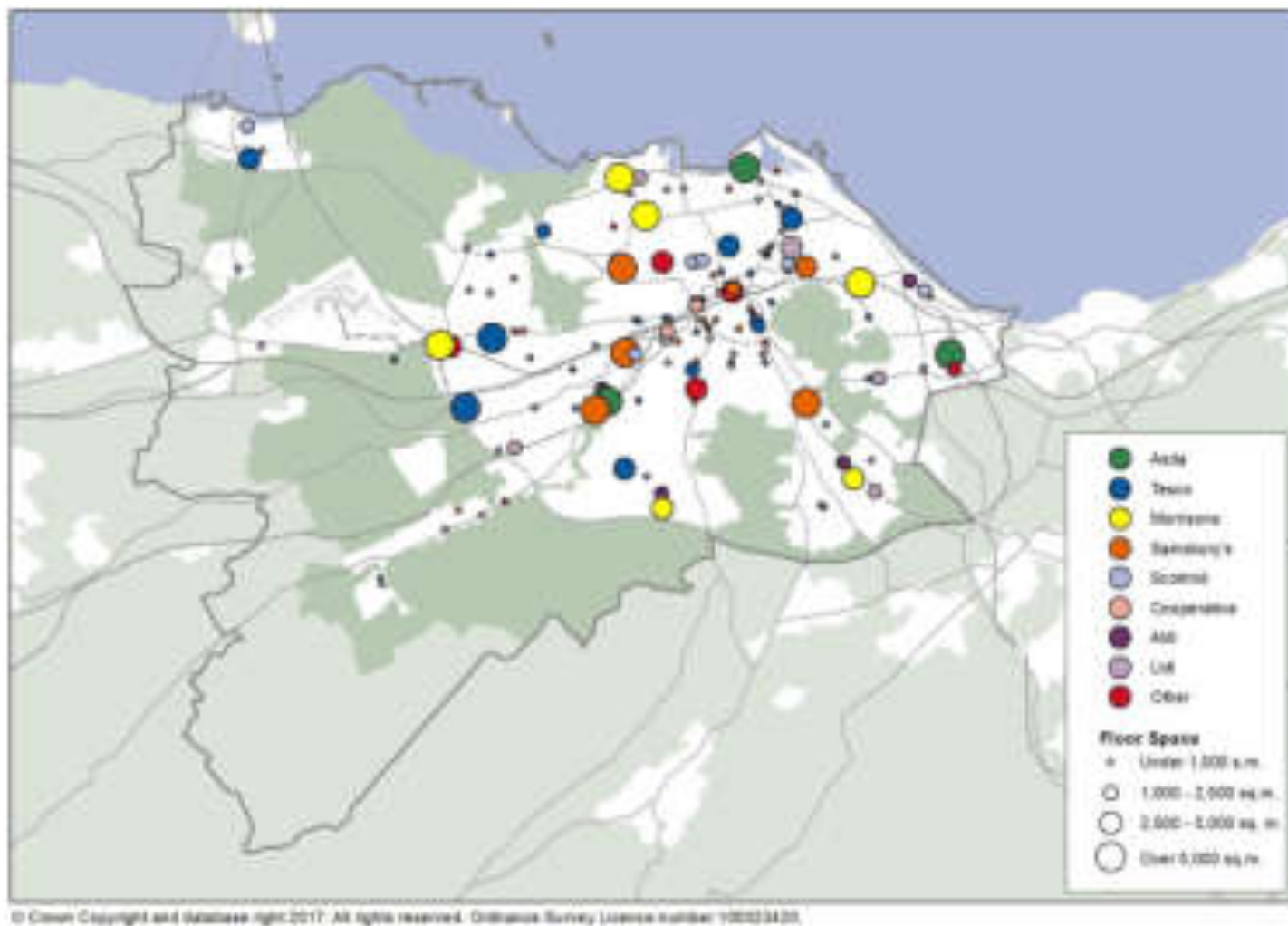
Chart 56 Retail floorspace in Edinburgh 1996 to 2015

Source: CEC retail survey

The total number of retail outlets has remained fairly constant at around 7,000 units dipping slightly in the 2000s but increasing again by 2015. The number of comparison and convenience goods stores has decreased, offset by an increase in non-retail services such as cafes, pubs and high street offices.

The amount of floorspace has increased significantly over the last 20 years. Whilst the number of convenience and comparison goods outlets has decreased, the amount of floorspace available has increased. This is due to a number of retail parks opening and expanding and a large increase in the number and size of supermarkets. Map 31 shows the locations of supermarkets by operator and size within the city.

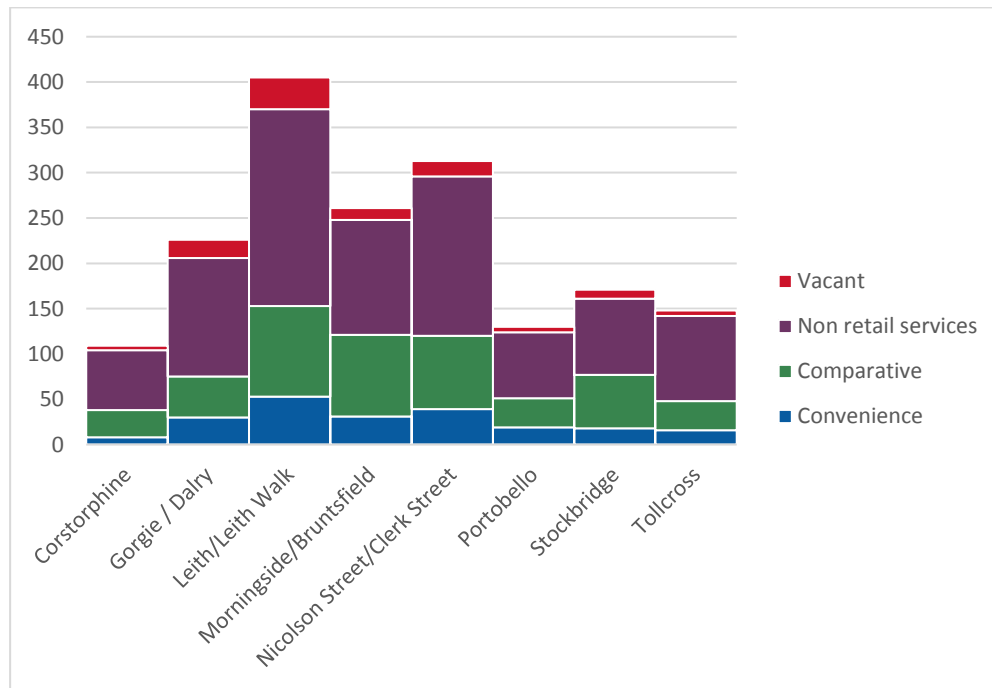
Map 31 Supermarkets operating in Edinburgh



Source: CEC retail survey

Chart 57 below shows the changes in the number of retail outlets by town centre. Morningside and Stockbridge have the greatest proportion of comparison goods stores whilst Tollcross has the greatest proportion of outlets in the non-retail services sector. At 7% of all retail outlets, Gorgie/Dalry and Leith/Leith Walk have the greatest proportion of vacant retail units.

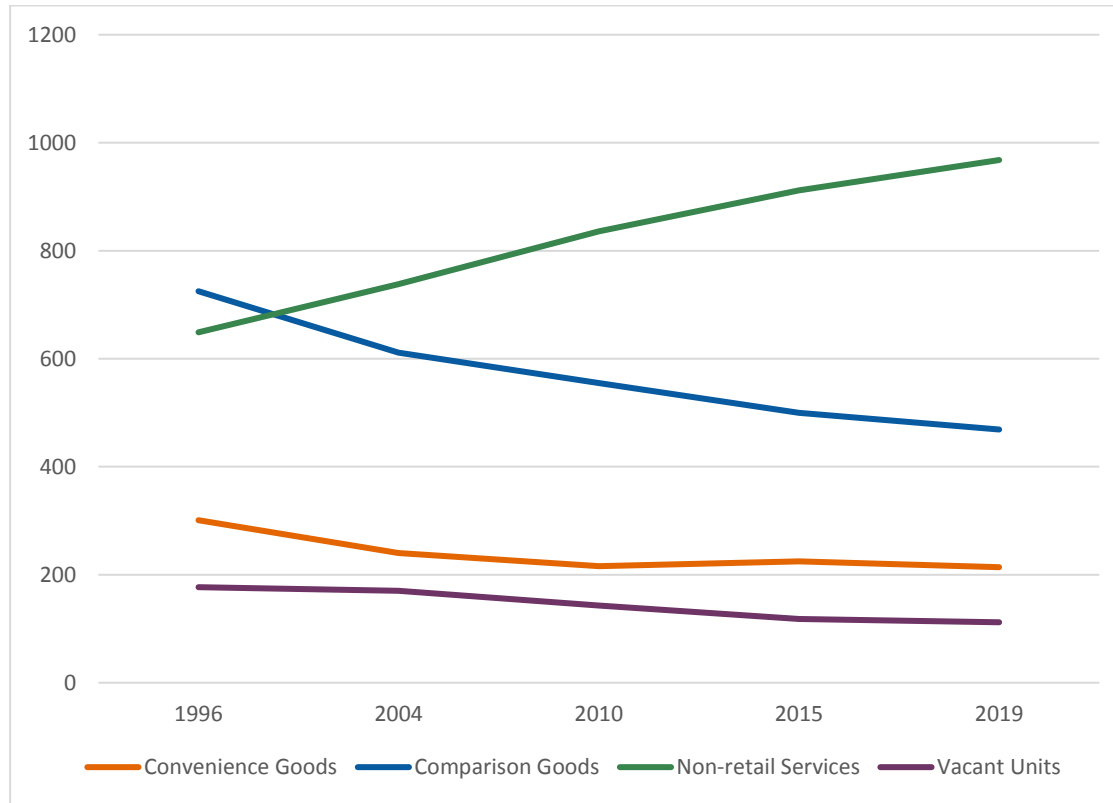
Chart 57. Retail outlets by town centre: 2019



Source: CEC retail survey

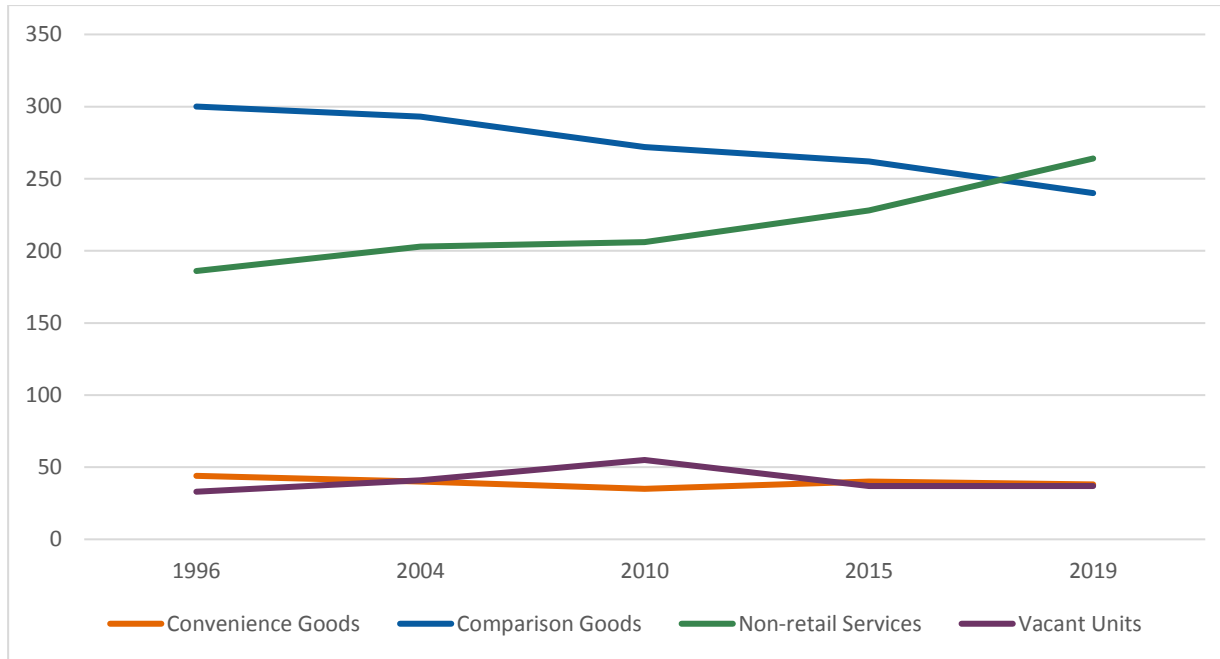
There has been a trend within the town centres towards a reduction in comparison goods stores and a corresponding increase in non-retail services such as coffee shops, restaurants and hairdressers. There has been a similar shift in the City centre but at a significantly reduced rate. Changes in the types of retail outlets for the town centres and city centre are shown in charts 58 and 59 below.

Chart 58: Changes in types of shop - Town centres



Source: CEC retail survey

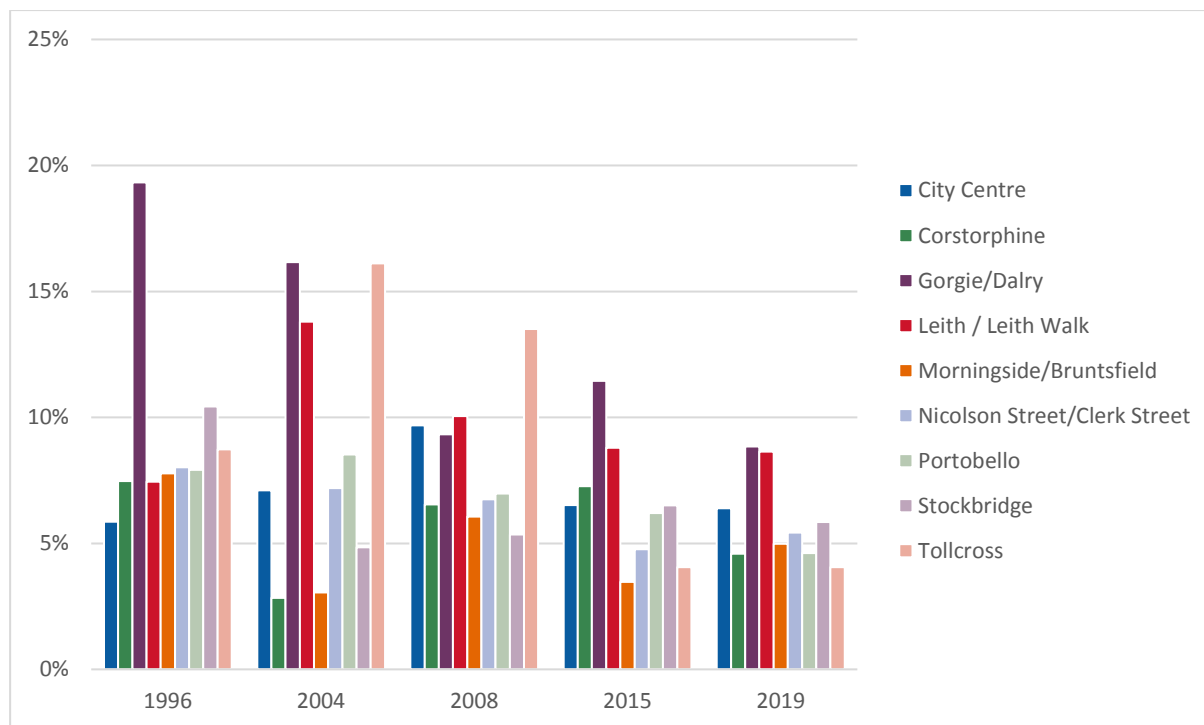
Chart 59: Changes in types of shop – City Centre



Source: CEC retail survey

Trends in vacant units for the individual town centres are shown in chart 60 below. On the whole, the proportion of retail units that are vacant has been reducing. Gorgie/Dalry has experienced the biggest reduction in vacant units since 1996, reducing from 19% to just 7% in 2018.

Chart 60: Change in vacant units by town centre

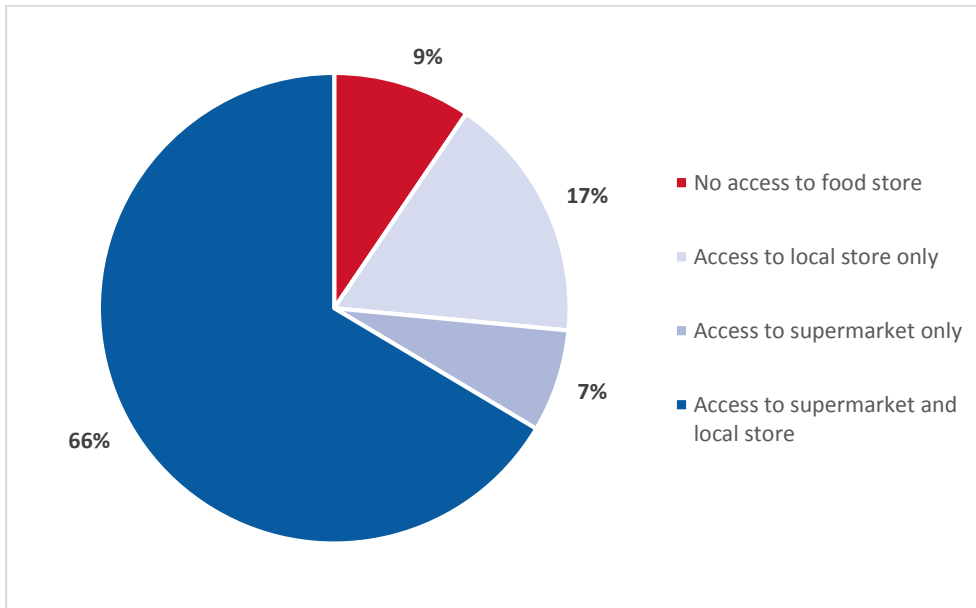


Source: CEC retail survey

Access to grocery stores

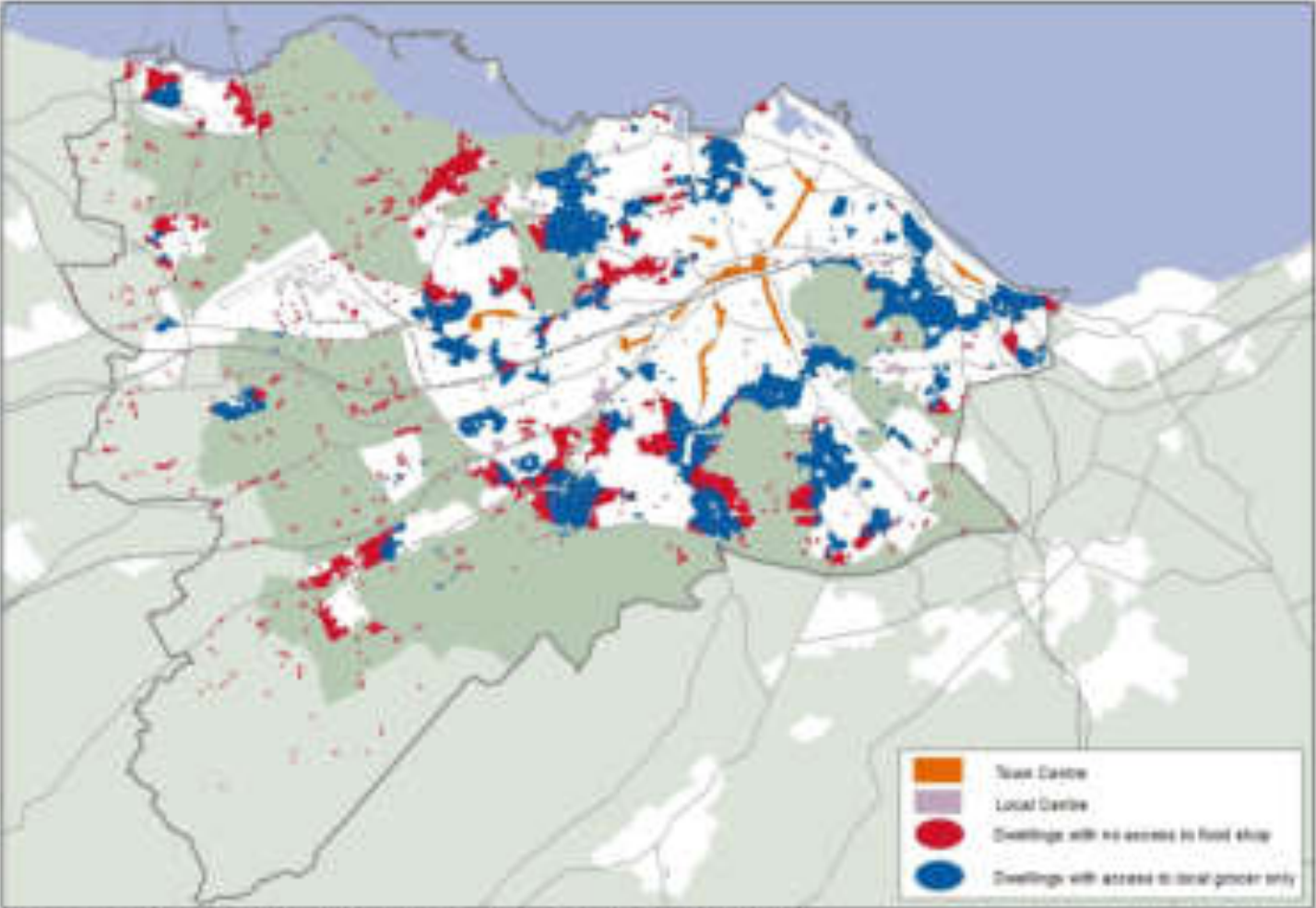
Less than 10 percent of dwellings in Edinburgh are further than 10 minute walk time from the nearest grocery store and nearly 75% are within 10 minutes walk time of a supermarket. Chart 61 breaks down the proportion of dwellings by access to food shops.

Chart 61: Dwellings by access to grocery stores



Dwellings with no grocery store within 10 minutes walking time or with access to a local food shop only are displayed on map 32.

Map 32: Dwellings with no supermarket within 10 minute walk time

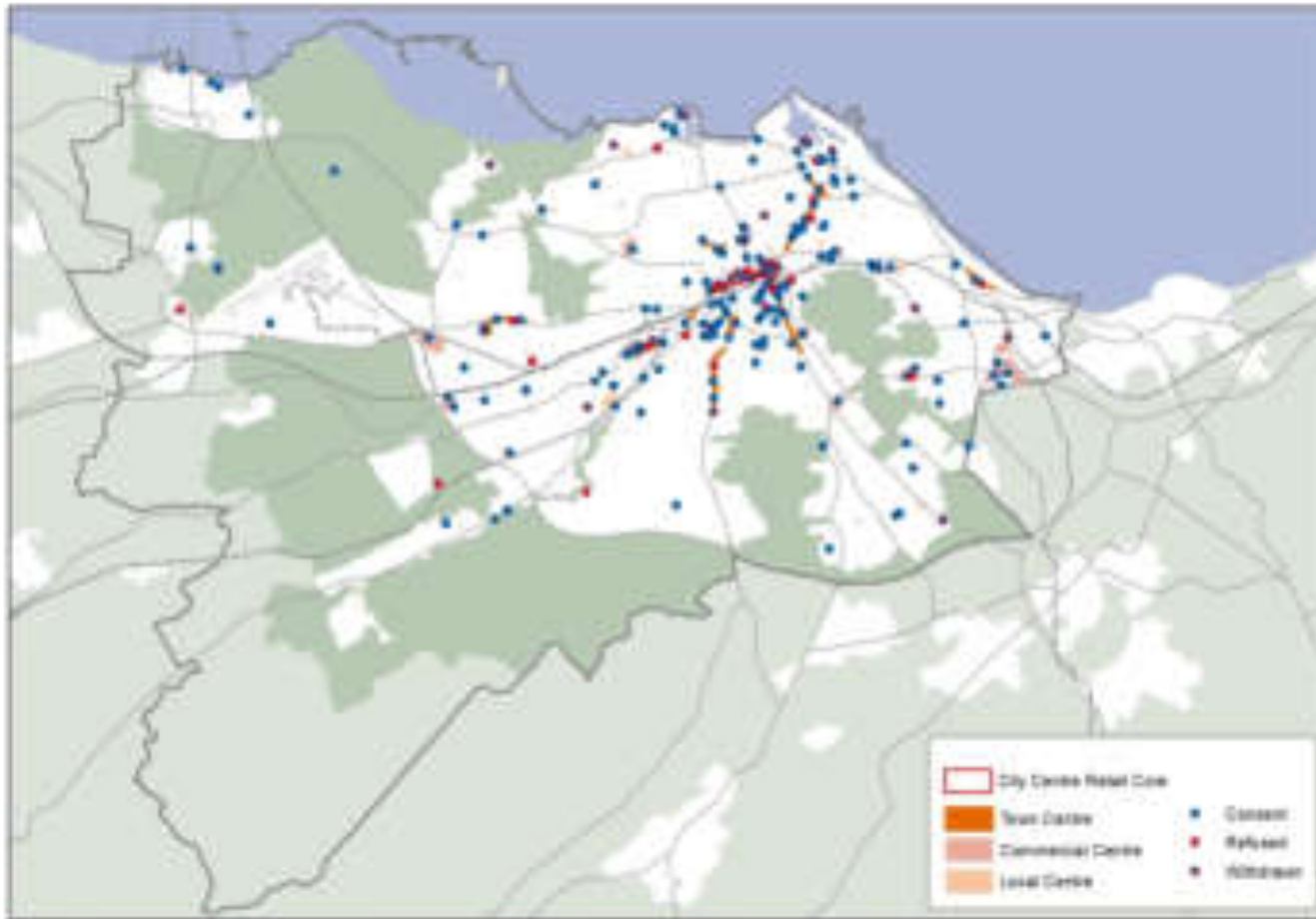


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New retail development

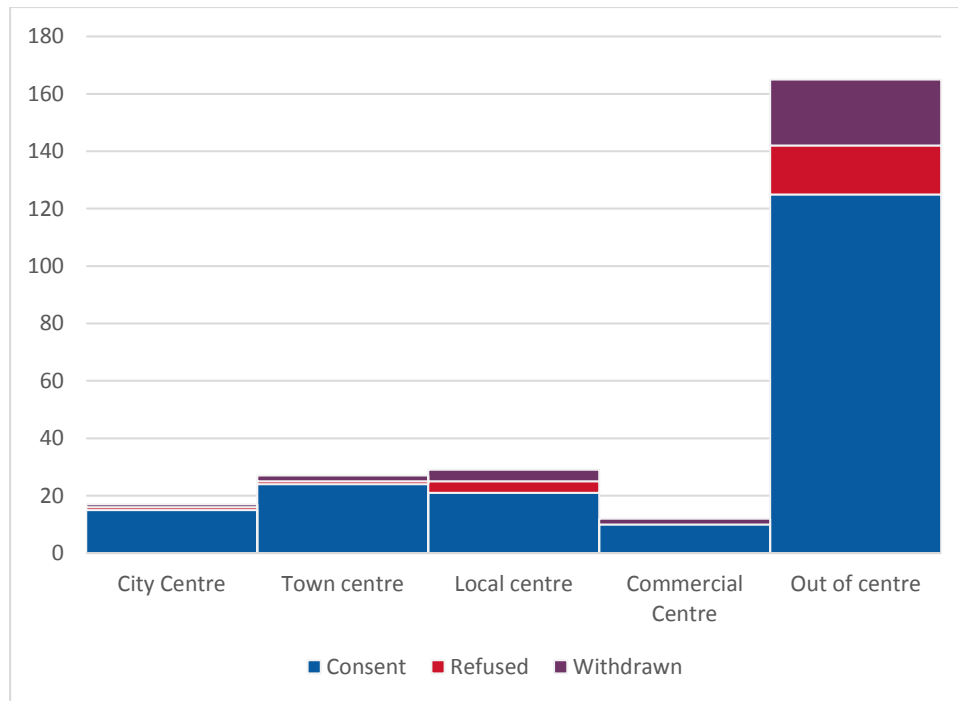
Map 33 shows the locations of planning applications for new retail development for the period 1 April 2014 to 31 March 2019. A breakdown of applications by location and decision is displayed in chart 62.

Map 33: Planning applications for retail development 2014 - 2019



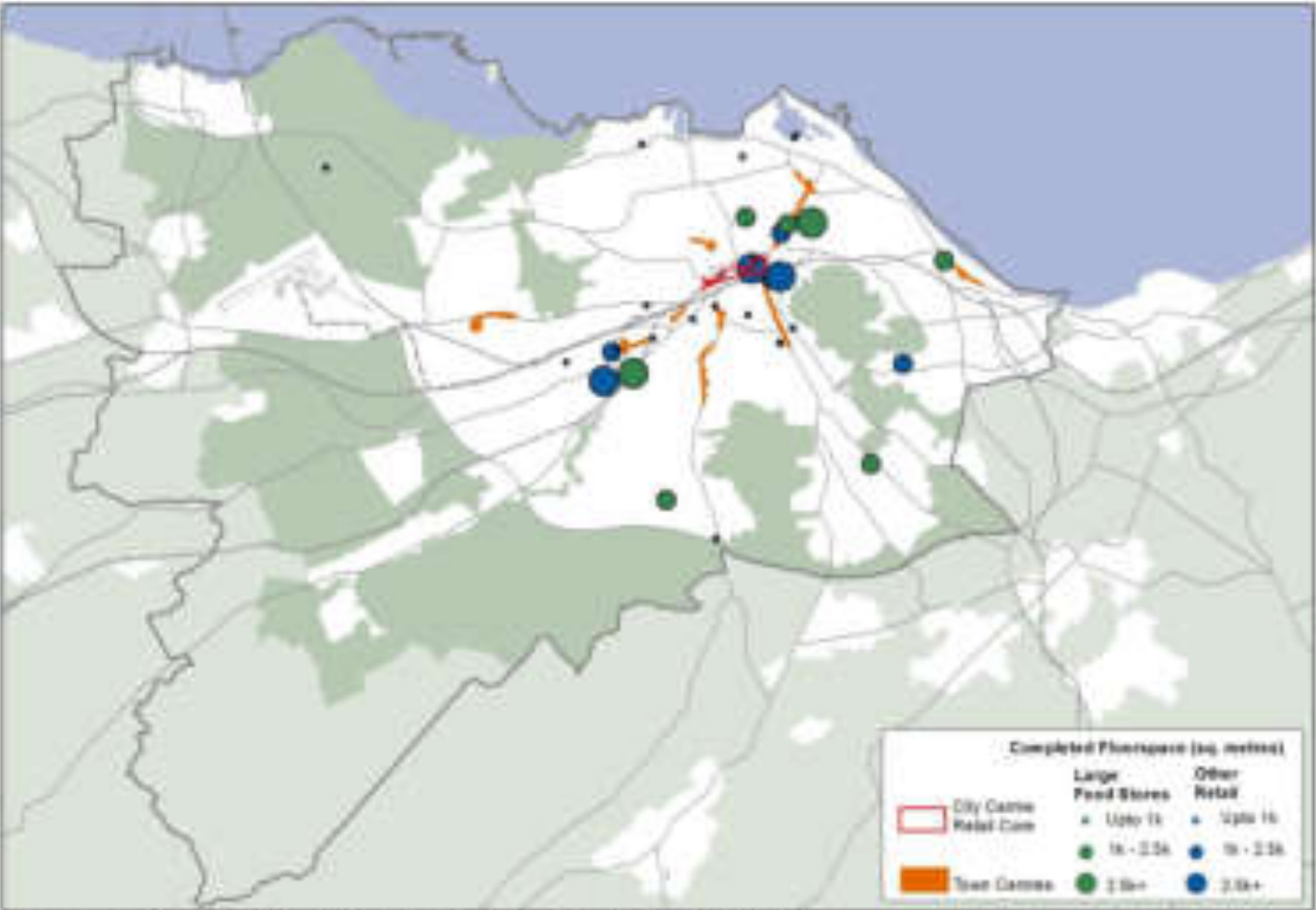
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Chart 62: Planning applications for retail development 2014 to 2019



Map 34 shows the locations of completed retail development over the period 2014 to 2019.

Map 34: Completed retail development 2014 – 2019



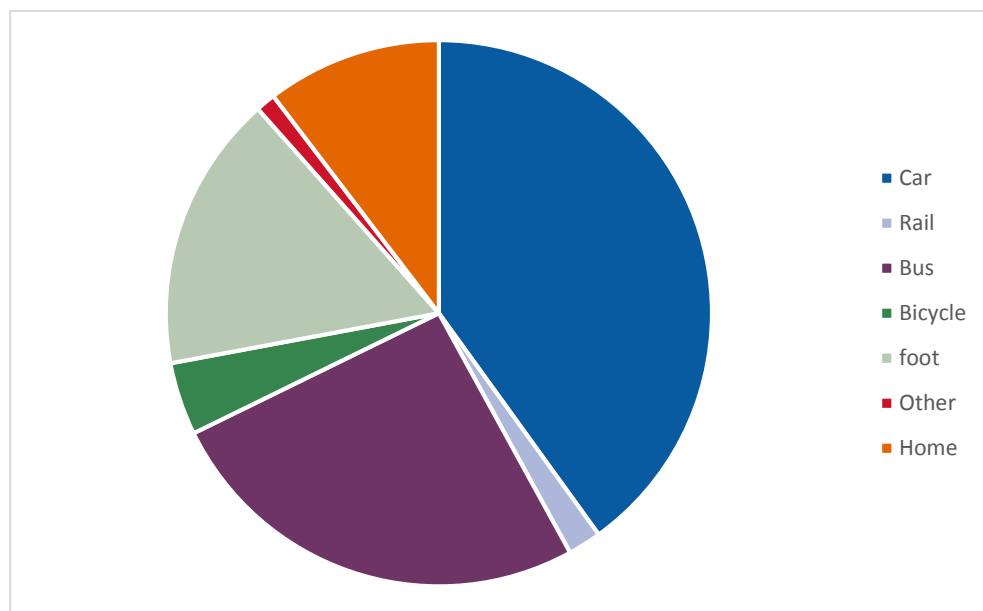
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Transport

Travel to Work

Chart 63 shows the proportion of Edinburgh's residents by their usual means of travel to work. Of all local authorities in Scotland, Edinburgh has the greatest proportion of residents that walk to work and the greatest proportion that travel by bicycle.

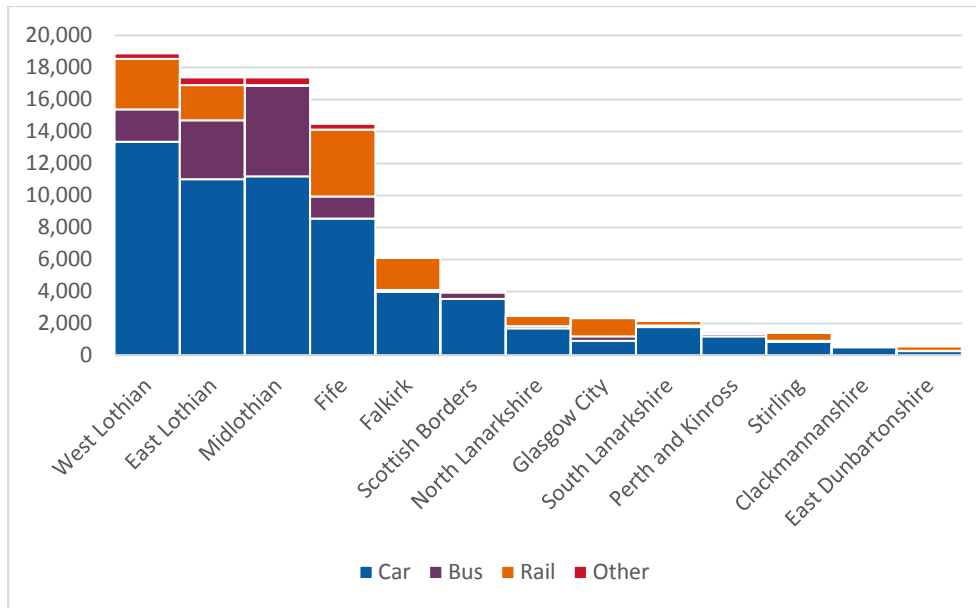
Chart 63: Mode of travel to work 2011



Source: 2011 Census

As the main employment centre for South East Scotland, there are significantly more people commuting into the city than residents commuting out. One third of workers in the city commute in from other local authority areas; this amounts to nearly 95,000 inward trips per day. The majority of in-commuters come from the council areas bordering the city, but there are also significant numbers of workers travelling in from Falkirk, Glasgow and North and South Lanarkshire.

Chart 64 shows the number of people commuting into Edinburgh to work. Two thirds of workers commuting from other council areas travel by car.

Chart 64: In-commuting to Edinburgh by local authority

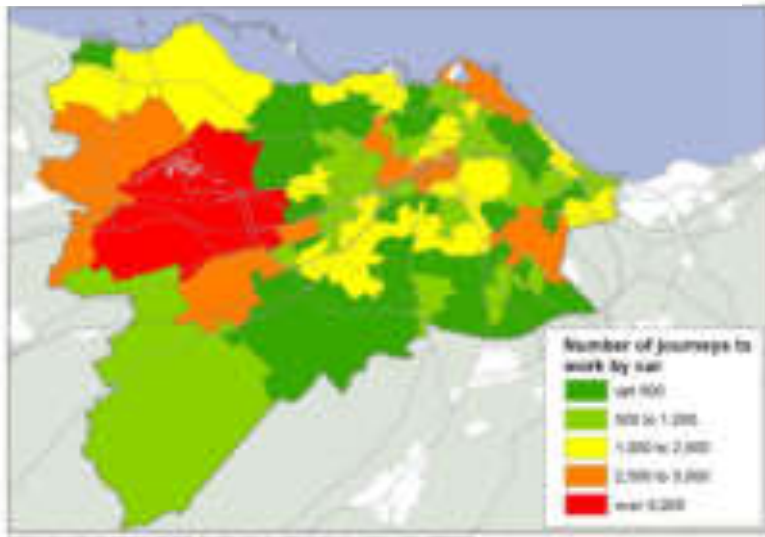
Source: 2011 Census.

Chart 65 shows how the mode of travel to work in Edinburgh has changed since 2001.

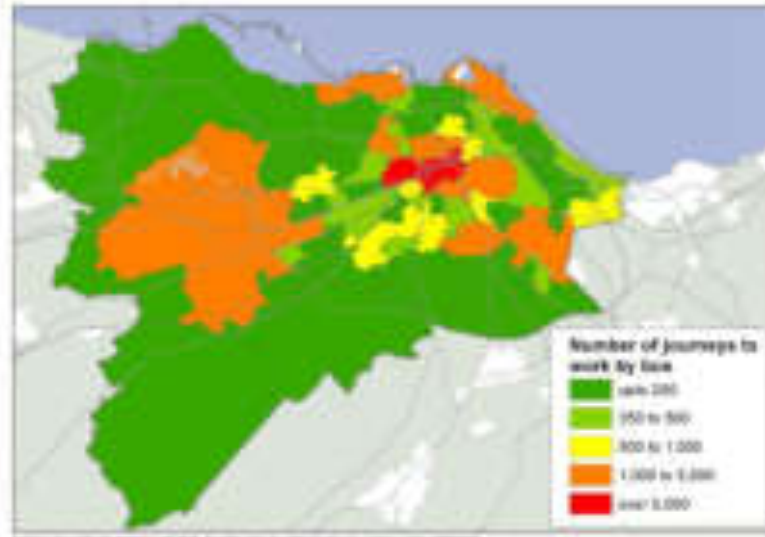
- Travel to work by car has decreased by 12%
- Travel to work by rail has increased by over 50%
- Travel to work by cycle has increased by nearly 60%
- Travel to work on foot has increased by 16%
- People working from homes has increased by 160%

Maps 35 to 38 show the number of travel to work trips made to locations within Edinburgh for commuters by car, bus, bicycle and on foot.

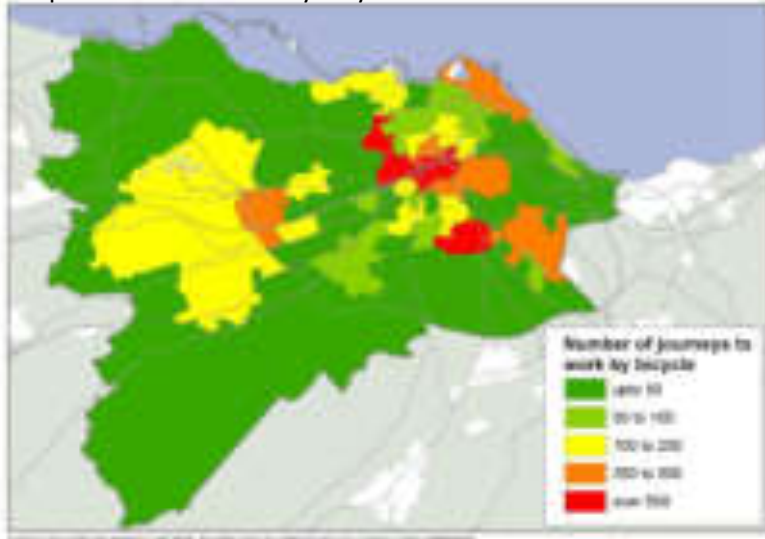
Map 35 Travel to work by car



Map 36 Travel to work by bus



Map 37 Travel to work by Bicycle



Map 38 Travel to work on foot

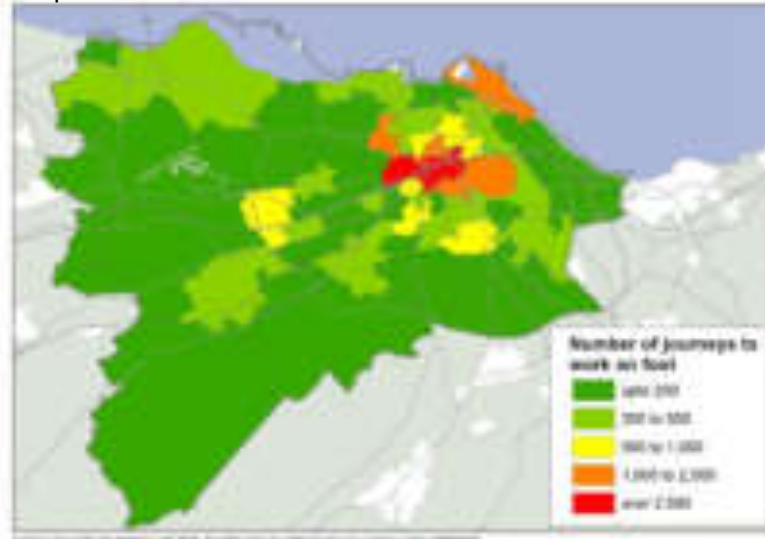
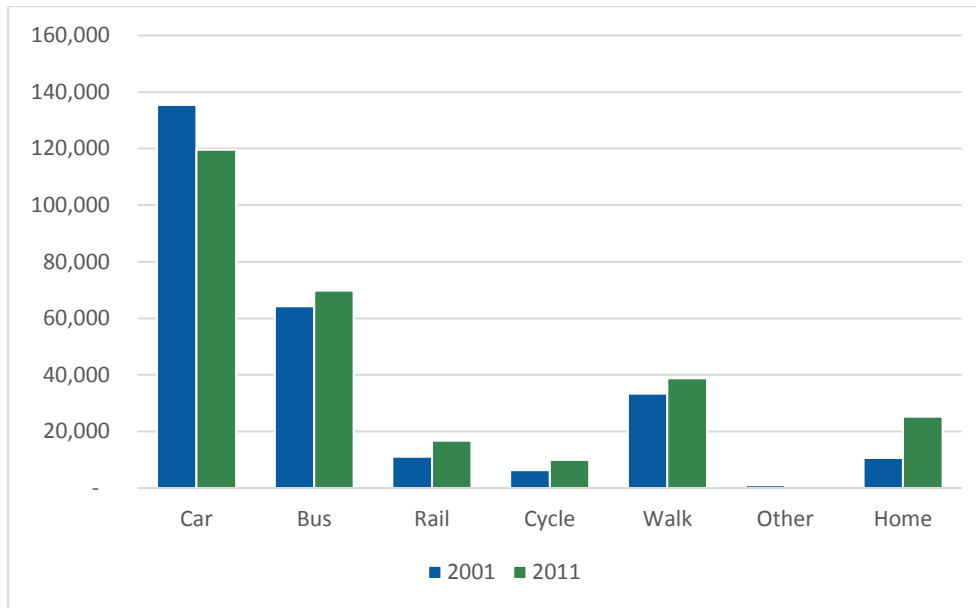


Chart 65: Change in travel to work mode 2001 - 2011

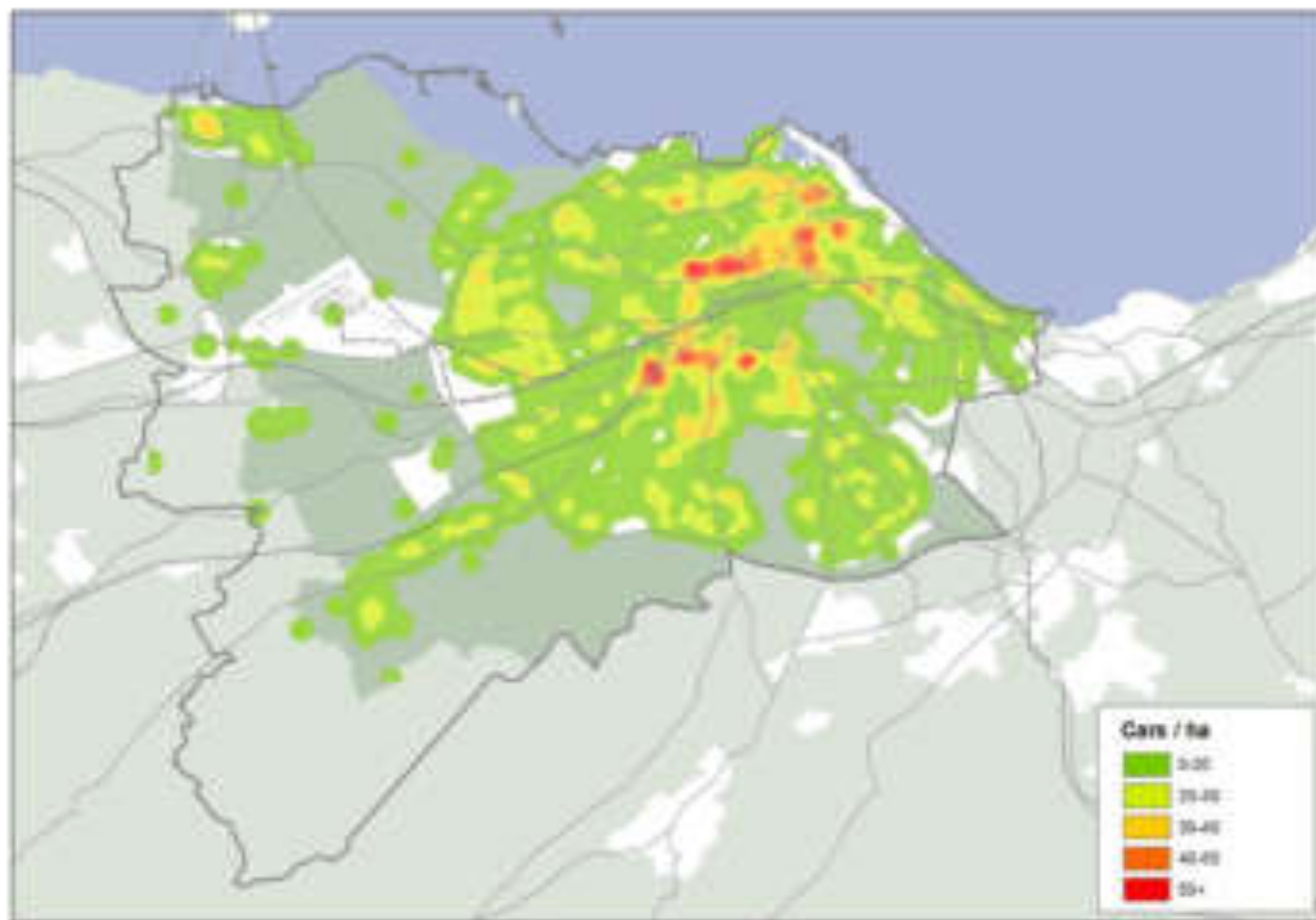
Source: 2001 and 2011 Census

It should be noted that the charts and maps above are based upon data from the 2011 Census and as such, predate the opening of the Borders railway in 2015. Similarly, when the Census was taken, the Airdrie to Bathgate railway link had only just opened. Both of these developments will have had a considerable effect on the number of commuters using rail which is not captured in the charts.

Car Ownership

Map 39 shows the density of cars owned in Edinburgh. The map is based upon census counts of the number of cars available to households. The density, therefore, is a product of both car ownership and overall density of residences.

Map 39: Density of cars owned



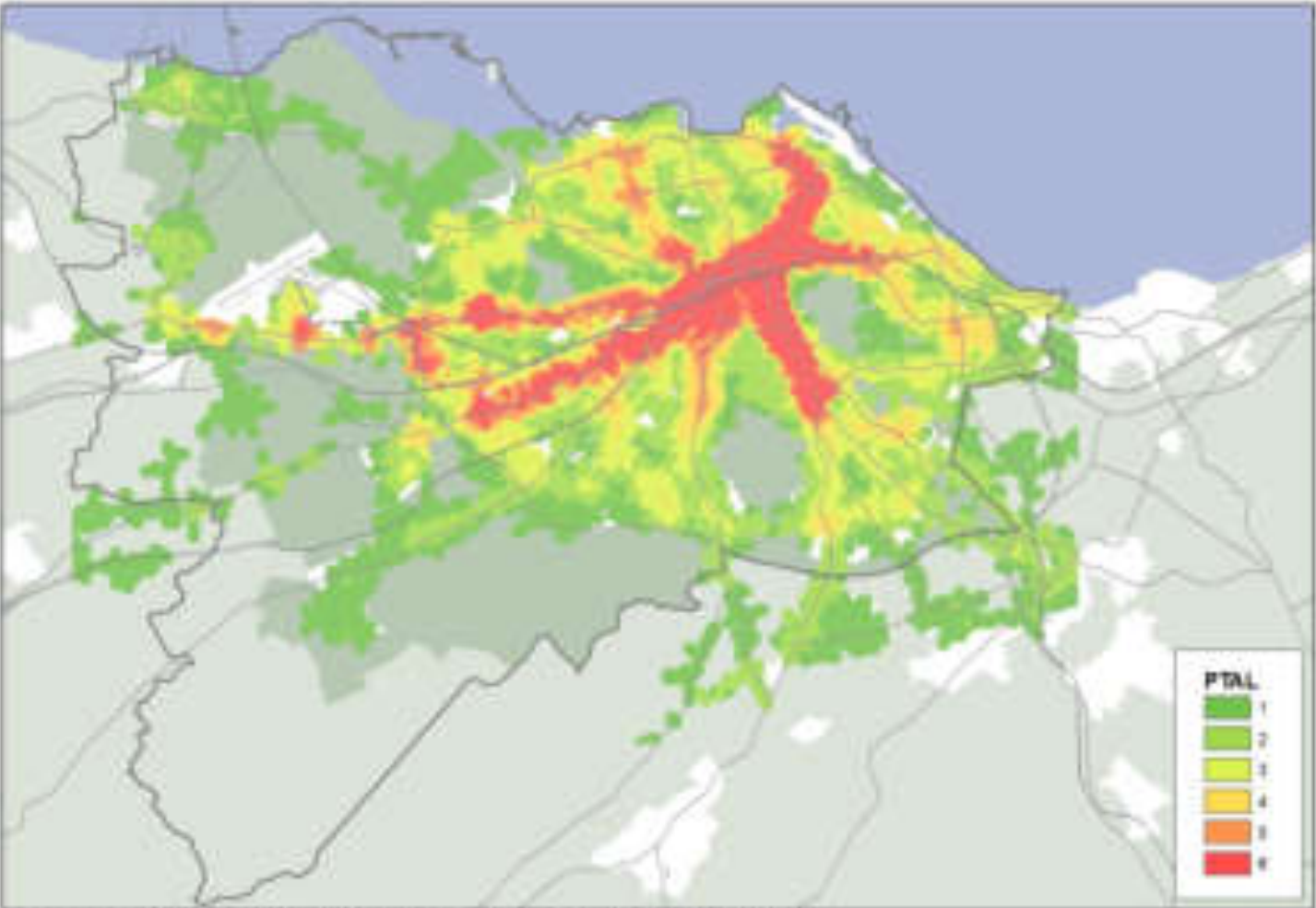
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Source: 2011 Census

Public Transport Accessibility

Edinburgh's population enjoys high level of public transport accessibility. The levels of public transport accessibility, measured in terms of the number and frequency of different services available is shown in map40 below. The PTAL measure gives an overall, relative measure of accessibility and ranks an area from 1 - very low accessibility to 6 - Very high accessibility. The score is based upon the number and frequency of different public transport services that can be accessed from a given point.

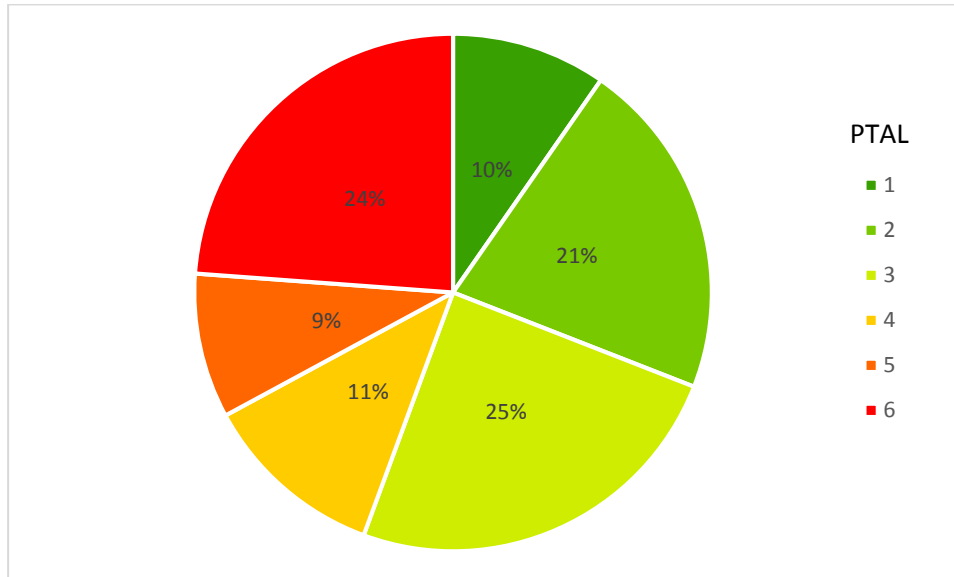
Map 40: Public Transport Accessibility Levels (PTALs)



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Residential areas tend to be lower in terms of accessibility than commercial centres. Overall, one third of Edinburgh's population live in areas classed in the highest accessibility levels – PTAL 5 and 6, whilst just under a third live in the lowest accessibility levels – PTALS 1 and 2. Chart 66 gives a full breakdown of Edinburgh's population by PTAL level.

Chart 66: Population by PTAL of residence 2018

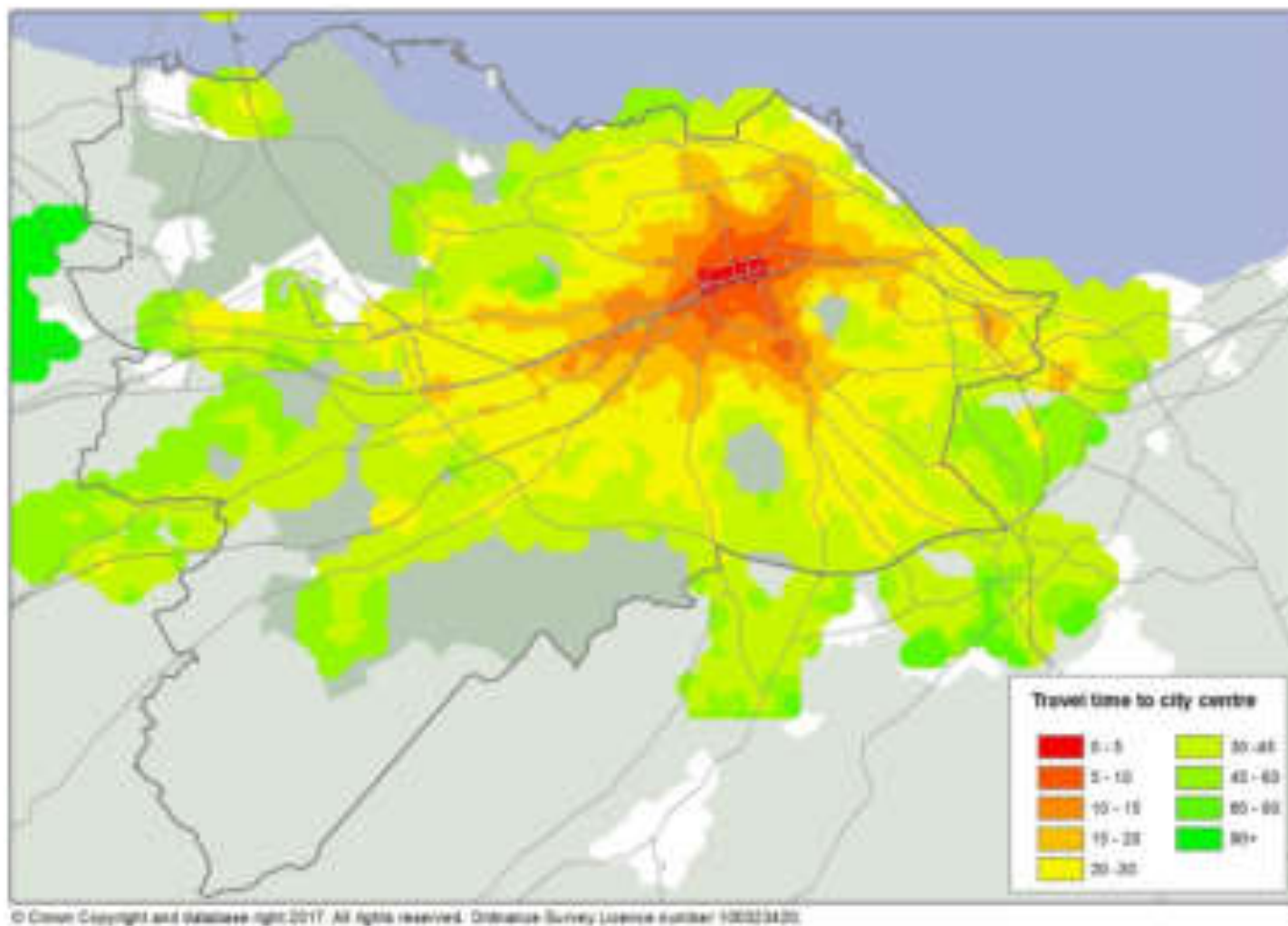


Source: NRS Small area population estimates 2018

Travel Time

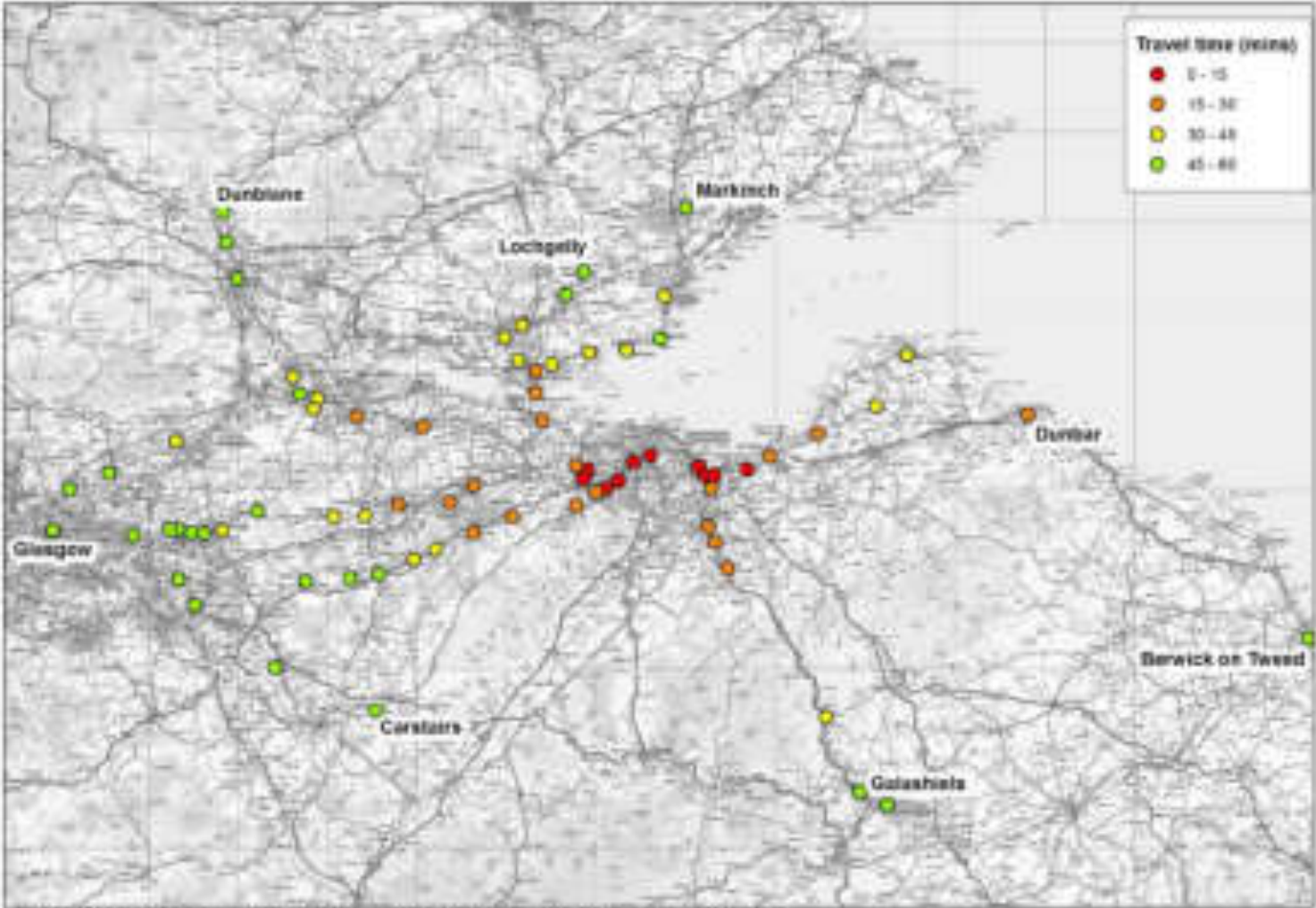
The PTAL map shows that the City Centre is highly accessible in terms of the number and frequency of services stopping there. Map 41 below examines a different measure of accessibility – the amount of time it takes to reach the city centre by public transport.

Map 41 Public transport travel time to city centre



Map 42 shows the number of stations within 60 minutes travel time to Edinburgh

Map 42: Stations within one hour journey time of Edinburgh city centre

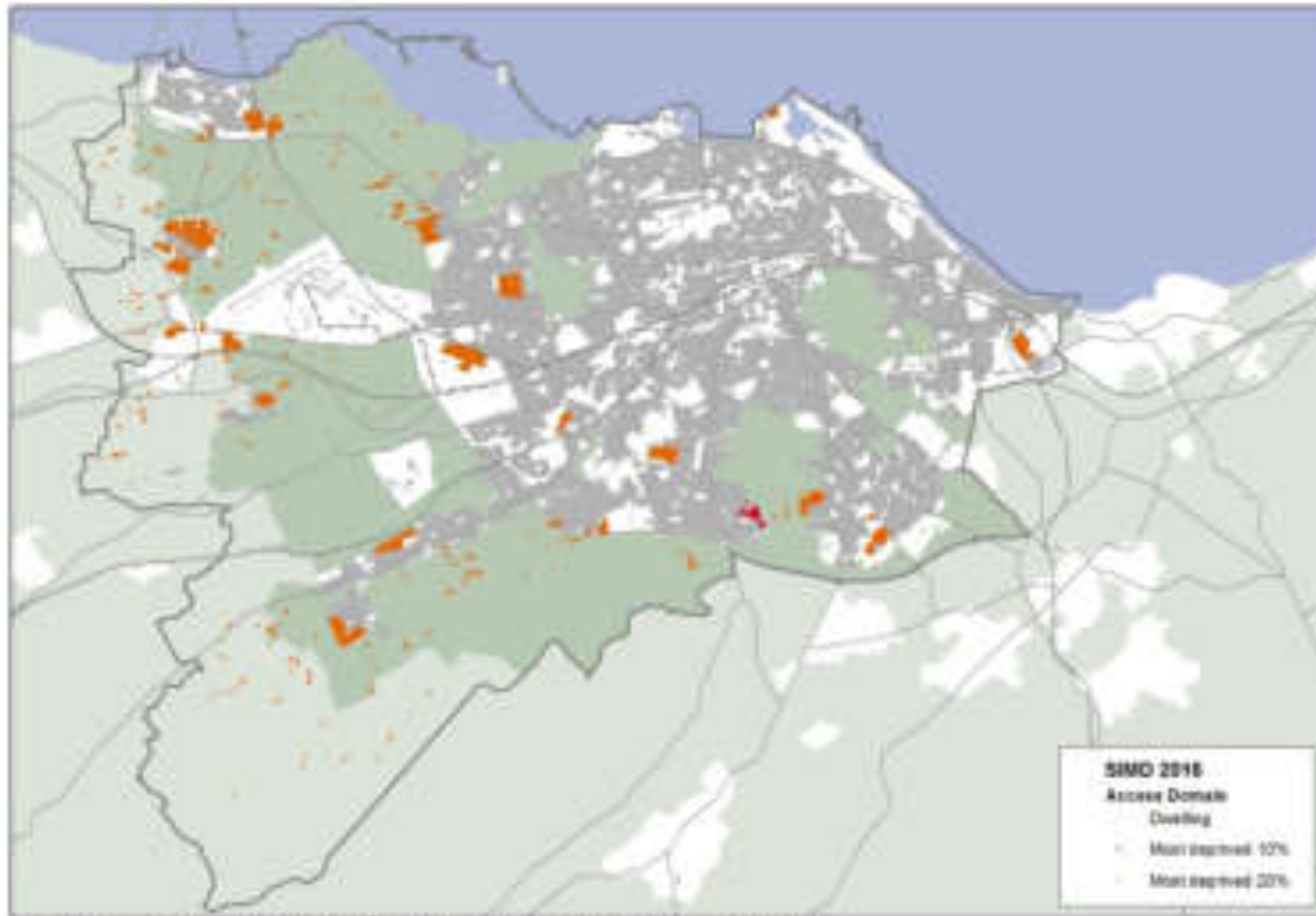


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Access to services

One of the domains used in the Scottish Index of Multiple Deprivation is the access domain. Areas are assessed in terms of access time via driving and public transport to a range of services including schools, a petrol station, GP, post office and a retail centre. Map 43 below shows the homes in Edinburgh that are classed within the worst 20% of Scotland in regards to the access domain of the SIMD 2016

Map 43: SIMD 2016 – Geographic access domain



Source: 2016 Scottish Index of Multiple Deprivation

Environment

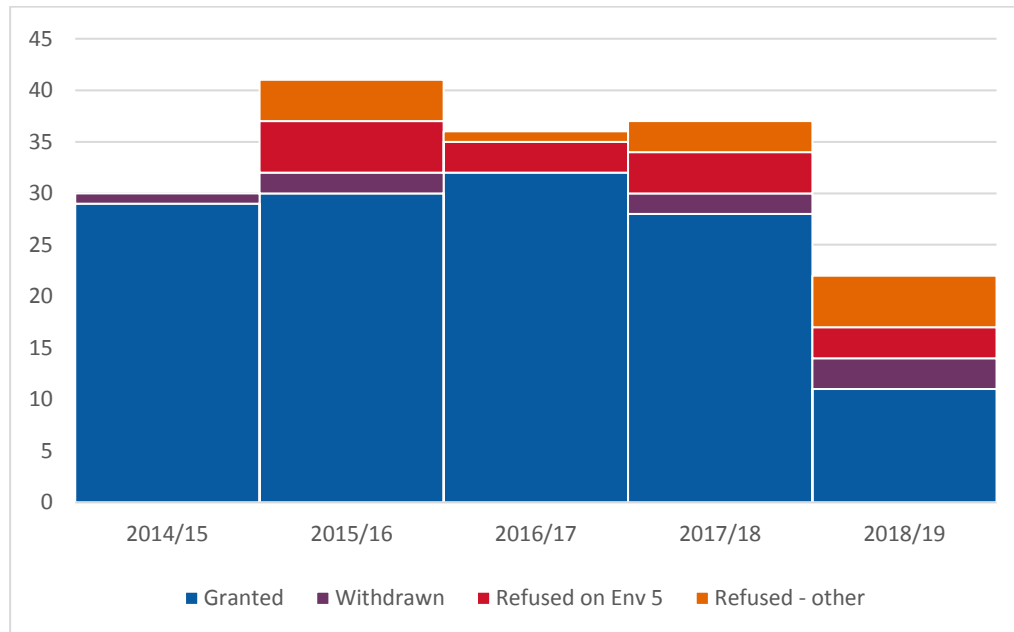
Built Environment

Conservation areas

There are 50 designated conservation areas in Edinburgh covering an area of 27 square kilometres - just under a quarter of Edinburgh's urban area. In total, there are around 125,600 people living within Edinburgh's conservation areas – a quarter of the City's residents. The designated conservation areas are shown in map 43 below.

Local Development Plan policy Env 5 allows the demolition of buildings in a conservation area only in exceptional circumstances. Chart 67 below shows the number of times that policy Env 5 has been specifically applied in determining planning applications.

Chart 67: Application of Policy Env 5: Conservation areas – demolition of buildings

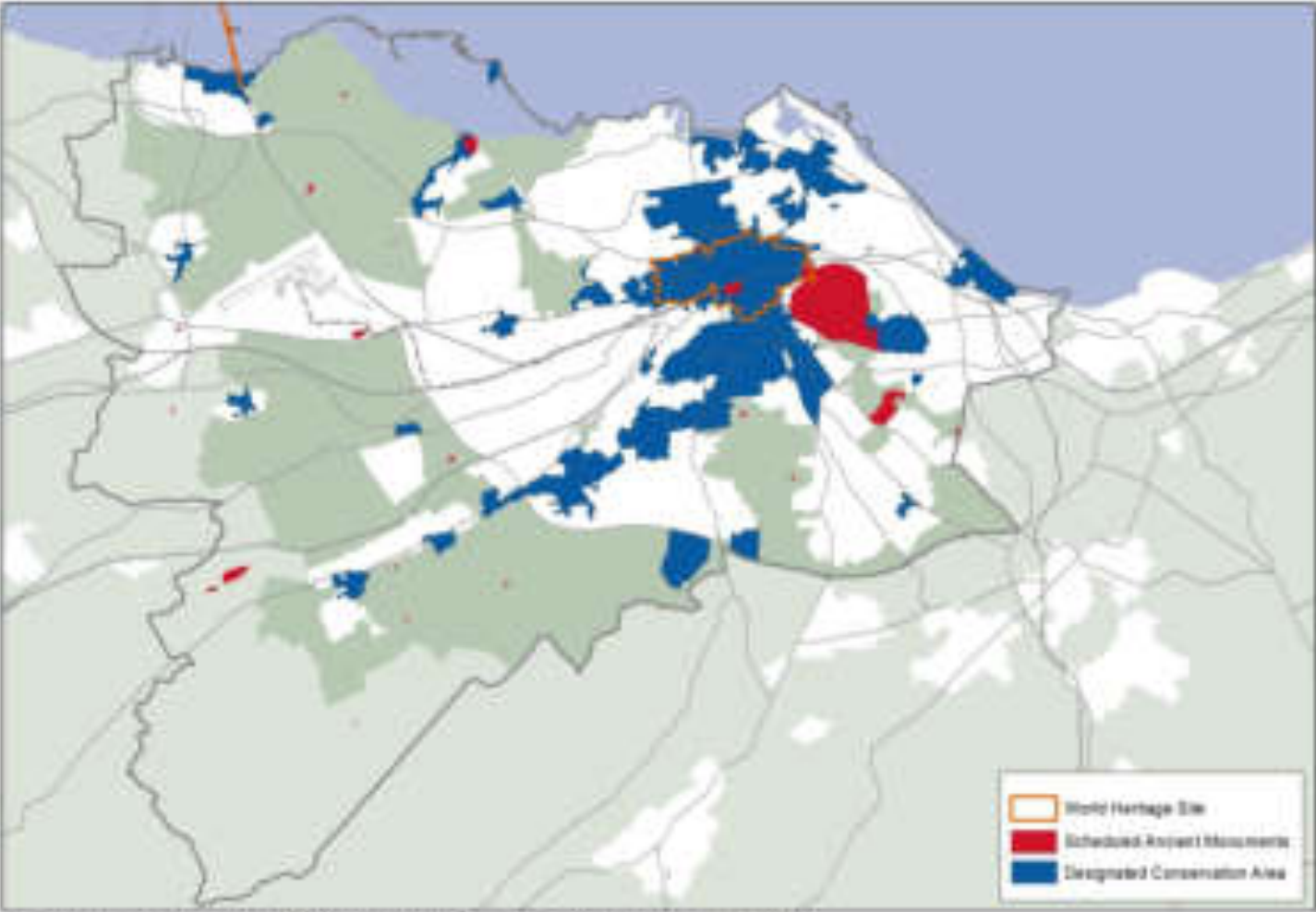


World Heritage Sites and Scheduled Ancient Monument

Edinburgh has two areas designated as World Heritage Sites – The Old and New Towns of Edinburgh and the Forth Rail Bridge. The Old and New Towns of Edinburgh World Heritage Site covers an area of 456 ha and is home to 24,550 residents. The boundaries of the World Heritage Sites are shown on map 43 below.

There are 57 scheduled ancient monuments in Edinburgh and these are also shown on map 43 below.

Map 43: Edinburgh's built environment



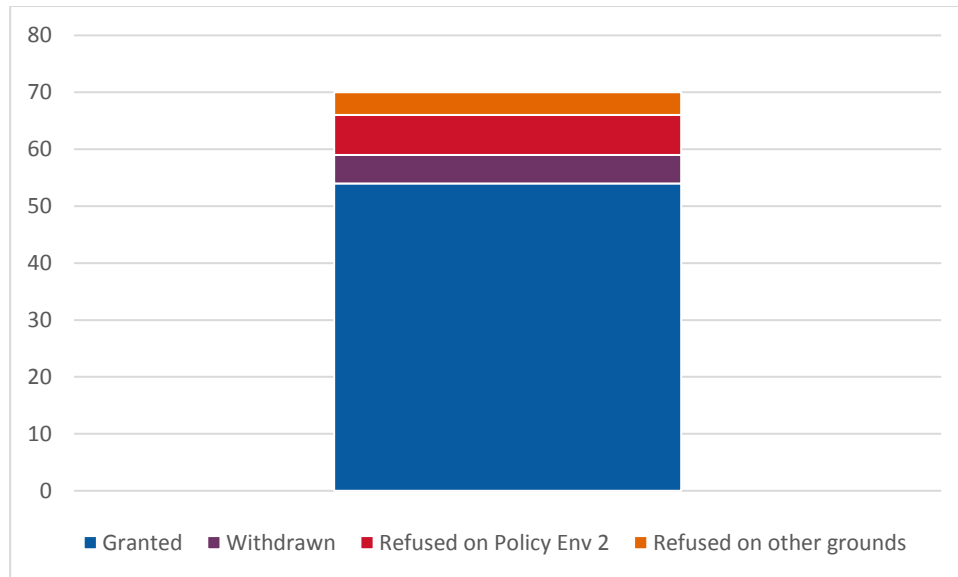
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Listed Buildings

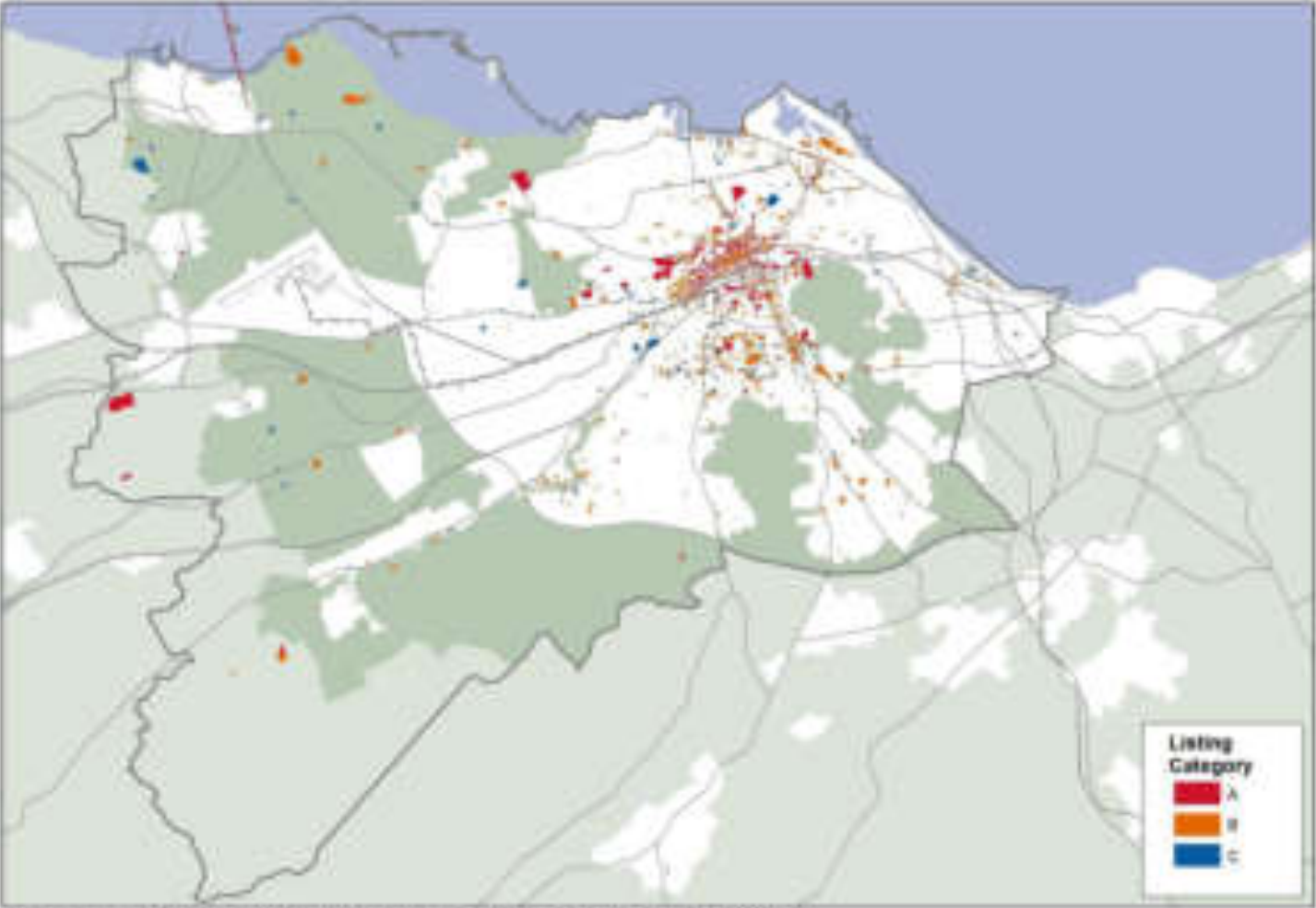
Edinburgh has the third largest concentration of listed buildings in the UK after London and Bath. In 2019, there were 4,258 listed items in Edinburgh. Listed items commonly account for several separate buildings in a single listing. Of the 4,258 listed items, 733 are categorised as ‘A’ listed, 2,363 as ‘B’ and 1,162 as ‘C’. The distribution of Edinburgh’s listed buildings is shown in map 44 below.

Policy Env 2 of LDP protects listed buildings and only allows demolition in exceptional circumstances. Over the last 5 years, there has been 76 planning applications involving the demolition of listed buildings. Chart 68 shows the decisions made on these applications.

Chart 68: Application of policy Env 2 Listed Buildings – Demolition. 2014 to 2019



Map 44: Listed buildings in Edinburgh



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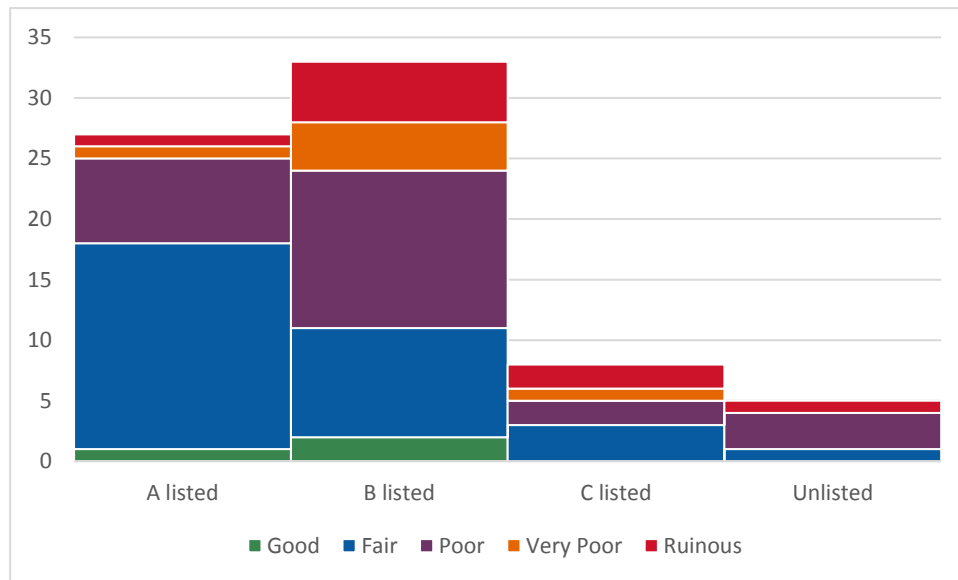
Source: Historic Scotland

Buildings at Risk

The Buildings at Risk Register has been in operation in Scotland since 1990 in response to a concern at the growing number of listed buildings and buildings in Conservation Areas that were vacant and had fallen into a state of disrepair. The Register is maintained by Historic Environment Scotland, and provides information on properties of architectural or historic merit throughout the country that are considered to be at risk.

There are currently 73 properties in Edinburgh on the register of which 19 are undergoing restoration. Chart 69 shows the assessed condition of buildings on the register.

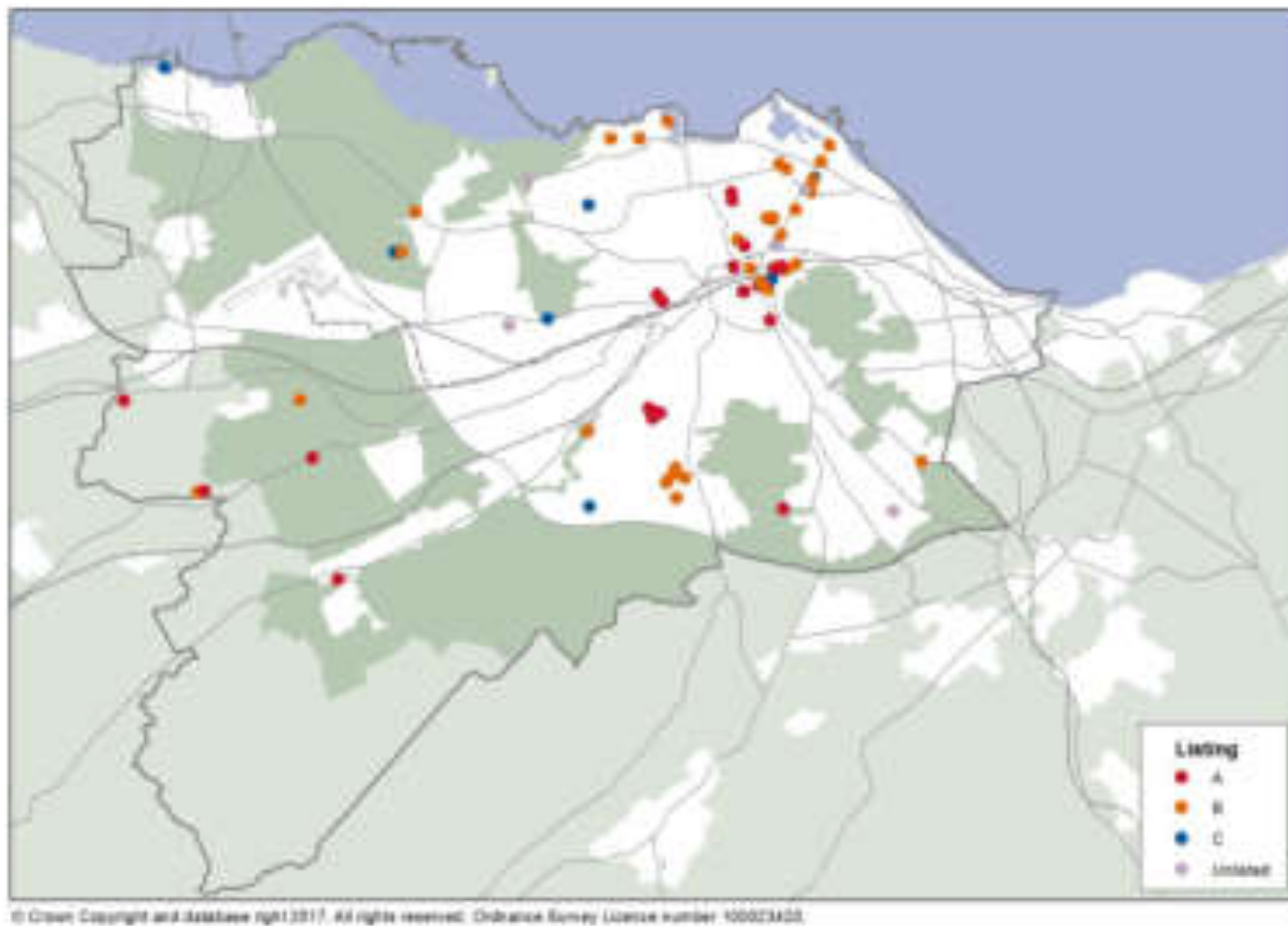
Chart 69: Condition of buildings on the buildings at risk register 2019



Source: Historic Environment Scotland

The location of buildings on the buildings at risk register is shown on map 45 below.

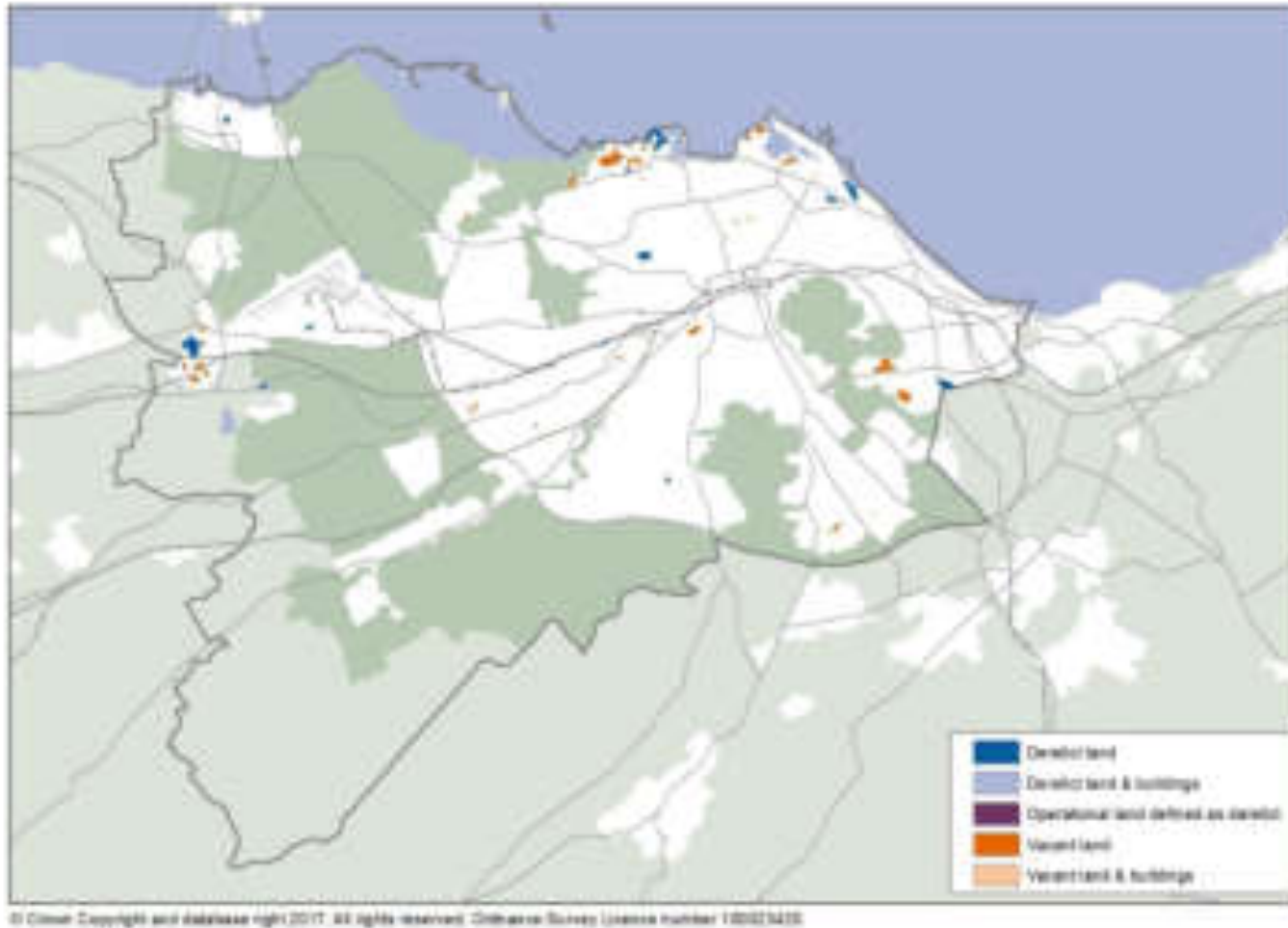
Map 45: Buildings at risk



Source: Historic Environment Scotland

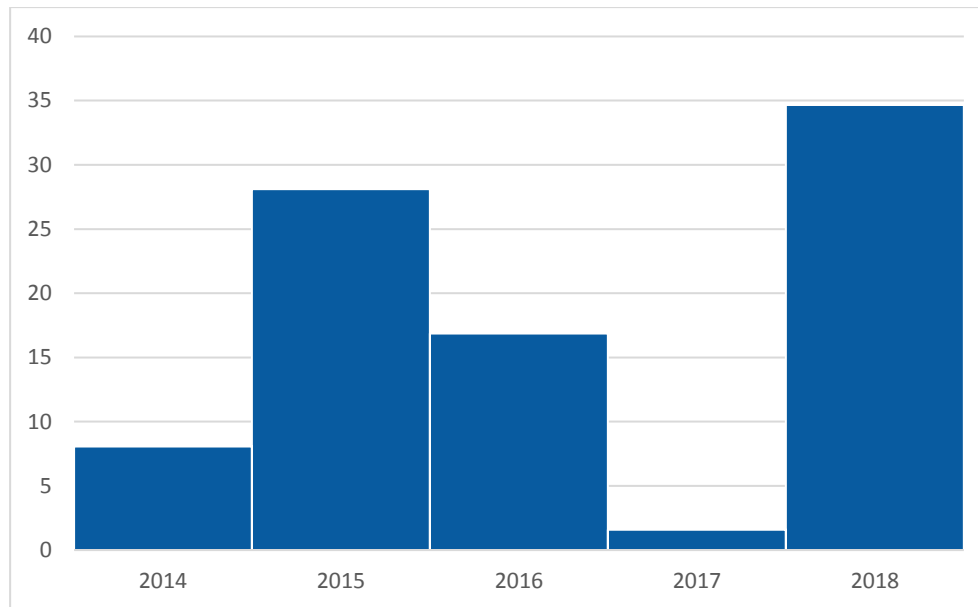
Vacant and Derelict Land

Map 46: Vacant and derelict land and buildings 2018



Map 46 above shows the location of land and buildings categorised as vacant or derelict.

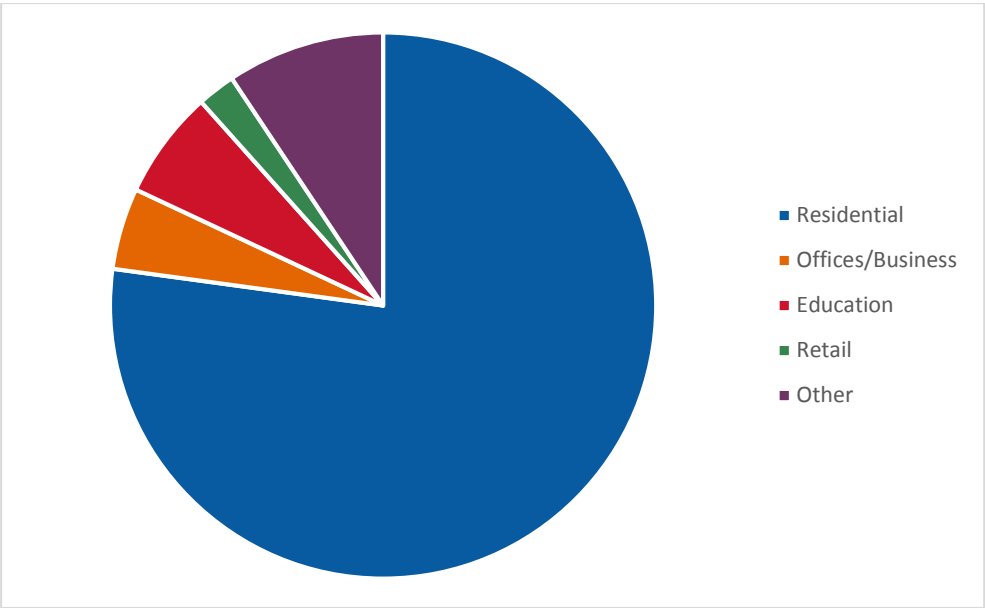
Over the last five years, 90 ha. of vacant/derelict land has been brought back into use. Chart 70 shows the amount of land reclaimed over the last 5 years.

Chart 70: Vacant/derelict land brought back into use 2014 - 2018

Source: Scottish Vacant and Derelict Land Survey

Over three quarters of land brought back into use was for residential purposes. Chart 71 gives a breakdown of the new use of vacant/derelict land brought back into use.

Chart 71: New use of reclaimed vacant/derelict land 2014 - 2018



Source: Scottish Vacant and Derelict Land Survey

Natural Environment

Special Landscape Areas

Edinburgh has 22 areas designated as Special Landscape Areas covering an area of over 91 square kilometres. These areas are shown on map 47 below. Under LDP policy Env 11, planning permission for development which would have a significant adverse impact on the special character of these areas will not be granted. Over the last 5 years, 8 planning applications have been refused on the grounds of policy Env 11.

Historic Gardens and Designed Landscapes

There are 17 areas in Edinburgh recorded in the National Inventory of Gardens and Designed Landscapes covering an area of 25 square kilometres. These areas are shown on map 47 below.

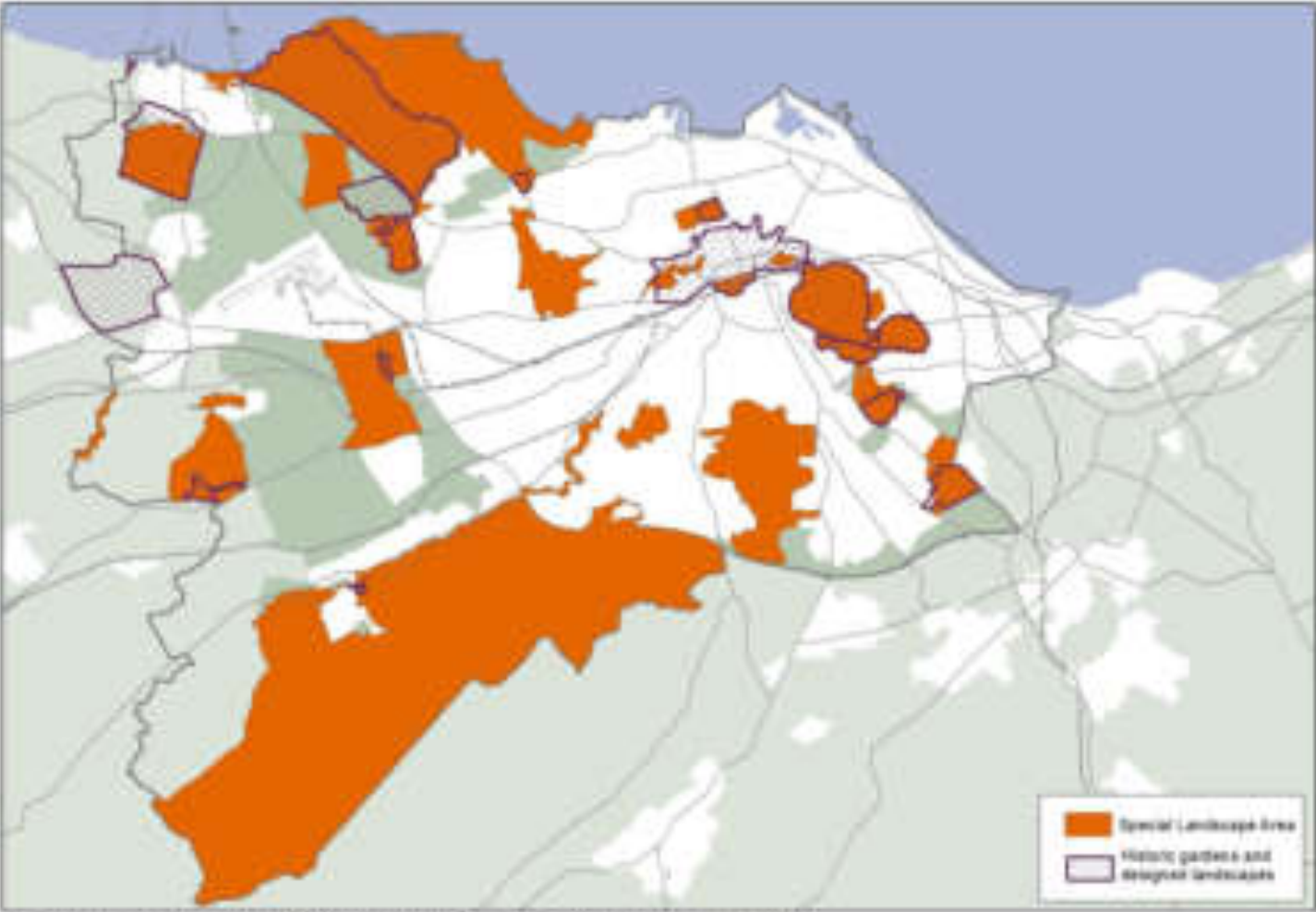
Sites of international and national importance

There are 3 three internationally important sites in Edinburgh known as 'Natura 2000 sites' designated under the Conservation (Natural Habitats, &c) Regulations 1994. These are Firth of Forth, Forth Islands (part) and Imperial Dock Special Protection Areas. The Firth of Forth is also designated as a Ramsar site classified under the Convention on Wetlands of International Importance. The Ramsar site boundary is the same as the Firth of Forth Special Protection Area. There are also four Sites of Special Scientific Interest which are considered by Scottish National Heritage to be of special interest by reason of their natural features. The Natura 2000 sites and the SSSIs are shown on map 48 below.

Sites of Local Importance

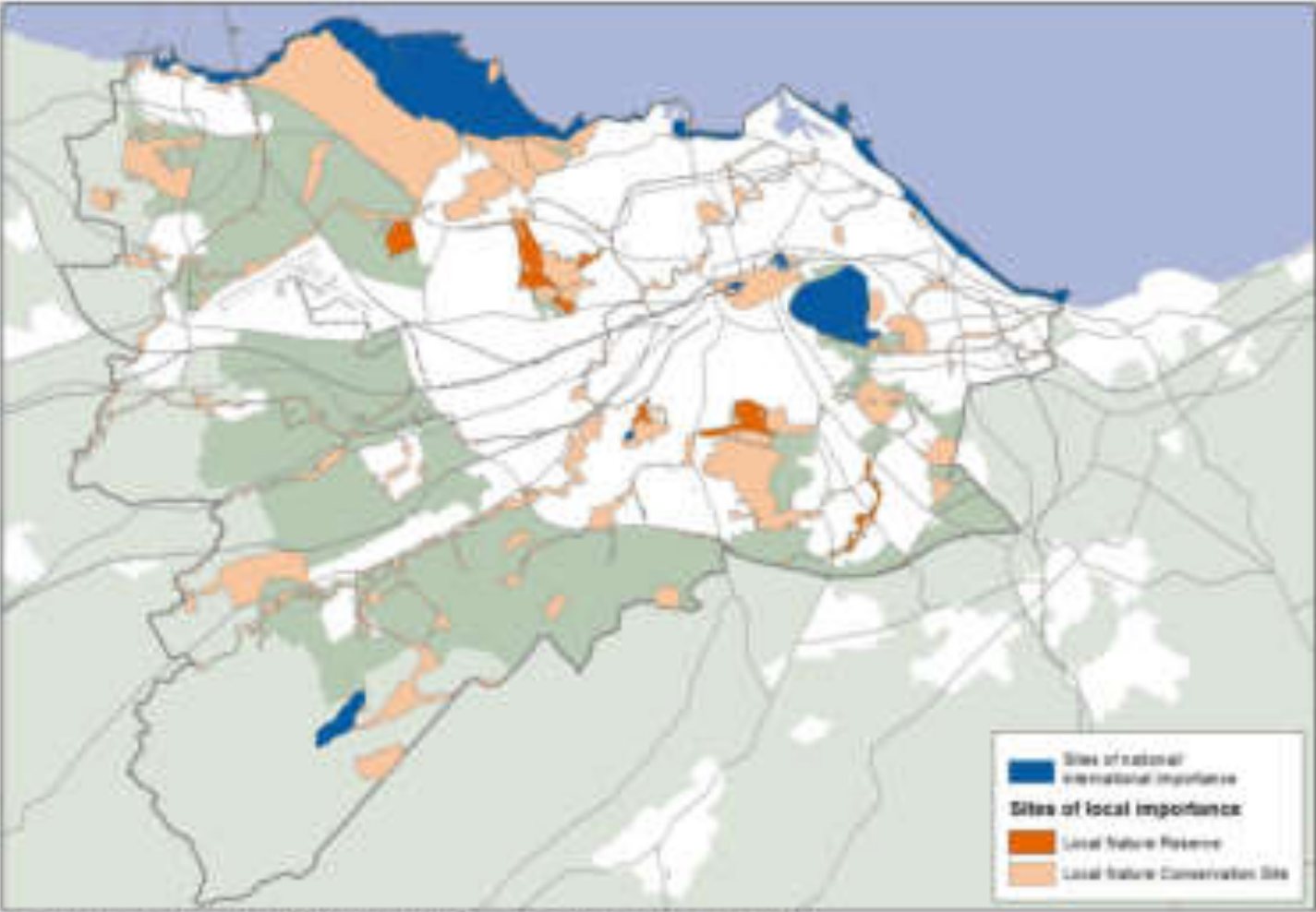
Local Nature Reserves and Local Nature Conservation Sites are considered sites of local importance. In total, there are 122 local nature conservation sites covering an area of 37 square kilometres and 7 local nature reserves covering an area of 2.21 square kilometres. These sites are shown on map 48 below

Map 47: Special Landscape Areas and Historic Gardens and Designed Landscapes



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Map 48: Sites of international, national and local importance



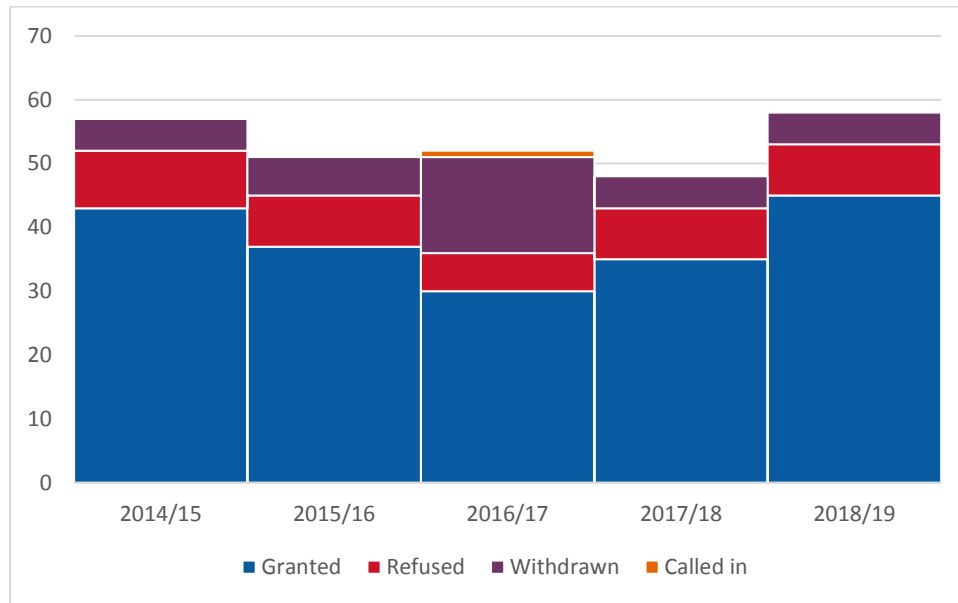
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Development in the Greenbelt and Countryside

It is necessary to control the type and scale of development in the greenbelt and countryside to enable these areas to fulfil their roles in terms of landscape setting and countryside recreation.

Over the last five years, there have been 233 applications decided for development in the Greenbelt and countryside policy area (excluding householder applications, applications to vary existing consent and applications for approval of matters specified in conditions). Chart 72 shows a breakdown of decisions on these applications.

Chart 72 Planning applications in the Greenbelt and countryside area



Charts 73 and 74 show the breakdown of decisions on applications in the greenbelt/countryside area by the type of application for major developments and local and developments.

Chart 73: Planning application decided 1 April 2014 to 31 March 2019: local developments

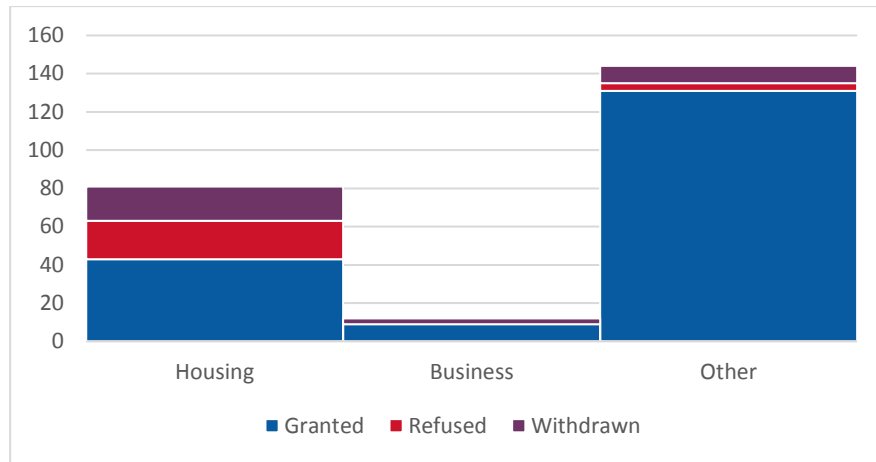
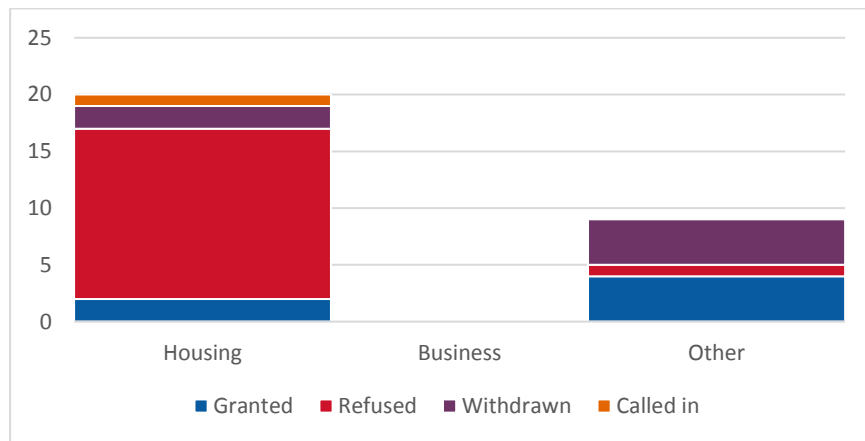


Chart 74: Planning application decided 1 April 2014 to 31 March 2019: Major developments



Major applications for housing in the Greenbelt

Of the three major applications for housing development granted within the green belt, two were new applications on sites that had already been given consent for development at appeal at Edmonstone Estate and Burdiehouse. The remaining site at Newcraighall was consented as an acceptable departure from the policy as the site was allocated in the development plan and there was only a small incursion to the green belt.

Of the 15 applications that were refused consent, five successfully appealed the decision (Edmonstone, Ravelrig Road, North of Lang Loan, East Craigs and Gilmerton Dykes).

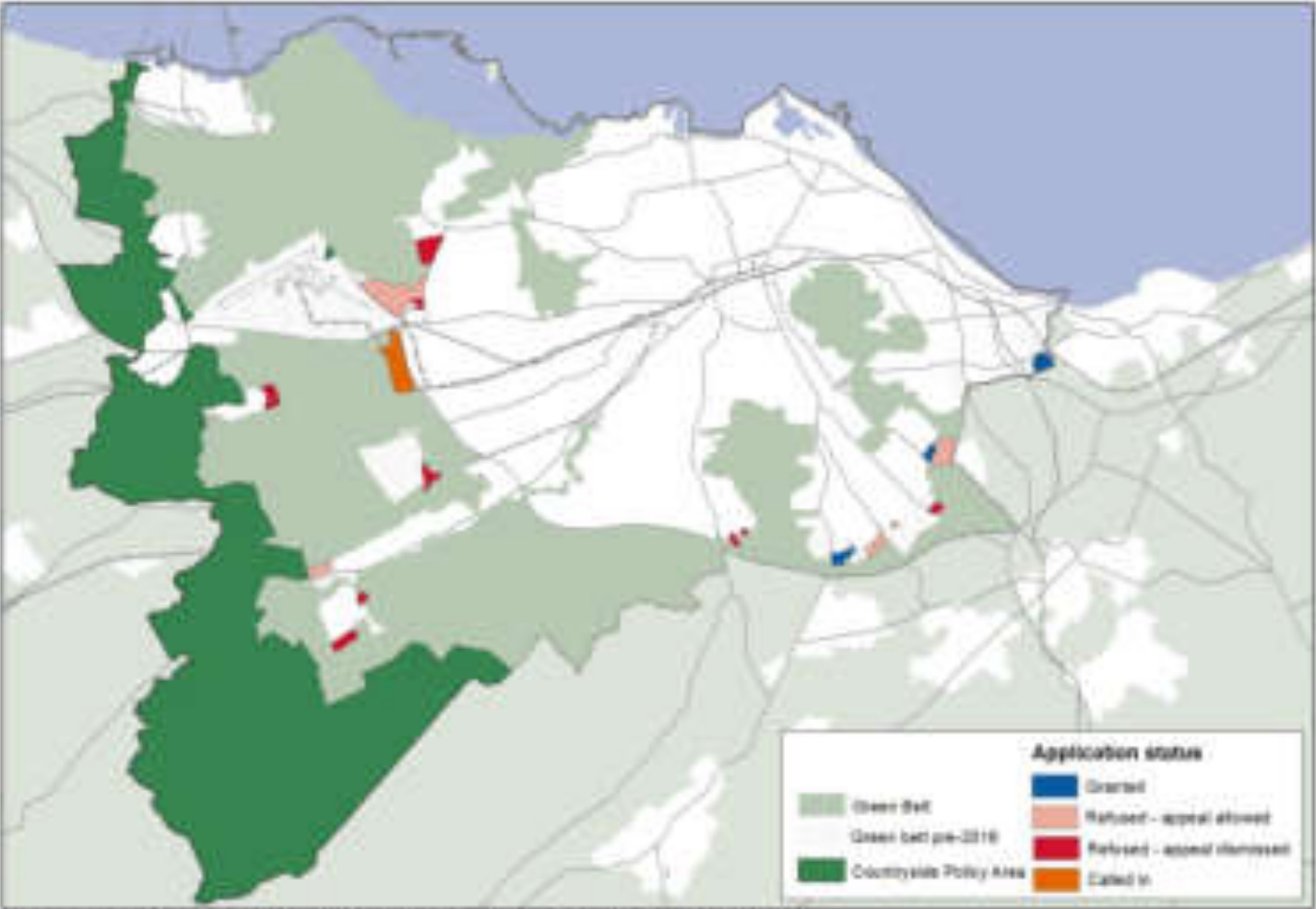
Appeals were dismissed at Cammo, Mansfield Road, Ratho Park Road, Freelands Road, Frogston Road West, Craigs Road, Drum Street, Harlaw Gait, Winton Gardens and Riccarton Mains Road.

The locations of applications granted, refused – appeal upheld and refused – appeal dismissed are shown on map 49 below.

Other major applications within the greenbelt

Of the 4 major applications granted for non-housing use, 3 were considered compliant with green belt policy, whilst one was granted as a departure from green belt policy.

Map 49: Major planning applications for housing 2014 – 2019



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Access to open space

City of Edinburgh Council's open space strategy – Open Space 2021 seeks to ensure that all homes are within 800m of an accessible large greenspace of over 2 ha and this greenspace should be of good quality. Map 50 below shows the homes within Edinburgh that are not within 800m of green space that meets the standard.

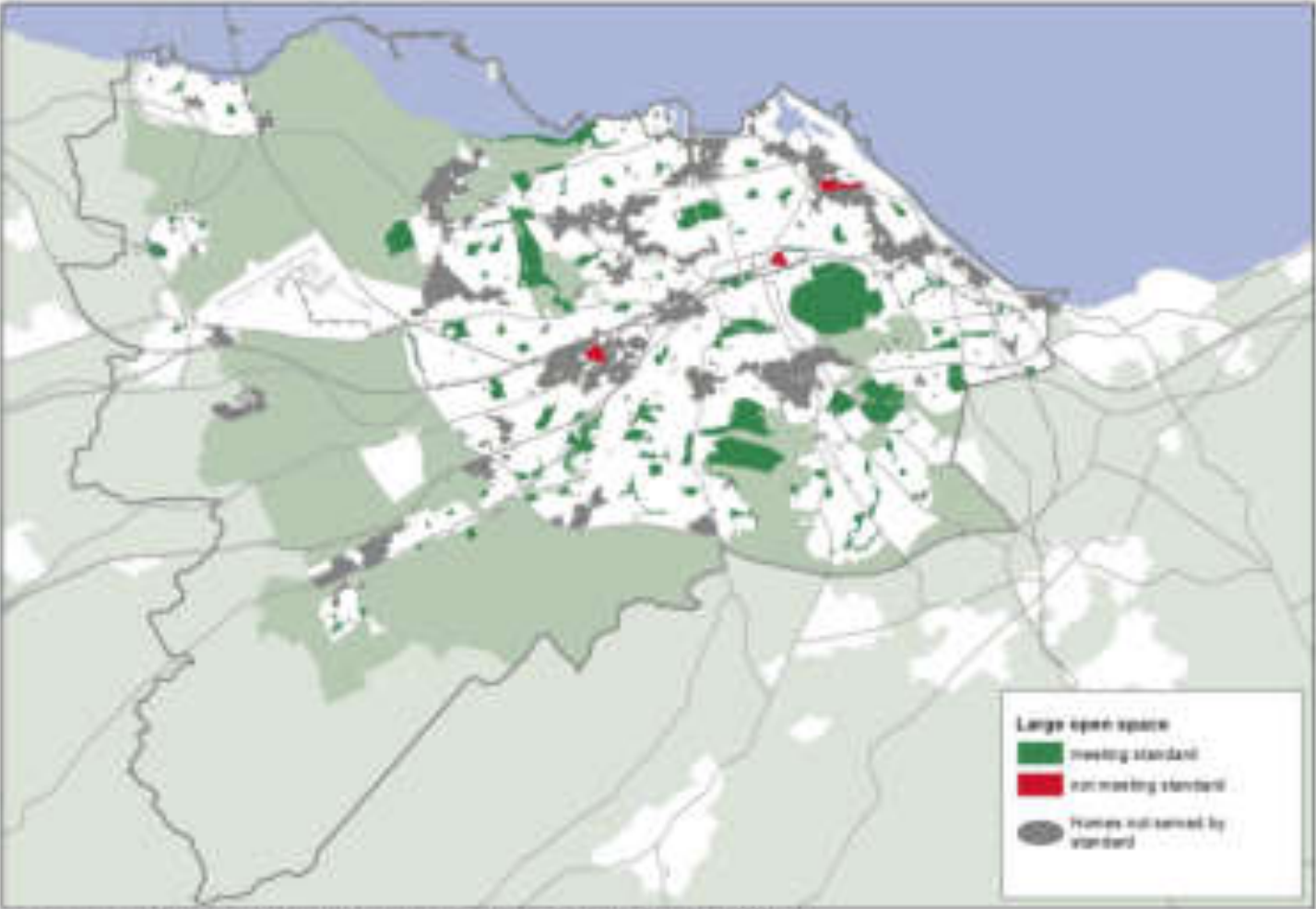
The open space strategy also sets a requirement for equipped play areas. All homes should have access to at least one of the following:

- good play value (51 – 70) within 800 metres walking distance
- very good play value (71 – 100) within 1200 metres walking distance
- excellent play value (101 +) within 2000 metres direct distance

Map 51 below shows homes that are not currently served by the standard.

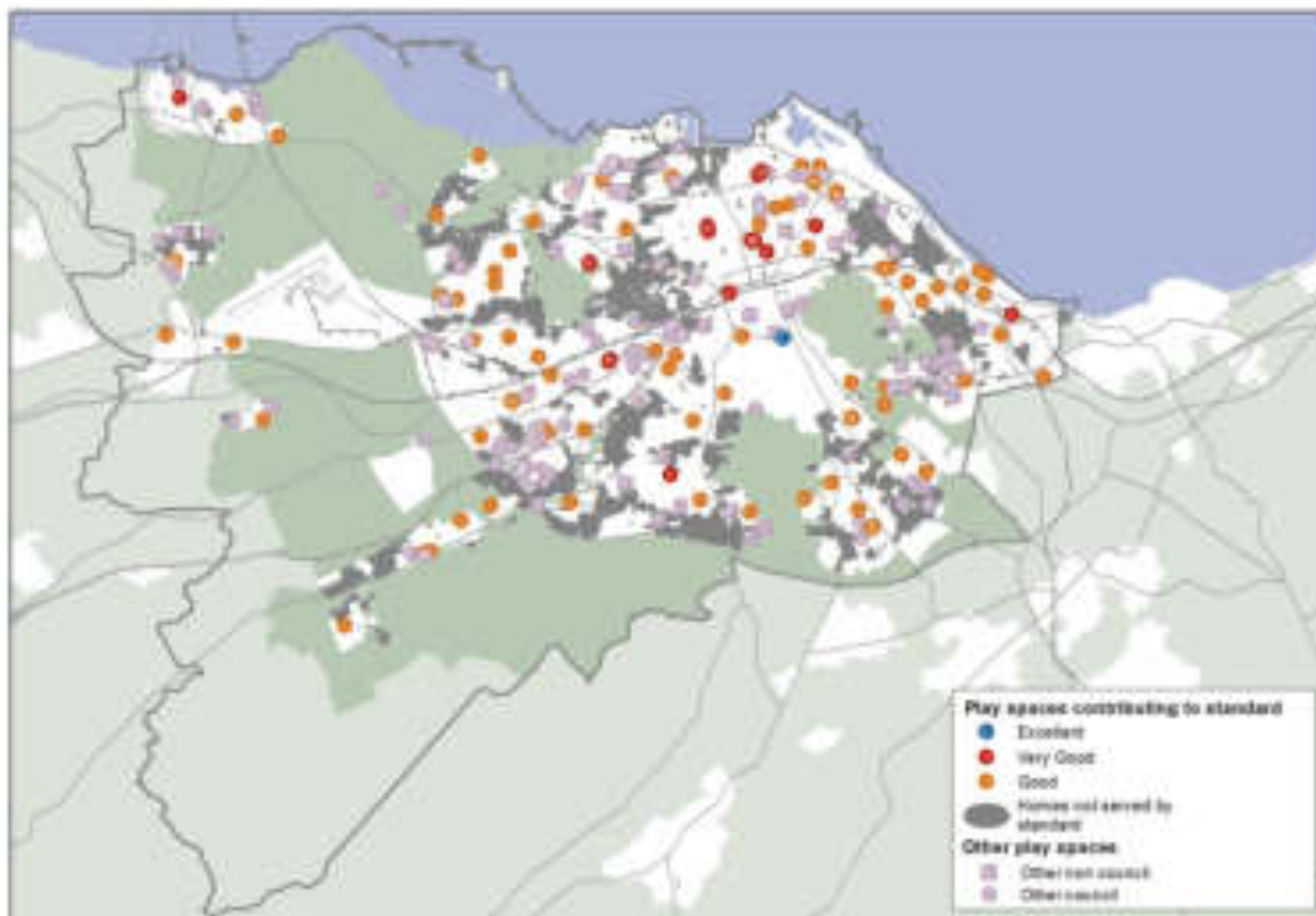
Edinburgh's green network is shown on map 52.

Map 50: Homes not served by the large open space standard



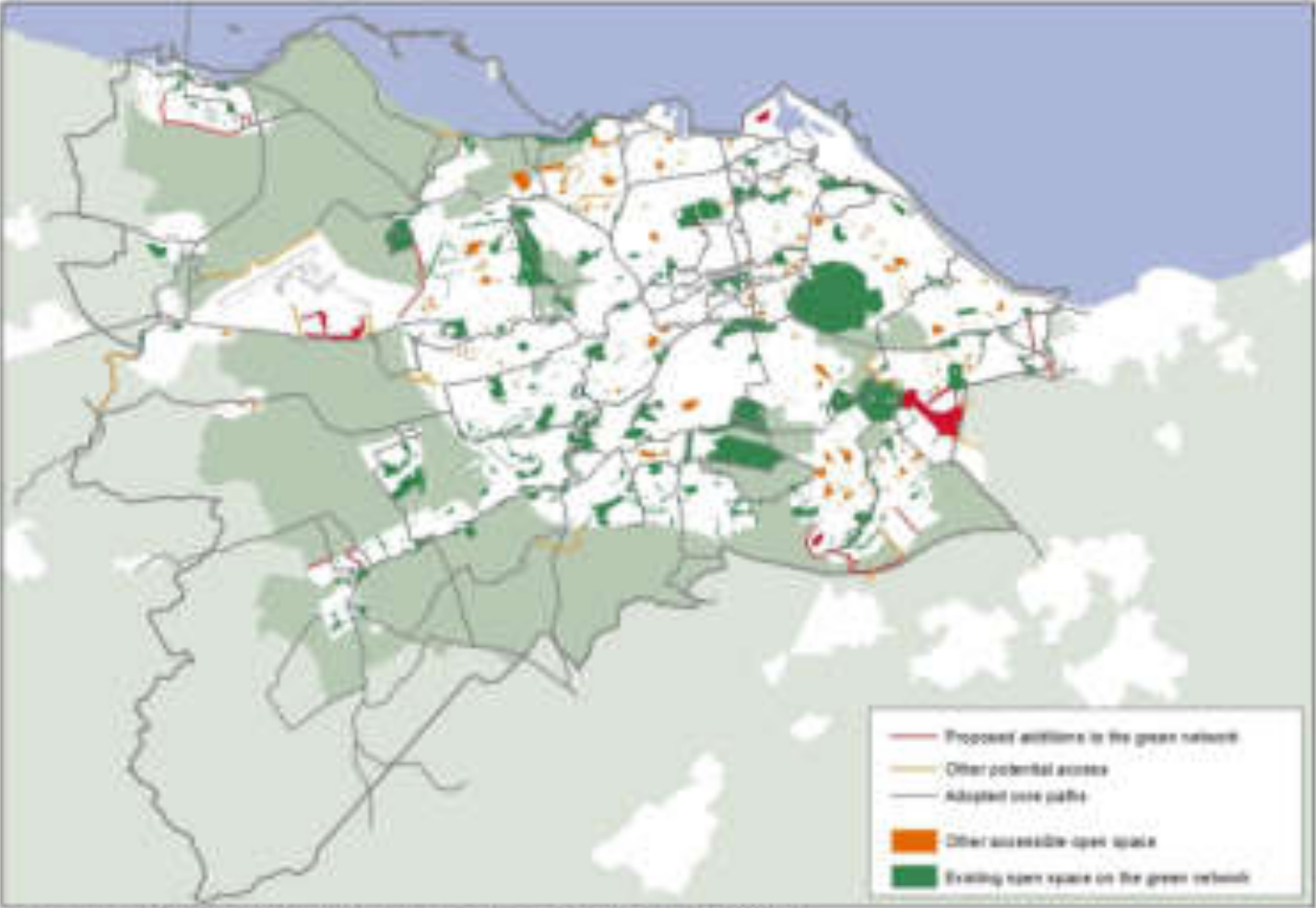
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Map 51: Homes not served by play space standard



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Map 52: Edinburgh's green network



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Air quality

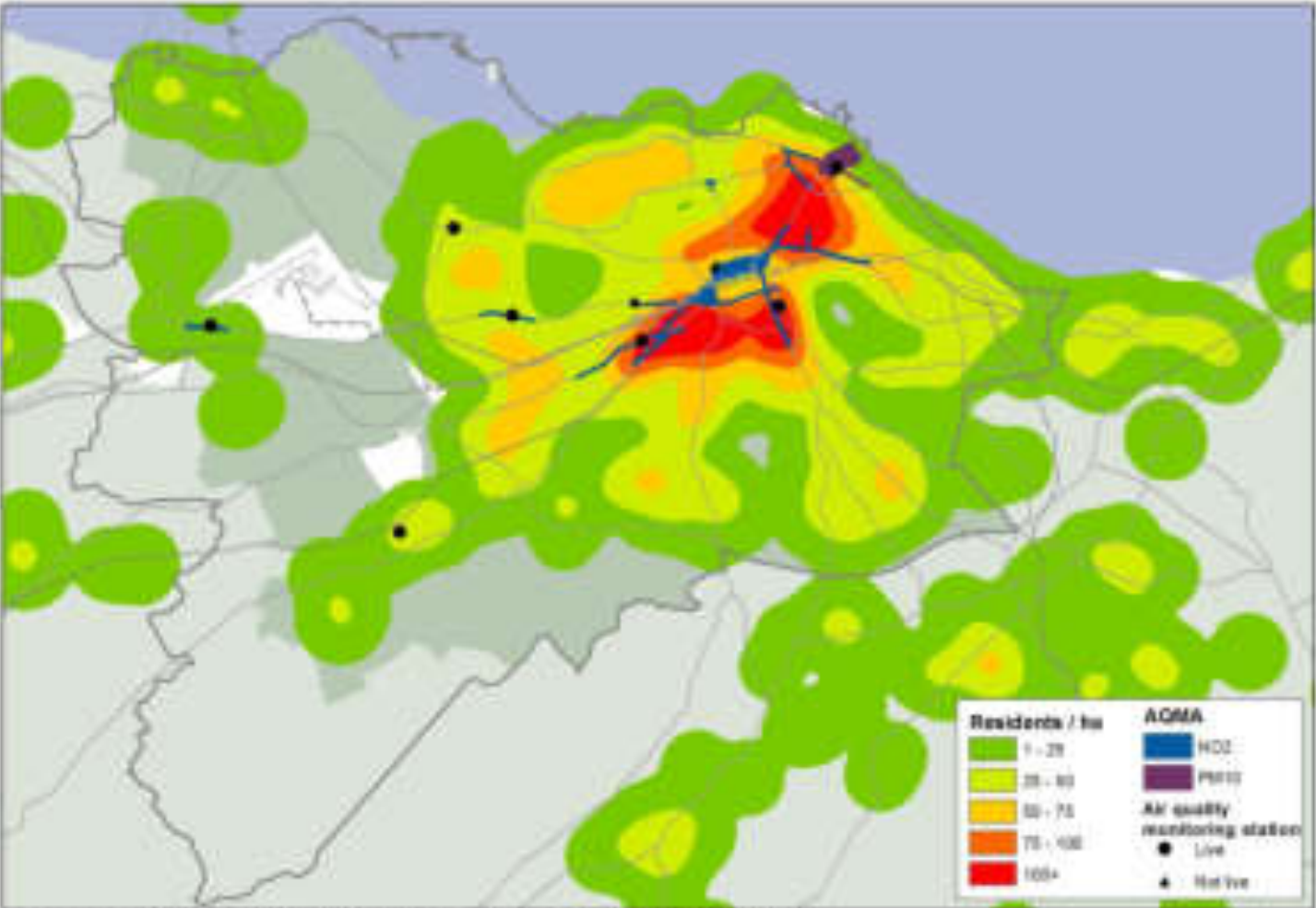
There are currently 6 Air Quality Management Areas (AQMA) in Edinburgh, 5 for NO₂ pollution and one for PM₁₀ pollution. Table 7 below lists the AQMA along with the dates that they were declared and, in some cases, amended to include extensions or breaches of other averaging periods.

Table 7: Air Quality Management Areas in Edinburgh

AQMA	Pollutant	Source of Pollutant	Declared/Amended
City Centre	NO ₂	Traffic	31/12/2000 09/03/2009 26/04/2013 07/09/2015
St. John's Road	NO ₂	Traffic	31/12/2006 09/03/2009
Great Junction Street	NO ₂	Traffic	09/03/2009 26/04/2013
Glasgow Road	NO ₂	Traffic	26/04/2013
Inverleith Row	NO ₂	Traffic	26/04/2013
Salamander Street	PM ₁₀	Industrial, fugitive emissions, traffic, re-suspended coal dust	20/01/2017

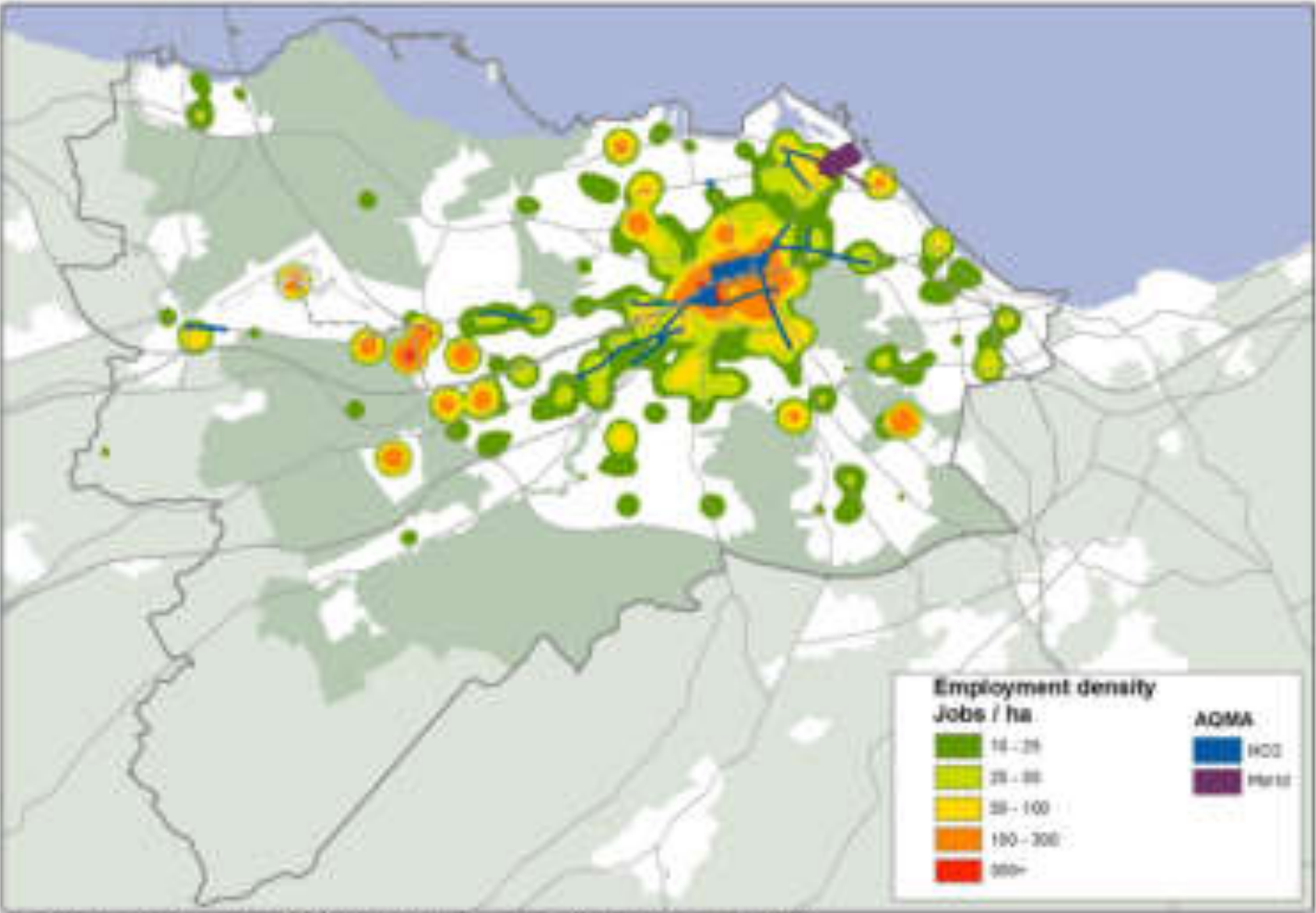
The locations and coverage of the AQMA are shown on maps 53 and 54 alongside population density and employment density.

Map 53: AQMAs and population density



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Map 54: AQMAs and employment density



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Nitrogen dioxide (NO₂) emissions

In 2017, NO₂ was monitored at 7 permanent automatic (continuous) monitoring stations. Table 8 below lists the annual average NO₂ emissions recorded at each of the monitoring stations. The locations of the stations are shown on the maps above.

The table shows that at most of the monitoring stations, levels of NO₂ are below the annual mean objective of 40µg/m³

Table 8: Annual mean NO₂ monitoring results

Monitoring station	2010	2011	2012	2013	2014	2015	2016	2017
Queen Street	37	29	28	26	27	24		
Gorgie Road	41	37	39	38	34	32	33	30
St. John's Road	71	65	58	57	59	65	53	53
Currie	10	6	8	8	7	7	7	6
St. Leonard's	31	25	24	22	22		23	20
Salamandar Street	30	29	30	28	27	28	27	25
Queensferry Road		29	40	34	36	33	32	*n/a
Glasgow Road			29	27	27	26	28	26

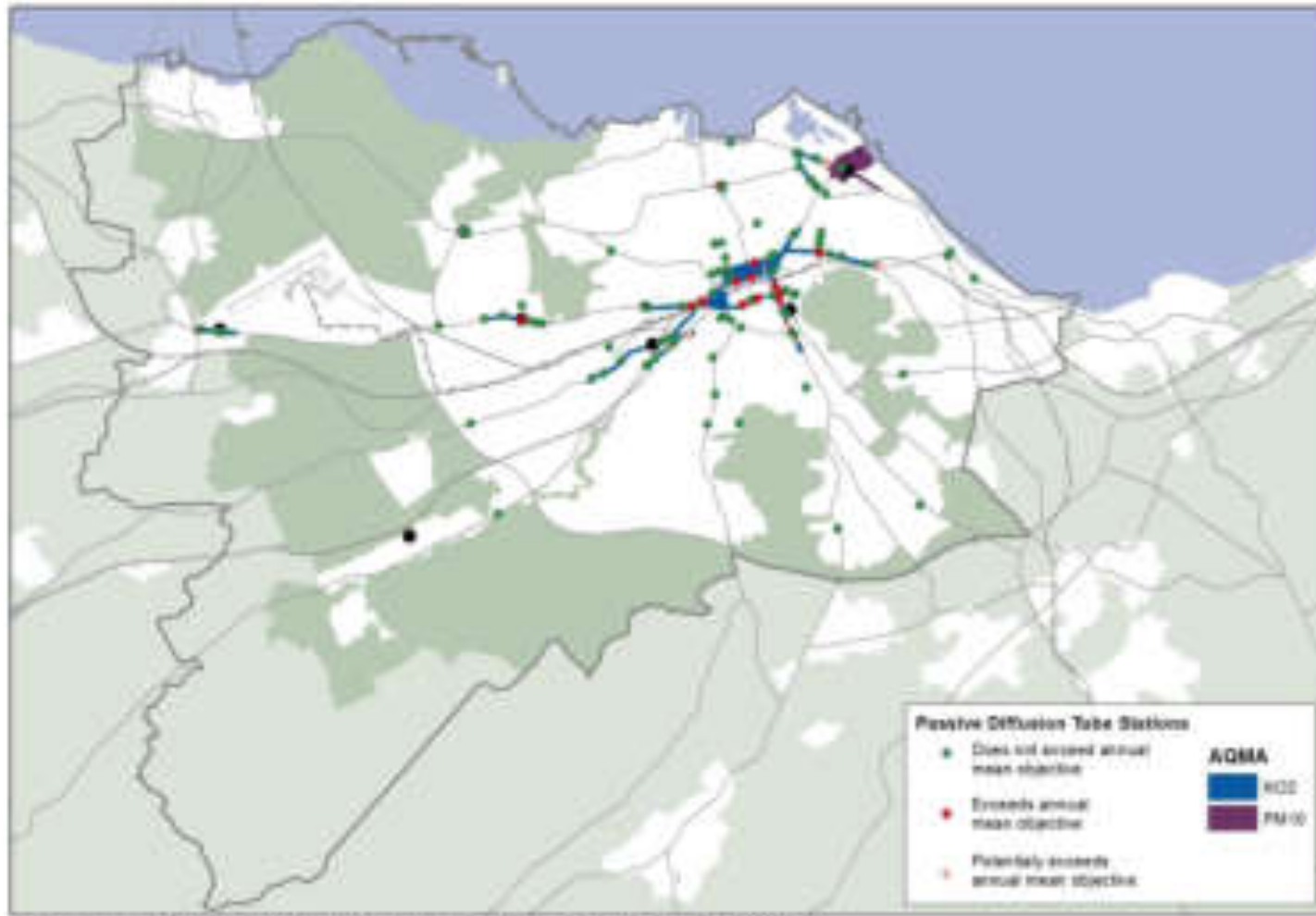
* Insufficient data captured

The annual mean nitrogen dioxide concentrations at all sites except St John's Road, shows they are slightly decreasing, hence a downward trend. At St John's Road the matter is more defined for both annual mean and hourly concentrations showing a more significant downward trend.

The council also undertook non-automatic, Passive Diffusion Tube (PDT) monitoring of NO₂ at 132 sites across the city during 2017. Data from the non-automatic monitoring network, which measures at over 130 sites across the city, shows the wider geographically spread of breaches of the NO₂ annual mean objective (in 2017). The locations of these sites are shown on map 55 below. Analysis of the non-automatic monitoring (PDT) results shows the annual mean objective continues to be exceeded at locations within the Central, St John's Road and Glasgow Road AQMAs.

In the Inverleith Row AQMA (ID55), the result (40µg/m³) is at the annual mean objective, therefore for the first time the objective is met in this AQMA. Monitoring data at locations in the Great Junction Street AQMA also show that the annual mean objective is met.

Map 55. Passive Diffusion Tube (PDT) monitoring of NO2



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Particulate Matter (PM₁₀)

Table 9 compares the ratified and adjusted monitored PM₁₀ annual mean concentrations with the Scottish air quality objective of 18µg/m³.

Data from Salamander Street shows a breach of the annual mean Scottish Objective. Concrete crushing activity at Albert Docks from the recycling of material from the Edinburgh St James project, may have resulted in a slight increase in concentration in 2017. During some months there was 350 tonnes of material crushed, recycled and returned to the city centre construction site.

Table 9 Annual mean PM₁₀ monitoring results

	2010	2011	2012	2013	2014	2015	2016	2017
Queen Street	19	16	16	17	17	16		
St. John's Road								12
Currie	11	13	11	12	11	10	10	8
St. Leonard's	14	15	16	14	13	10	11	10
Salamander St.	27	27	24	22	21	22	18	19
Queensferry Road		21	18	19	19	16	19	22
Glasgow Road			15	16	16	16	17	16

PM10 trends from measured data at the urban background and suburban sites in Edinburgh shows a slight downward trend (slight decrease in concentrations with time). There is more of a defined downward trend at Salamander Street in the PM10 AQMA, which is generally affected by industrial, fugitive and road sources.

A more detailed appraisal of air quality in Edinburgh is given in the '[2018 Air Quality Annual Progress Report \(APR\) for City of Edinburgh Council](#)'.

Waste

The effective management and re-use of waste is essential to a sustainable future, with policy on waste management driven by EU Directives and national policies, targets, and standards. Key measures include landfill bans for certain waste and promotion of energy recovery. In Edinburgh there is a new target of diverting 60% of waste by the end of the current administration's term.

The current National Waste Management Plan for Scotland is the Zero Waste Plan (ZWP). SEPA regularly reviews the shortfall in operational capacity required to meet the Zero Waste Plan targets and regulations. The shortfall is allocated to groups of local authorities or development plan areas. The latest tables (2013) set out an additional capacity requirements of 460,000 tonnes for the SESplan area.

The SESplan waste technical note sets out the additional infrastructure capacity requirement to meet the requirements based on 2014 capacity tables. Regional capacity calculation for 2015 show a total capacity for the SESplan region that is lower than that set out in 2014 calculations. Additional capacity required for source segregated recyclables is much reduced while capacity needed for unsorted waste has increased.

The ZWP sets a limit of 5% on the proportion of waste arisings going to landfill by 2025. The ZWP sets out a 10 year rolling landfill capacity requirement. Capacity reports are provided at strategic development plan level. Comparison between the 20 year requirement and residual capacity shows a supply of around 20 years exists within the SESplan area before taking into account sustainable waste management measures. The Proposed Strategic Development Plan does not identify any requirement for additional landfill capacity within the SESplan area.

SEPA derives information from statutory waste data received from operators of licensed and permitted waste management sites, and from operators of activities exempt from full waste management licensing. Charts 75 and 76 below show the amount of household waste and business waste generated. Overall, the amount of household waste generated has increased by 5.8% compared to an increase in population of 7.4%. The amount of household waste dealt with through landfill over the period fell by 13.3% whilst the amount recycled increased by 39.3%.

Chart 77 compares Edinburgh to the Scottish average in terms of amount of household waste generated per resident.

Chart 75: Household waste 2011 to 2017

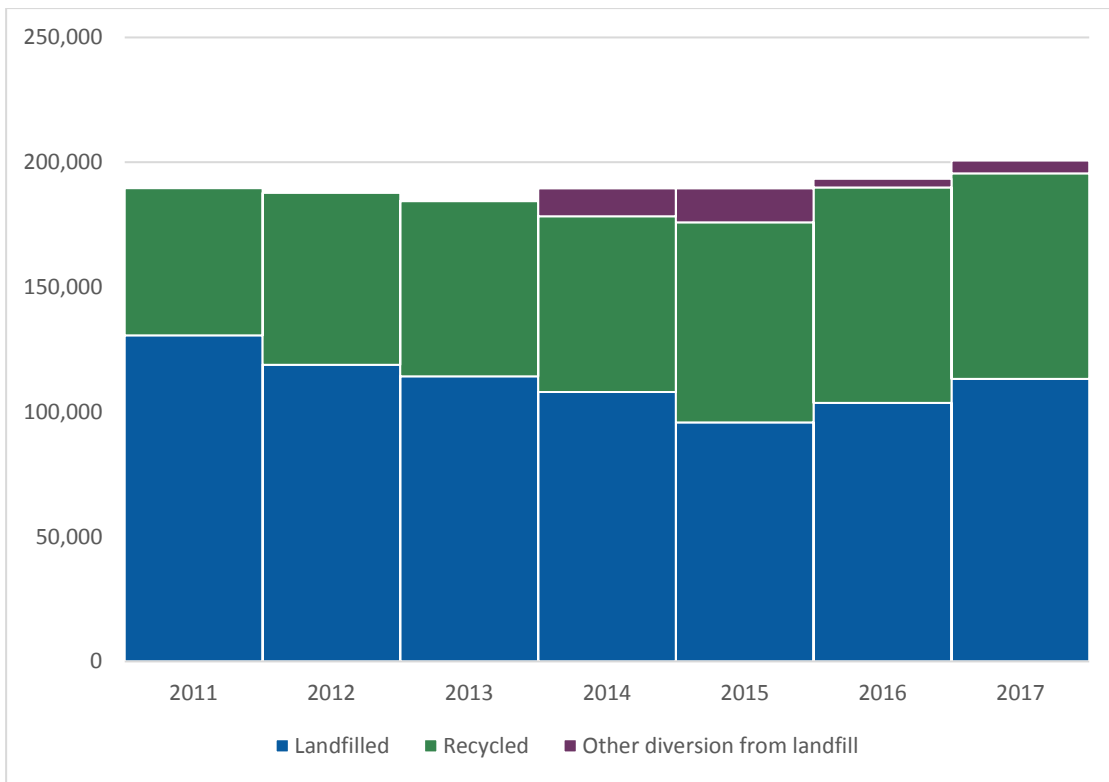


Chart 76: Business waste generated 2011 to 2016

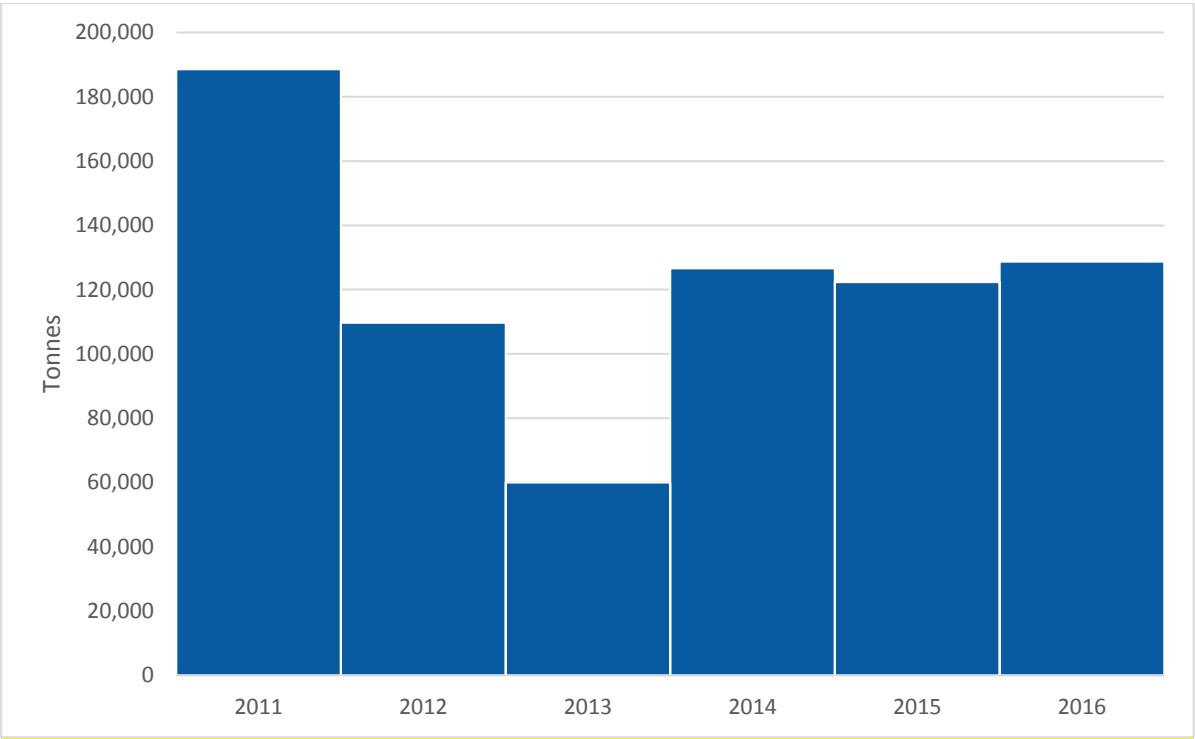
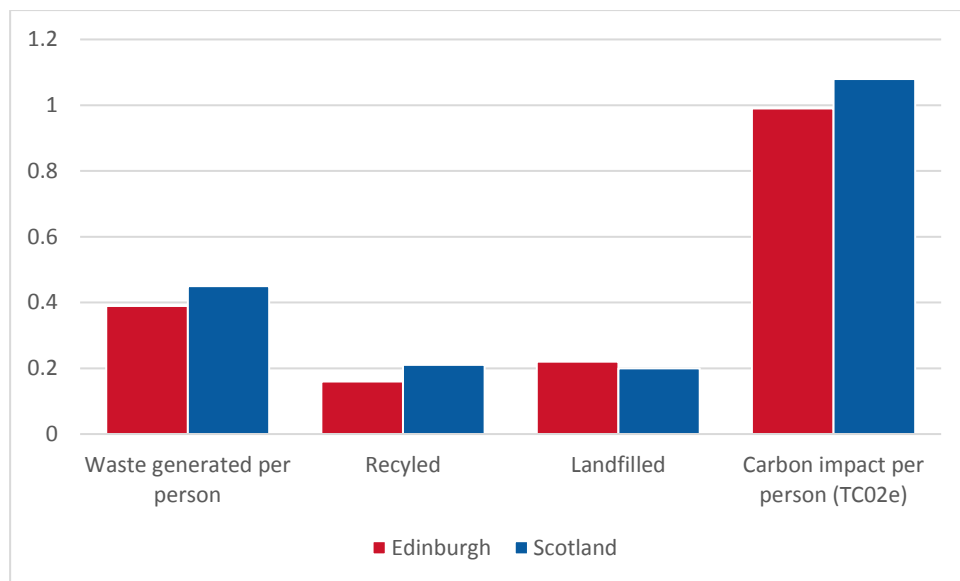


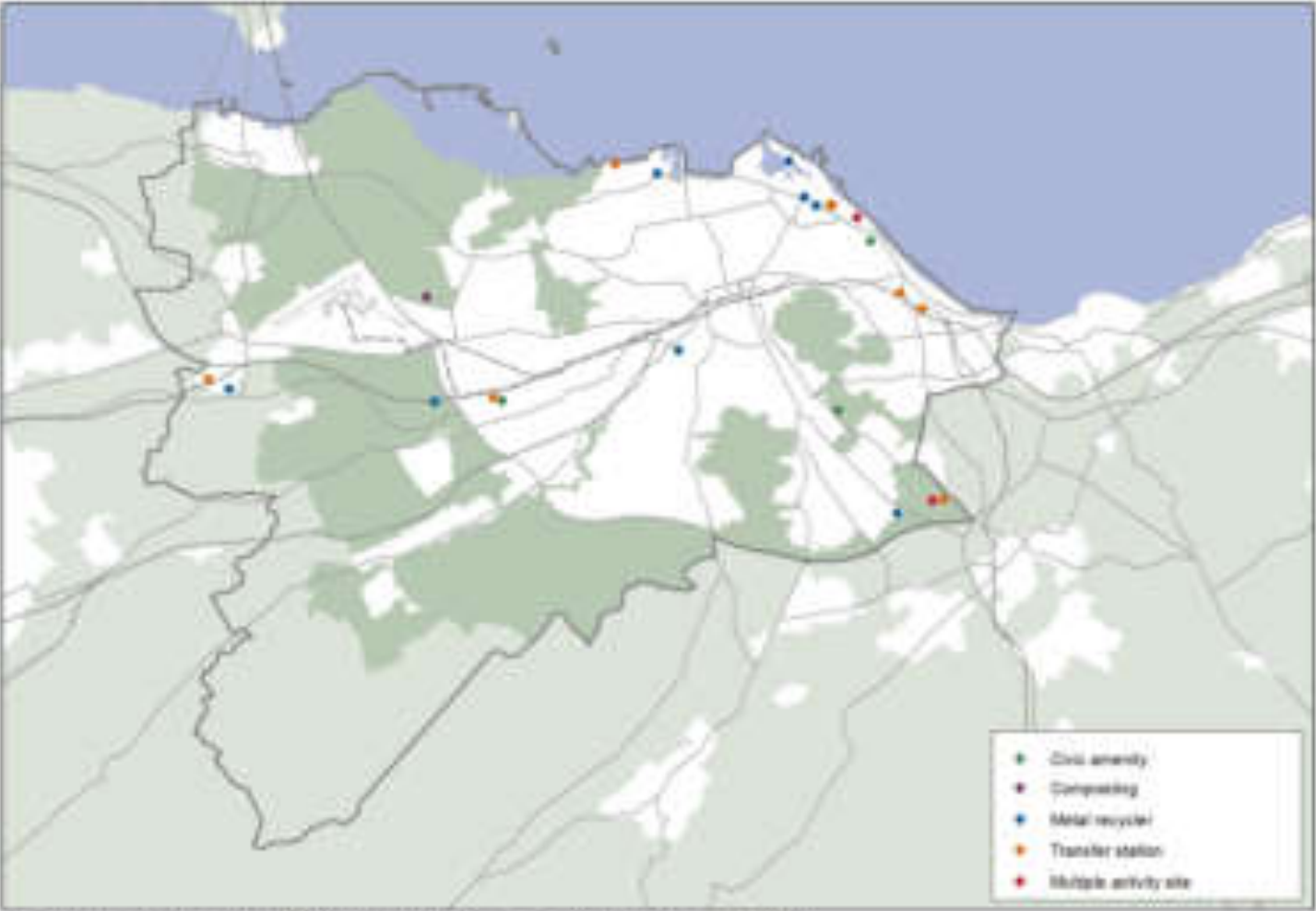
Chart 77: Household waste per person 2017 (tonnes)**Waste management facilities**

There are currently 22 licensed waste management facilities operating in Edinburgh. These are shown on map 56 below.

City of Edinburgh Council operates 4 licensed waste management sites:

- Sighthill Community Recycling Centre at Bankhead Avenue
- Old Dalkeith Road Community Recycling Centre
- Seafield Community Recycling Centre at Fillyside Road.
- Braehead Quarry Civic Amenity Site

Map 56: Waste management facilities



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The Council's Waste and Recycling Strategy was published in 2010, and covers the period to 2025. A review of the strategy took place in 2018. To deal with municipal needs two new/enhanced waste transfer stations are identified at Bankhead and Seafield. The three existing Household Waste Recycling Centres will remain. The provision of household waste recycling centres will be kept under review as the city grows.

A food processing facility at Millerhill opened during 2016 and an energy recovery centre is due to open in 2019.

Powderhall Waste Transfer Station (safeguarded in LDP1) was previously used to sort and compact waste prior to it being transferred to a landfill site at East Barns in East Lothian. The Waste Transfer Station was closed in late-2016, with alternative facilities being used on an interim basis until the new energy-from-waste plant at Millerhill enters service in 2019. The Millerhill facility is safeguarded for waste processing uses in the Midlothian Local Development Plan November 2017.

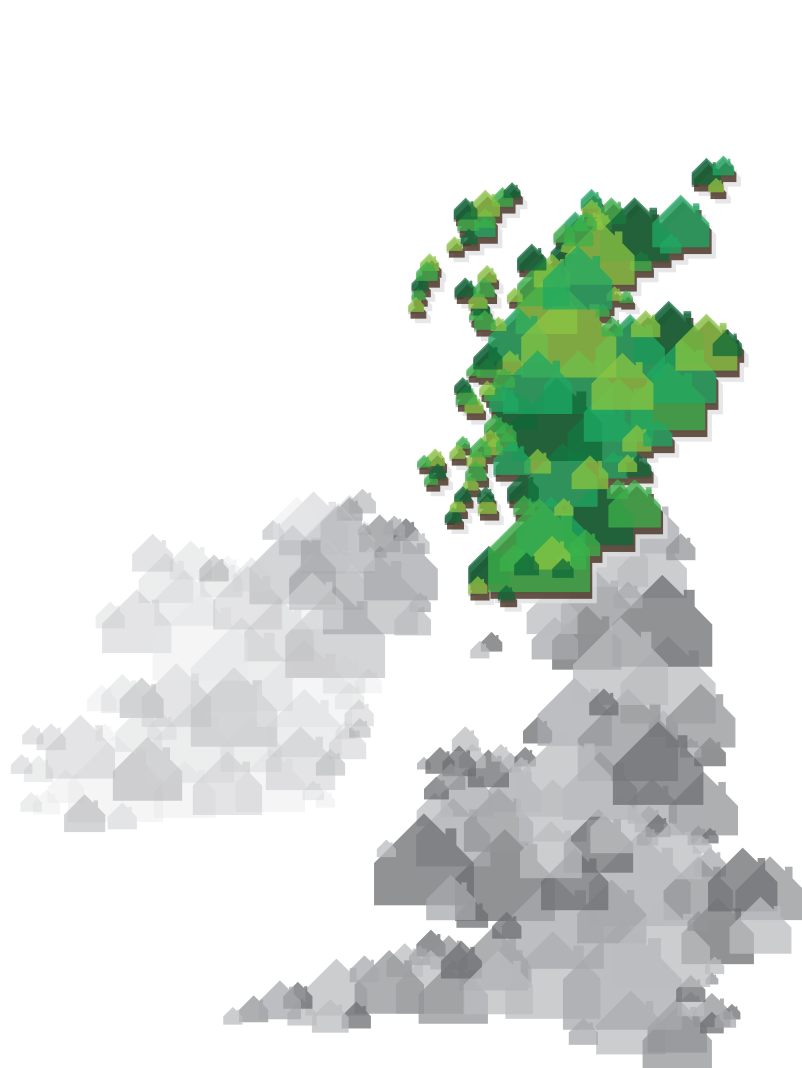
Minerals

The only mineral activity in Edinburgh is the working of hard rock for use in the construction industry. There are 4 consented aggregate quarries; Hillwood at Ratho, Bonnington Mains, Ravelrig and Craigiehill. Craigiehill is subject to a review of a dormant minerals permission for restoration of the quarry. Policy RS5 protects these sites. This policy has not been used over the last five years.

SEsplan updated Minerals Technical Note indicates that the supply of aggregates remains in excess of 10 years with levels of supply at 32-34 years for sand and gravel and 15-32 years for hard rock. A Minerals Working Group is being established by SEsPlan. This group will review the aggregate resources of the city region (based on Scottish Government minerals survey data and relevant locally sourced information) to ensure there is a sufficient aggregates landbank of permitted reserves for construction aggregates of at least 10 years.

There are deposits of coal in the west and south east and small areas of peat in the south west.

Economic Impact of Self-Catering Sector to the Scottish Economy



produced by
frontline
curious · committed · smart · proactive

for Association of Scotland's Self Caterers
and the Professional Association of Self-Caterers

August 2021

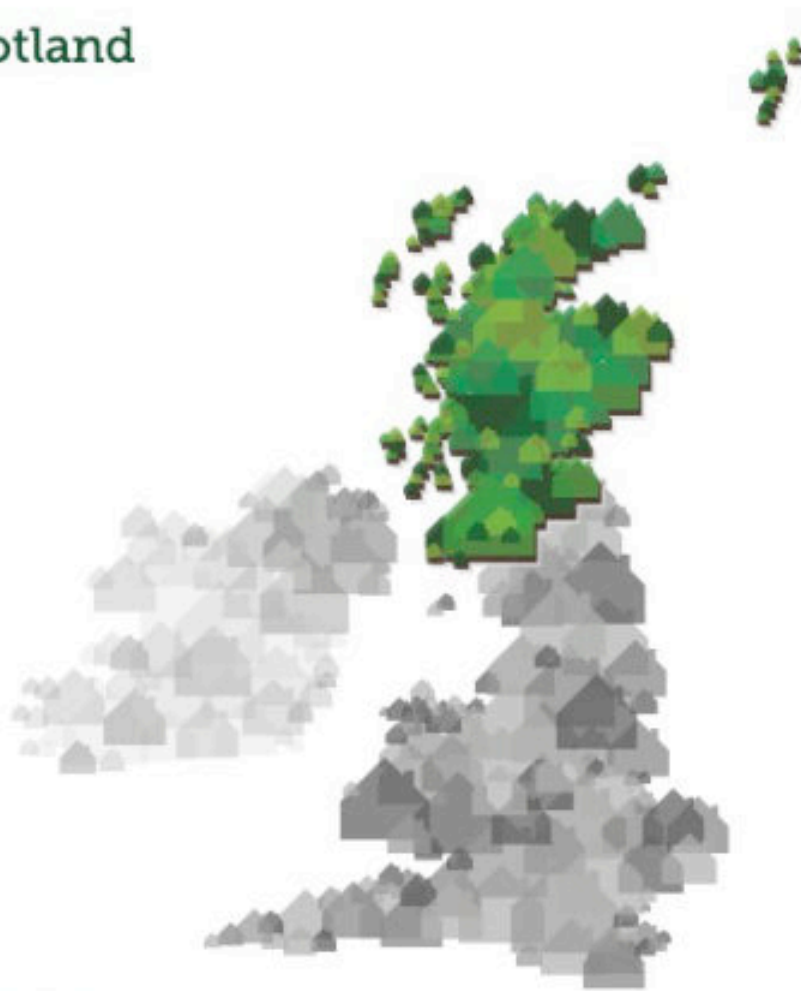
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This economic impact assessment was sponsored by SuperControl

1 Executive Summary

Scotland

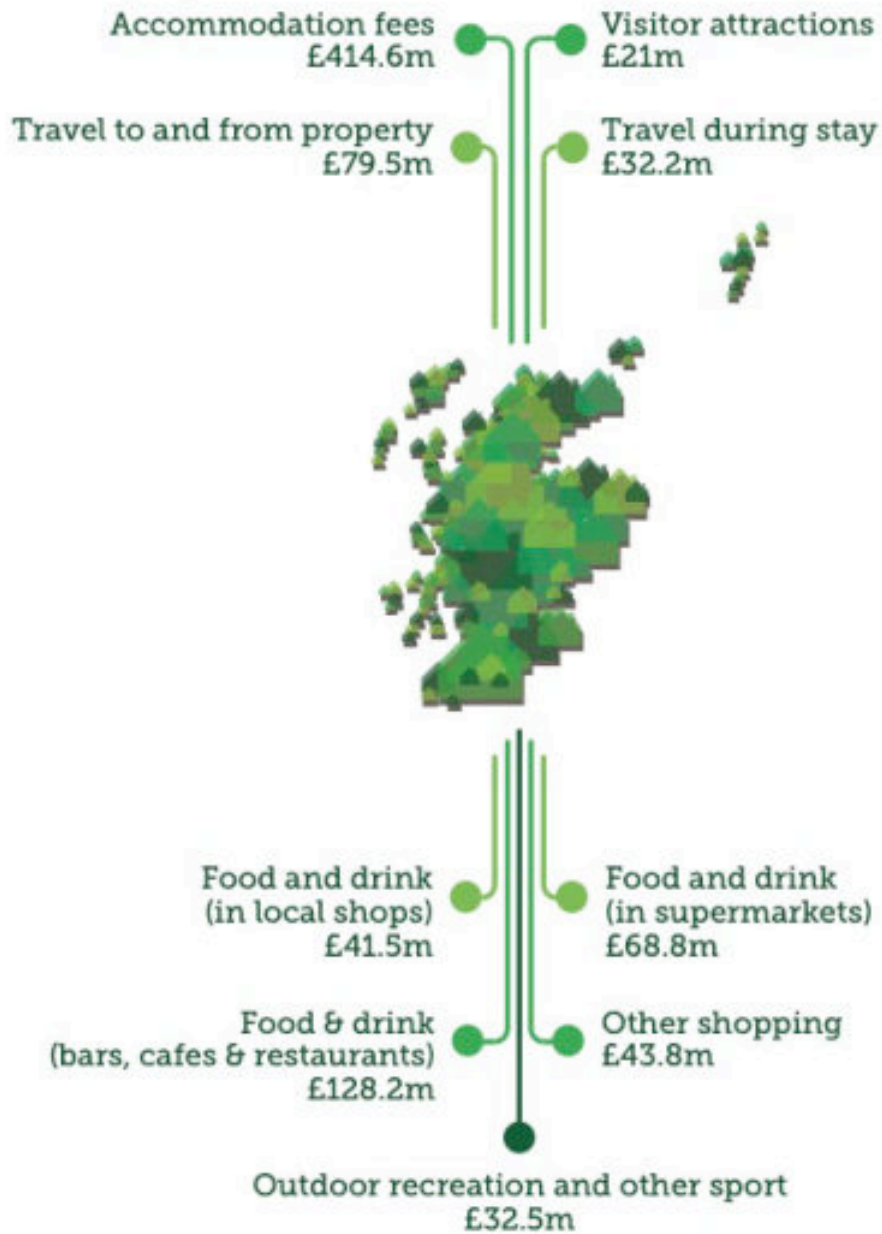


- 17,794 properties
- 2.4 million visitor nights per year
- £867.1 million total visitor spend
- Supports 23,979 FTE jobs
- £672.3 million Contribution to the Scottish economy

Areas with the greatest number of properties

1. Highland & Western Isles (5,580)
2. Dunbartonshire / Argyll & Bute (2,343)
3. Lothian (1,870)
4. Tayside (1,432)
5. Dumfries & Galloway (1,386)

Gross Visitor Spend by Item (Scotland)



2 Introduction

Since 2010 tourism has been the fastest growing sector in the UK in employment terms¹. By 2025, Britain aims to have a tourism industry worth over £257bn, supporting 3.8 million jobs. This is equivalent to almost 10% of UK GDP and around 11% of the total UK jobs².

The sector is predicted to grow at an annual rate of 3.8% through to 2025 – faster than the overall UK economy (with a predicted annual rate of 3% per annum) and much faster than sectors such as manufacturing, construction and retail³.

The Deloitte *Tourism: Jobs and Growth Report*⁴ found that the marginal revenue required to create a job in UK tourism is estimated to be around £54,000. For every 1% increase in total expenditure in UK tourism, it might be expected that full-time equivalent employment will increase by 0.9%.

Self-catering is an important component of the tourism industry. In order to fully understand its contribution, the Association of Scotland's Self-Caterers (ASSC) and the Professional Association of Self-Caterers UK (PASC UK) commissioned Frontline Consultants (Frontline) to carry out an independent Economic Impact Assessment of the self-catering industry in the UK. This includes an overall UK-wide report, providing headline findings for the UK and its four countries; plus detailed individual country reports for England, Scotland, Wales and Northern Ireland.

This report is for Scotland.

2.1 Research objectives

The **objectives of the economic impact assessment** were to:

- assess expenditure by property-owners and managers, and visitors in the local economy
- provide an independent, evidence-based, understanding of the direct and indirect economic impact/contribution of the self-catering sector in Scotland
- estimate the full-time equivalent jobs supported by the sector
- assess the impact of Covid-19 – presenting feedback from 2019 and 2020

2.2 Methodology

The UK self-catering sector is diverse and made up of a number of small businesses. It is inherently difficult to gather a complete data set on the sector. In order to develop the economic model an 8-month data gathering exercise was undertaken to understand the number and make-up of self-catering properties across the UK.

The **number of self-catering properties** in each country was determined as follows:

- England and Wales – VOA registrations
- Scotland – NDR registrations
- Northern Ireland – Local Authority registrations

¹ <https://www.visitbritain.org/visitor-economy-facts>

² <https://www.visitbritain.org/visitor-economy-facts>

³ <https://www.visitbritain.org/visitor-economy-facts>

⁴ https://www.visitbritain.org/sites/default/files/vb-corporate/Documents-Library/documents/Tourism_Jobs_and_Growth_2013.pdf

The **make-up of those self-catering properties** was based on a review of 1,000,724 transaction records provided to us by SuperControl to understand:

- property size
- occupancy levels for each property on each day of the year

The model includes over a million separate economic impact calculations, which were then reaggregated to produce as accurate as possible an estimate of the true economic impact of the sector.

This is a comprehensive approach that avoids any double counting and uses only verified data.

While these datasets are not 100% of the UK market, they are substantial, and provide the most comprehensive assessment of the sector to date. Findings therefore provide a conservative estimate of the scale of the self-catering sector.

3 Operators Survey

This section provides evidence from an e-survey of self-catering operators across Scotland. The survey was open from February-April 2021 and distributed by key partners.

3.1 Composition of the overall Scotland self-catering industry

Based on the information provided by NDR registrations and data provided by SuperControl, in **2020 there were 17,794 self-catering properties operating in Scotland. The majority of these were three bedroom or less properties.** Table 2.1 provides a breakdown of these by region and number of bedrooms.

Table 2.1: Composition of the industry

Location	Total number of bedrooms					Total Number of properties
	0-1	2	3	4	5+	
Ayrshire	16%	50%	16%	10%	9%	840
Central Scotland	14%	34%	26%	14%	11%	621
Dumfries & Galloway	13%	34%	34%	9%	11%	1,386
Dunbartonshire / Argyll & Bute	14%	32%	27%	13%	14%	2,343
Fife	8%	34%	31%	11%	16%	704
Glasgow City	22%	34%	22%	13%	10%	200
Grampian	17%	39%	28%	10%	7%	1,153
Highland & Western Isles	17%	39%	27%	9%	8%	5,580
Lanarkshire	11%	61%	11%	11%	6%	123
Lothian	20%	38%	28%	5%	9%	1,870
Orkney & Shetland	7%	57%	29%	0%	7%	672
Renfrewshire	30%	30%	20%	0%	20%	78
Scottish Borders	14%	38%	23%	13%	12%	792
Tayside	20%	20%	20%	20%	20%	1,432
Total	16%	37%	27%	10%	11%	17,794

(Source: ASSC⁵)

3.2 Sampling methodology and geographic locations

Self-catering properties across Scotland were invited to participate in the research. This was done by the various sponsor groups reaching out to operators, encouraging them to complete an e-survey.

The Steering Group and Frontline came together at various stages throughout the project to review the response rates, identifying which geographic areas were under-represented and those were targeted accordingly.

945 operators running a total of 2,173 properties across Scotland responded to the survey, giving a 99% confidence +/- 3% margin of error. This means that there is a 99% probability that the sample accurately reflects the wider population and is therefore representative of the self-catering sector in Scotland.

⁵ ASSC provided data on the total number of self-catering properties in Scotland based on units on non-domestic business rates (NDR). The breakdown by number of bedrooms is based on data provided by SuperControl

The geographic location of the surveyed self-catering operators was broadly representative of the sector as a whole with most regions having a minimum of 10% response rate with the exception of Glasgow City, Lothian and Renfrewshire.

Table 2.2: Location of surveyed self-catering operators

Location	Surveyed operators		Total number of properties across Scotland	Percentage of properties consulted
	Number of operators	Number of properties ⁶		
Ayrshire	48	110	840	13%
Central Scotland	27	62	621	10%
Dumfries & Galloway	58	133	1,386	10%
Dunbartonshire / Argyll & Bute	103	237	2,343	10%
Fife	49	113	704	16%
Glasgow City	7	16	200	8%
Grampian	56	129	1,153	11%
Highland & Western Isles	239	550	5,580	10%
Lanarkshire	10	23	123	19%
Lothian	57	129	1,870	7%
Orkney & Shetland	25	58	672	10%
Renfrewshire	2	5	78	6%
Scottish Borders	43	99	792	13%
Tayside	205	472	1,432	33%
Unknown	16	37	-	
Total	945	2,173	17,794	12%

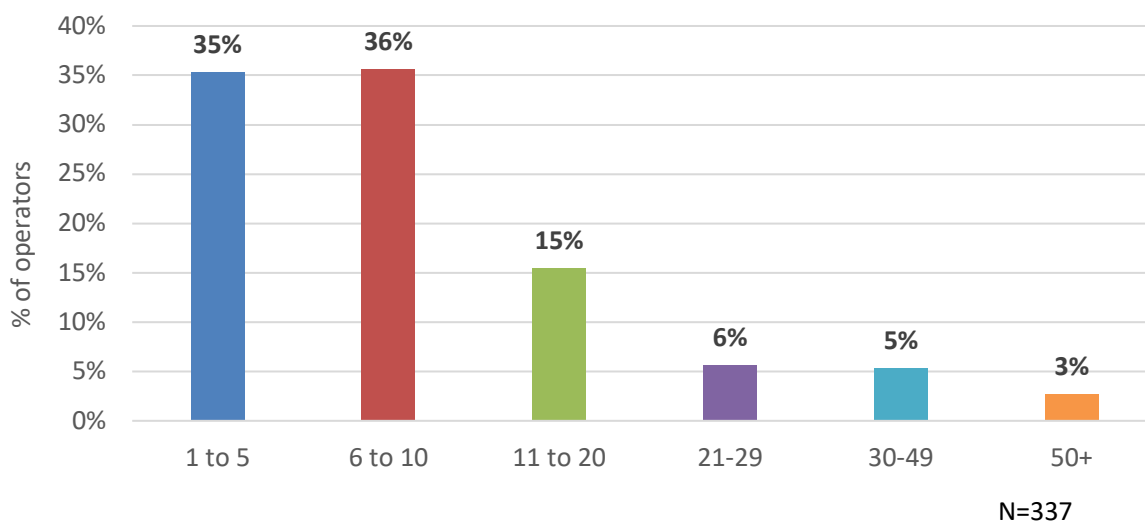
Source: Frontline Self-Catering Operator Survey, 2021

3.3 Property summary

Operators ran or owned, on average, 2.3 properties. Properties owned, ranged from one to 60 with 60% owning just one.

Over two-thirds (71%) of properties have capacity for up to ten people.

Figure 2.1: Number of Guests



⁶ We only had a response from 329 operators on number of properties owned/run and have therefore used the average (2.3) and factored this up to total operators responding

3.4 Length of season and occupancy rates

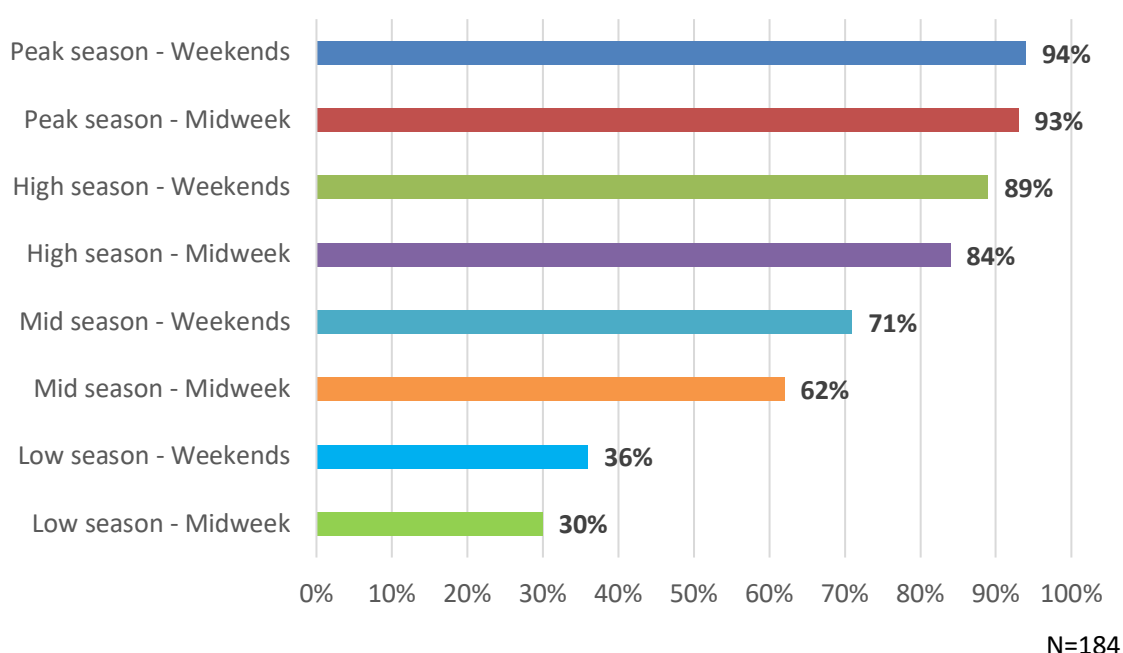
In 2019 the majority of self-catering properties (93%, 202⁷) operated all year round. In 2020 this reduced, with only 75% (142) operating all year; this was due to Covid-19 lockdown restrictions.

Surveyed operators were asked what they considered to be their peak, high, mid and low seasons during a standard operating year. Generally their responses were:

- peak = July, August, Christmas and New Year
- high = May, June and September
- mid = April and October
- low = January, February, March, November and December

Operators were also asked to report their typical occupancy rates for the following:

Figure 2.2: Average occupancy rates of self-catering properties



At peak, occupancy levels reached an average of 94% at the weekend and 93% midweek. During high season occupancy was 89% at the weekend and 84% during the week. Mid-season occupancy levels were 71% at the weekend and 62% mid-week with low season dropping to 36% at the weekend and 30% mid-week.

Operators were also asked about their average weekly occupancy level between 3 July and 30 September 2020 and the same period in 2019.

Table 2.4: Average weekly occupancy level between 3 July and 30 September (2019 and 2020)

	Under 10%		11-25%		26-50%		51-75%		76-90%		91% or above	
	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020
Scotland	12% (23)	1% (2)	7% (13)	1% (2)	14% (26)	3% (5)	18% (34)	9% (16)	19% (37)	25% (44)	30% (58)	61% (110)

⁷ The response rate is lower for this question as many respondents opted for us to use the data held by SuperControl.

The same was asked for the period of the 1 October and 30 November 2020 and 2019 as shown below.

Table 2.5: Average weekly occupancy level between 1 October and 30 November (2019 and 2020)

	Under 10%		11-25%		26-50%		51-75%		76-90%		91% or above	
	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020
Scotland	38%	3%	17%	6%	23%	22%	10%	30%	7%	23%	6%	15%
	(72)	(6)	(32)	(11)	(44)	(40)	(19)	(54)	(13)	(41)	(11)	(26)

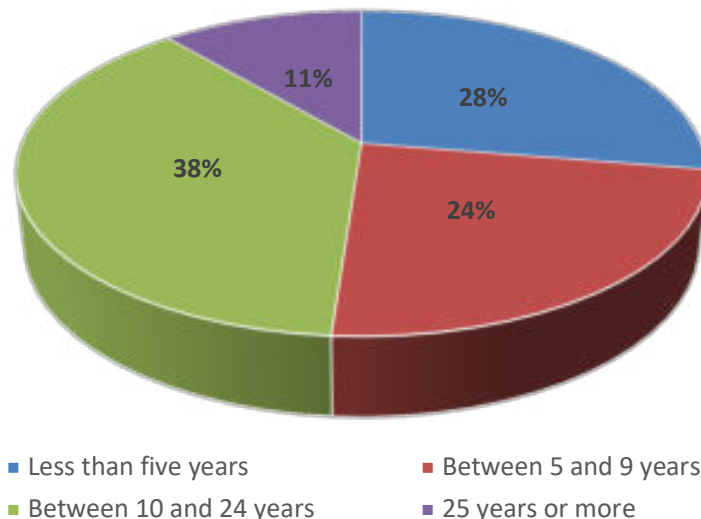
Occupancy levels provided by operators completing the survey were significantly higher than the occupancy levels derived from SuperControl data. The SuperControl data was based on 4,594 properties in Scotland and therefore this data was used to calculate the economic impact. Occupancy data from SuperControl can be seen in Appendix 1 and is more in line with general tourism occupancy figures.

92% (199) of operators had a minimal length of stay. This was, on average, 3.6 nights.

3.5 Property ownership and financial data

In just under half of cases, operators saw their self-catering properties as long-term investments, with 49% (317) of operators noting that they had owned and operated their properties for more than ten years.

Figure 2.3: Length of time survey participants have owned/operated their self-catering property



N=649

The vast majority of respondents (88%, 589) paid business rates for their properties.

Operators were asked to provide details of their turnover across 2017, 2018, 2019 and 2020. Table 2.6 shows the averages as well as total turnover across surveyed operators. This demonstrates that until 2020, average operator turnover was increasing (15% from 2017 through to 2019). **Not surprisingly the turnover drop in 2020 was significant, with a fall of 45% compared to 2019.**

Table 2.6: Operator turnover

	2017	2018	2019	2020
Number of respondents	204	224	253	256
Average turnover	£41,037	£43,379	£47,318	£26,114
Total turnover	£8,371,632	£9,716,897	£11,971,447	£6,685,061

When asked about their property portfolio, **80% (259) said it remained the same during 2020** with a further 13% (43) saying it decreased and 7% (22) saying it increased. **During 2021, 77% (250) expect it to stay the same**, 13% (4) expect it to decrease while 10% (32) expect it to increase.

3.6 Cancellation policy

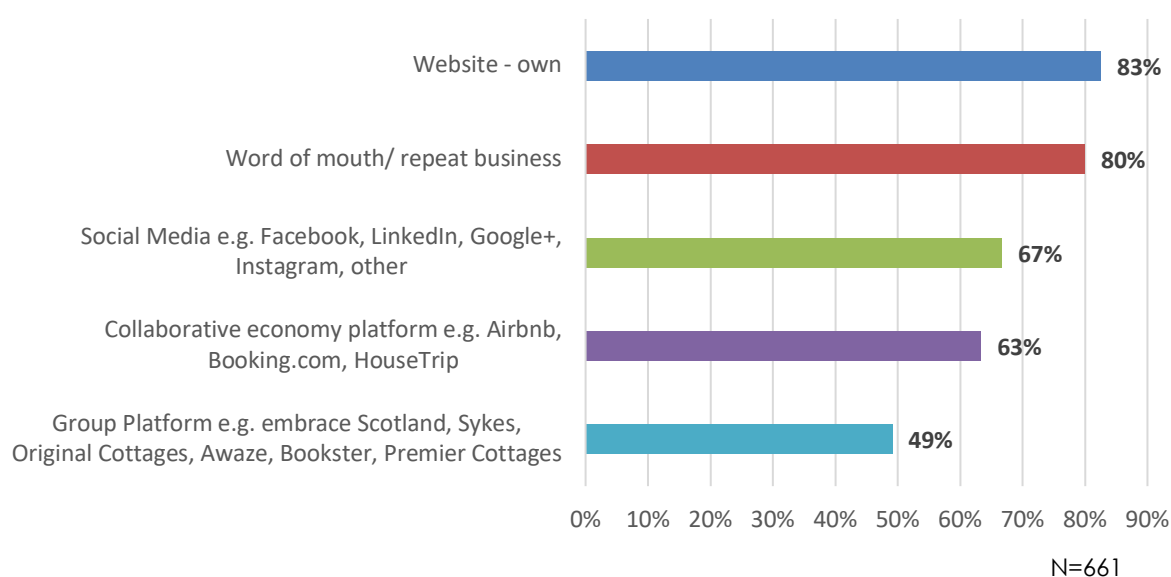
The majority (85%, 528) of operators stated that their cancellation policies became more flexible during Covid-19 with 12% (77) saying they stayed the same and just 3% (17) said their policy got stricter. Operators responded as follows about their cancellation policy:

- **38% (235) had bookings fully refundable up to a certain number of days** prior to arrival
- **25% (155) provided a partial refund depending on how close to arrival they cancel**
- **24% (151) had fully flexible bookings and would refund up to the day of arrival**
- **7% (42) stated that anything paid by the guest at the point of cancellation is non-refundable**
- **6% (37) had non-refundable bookings unless guests re-book the dates**

3.7 Property promotion

Operators were asked how they promote and market their properties. Results are shown in Figure 2.4. Operators were asked to tick all that applied. **Website (83%) and word of mouth (80%)** were the most popular used methods of promotion.

Figure 2.4: Routes to promote and market rental properties



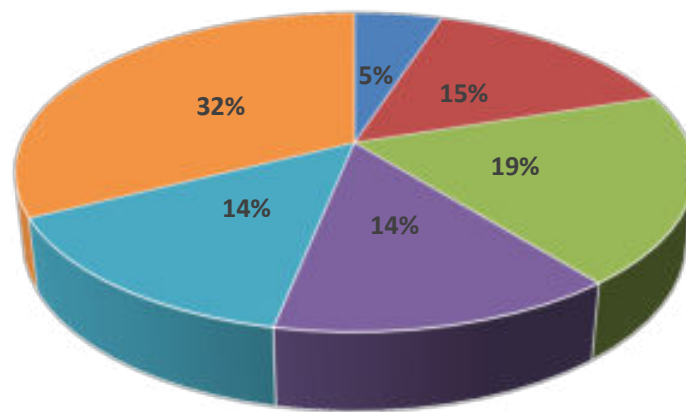
When looking at social media platforms in more detail, operators noted using the following:

- Facebook 95% (515)
- Instagram 52% (280)
- LinkedIn 13% (70)

3.8 Visitors and tourist season

Operators were asked what was the average capacity that their business was open during 2020 (this excludes periods of lockdown or when properties were in the highest tiers and could not open). Findings were as follows:

Figure 2.5: Average capacity during Covid-19



- not operating/closed our business
- 1% - 25% capacity
- 26% - 50% capacity
- 51% - 75% capacity
- 76% - 99% capacity
- 100% capacity

N=660

5% (33) were not operating at all while 32% (214) were at 100% capacity.

3.9 Accessibility, community integration and environment

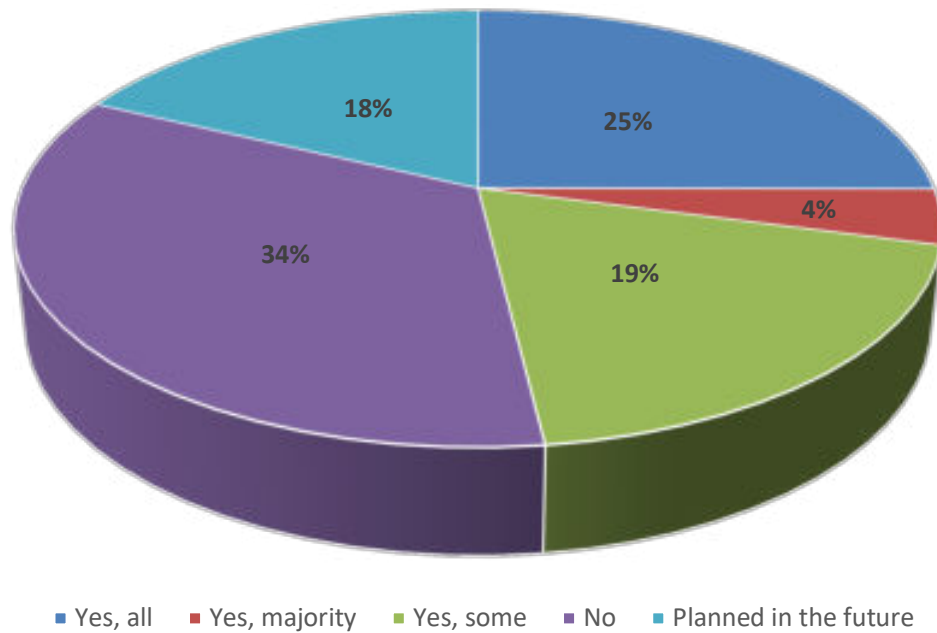
37% (202) of operators have properties that have accessibility features with a further 13% (27) planning for these in the future.

Some of the most common accessibility features included:

- no stairs or steps to enter (87%, 175)
- step-free path to entrance (79%, 169)
- wide entrance for guests (67%, 136)
- well-lit path to entrance (64%, 130)
- wide hallways (56%, 113)
- step-free shower (47%, 96)
- handheld shower head (42%, 85)

Operators were asked if their properties have green credentials. Just under half (48%, 259) said yes to some degree with a further 18% (95) planning for such credentials in the future.

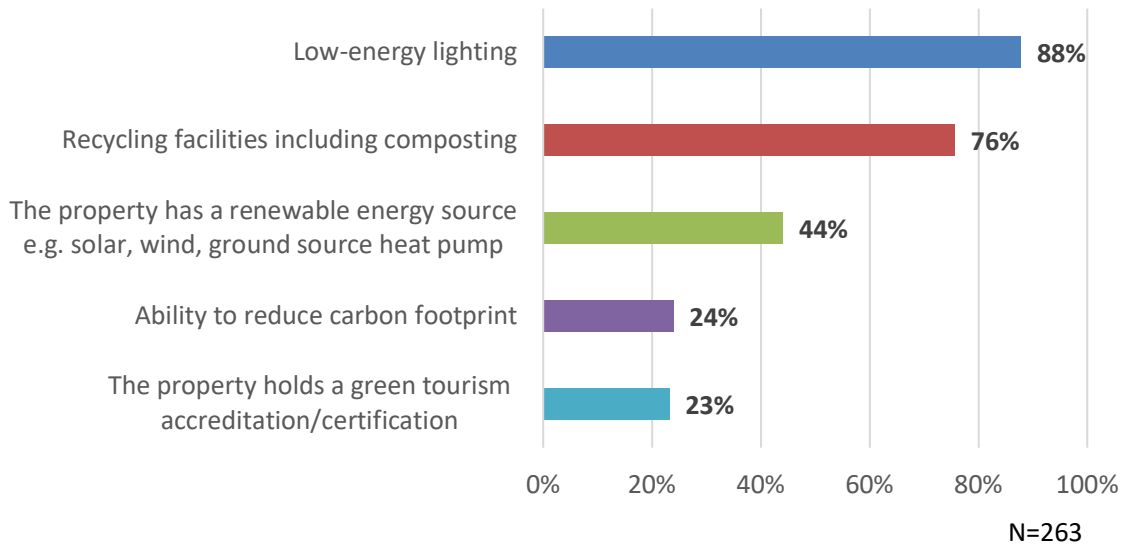
Figure 2.6: Properties with green credentials



N=537

Green credentials are highlighted in Figure 2.7. 88% of operators had low-energy lighting, 76% recycling facilities and 44% had a renewable energy source.

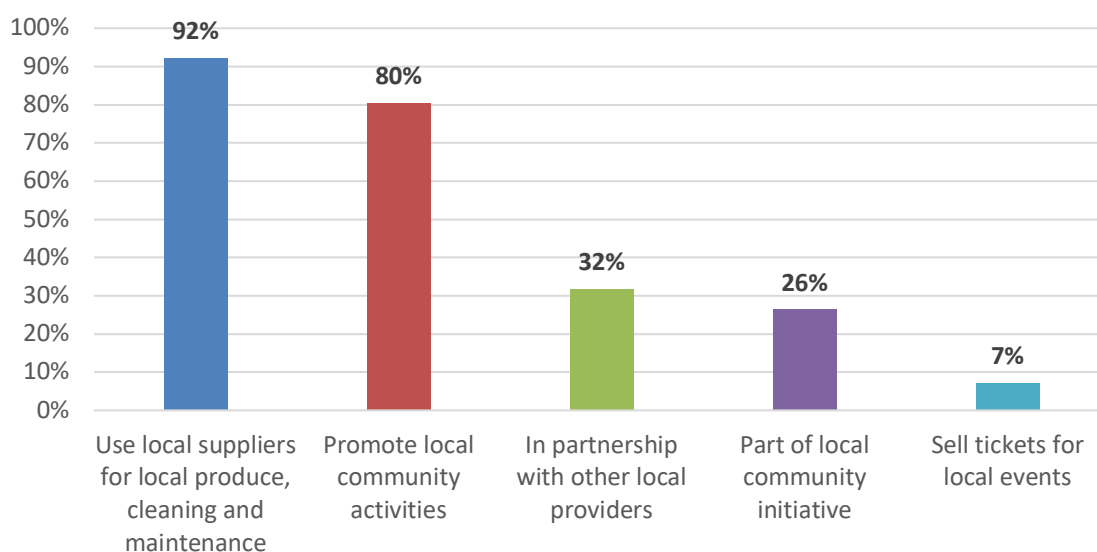
Figure 2.7: Green credentials held



N=263

Operators noted the following ways in which their business integrates with the local community.

Figure 2.8: Integration with local community



N=515

3.10 Staffing and expenditure

Surveyed operators were asked about staff numbers in part and full-time roles (Table 2.7). Results show that **during high season operators employed, on average, 1.5 staff fulltime and 3.3 part time (paid staff). During low season, fulltime staff dropped to 0.6 while part time staff reduced to 2.2.** Unpaid staff dropped from 2.1 fulltime in high season to 0.8 in low season. While part time went from 4.1 in high season to 6.7 in low season.

Table 2.7: Average number of staff in employment 2019

	High season				Low season			
	<i>Paid employment</i>		<i>Unpaid employment</i>		<i>Paid employment</i>		<i>Unpaid employment</i>	
	Total	Avg. per operator	Total	Avg. per operator	Total	Avg. per operator	Total	Avg. per operator
Full time (35 hours per week or more)	163	1.5	269	2.1	55	0.6	83	0.8
Part time (25-35 hours per week)	30	0.4	56	0.6	13	0.2	157	1.3
Part time (15-25 hours per week)	38	0.4	75	0.8	33	0.5	296	1.5
Part time (5-15 hours per week)	92	0.8	219	1.3	55	0.6	260	1.8
Part time (0-5 hours per week)	164	1.7	213	1.4	82	0.9	82	2.1

Surveyed operators were asked to provide details of their expenditure, for a range of areas in the last full financial year (2019) and then future expenditure in 2020. The total expenditure for each is presented in Tables 2.8 and 2.9. Findings show that current and or future spend is almost half of spend in 2019.

Table 2.8: Spend in 2019⁸

	2019	
	Total expenditure	Avg. per operator
Wages and salaries (including cleaning staff)	£4,218,798	£13,293
Capital expenditure on your property (including extensions and property maintenance)	£5,783,930	£18,245
Agency and OTA fees	£820,829	£2,589
Painting and decorating	£848,202	£1,527
Food and drink, welcome pack consumables	£269,142	£849
Furnishings	£538,984	£1,700
Laundry	£566,346	£1,786
Business services (e.g. accountancy, web design and booking systems)	£511,911	£1,630
Cleaning and cleaning products & equipment (excluding staff salaries)	£300,156	£953
Maintenance (gardening, window cleaning, plumber)	£399,347	£1,260
Marketing (online, printed)	£236,849	£1,031
Accessibility features	£8,440	£27
Green credentials	£45,969	£146
Other (specify what)	£409,456	£1,296
Total expenditure	£14,137,530	£46,332

N=318

Table 2.9: Current or future spend in 2020⁹

	2020		
	Total expenditure	Avg. per operator	Change since 2019
Wages and salaries (including cleaning staff)	£2,283,985	£7,228	-46%
Capital expenditure on your property (including extensions and property maintenance)	£2,364,821	£7,507	-59%
Agency and OTA fees	£428,568	£1,352	-48%
Painting and decorating	£291,647	£920	-66%
Food and drink, welcome pack consumables	£138,499	£437	-49%
Furnishings	£349,985	£1,104	-35%
Laundry	£393,150	£1,240	-31%
Business services (e.g. accountancy, web design and booking systems)	£399,904	£1,261	-22%
Cleaning and cleaning products & equipment (excluding staff salaries)	£218,298	£691	-27%
Maintenance (gardening, window cleaning, plumber)	£422,535	£1,333	+6%
Marketing (online, printed)	£243,537	£768	+3%
Accessibility features	£2,790	£8	-67%
Green credentials	£13,294	£42	-71%
Other (specify what)	£30,800	£109	-92%
Total expenditure	£7,581,813	£24,000	-49%

N=318

⁸ Reporting where the majority of the financial year was in 2019.

⁹ Reporting where the majority of the financial year was in 2020.

Per property, expenditure was £20,144 in 2019 reducing to £10,435 in 2020. This is based on operators owning, on average, 2.3 properties.

Grossing that spend up to the total population (17,794 self-catering properties across Scotland), operators spent a total of £358.4m in 2019 reducing to £185.7m in 2020. Table 2.10 shows grossed total expenditure.

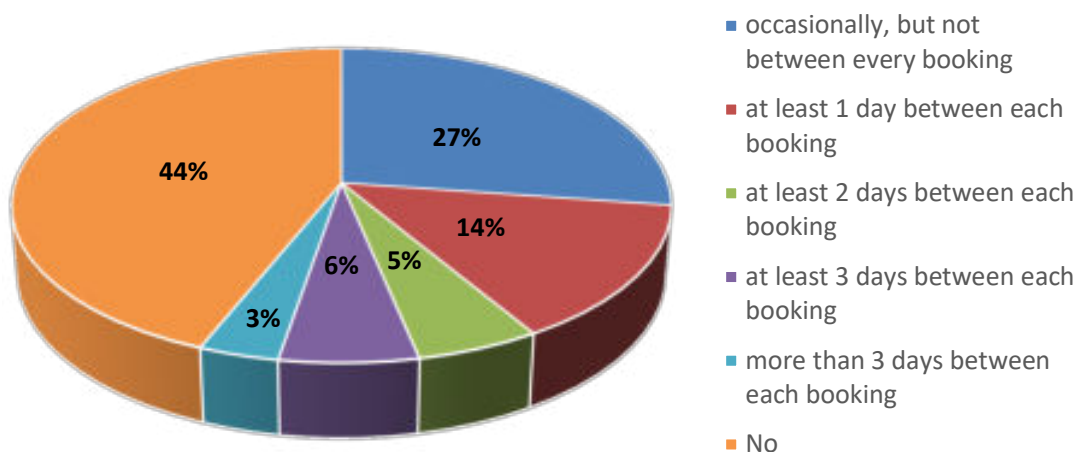
Table 2.10: Grossed current or future spend on each of the following

2019				2020			
Total expenditure	Avg. per operator	Avg. per property	Grossed to total population	Total expenditure	Avg. per operator	Avg. per property	Grossed to total population
£14,679,442	£46,332	£20,144	£358.4	£7,581,813	£24,000	£10,435	£185.7m

12% (49) of operators stated that they had taken on additional staff (full time or part-time) to assist with the government endorsed cleaning protocols and reopening guidelines. **On average operators employed an additional 1.5 cleaning staff.**

Furthermore, 87% (322) noted that **cleaning costs increased as a result of Covid-19**. Over half (56%) said that they were blocking days between bookings for additional cleaning as shown in Figure 2.9. Over one quarter (27%) said they occasionally blocked for cleaning, but not between every booking while 28% had between 1-3 days blocked for cleaning between each booking. 44% did not block for cleaning.

Figure 2.9: Additional cleaning days



N=319

Thinking about now and in the future, operators were asked how much they have or will have invested in their properties last year, this year and next year. Table 2.11 summarises the investment.

Table 2.11: Operator investment

	Last financial year (2019/20)	This financial year (2020/21)	Next financial year (2021/22)
Less than £10k	61% (212)	81% (261)	85% (247)
£11k to £25k	25% (87)	16% (52)	12% (36)
£26k up to £50k	8% (28)	2% (8)	2% (5)
Over £51k	6% (22)	3% (11)	1.5% (4)

4 Visitors Survey

An online visitor survey was open from March - May 2021. The survey was disseminated widely by sponsors and stakeholders. **718 visitors completed the survey.** Table 3.1 shows the spread of visitors across the Scottish regions. Visitors were asked to tell us about a visit in 2020 i.e., during Covid-19 (**Visit 1**) and during 2019 (**Visit 2**).

Table 3.1: Location of holiday self-catering properties visited

Location	Visitors	
	Visit during 1 (2020)	Visit during 2 (2019)
Ayrshire	62	79
Central Scotland	33	26
Dumfries & Galloway	48	40
Dunbartonshire / Argyll & Bute	68	72
Fife	26	32
Glasgow City	3	10
Grampian	32	25
Highland & Western Isles	256	223
Lanarkshire	-	2
Lothian	38	48
Orkney & Shetland	12	10
Renfrewshire	1	1
Scottish Borders	26	25
Tayside	113	88
Total consulted	718	681

Source: *Frontline Self-Catering Visitor Survey, 2021*

4.1 Visitor origin and number of trips

The majority of survey participants lived in Scotland (60%) with 37% from England. 1% were from Wales and 0.1% from Northern Ireland. 2% came from outside the UK.

Table 3.2: Visitor home country

Location	Visitors
Scotland	60% (433)
England	37% (266)
Wales	1% (5)
Northern Ireland	0.1% (1)
Outside the UK ¹⁰	2% (13)

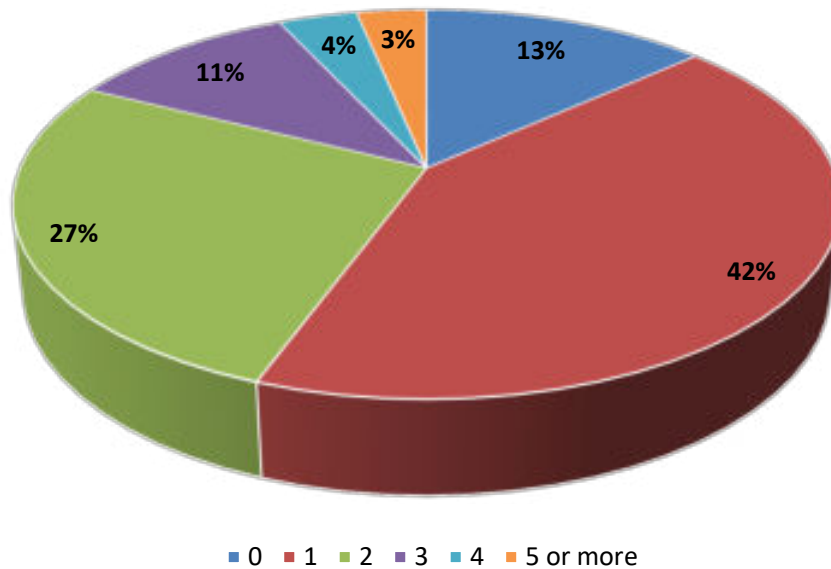
Source: *Frontline Self-Catering Visitor Survey, 2021*

N=718

¹⁰ This is an underrepresentation of actual overseas numbers and is a result of difficulty in engaging this group to participate in the study.
AS1006-00 Scotland

13% of respondents had not stayed in a self-catering property in the UK during the last 12 months (up until November 2020) with a further 42% staying only once. 27% stayed twice.

Figure 3.1: Number of visits to self-catering properties in the past 12 months (up to and including November 2020)

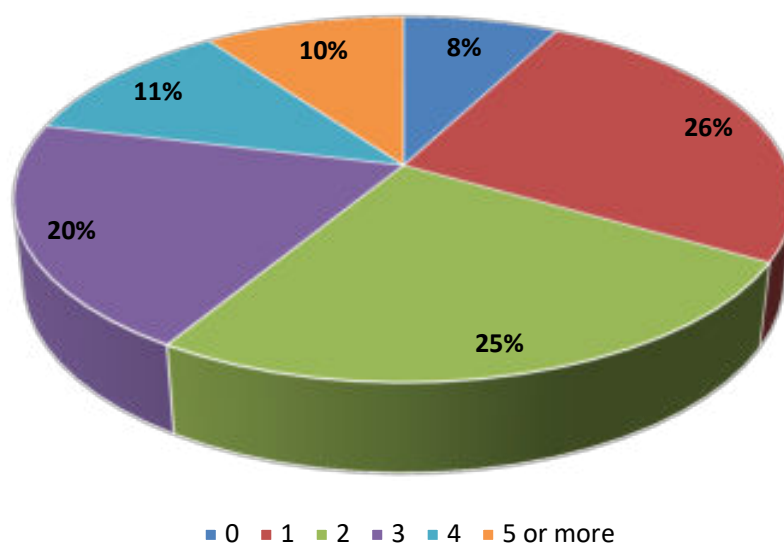


Source: Frontline Self-Catering Visitor Survey, 2021

N=705

Looking at the year before (up to November 2019), just over half of respondents (51%) had stayed in a self-catering property once or twice. A further 41% stayed three or more times with just 8% saying they did not stay in a self-catering property during this time.

Figure 3.2: Number of visits to self-catering properties in the past 12 months (up to and including November 2019)



Source: Frontline Self-Catering Visitor Survey, 2021

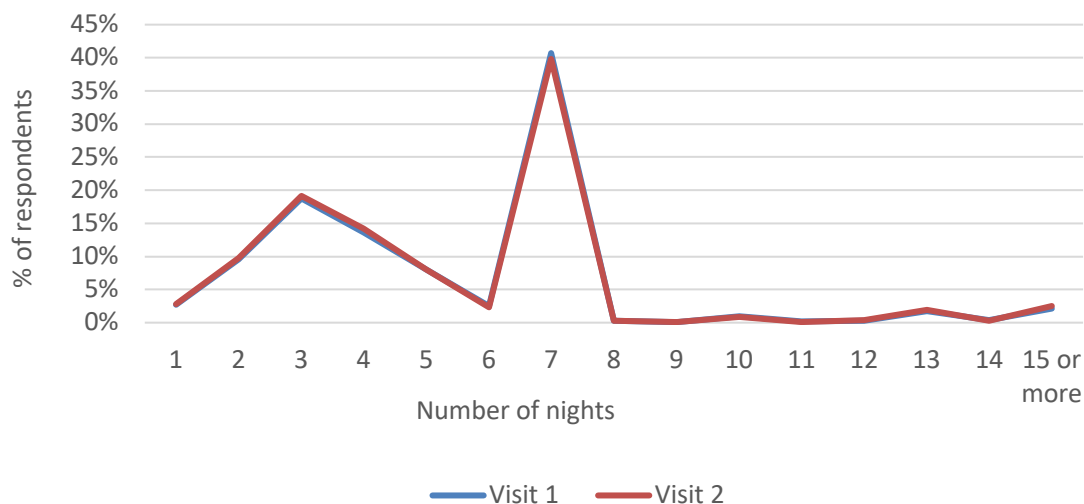
N=714

Covid-19 was the main reason for the decrease in stays during 2020.

4.2 Visitor characteristics

This section looks at findings from visitors for up to two visits to a self-catering property. Visit 1 is the most recent visit i.e., 2020 and visit 2 is pre-Covid-19 i.e. 2019. On average visitors spent 6.2 nights during visit 1 and 6.3 nights in visit 2. The distribution of responses is shown in Figure 3.3 and demonstrates a very consistent trend between visit 1 and 2.

Figure 3.3: Number of nights stayed per visit



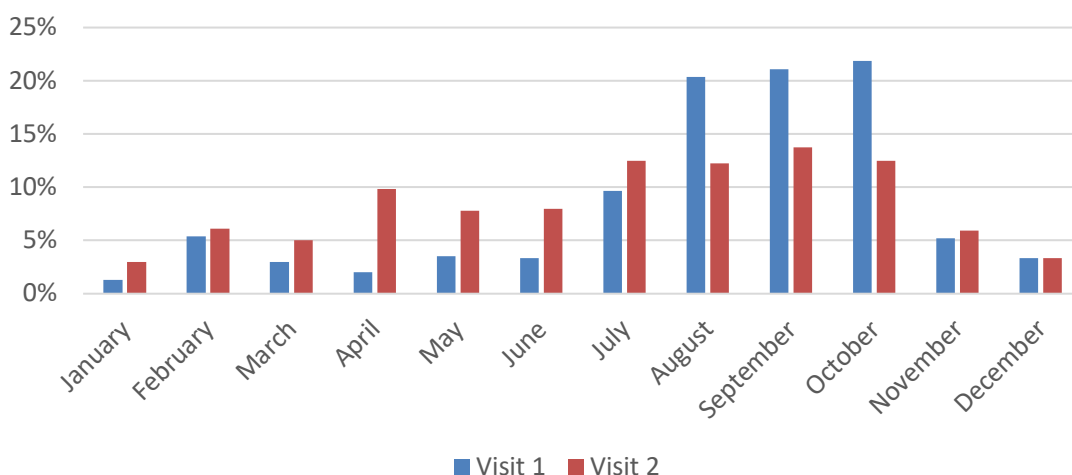
Source: Frontline Self-Catering Visitor Survey, 2021

N=567

Figure 3.4 shows the month in which the visits began. For visit 1 (2020) August, September and October were the most popular with significantly fewer visiting in March – June (compared with visit 2 (2019)). This was due to the lockdown measures imposed in March last year followed by the easing over the summer.

Looking at visit 2 (2019) there is a more even distribution across the months with a slight peak over July to October.

Figure 3.4: Month during which visit began



Source: Frontline Self-Catering Visitor Survey, 2021

N= 540

Tables 3.3 and 3.4 shows the number of adults, children and pets in each party for visit 1 (2020) and visit 2 (2019).

During visit 1 (2020), the average adult group size was 2.7 and 29% of groups included children. Where parties were travelling with children, the average number of children in each group was 2. 37% of groups brought a pet.

Table 3.3: Number of adults, children and pets in each group during visit 1 (2020)

	Number of adults	Number of children	Number of pets
1	3%	28%	67%
2	65%	50%	26%
3	11%	15%	7%
4	12%	5%	
5	3%	1%	
6	3%	0%	
7	1%	0%	
8	1%	0%	
9	0%	0%	
10+	1%	0%	
Average	2.7	2	1.3

Source: Frontline Self-Catering Visitor Survey, 2021

When looking at visit 2 (2019), the average adult group size was 3.1, and 26% of all groups included children. Where parties were travelling with children, the average number of children in each group was 2.3. 34% of groups brought a pet and no groups brought more than 3 pets.

Table 3.4: Number of adults, children and pets in each group during visit 2 (2019)

	Number of adults	Number of children	Number of pets
1	1%	27%	59%
2	49%	41%	31%
3	12%	14%	10%
4	19%	8%	
5	6%	6%	
6	6%	2%	
7	2%	0%	
8	2%	1%	
9	1%	0%	
10+	3%	0%	
Average	3.1	2.3	1.3

Source: Frontline Self-Catering Visitor Survey, 2021

4.3 Visitor expenditure

Visitors who stayed in self-catering property (**during visit 2, 2019**), spent, on average, **£2,264** during their visit. This reduced to **£2,107 for visit 1 (2020)**.

Table 3.5: Average visitor spend per party

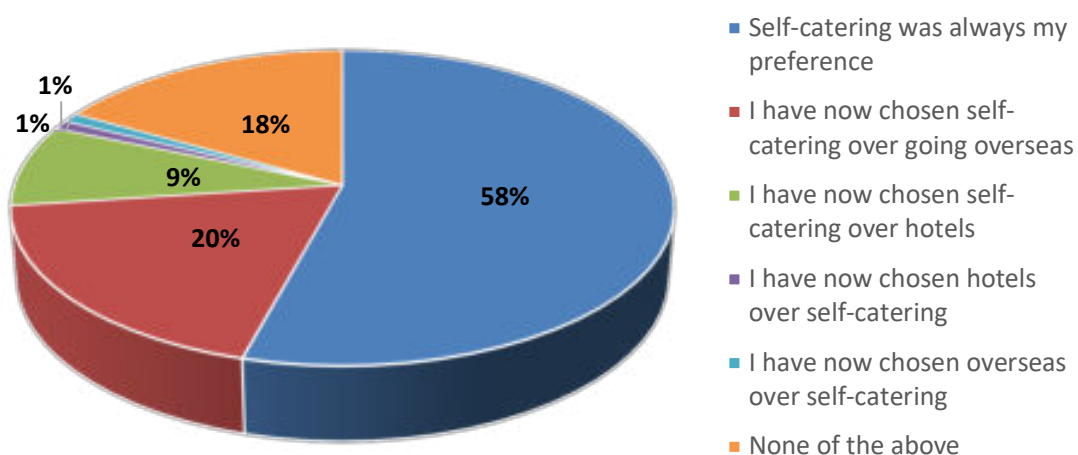
Area of expenditure	Average spend per party		
	Visit 1 (2020)	Visit 2 (2019)	Change since 2019
Transport to and from the property	£173	£208	-17%
Travel during stay	£96	£84	14%
Accommodation fees	£1,024	£1,082	-5%
Food and drink (in supermarkets)	£194	£180	8%
Food and drink (in local shops and farmers markets)	£103	£108	-5%
Food and drink (in bars, cafes, pubs and restaurants)	£295	£335	-12%
Other shopping (e.g. gifts, clothes, souvenirs)	£111	£114	-3%
Outdoor recreation (e.g. sailing, surfing, cycling, horse riding)	£46	£58	-21%
Visitor attractions (e.g. heritage sites, theme parks, gardens)	£39	£55	-28%
Outdoor sports (shooting, fishing)	£27	£40	-33%
Total	£2,107	£2,264	-7%

Source: Frontline Self-Catering Visitor Survey, 2021

4.4 Impacts of Covid-19

Respondents were asked, as a result of Covid-19, which statement best applies:

Figure 3.7: As a result of Covid-19

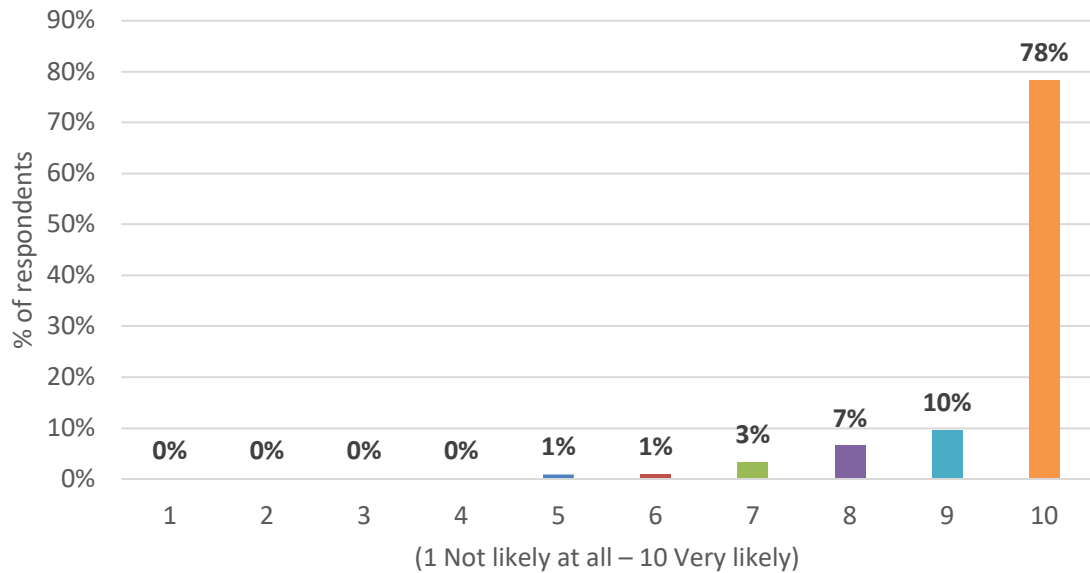


N=717

58% said self-catering in the UK was always my preference followed by 18% now choosing self-catering over going overseas.

On a scale of 1 (not likely at all) to 10 (very likely), visitors were asked to what extent they were likely to continue using self-catering in the future. **95% rated their likeliness to stay in self-catering in the future as 7 or more out of 10, with 78% rating 10.**

Figure 3.8: Extent to which visitors were likely to use self-catering in the future

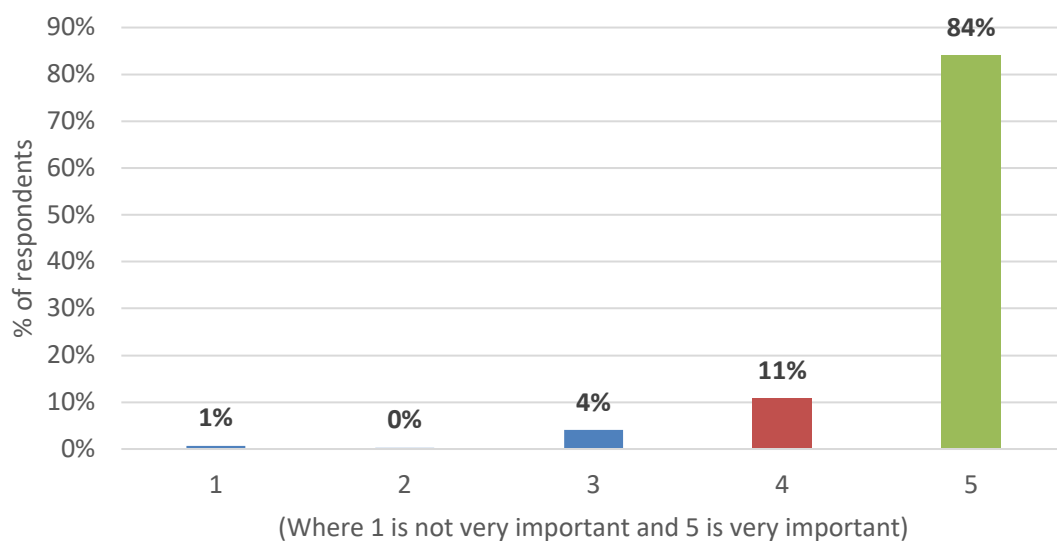


N= 717

Over two-thirds (74%, 406) of respondents said that they have had to cancel plans to holiday with people from outside of their household due to Covid-19.

On a scale of 1 (not very important) to 5 (very important), visitors were asked, as a direct result of Covid-19, how important the cleaning standards are in their choice of self-catering accommodation. **Almost all (99%) rated this 3 or more, with 84% saying very important.**

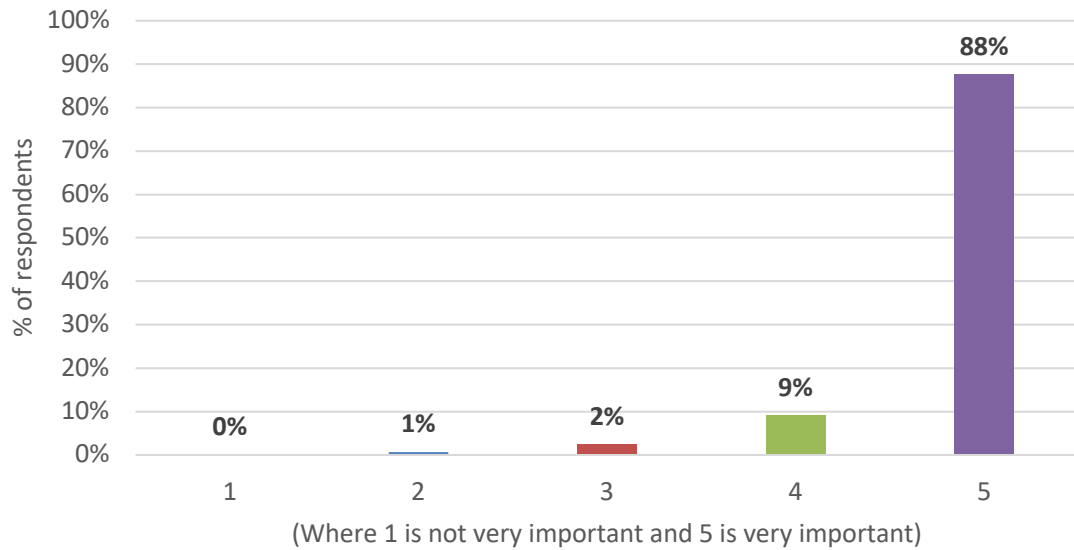
Figure 3.9: Importance of cleaning standards in choice of self-catering accommodation



N=718

Using the same rating scale of 1 (not very important) to 5 (very important), visitors were then asked, how important is having flexible cancellation terms due to Covid-19. **Almost all rated this 3 or above (99%) and 88% said very important.**

Figure 3.10: How important is having flexible cancellation terms due to Covid-19



N=717

Key features of flexible cancellation terms included:

- a full refund (73%, 518)
- ability to rebook with the same terms and conditions (69%, 497)
- refundable deposit (48%, 342)

5 Findings from Economic Impact Assessment

This section highlights the economic impacts that have occurred as a result of visitors use of self-catering properties in the UK in 2019 and 2020. This assessment was conducted in accordance with HM Treasury *Green Book* appraisal and evaluation guidance.

As part of this analysis, we measured the economic value of the sector, using the following five key indicators:

1. **Number of properties:** the number of self-catering properties that are available in Scotland, using data supplied to us by the ASSC.
2. **Visitor nights per year:** the total number of overnight stays that took place in self-catering properties in Scotland over the course of 2019 and 2020, based on a review of transaction records provided to us by SuperControl (see Appendix 1 for occupancy breakdown).
3. **Total visitor spend:** the total combined value of all expenditure made by visitors to the country during the course of 2019 and 2020, including the money that they spent on accommodation fees, travel to and from the properties, travel during their stay, food and drink (in shops, supermarkets pubs and bars), other shopping, outdoor recreation and trips to visitor attractions, based on evidence of visitor spending patterns acquired through our survey of visitors to Scottish self-catering properties.
4. **Total full time equivalent (FTE) jobs supported:** the total number of full-time equivalent jobs that the self-catering sector support in the local economy, through money spent in Scotland by visitors to self-catering properties. A full-time equivalent job can be defined as the number of full time (35 hour per week) permanent (52 week per year) jobs that this expenditure supports¹¹.
5. **Total economic contribution:** the total amount of Gross Value Added (GVA) in each area that can be attributed to expenditure by visitors to self-catering properties. The term GVA can be defined as the total amount of extra value that visitor expenditure contributes to the economy. This is broadly equivalent to either wages plus profit (i.e. the proportion of value added that goes to the company's employees and the proportion that goes to the company's owners) or to turnover minus cost of sale. For example, if a company were to buy enough coffee beans to make 100 cups of coffee for £40, and sell each cup for £1 each, the turnover impact of these transactions would be £100, the cost of sale would be £40, and the value added would be £60.

In the case of FTE jobs supported, and total economic contribution, the analysis includes indirect and induced expenditure that has occurred as a result of the multiplier effect, such as money spent by the employees of self-catering businesses, and by the business itself in the local economy.

Detailed results tables are provided in Appendix 2, a glossary of technical terms in Appendix 3, and a description of the economic impact calculation methodology in Appendix 4.

This section presents a summary of the visitor expenditure, GVA and full-time equivalent (FTE) employment impacts of the self-catering sector in Scotland, broken down by region.

¹¹ As some people work part time or seasonally, and as some workers spend part of their time providing services to tourist visitors and some of their time providing services to local residents, the total number of workers who jobs are at least partially dependent on self-catering visitors will be higher than this figure.

5.1 Impact by Scottish region

It is estimated that in **2019** visitors to Scottish self-catering properties spent a **total of £867.1m in the economy**. This visitor expenditure **supports 23,979 FTE jobs and contributed £489.3m of GVA to the Scottish economy**. This resulted in a **total economic contribution of £672.3m**.

In **2020** visitors spent a **total of £614.8m in the economy**. This visitor expenditure **supports 17,002 FTE jobs and contributed £346.9m of GVA to the Scottish economy**. This resulted in a **total economic contribution of £476.7m**. This was a **29% reduction to the previous year**. Tables 5.1 and 5.2 summarise the impact at a regional level in 2019 and 2020. The section that follows provides an infographic summary of impact findings for Scotland for 2019 as this was a more 'typical year'.

Table 5.1: Economic impacts by Scottish region 2019

	Total visitor nights	Total visitor spend (£m)	Total GVA impact (£m)	Total FTE employment	Total economic contribution (£m)
Ayrshire	114,084	41.0	23.1	1,134	31.8
Central Scotland	84,340	30.3	17.1	838	23.5
Dumfries & Galloway	188,238	67.7	38.2	1,871	52.5
Dunbartonshire / Argyll & Bute	318,212	114.4	64.5	3,163	88.7
Fife	91,325	32.8	18.5	908	25.5
Glasgow City	27,163	9.8	5.5	270	7.6
Grampian	156,593	56.3	31.8	1,557	43.6
Highland & Western Isles	757,841	272.4	153.7	7,533	211.2
Lanarkshire	16,705	6.0	3.4	166	4.7
Lothian	253,972	91.3	51.5	2,524	70.8
Orkney & Shetland	91,267	32.8	18.5	907	25.4
Renfrewshire	10,593	3.8	2.1	105	3.0
Scottish Borders	107,564	38.7	21.8	1,069	30.0
Tayside	194,485	69.9	39.4	1,933	54.2
Scotland total	2,412,382	867.1	489.3	23,979	672.3

Source: Frontline, 2021

Table 5.2: Economic impacts by Scottish region 2020

	Total visitor nights	Total visitor spend (£m)	Total GVA impact (£m)	Total FTE employment	Total economic contribution (£m)
Ayrshire	85,703	29.1	16.4	804	22.5
Central Scotland	63,359	21.5	12.1	594	16.7
Dumfries & Galloway	141,410	48.0	27.1	1,327	37.2
Dunbartonshire / Argyll & Bute	239,050	81.1	45.8	2,243	62.9
Fife	68,606	23.3	13.1	644	18.0
Glasgow City	20,405	6.9	3.9	191	5.4
Grampian	117,637	39.9	22.5	1,104	30.9
Highland & Western Isles	569,311	193.1	109.0	5,341	149.8
Lanarkshire	12,549	4.3	2.4	118	3.3
Lothian	190,791	64.7	36.5	1,790	50.2
Orkney & Shetland	68,562	23.3	13.1	643	18.0
Renfrewshire	7,958	2.7	1.5	75	2.1
Scottish Borders	80,805	27.4	15.5	758	21.3
Tayside	146,103	49.6	28.0	1,371	38.4
Scotland total	1,812,250	614.8	346.9	17,002	476.7

Source: Frontline, 2021

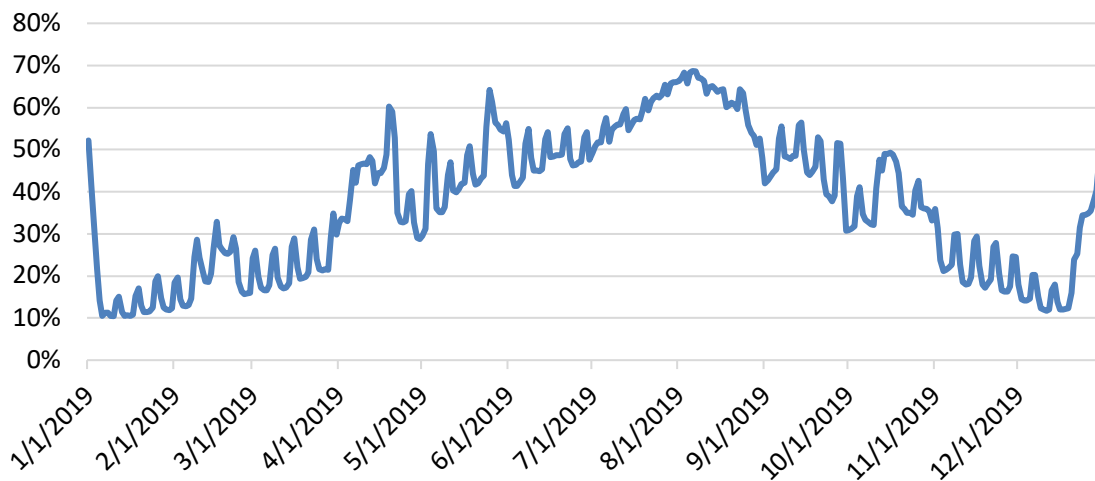
Appendix 1 – SuperControl Occupancy Data

Occupancy figures are likely to underestimate the true occupancy rate as:

- there were some days in 2020 when each property was not available for occupancy due to Covid-19 restrictions (though some of the unfulfilled bookings for these nights will still be in the database)
- some properties may have been available for booking through a range of different platforms, and therefore there may be some bookings that are not captured in this database
- some owners may have only made their properties available for booking some of the time, and either occupied them themselves, rented them on a tenancy basis, or closed them for maintenance or for the off-season at other times of the year

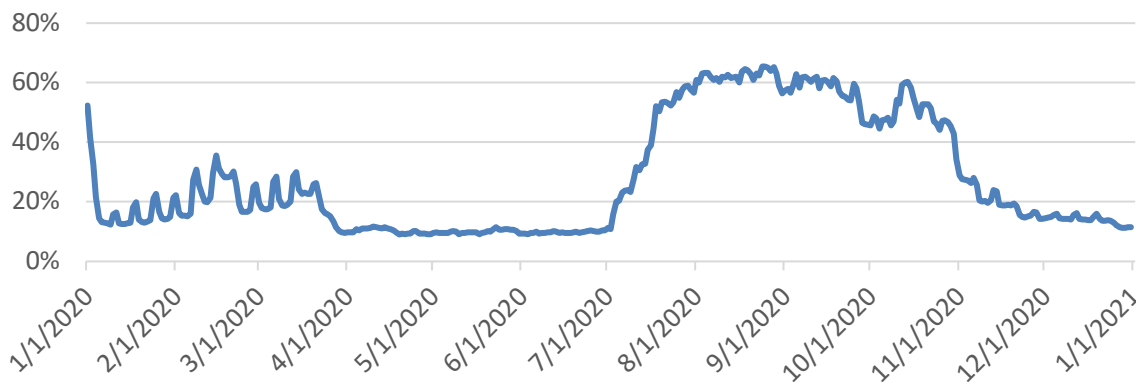
Scotland

Occupancy rates, 1st January 2019 to 31st December 2019



N= 4,594 properties

Occupancy rates, 1st January 2020 to 31st December 2020



N= 4,867 properties

Appendix 2 – Detailed Impact Findings

Total Visitor Nights

2019

Property size	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms	Total
Ayrshire	17,703	57,042	17,703	11,802	9,835	114,084
Central Scotland	12,049	28,917	21,688	12,049	9,639	84,340
Dumfries & Galloway	24,010	63,386	63,386	17,287	20,168	188,238
Dunbartonshire / Argyll & Bute	45,459	101,020	85,867	40,408	45,459	318,212
Fife	7,718	32,157	30,013	10,719	10,719	91,325
Glasgow City	5,891	9,163	5,891	3,600	2,618	27,163
Grampian	26,413	60,373	43,393	15,093	11,320	156,593
Highland & Western Isles	126,564	294,802	208,368	69,456	58,652	757,841
Lanarkshire	1,856	10,209	1,856	1,856	928	16,705
Lothian	49,907	97,596	70,979	12,200	23,290	253,972
Orkney & Shetland	6,519	52,152	26,076	0	6,519	91,267
Renfrewshire	3,178	3,178	2,119	0	2,119	10,593
Scottish Borders	14,703	41,014	24,763	13,929	13,155	107,564
Tayside	38,897	38,897	38,897	38,897	38,897	194,485
Scotland total	380,866	889,905	640,998	247,295	253,318	2,412,382

2020

Property size	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms	Total
Ayrshire	13,299	42,851	13,299	8,866	7,388	85,703
Central Scotland	9,051	21,723	16,292	9,051	7,241	63,359
Dumfries & Galloway	18,037	47,618	47,618	12,987	15,151	141,410
Dunbartonshire / Argyll & Bute	34,150	75,889	64,505	30,355	34,150	239,050
Fife	5,798	24,157	22,547	8,052	8,052	68,606
Glasgow City	4,425	6,884	4,425	2,704	1,967	20,405
Grampian	19,842	45,354	32,598	11,339	8,504	117,637
Highland & Western Isles	95,078	221,463	156,532	52,177	44,061	569,311
Lanarkshire	1,394	7,669	1,394	1,394	697	12,549
Lothian	37,492	73,317	53,321	9,165	17,496	190,791
Orkney & Shetland	4,897	39,178	19,589	0	4,897	68,562
Renfrewshire	2,387	2,387	1,592	0	1,592	7,958
Scottish Borders	11,045	30,811	18,603	10,464	9,883	80,805
Tayside	29,221	29,221	29,221	29,221	29,221	146,103
Scotland total	286,117	668,522	481,536	185,775	190,299	1,812,250

Total Visitor Spend (£m)

2019

Property size	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms	Total
Ayrshire	6.4	20.5	6.4	4.2	3.5	41.0
Central Scotland	4.3	10.4	7.8	4.3	3.5	30.3
Dumfries & Galloway	8.6	22.8	22.8	6.2	7.2	67.7
Dunbartonshire/Argyll & Bute	16.3	36.3	30.9	14.5	16.3	114.4
Fife	2.8	11.6	10.8	3.9	3.9	32.8
Glasgow City	2.1	3.3	2.1	1.3	0.9	9.8
Grampian	9.5	21.7	15.6	5.4	4.1	56.3
Highland & Western Isles	45.5	106.0	74.9	25.0	21.1	272.4
Lanarkshire	0.7	3.7	0.7	0.7	0.3	6.0
Lothian	17.9	35.1	25.5	4.4	8.4	91.3
Orkney & Shetland	2.3	18.7	9.4	0.0	2.3	32.8
Renfrewshire	1.1	1.1	0.8	0.0	0.8	3.8
Scottish Borders	5.3	14.7	8.9	5.0	4.7	38.7
Tayside	14.0	14.0	14.0	14.0	14.0	69.9
Scotland total	136.9	319.9	230.4	88.9	91.1	867.1

2020

Property size	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms	Total
Ayrshire	4.5	14.5	4.5	3.0	2.5	29.1
Central Scotland	3.1	7.4	5.5	3.1	2.5	21.5
Dumfries & Galloway	6.1	16.2	16.2	4.4	5.1	48.0
Dunbartonshire/Argyll & Bute	11.6	25.7	21.9	10.3	11.6	81.1
Fife	2.0	8.2	7.6	2.7	2.7	23.3
Glasgow City	1.5	2.3	1.5	0.9	0.7	6.9
Grampian	6.7	15.4	11.1	3.8	2.9	39.9
Highland & Western Isles	32.3	75.1	53.1	17.7	14.9	193.1
Lanarkshire	0.5	2.6	0.5	0.5	0.2	4.3
Lothian	12.7	24.9	18.1	3.1	5.9	64.7
Orkney & Shetland	1.7	13.3	6.6	0.0	1.7	23.3
Renfrewshire	0.8	0.8	0.5	0.0	0.5	2.7
Scottish Borders	3.7	10.5	6.3	3.6	3.4	27.4
Tayside	9.9	9.9	9.9	9.9	9.9	49.6
Scotland total	97.1	226.8	163.4	63.0	64.6	614.8

Direct GVA (£m)

2019

Property size	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms	Total
Ayrshire	3.6	11.6	3.6	2.4	2.0	23.1
Central Scotland	2.4	5.9	4.4	2.4	2.0	17.1
Dumfries & Galloway	4.9	12.9	12.9	3.5	4.1	38.2
Dunbartonshire / Argyll & Bute	9.2	20.5	17.4	8.2	9.2	64.5
Fife	1.6	6.5	6.1	2.2	2.2	18.5
Glasgow City	1.2	1.9	1.2	0.7	0.5	5.5
Grampian	5.4	12.2	8.8	3.1	2.3	31.8
Highland & Western Isles	25.7	59.8	42.3	14.1	11.9	153.7
Lanarkshire	0.4	2.1	0.4	0.4	0.2	3.4
Lothian	10.1	19.8	14.4	2.5	4.7	51.5
Orkney & Shetland	1.3	10.6	5.3	0.0	1.3	18.5
Renfrewshire	0.6	0.6	0.4	0.0	0.4	2.1
Scottish Borders	3.0	8.3	5.0	2.8	2.7	21.8
Tayside	7.9	7.9	7.9	7.9	7.9	39.4
Scotland total	77.3	180.5	130.0	50.2	51.4	489.3

2020

Property size	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms	Total
Ayrshire	2.5	8.2	2.5	1.7	1.4	16.4
Central Scotland	1.7	4.2	3.1	1.7	1.4	12.1
Dumfries & Galloway	3.5	9.1	9.1	2.5	2.9	27.1
Dunbartonshire/Argyll & Bute	6.5	14.5	12.3	5.8	6.5	45.8
Fife	1.1	4.6	4.3	1.5	1.5	13.1
Glasgow City	0.8	1.3	0.8	0.5	0.4	3.9
Grampian	3.8	8.7	6.2	2.2	1.6	22.5
Highland & Western Isles	18.2	42.4	30.0	10.0	8.4	109.0
Lanarkshire	0.3	1.5	0.3	0.3	0.1	2.4
Lothian	7.2	14.0	10.2	1.8	3.3	36.5
Orkney & Shetland	0.9	7.5	3.8	0.0	0.9	13.1
Renfrewshire	0.5	0.5	0.3	0.0	0.3	1.5
Scottish Borders	2.1	5.9	3.6	2.0	1.9	15.5
Tayside	5.6	5.6	5.6	5.6	5.6	28.0
Scotland total	54.8	128.0	92.2	35.6	36.4	346.9

Direct Multiplier

2019

Property size	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms	Total
Ayrshire	1.3	4.3	1.3	0.9	0.7	8.7
Central Scotland	0.9	2.2	1.6	0.9	0.7	6.4
Dumfries & Galloway	1.8	4.8	4.8	1.3	1.5	14.3
Dunbartonshire / Argyll & Bute	3.4	7.7	6.5	3.1	3.4	24.1
Fife	0.6	2.4	2.3	0.8	0.8	6.9
Glasgow City	0.4	0.7	0.4	0.3	0.2	2.1
Grampian	2.0	4.6	3.3	1.1	0.9	11.9
Highland & Western Isles	9.6	22.4	15.8	5.3	4.4	57.5
Lanarkshire	0.1	0.8	0.1	0.1	0.1	1.3
Lothian	3.8	7.4	5.4	0.9	1.8	19.3
Orkney & Shetland	0.5	4.0	2.0	0.0	0.5	6.9
Renfrewshire	0.2	0.2	0.2	0.0	0.2	0.8
Scottish Borders	1.1	3.1	1.9	1.1	1.0	8.2
Tayside	3.0	3.0	3.0	3.0	3.0	14.8
Scotland total	28.9	67.5	48.6	18.8	19.2	183.0

2020

Property size	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms	Total
Ayrshire	1.0	3.1	1.0	0.6	0.5	6.1
Central Scotland	0.6	1.6	1.2	0.6	0.5	4.5
Dumfries & Galloway	1.3	3.4	3.4	0.9	1.1	10.1
Dunbartonshire/Argyll & Bute	2.4	5.4	4.6	2.2	2.4	17.1
Fife	0.4	1.7	1.6	0.6	0.6	4.9
Glasgow City	0.3	0.5	0.3	0.2	0.1	1.5
Grampian	1.4	3.2	2.3	0.8	0.6	8.4
Highland & Western Isles	6.8	15.9	11.2	3.7	3.2	40.8
Lanarkshire	0.1	0.5	0.1	0.1	0.0	0.9
Lothian	2.7	5.2	3.8	0.7	1.3	13.7
Orkney & Shetland	0.4	2.8	1.4	0.0	0.4	4.9
Renfrewshire	0.2	0.2	0.1	0.0	0.1	0.6
Scottish Borders	0.8	2.2	1.3	0.7	0.7	5.8
Tayside	2.1	2.1	2.1	2.1	2.1	10.5
Scotland total	20.5	47.9	34.5	13.3	13.6	129.8

Total Economic Contribution – Direct, indirect and Induced GVA (£m)

2019

Property size	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms	Total
Ayrshire	4.9	15.9	4.9	3.3	2.7	31.8
Central Scotland	3.4	8.1	6.0	3.4	2.7	23.5
Dumfries & Galloway	6.7	17.7	17.7	4.8	5.6	52.5
Dunbartonshire/Argyll & Bute	12.7	28.2	23.9	11.3	12.7	88.7
Fife	2.2	9.0	8.4	3.0	3.0	25.5
Glasgow City	1.6	2.6	1.6	1.0	0.7	7.6
Grampian	7.4	16.8	12.1	4.2	3.2	43.6
Highland & Western Isles	35.3	82.2	58.1	19.4	16.3	211.2
Lanarkshire	0.5	2.8	0.5	0.5	0.3	4.7
Lothian	13.9	27.2	19.8	3.4	6.5	70.8
Orkney & Shetland	1.8	14.5	7.3	0.0	1.8	25.4
Renfrewshire	0.9	0.9	0.6	0.0	0.6	3.0
Scottish Borders	4.1	11.4	6.9	3.9	3.7	30.0
Tayside	10.8	10.8	10.8	10.8	10.8	54.2
Scotland total	106.1	248.0	178.6	68.9	70.6	672.3

2020

Property size	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms	Total
Ayrshire	3.5	11.3	3.5	2.3	1.9	22.5
Central Scotland	2.4	5.7	4.3	2.4	1.9	16.7
Dumfries & Galloway	4.7	12.5	12.5	3.4	4.0	37.2
Dunbartonshire / Argyll & Bute	9.0	20.0	17.0	8.0	9.0	62.9
Fife	1.5	6.4	5.9	2.1	2.1	18.0
Glasgow City	1.2	1.8	1.2	0.7	0.5	5.4
Grampian	5.2	11.9	8.6	3.0	2.2	30.9
Highland & Western Isles	25.0	58.3	41.2	13.7	11.6	149.8
Lanarkshire	0.4	2.0	0.4	0.4	0.2	3.3
Lothian	9.9	19.3	14.0	2.4	4.6	50.2
Orkney & Shetland	1.3	10.3	5.2	0.0	1.3	18.0
Renfrewshire	0.6	0.6	0.4	0.0	0.4	2.1
Scottish Borders	2.9	8.1	4.9	2.8	2.6	21.3
Tayside	7.7	7.7	7.7	7.7	7.7	38.4
Scotland total	75.3	175.8	126.7	48.9	50.1	476.7

Direct full time equivalent employment

2019

Property size	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms	Total
Ayrshire	176	567	176	117	98	1,134
Central Scotland	120	287	216	120	96	838
Dumfries & Galloway	239	630	630	172	200	1,871
Dunbartonshire / Argyll & Bute	452	1,004	854	402	452	3,163
Fife	77	320	298	107	107	908
Glasgow City	59	91	59	36	26	270
Grampian	263	600	431	150	113	1,557
Highland & Western Isles	1,258	2,930	2,071	690	583	7,533
Lanarkshire	18	101	18	18	9	166
Lothian	496	970	706	121	232	2,524
Orkney & Shetland	65	518	259	0	65	907
Renfrewshire	32	32	21	0	21	105
Scottish Borders	146	408	246	138	131	1,069
Tayside	387	387	387	387	387	1,933
Scotland total	3,786	8,846	6,371	2,458	2,518	23,979

2020

Property size	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms	Total
Ayrshire	125	402	125	83	69	804
Central Scotland	85	204	153	85	68	594
Dumfries & Galloway	169	447	447	122	142	1,327
Dunbartonshire / Argyll & Bute	320	712	605	285	320	2,243
Fife	54	227	212	76	76	644
Glasgow City	42	65	42	25	18	191
Grampian	186	426	306	106	80	1,104
Highland & Western Isles	892	2,078	1,469	490	413	5,341
Lanarkshire	13	72	13	13	7	118
Lothian	352	688	500	86	164	1,790
Orkney & Shetland	46	368	184	0	46	643
Renfrewshire	22	22	15	0	15	75
Scottish Borders	104	289	175	98	93	758
Tayside	274	274	274	274	274	1,371
Scotland total	2,684	6,272	4,518	1,743	1,785	17,002

FTE employment multiplier

2019

Property size	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms	Total
Ayrshire	66	212	66	44	37	424
Central Scotland	45	107	81	45	36	314
Dumfries & Galloway	89	236	236	64	75	700
Dunbartonshire/Argyll & Bute	169	376	319	150	169	1,183
Fife	29	120	112	40	40	340
Glasgow City	22	34	22	13	10	101
Grampian	98	224	161	56	42	582
Highland & Western Isles	471	1,096	775	258	218	2,817
Lanarkshire	7	38	7	7	3	62
Lothian	186	363	264	45	87	944
Orkney & Shetland	24	194	97	0	24	339
Renfrewshire	12	12	8	0	8	39
Scottish Borders	55	152	92	52	49	400
Tayside	145	145	145	145	145	723
Scotland total	1,416	3,308	2,383	919	942	8,968

2020

Property size	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms	Total
Ayrshire	47	150	47	31	26	301
Central Scotland	32	76	57	32	25	222
Dumfries & Galloway	63	167	167	46	53	496
Dunbartonshire/Argyll & Bute	120	266	226	107	120	839
Fife	20	85	79	28	28	241
Glasgow City	16	24	16	9	7	72
Grampian	70	159	114	40	30	413
Highland & Western Isles	334	777	549	183	155	1,998
Lanarkshire	5	27	5	5	2	44
Lothian	132	257	187	32	61	669
Orkney & Shetland	17	137	69	0	17	241
Renfrewshire	8	8	6	0	6	28
Scottish Borders	39	108	65	37	35	284
Tayside	103	103	103	103	103	513
Scotland total	1,004	2,346	1,690	652	668	6,359

Direct, indirect and induced FTE employment impact

2019

Property size	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms	Total
Ayrshire	242	779	242	161	134	1,558
Central Scotland	165	395	296	165	132	1,152
Dumfries & Galloway	328	866	866	236	275	2,571
Dunbartonshire/Argyll & Bute	621	1,380	1,173	552	621	4,346
Fife	105	439	410	146	146	1,247
Glasgow City	80	125	80	49	36	371
Grampian	361	825	593	206	155	2,139
Highland & Western Isles	1,729	4,026	2,846	949	801	10,350
Lanarkshire	25	139	25	25	13	228
Lothian	682	1,333	969	167	318	3,469
Orkney & Shetland	89	712	356	0	89	1,246
Renfrewshire	43	43	29	0	29	145
Scottish Borders	201	560	338	190	180	1,469
Tayside	531	531	531	531	531	2,656
Scotland total	5,202	12,154	8,754	3,377	3,460	32,947

2020

Property size	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms	Total
Ayrshire	171	552	171	114	95	1,105
Central Scotland	117	280	210	117	93	817
Dumfries & Galloway	233	614	614	167	195	1,823
Dunbartonshire/Argyll & Bute	440	978	832	391	440	3,081
Fife	75	311	291	104	104	884
Glasgow City	57	89	57	35	25	263
Grampian	256	585	420	146	110	1,516
Highland & Western Isles	1,226	2,855	2,018	673	568	7,339
Lanarkshire	18	99	18	18	9	162
Lothian	483	945	687	118	226	2,459
Orkney & Shetland	63	505	253	0	63	884
Renfrewshire	31	31	21	0	21	103
Scottish Borders	142	397	240	135	127	1,042
Tayside	377	377	377	377	377	1,883
Scotland total	3,688	8,618	6,207	2,395	2,453	23,361

Appendix 3 – Glossary of Technical Terms

Total visitor spend: money spent by visitors to the area (this does not include any money spent further down the supply chain through multiplier effects).

Full time equivalent (FTE) employment impacts: the number of full time (35 hour per week) permanent (52 week per year) jobs that this expenditure supports. Note that as some people work part time or seasonally, and as some workers spend part of their time providing services to tourist visitors and some of their time providing services to local residents, the total number of workers who jobs are at least partially dependent on self-catering visitors will be higher than this figure.

Gross value added (GVA): the total amount of extra value that visitor spend contributes to the economy. This is broadly equivalent to either wages plus profit (i.e. the proportion of value added that goes to the company's employees and the proportion that goes to the company's owners) or to turnover minus cost of sale. For example, if a company were to buy enough coffee beans to make 100 cups of coffee for £40, and sell each cup for £1 each, the turnover impact of these transactions would be £100, the cost of sale would be £40, and the value added would be £60.

Indirect multiplier (or Type I multiplier): additional knock-on benefits that take place as a result of payments made further down the supply chain. Examples may include money that the owner pays to a local accountant to do produce their accounts, or to a local tradesperson to fix any plumbing or electrical problems that might occur in the property.

Induced multiplier: additional knock on benefits caused by the expenditure of salaries by property owners and staff. An example may include the expenditure of people who work at the property in a local shop.

(the) Multiplier effect (or Type II multiplier): this term relates to the combined impacts of the indirect and induced multipliers.

Occupancy rate: the proportion off properties that have a paying visitor staying in them on any particular day of the year.

Turnover: the total value of all sales made by a business.

Appendix 4 – Economic Impact Methodology

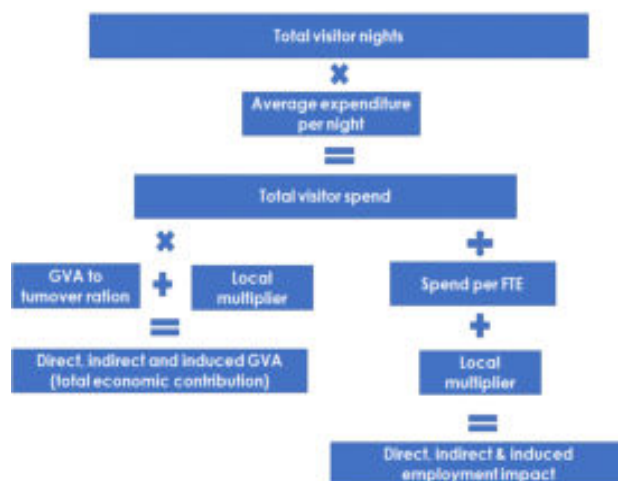
As part of the economic impact model, a net economic impact figure was calculated for every possible combination of:

- **day of the year:** we applied different occupancy rate assumptions to each of the days in 2019 and 2020, based on evidence from our analysis of SuperControl data

In other words, the model includes over a separate economic impact calculation, which were then reaggregated to produce as accurate as possible an estimate of the true economic impact of the sector.

For each of these combinations of date, we calculate our impact based on the following equation:

Economic impact calculation summary



Specific Guest Rules

House rules include the following:

- Guests are vetted, as far as possible, by checking previous stays information online, and asking guests to provide, in confidence, some information on themselves, and the purpose of their visit.
- The applicant does not allow any single sex groups, nor any groups where guests all are under 25. There is a six guest limit and, whilst children are permitted, there is a no pets policy.
- Absolutely no parties, or events of any kind, are permitted.
- Guests are requested to be quiet after 11pm.
- There is a no smoking policy within the property.
- Check-in times are between 3 pm and midnight. Guests must check out by 11am, but are asked not to leave before 8am unless absolutely necessary.

Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Email: planning.support@edinburgh.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100640402-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Use of flat for short-term let use (Sui Generis) and residential flat (in retrospect).

Is this a temporary permission? *

Yes No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) *

Yes No

Has the work already been started and/or completed? *

No Yes – Started Yes - Completed

Please state date of completion, or if not completed, the start date (dd/mm/yyyy): *

01/09/2022

Please explain why work has taken place in advance of making this application: * (Max 500 characters)

Started prior to need for planning permission.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	Houghton Planning Ltd		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Paul	Building Name:	Alloa Business Centre
Last Name: *	Houghton MRTPI	Building Number:	
Telephone Number: *	07780117708	Address 1 (Street): *	Whins Road
Extension Number:		Address 2:	Alloa
Mobile Number:		Town/City: *	Clacks
Fax Number:		Country: *	Scotland
		Postcode: *	FK10 3RF
Email Address: *	paul@houghtonplanning.co.uk		

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Ms	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	Roseland
First Name: *	Ruth	Building Number:	
Last Name: *	Longman	Address 1 (Street): *	Salisbury Road
Company/Organisation		Address 2:	Horsham
Telephone Number: *		Town/City: *	West Sussex
Extension Number:		Country: *	England
Mobile Number:		Postcode: *	RH13 0AL
Fax Number:			
Email Address: *	paul@houghtonplanning.co.uk		

Site Address Details

Planning Authority:

City of Edinburgh Council

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

113/5 Broughton Street Edinburgh EH1 3RZ

Northing

Easting

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Site Area

Please state the site area:

0.10

Please state the measurement type used:

Hectares (ha) Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Flat

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

Yes No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? * Yes No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? * Yes No

Do your proposals make provision for sustainable drainage of surface water?? * Yes No
(e.g. SUDS arrangements) *

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

Yes

No, using a private water supply

No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? * Yes No Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? * Yes No Don't Know

Trees

Are there any trees on or adjacent to the application site? * Yes No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? * Yes No

If Yes or No, please provide further details: * (Max 500 characters)

Bin storage

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

Yes No

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

Yes No

All Types of Non Housing Development – Proposed New Floorspace Details

For planning permission in principle applications, if you are unaware of the exact proposed floorspace dimensions please provide an estimate where necessary and provide a fuller explanation in the 'Don't Know' text box below.

Please state the use type and proposed floorspace (or number of rooms if you are proposing a hotel or residential institution): *

Not in a Use Class

Gross (proposed) floorspace (In square meters, sq.m) or number of new (additional) Rooms (If class 7, 8 or 8a): *

81

If Class 1, please give details of internal floorspace:

Net trading spaces:

Non-trading space:

Total:

If Class 'Not in a use class' or 'Don't know' is selected, please give more details: (Max 500 characters)

Short term let

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013) *

Yes No Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? * Yes No

Is any of the land part of an agricultural holding? * Yes No

Are you able to identify and give appropriate notice to ALL the other owners? * Yes No

If you cannot trace all the other owners, can you give the appropriate notice to one or more owner? * Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate C

Certificates

The certificate you have selected requires you to distribute copies of the Notice 1 document below to all of the Owners/Agricultural tenants that you provided previously. Please note that your planning authority may be required to place an advertisement in a local newspaper. You may wish to contact the planning authority for further guidance.

Notice 1 is required

I understand my obligations to provide the above notice before I can complete the certificates. *

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

I hereby certify that – (1) –

I am/The applicant is unable to issue a certificate in accordance with Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 and in respect of the accompanying application;

(2) - No person other than myself/the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

or –

(3) - I have/the applicant has been unable to serve notice on any person other than myself/the applicant who, at the beginning of the period of 21 days ending with the date of the accompanying application, was owner [Note 2] of any part of the land to which the application relates.

or –

(2) - I have/The applicant has served notice on each of the following persons other than myself/the applicant who, at the beginning of the period of 21 days ending with the date of the accompanying application, was owner [Note 2] of any part of the land to which the application/appeal was owner [Note 2] of any part of the land to which the application relates.

Name:

Mr and Mrs DEREK and LESLIE WATSON and LESLIE MARY WATSON

Address:

35, Bellvue Place, Edinburgh, EH7 4BS

Date of Service of Notice: *

24/08/2023

Name:

Mr and Mrs William and Gill Hosker

Address:

Knockbracken, Edderston Road,, Peebles, EH45 9DT

Date of Service of Notice: *

24/08/2023

Name:

Mr Imogen Caird

Address:

19/5, McDonald Road, Edinburgh, EH7 4LX

Date of Service of Notice: *

24/08/2023

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding;

or –

(2) - The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have/the applicant has served notice on every person other than myself/himself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant. These persons are:

Name:

Address:

Date of Service of Notice: *

(4) – I have/The applicant has taken reasonable steps, as listed below, to ascertain the names and addresses of the other owners or agricultural tenants and *have/has been unable to do so –

Full Registers of Scotland property search undertaken.

Signed: Paul Houghton MRTPI

On behalf of: Ms Ruth Longman

Date: 23/08/2023

Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

Yes No Not applicable to this application

b) If this is an application for planning permission or planning permission in principal where there is a crown interest in the land, have you provided a statement to that effect? *

Yes No Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

Yes No Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

Yes No Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

Yes No Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

Yes No Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- Site Layout Plan or Block plan.
- Elevations.
- Floor plans.
- Cross sections.
- Roof plan.
- Master Plan/Framework Plan.
- Landscape plan.
- Photographs and/or photomontages.
- Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

- | | |
|--|--|
| A copy of an Environmental Statement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Flood Risk Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Habitat Survey. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |

Other Statements (please specify). (Max 500 characters)

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Paul Houghton MRTPI

Declaration Date: 23/08/2023

Payment Details

Online payment: [REDACTED]

Payment date: [REDACTED]

Created: [REDACTED]

Houghton Planning Ltd.
FAO: Paul Houghton MRTPI
Alloa Business Centre
Whins Road
Alloa
Clacks
FK10 3RF

Ms Longman.
Roseland
Salisbury Road
Horsham
RH13 0AL

Decision date: 15 November 2023

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS
DEVELOPMENT MANAGEMENT PROCEDURE (SCOTLAND) REGULATIONS 2013**

Change of use from residential to short term let (in retrospect).
At 3F1 113 Broughton Street Edinburgh EH1 3RZ

Application No: 23/03915/FULSTL

DECISION NOTICE

With reference to your application for Planning Permission STL registered on 27 September 2023, this has been decided by **Local Delegated Decision**. The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Refused** in accordance with the particulars given in the application.

Any condition(s) attached to this consent, with reasons for imposing them, or reasons for refusal, are shown below;

Reason for Refusal:-

1. The proposal is contrary to Local Development Plan Policy Hou 7 in respect of Inappropriate Uses in Residential Areas, as the use of this dwelling as a short term let will have a materially detrimental effect on the living conditions and amenity of nearby residents.
2. The proposal is contrary to National Planning Framework Policy 30(e) in respect of Local Amenity and Loss of Residential Accommodation, as the use of this dwelling

as a short term let will result in an adverse impact on local amenity and the loss of a residential property has not been justified.

Please see the guidance notes on our [decision page](#) for further information, including how to appeal or review your decision.

Drawings 01, 02, represent the determined scheme. Full details of the application can be found on the [Planning and Building Standards Online Services](#)

The reason why the Council made this decision is as follows:

The proposal complies with sections 64 and 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as it will preserve or enhance the character or appearance of the conservation area, and does not harm the character of the listed building, its setting, or the setting of neighbouring listed buildings.

The change of use of this property to a Short Term Let (STL) will result in a loss of the residential accommodation and a negative impact to neighbouring amenity. Whilst it is recognised that there is an economic benefit to the City as a whole from the provision of visitor accommodation in this case it does not outweigh the loss of residential accommodation or the impact to neighbouring amenity. The proposal does not comply with Development Plan policy NPF4 policy 30(e) and LDP plan policy Hou 7. There are no material considerations that outweigh this conclusion. The proposal is unacceptable.

This determination does not carry with it any necessary consent or approval for the proposed development under other statutory enactments.

Should you have a specific enquiry regarding this decision please contact James Armstrong directly at james.armstrong@edinburgh.gov.uk.



Chief Planning Officer
PLACE
The City of Edinburgh Council

NOTES

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The Notice of Review can be made online at www.eplanning.scot or forms can be downloaded from that website. Paper forms should be addressed to the City of Edinburgh Planning Local Review Body, G.2, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. For enquiries about the Local Review Body, please email localreviewbody@edinburgh.gov.uk.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Report of Handling

**Application for Planning Permission STL
3F1 113 Broughton Street, Edinburgh, EH1 3RZ**

Proposal: Change of use from residential to short term let (in retrospect).

**Item – Local Delegated Decision
Application Number – 23/03915/FULSTL
Ward – B11 - City Centre**

Recommendation

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

Summary

The proposal complies with sections 64 and 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as it will preserve or enhance the character or appearance of the conservation area, and does not harm the character of the listed building, its setting, or the setting of neighbouring listed buildings.

The change of use of this property to a Short Term Let (STL) will result in a loss of the residential accommodation and a negative impact to neighbouring amenity. Whilst it is recognised that there is an economic benefit to the City as a whole from the provision of visitor accommodation in this case it does not outweigh the loss of residential accommodation or the impact to neighbouring amenity. The proposal does not comply with Development Plan policy NPF4 policy 30(e) and LDP plan policy Hou 7. There are no material considerations that outweigh this conclusion. The proposal is unacceptable.

SECTION A – Application Background

Site Description

The application site is a three bedroom flat located on the eastern side of Broughton Street. The property shares its access to the street via a communal stairwell.

The section of Broughton Street that the application site is located on is of mixed character, featuring a number of commercial units as well as residential properties. Public Transport links are highly accessible from the site.

The application property is part of a category C listed building, 113 and 115 Broughton Street, LB45935, 10/03/1999.

The application property is in the New Town Conservation Area.

Description Of The Proposal

The application is for the retrospective change of use of the property from residential to short term let (sui generis) (STL). No internal or external physical changes are proposed.

Supporting Information

Guest guidelines

Photos

Relevant Site History

No relevant site history.

Other Relevant Site History

No other relevant site history was identified.

Consultation Engagement

No consultations.

Publicity and Public Engagement

Date of Neighbour Notification: 15 November 2023

Date of Advertisement: 6 October 2023

Date of Site Notice: 6 October 2023

Number of Contributors: 4

Section B - Assessment

Determining Issues

Due to the proposals relating to a listed building(s) and being within a conservation area, this report will first consider the proposals in terms of Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (the "1997 Heritage Act"):

- a) Is there a strong presumption against granting planning permission due to the proposals:
 - (i) harming the listed building or its setting? or
 - (ii) conflicting with the objective of preserving or enhancing the character or appearance of the conservation area?

- b) If the strong presumption against granting planning permission is engaged, are there any significant public interest advantages of the development which can only be delivered at the scheme's proposed location that are sufficient to outweigh it?

This report will then consider the proposed development under Sections 24, 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (the 1997 Act):

Having regard to the legal requirement of Section 24(3), in the event of any policy incompatibility between National Planning Framework 4 (NPF4) & Edinburgh Local Development Plan 2016 (LDP) the newer policy shall prevail.

Do the proposals comply with the development plan?

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

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

In the assessment of material considerations this report will consider:

- equalities and human rights;
- public representations; and
- any other identified material considerations.

Assessment

a) The proposals harm the listed building and its setting?

The following HES guidance is relevant in the determination of this application:

- Managing Change in the Historic Environment: Guidance on the principles of listed buildings
- Managing Change in the Historic Environment: Setting

Managing Change in the Historic Environment: Interim Guidance on the principles of listed building consent sets out the principles for assessing the impact of a development on a listed building.

Managing Change in the Historic Environment: Setting sets out the principles that apply to developments affecting the setting of historic assets or places including listed buildings and conservation areas. It includes factors to be considered in assessing the impact of a change on the setting.

There are no external or internal alterations proposed. As such, the proposal will not have an adverse impact on or cause harm to the listed building. The setting of the listed building and the setting of neighbouring listed buildings will be unaffected by the proposal.

Conclusion in relation to the listed building

The proposal does not harm the character of the listed building, or its setting. It is therefore acceptable with regard to Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

b) The proposals harm the character or appearance of the conservation area?

Section 64(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states:

"In exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

The New Town Conservation Area Character Appraisal states that the area is typified by the formal plan layout, spacious stone built terraces, broad streets and an overall classical elegance. The buildings are of a generally consistent three storey and basement scale, with some four storey corner and central pavilions.

As stated previously, there are no external changes proposed. The change of use will not impact on the character or appearance of the conservation area. Therefore, the proposal does not conflict with the objective of preserving or enhancing the character or appearance of the conservation area.

Conclusion in relation to the conservation area

The proposals comply with Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

c) The proposals comply with the development plan?

National Planning Framework 4 (NPF4) was adopted by the Scottish Ministers on 13 February 2023 and forms part of the Council's Development Plan. NPF4 policies supports the planning and delivery of Sustainable Places, Liveable Places and Productive Places and are the key policies against which proposals for development are assessed. Several policies in the Edinburgh Local Development Plan (LDP) are superseded by equivalent and alternative policies within NPF4.

The relevant NPF4 and LDP 2016 policies to be considered are:

- NPF4 Sustainable Places Tackling the climate and nature crises Policy 1.
- NPF4 Productive Places Tourism Policy 30.
- NPF4 Historic Assets and Places Policy 7.
- Local Development Plan Housing Policy, Hou 7.
- Local Development Plan Transport Policies, Tra 2 and Tra 3

The non-statutory Listed Building and Conservation Area Guidance is a material consideration when considering NPF 4 Policy 7.

The non-statutory Guidance for Business (April 2023) is a material consideration that is relevant when considering LDP Policy Hou 7 and the Edinburgh Design Guidance is a material consideration when considering LDP Policies Tra 2 and Tra 3.

Listed Buildings, Conservation Area and Edinburgh World Heritage Site

The impact on the setting of the listed building and on the setting of neighbouring listed buildings has been assessed in section a).

There are no external or internal works proposed and as such there will not be a significant impact on historic assets and places.

The proposal complies with NPF 4 Policy 7.

Proposed Use

With regards to NPF 4 Policy 1, the proposed change of use does not involve operational development resulting in physical changes to the property. The proposals will have a negligible impact on the global climate and nature crisis.

NPF 4 Policy 30 seeks to encourage, promote and facilitate sustainable tourism development which benefits local people, is consistent with our net zero and nature commitments, and inspires people to visit Scotland. Criterion 30 (e) specifically relate to STL proposals.

LDP Policy Hou 7 (Inappropriate Uses in Residential Areas), seeks to protect residential amenity.

The non-statutory Guidance for Businesses (2023) states that an assessment of a change of use of dwellings to a short term let will have regard to:

- The character of the new use and of the wider area;
- The size of the property;
- The pattern of activity associated with the use including numbers of occupants, the period of use, issues of noise, disturbance and parking demand and
- The nature and character of any services provided.

Amenity

The use of this property as an STL would introduce an increased frequency of movement to the property through the shared stair, with the three bedrooms of the property enabling visitors to arrive and stay at the premises for a short period of time on a regular basis throughout the year in a manner dissimilar to that of permanent residents. There is no guarantee that guests would not come and go frequently throughout the day and night, and transient visitors may have less regard for neighbours' amenity than individuals using the property as a principal home.

Whilst the amenity impact of the proposed STL use to neighbouring residents living outside of the shared stair is sufficiently mitigated by the mix of uses and high ambient noise level in the surrounding area, the proposed use would have an unacceptable impact on residents that are living in the stair. The noise generated by the proposed use would be significantly different from the ambient background noise that neighbouring residents living within the building might reasonably expect, and consequently will have a significantly detrimental effect on their living conditions and amenity. There could also be a negative impact on community cohesion and residents' safety.

The additional servicing that operating a property as an STL requires compared to that of a residential use is also likely to result in an increase in disturbance, further impacting on neighbouring amenity. However, this would be of lesser impact as it is likely that servicing would be conducted during the daytime.

The proposal does not comply with NPF 4 policy 30(e) part (i) and LDP policy Hou 7.

Loss of residential accommodation

NPF 4 policy 30 (e) part (ii) requires that where there is a loss of residential accommodation, this will only be supported where the loss is outweighed by demonstrable local economic benefits.

Paragraph 220 of the LDP acknowledges that tourism is the biggest source of employment in Edinburgh, providing jobs for over 31,000 people. The use of the property by guests and the required maintenance and upkeep of STL properties are likely to result in a level of job creation and spend within the economy which can be classed as having an economic benefit.

The current lawful use of the property is for residential accommodation. Consequently, the use of the property as an STL would result the loss of this residential accommodation, which given the recognised need and demand for housing in Edinburgh it is important to retain, where appropriate.

Further, it is important to recognise that residential occupation of the property contributes to the economy, in terms of providing a home and the spend in relation to the use of the property as a home, including the use of local services and resultant employment, as well as by making contributions to the local community.

In this instance, it has not been sufficiently demonstrated that the loss of the residential accommodation is outweighed by demonstrable local economic benefits. As such, the proposal does not comply with NPF 4 30(e) part (ii).

d) There are any other material considerations which must be addressed?

The following material planning considerations have been identified:

Emerging policy context

City Plan 2030 represents the settled will of the Council, and it has been submitted to Scottish Ministers for examination. As such, limited weight can be attached to it as a material consideration in the determination of this application.

Independent economic impact assessment

An independent economic impact assessment was commissioned by the Planning Service, and this resulted in a report on the Economic Impact of Residential and Short-Term Let Properties in Edinburgh (the Economic Report). This was reported to Planning Committee on 14 June 2023. The Committee noted that the findings of the report are one source of information that can be considered when assessing the economic impacts of short-term let planning applications and that given the report is considering generalities rather than the specifics of an individual case, it is likely that

only limited weight can be attached to it as a material consideration when making planning application decisions. The study considered the economic impact of various types of properties in Edinburgh if used as a residential property as opposed to being used for short-term holiday lettings.

The Economic Report shows that there are positive economic impacts from the use of properties for both residential use and short-term let use. The Report found that in general the gross value added (GVA) effects are greater for residential uses than short-term lets across all property types and all areas. However, given it is considering generalities rather than the specifics of this individual case, only limited weight can be attached to it as a material consideration in the determination of this application.

Equalities and human rights

Due regard has been given to section 149 of the Equalities Act 2010. No impacts have been identified.

Consideration has been given to human rights. No impacts have been identified through the assessment and no comments have been received in relation to human rights.

Public representations

Four objections were received. A summary is provided below:

material considerations in objection

The proposal results in the loss of residential accommodation. Assessed in section c).
Negative impact to the local community. Assessed in section b) and c).
Contrary to the Development Plan. Assessed in section c).
Negative impact to the character of the area. Assessed in section b).
Negative impact to the local area's sense of place. Assessed in section b).
Impact to local services (refuse and recycling). Suitable refuse and recycling facilities are contained within the application site.
Impact to local services (public transport). The change of use of the dwelling will not have a significant impact on public transport in the area.
Negative impact to neighbouring amenity (security). Assessed in section c).
Negative impact to neighbouring amenity (noise). Assessed in section c).
Negative impact to neighbouring amenity (general). Assessed in section c).
Concerns relating to the maintenance of the listed building. Obligations regarding maintenance of the building are unaffected by the change of use.

non-material considerations

The proposed use will result in increased rent for other properties in Edinburgh.
Neighbour notification incorrectly served. The neighbour has received the notification.

Conclusion in relation to identified material considerations

The identified material considerations have been assessed above and do not raise issues which outweigh the conclusion in relation to the development plan.

Overall conclusion

The proposal complies with sections 64 and 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as it will preserve or enhance the character or appearance of the conservation area, and does not harm the character of the listed building, its setting, or the setting of neighbouring listed buildings.

The change of use of this property to an STL will result in a loss of the residential accommodation and a negative impact to neighbouring amenity. Whilst it is recognised that there is an economic benefit to the City as a whole from the provision of visitor accommodation in this case it does not outweigh the loss of residential accommodation or the impact to neighbouring amenity. The proposal does not comply with Development Plan policy NPF4 policy 30(e) and LDP plan policy Hou 7. There are no material considerations that outweigh this conclusion. The proposal is unacceptable.

Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following;

Reason for Refusal

1. The proposal is contrary to Local Development Plan Policy Hou 7 in respect of Inappropriate Uses in Residential Areas, as the use of this dwelling as a short term let will have a materially detrimental effect on the living conditions and amenity of nearby residents.
2. The proposal is contrary to National Planning Framework Policy 30(e) in respect of Local Amenity and Loss of Residential Accommodation, as the use of this dwelling as a short term let will result in an adverse impact on local amenity and the loss of a residential property has not been justified.

Background Reading/External References

To view details of the application go to the [Planning Portal](#)

Further Information - [Local Development Plan](#)

Date Registered: 27 September 2023

Drawing Numbers/Scheme

01, 02

Scheme 1

David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: James Armstrong, Assistant Planning Officer
E-mail: james.armstrong@edinburgh.gov.uk

Appendix 1

Consultations

No consultations undertaken.

Application Certification Record

Case Officer

I have assessed the application against the City of Edinburgh Council's Scheme of Delegation (2023) Appendix 6 – Chief Planning Officer and the Statutory Scheme of Delegation (2023) and can confirm the application is suitable to be determined under Local Delegated Decision, decision-making route.

Case Officer: James Armstrong

Date: 14 November 2023

Authorising Officer

To be completed by an officer as authorised by the Chief Planning Officer to determined applications under delegated powers.

I can confirm that I have checked the Report of Handling and agree the recommendation by the case officer.

Authorising Officer (mRTPI): Damian McAfee

Date: 15 November 2023

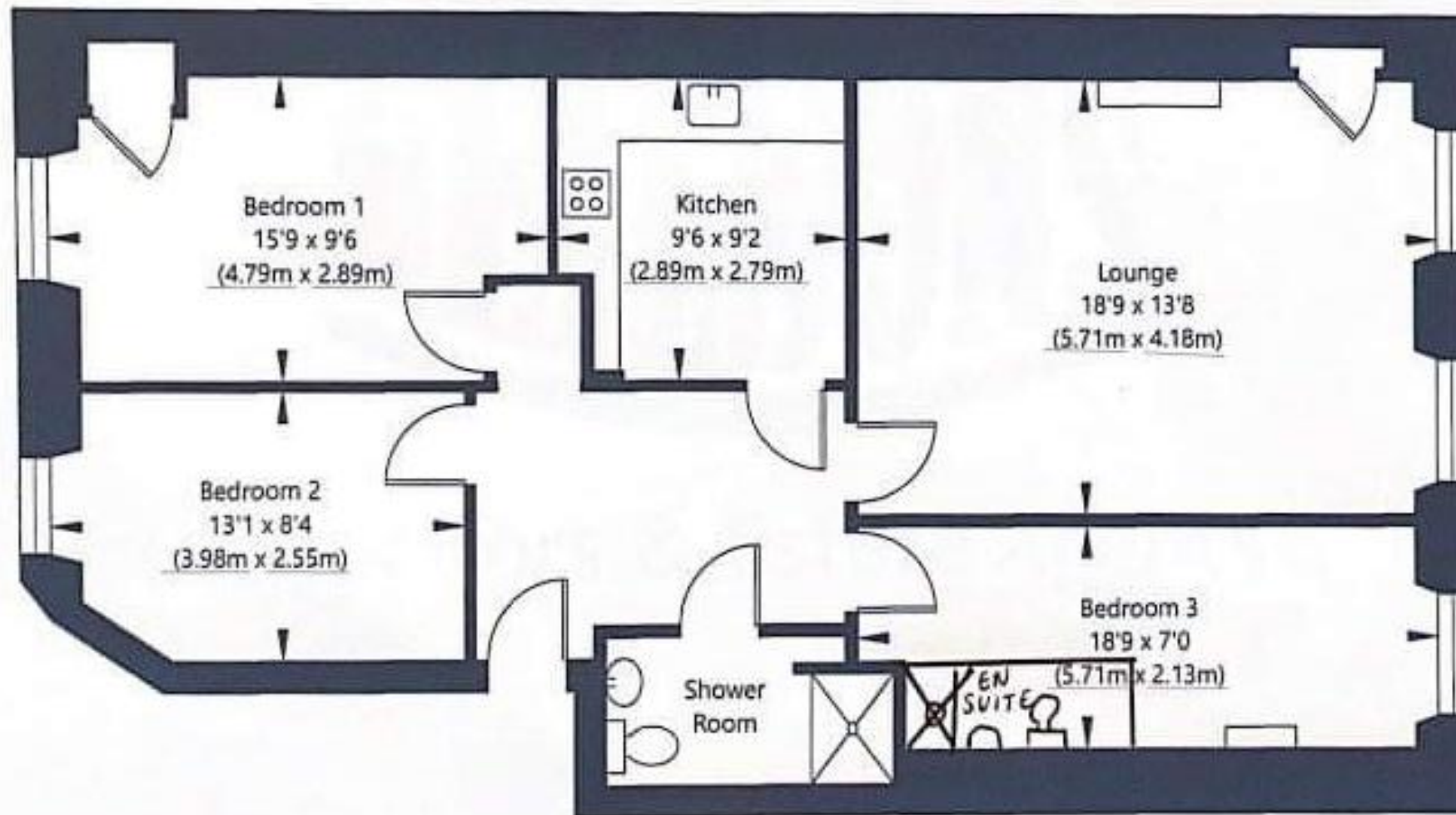
Third Floor

Approx. Gross Internal Area

81.41 Sq M / 876 Sq Ft.

Not to scale. For identification only.

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Capital Draughting Consultants Ltd.
FAO: Keith Henderson
40 Dinmont Drive
Edinburgh
EH16 5RR

Mrs Williams.
39 Hutchison Medway
Edinburgh
EH14 1QQ

Decision date: 2 August 2023

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS
DEVELOPMENT MANAGEMENT PROCEDURE (SCOTLAND) REGULATIONS 2013**

Proposed change of use from side garden to dog grooming business.
At 39 Hutchison Medway Edinburgh EH14 1QQ

Application No: 23/01614/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 12 April 2023, this has been decided by **Local Delegated Decision**. The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Refused** in accordance with the particulars given in the application.

Any condition(s) attached to this consent, with reasons for imposing them, or reasons for refusal, are shown below;

Reason for Refusal:-

1. The proposal is contrary to the National Planning Framework 4 Policy 16 and Local Development Plan Policy Hou 7 in respect of Inappropriate Uses in Residential Areas, as the proposed use would be inappropriate on a residential street due to increased noise and disturbance.

Please see the guidance notes on our [decision page](#) for further information, including how to appeal or review your decision.

Drawings 1-6, represent the determined scheme. Full details of the application can be found on the [Planning and Building Standards Online Services](#)

The reason why the Council made this decision is as follows:

The proposal does not comply with the National Planning Framework 4 and Edinburgh Local Development Plan and the Council's Non -statutory guidance as the proposal would likely lead to an increase in noise and disturbance to the detriment of living conditions for nearby residents. There are no other material considerations to outweigh this conclusion.

This determination does not carry with it any necessary consent or approval for the proposed development under other statutory enactments.

Should you have a specific enquiry regarding this decision please contact Jennifer Zochowska directly at jennifer.zochowska@edinburgh.gov.uk.



Chief Planning Officer
PLACE
The City of Edinburgh Council

NOTES

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The Notice of Review can be made online at www.eplanning.scot or forms can be downloaded from that website. Paper forms should be addressed to the City of Edinburgh Planning Local Review Body, G.2, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. For enquiries about the Local Review Body, please email localreviewbody@edinburgh.gov.uk.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Report of Handling

Application for Planning Permission
39 Hutchison Medway, Edinburgh, EH14 1QQ

Proposal: Proposed change of use from side garden to dog grooming business.

Item – Local Delegated Decision
Application Number – 23/01614/FUL
Ward – B09 - Fountainbridge/Craiglockhart

Recommendation

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

Summary

The proposal does not comply with the National Planning Framework 4 and Edinburgh Local Development Plan and the Council's Non -statutory guidance as the proposal would likely lead to an increase in noise and disturbance to the detriment of living conditions for nearby residents. There are no other material considerations to outweigh this conclusion.

SECTION A – Application Background

Site Description

The application site is a corner plot of the garden, located on Hutchison Medway. The proposal relates to the garden space of an upper floor villa property located within a 'four in a block' on the east side of Hutchison Medway in a residential area.

Description Of The Proposal

The proposal is for a change of use from side garden to dog grooming business and includes the erection of a single storey detached building within the garden ground to accommodate the new business. The proposal also includes the formation of two off-street car parking spaces and new boundary fencing.

Supporting Information

No further details were submitted.

Relevant Site History

21/00631/FUL

39 Hutchison Medway

Edinburgh

EH14 1QQ

Proposed double garage with storage above on 1st floor and new fencing

Refused

23 April 2021

21/06472/FUL

39 Hutchison Medway

Edinburgh

EH14 1QQ

Proposed single storey garage (as amended).

Granted

21 February 2022

Other Relevant Site History

No other relevant history.

Consultation Engagement

Environmental Protection

Publicity and Public Engagement

Date of Neighbour Notification: 2 August 2023

Date of Advertisement: Not Applicable

Date of Site Notice: Not Applicable

Number of Contributors: 1

Section B - Assessment

Determining Issues

This report will consider the proposed development under Sections 24, 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (the 1997 Act):

Having regard to the legal requirement of Section 24(3), in the event of any policy incompatibility between National Planning Framework 4 (NPF4) & Edinburgh Local Development Plan 2016 (LDP) the newer policy shall prevail.

Do the proposals comply with the development plan?

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

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

In the assessment of material considerations this report will consider:

- equalities and human rights;
- public representations; and
- any other identified material considerations.

Assessment

To address these determining issues, it needs to be considered whether:

a) The proposals comply with the development plan?

National Planning Framework 4 (NPF4) was adopted by the Scottish Ministers on 13 February 2023 and forms part of the Council's Development Plan. NPF4 policies supports the planning and delivery of Sustainable Places, Liveable Places and Productive Places and are the key policies against which proposals for development are assessed. Several policies in the Edinburgh Local Development Plan (LDP) are superseded by equivalent and alternative policies within NPF4. The relevant policies to be considered are:

- NPF 4 Climate and Nature Crisis Policy 1
- NPF 4 Design Quality and Place Policy 14
- NPF 4 Quality Homes Policy 16
- LDP Design Policies Des 1 and Des 4
- LDP Housing Policy Hou 7
- LDP Transport Policy Tra 2

The non-statutory Business Guidance is a material consideration that is relevant when considering NPF 4 policies 14, 16 and LDP Hou 7.

The non-statutory Guidance for Householders is a material consideration that is relevant when considering NPF 4 Policy 14,16 and LDP Policy Des 1.

The non-statutory Edinburgh Design Guidance is a material consideration that is relevant when considering NPF 4 Policy 14 and LDP policies Des 1 and Des 4.

Principle of Proposed Development

NPF4 Policy 1 encourages, promotes and facilitates development that addresses the global climate emergency and nature crisis. In this case the proposal would have a neutral impact global climate and nature crises. The proposal complies with NPF 4 Policy 1.

NPF 4 Policy 16 seeks to ensure proposals will not have a detrimental impact on the character or environmental quality of the home and the surrounding area. LDP Policy Hou 7 further considers inappropriate uses in residential areas.

Hutchison Medway and the neighbouring streets are wholly residential in character. The proposed use has potential to give rise to dog barking, causing a noise nuisance beyond normal domestic expectations for pet dogs. This would result in a loss of residential amenity.

Although the proposed development is for a small scale commercial use, owing to the nature of the proposed use and the proximity of neighbouring dwellings, the overall amenity afforded to neighbouring residents has the potential to be detrimentally affected.

The proposal therefore does not comply with objectives of NPF 4 Policy 16 and LDP Policy Hou 7.

Scale, Design and Materials

A new single storey building is proposed to the side of the house in ground used as garden ground for the upper villa.

The new building would be subservient to the existing residential properties and be positioned in the site no further forward than the existing building line.

The formation of the driveway and parking area complies with the requirements of the Council's Guidance for Householders.

The proposal complies with NPF 4 Policy 14 and LDP Policies Des 1 and Des 4 with regard to the proposed development's scale, design and materials.

Amenity

As set out above, given the nature of the business and proximity to neighbouring properties, the proposal is likely to have a detrimental impact on existing amenity.

Environmental Protection cannot support the proposal as any increase in noise cannot be mitigated.

The proposal therefore does not comply with NPF 4 Policy 16 and LDP Policy Hou 7.

Traffic and Parking

There are two parking spaces proposed.

Transport Planning have made no comments on the proposal.

Conclusion in relation to the Development Plan

The proposal does not comply with National Planning Framework 4 and Edinburgh Local Development Plan and the proposal is likely to have a detrimental effect on the living conditions of nearby residents.

b) There are any other material considerations which must be addressed?

The following material planning considerations have been identified:

Emerging policy context

On 30 November 2022 the Planning Committee approved the Schedule 4 summaries and responses to Representations made, to be submitted with the Proposed City Plan 2030 and its supporting documents for Examination in terms of Section 19 of the Town and Country Planning (Scotland) Act 1997. At this time little weight can be attached to it as a material consideration in the determination of this application.

Equalities and human rights

Due regard has been given to section 149 of the Equalities Act 2010. No impacts have been identified.

Consideration has been given to human rights. No impacts have been identified through the assessment and no comments have been received in relation to human rights.

Public representations

A summary of the representations is provided below:

material considerations

- car parking issues
- increased noise and disturbance from dogs barking.

non-material considerations

No issues were received.

Conclusion in relation to identified material considerations

There are no other issues raised in the material considerations.

Overall conclusion

The proposal does not comply with the National Planning Framework 4 and Edinburgh Local Development Plan and the Council's Non -statutory guidance as the proposal would likely lead to an increase in noise and disturbance to the detriment of living conditions for nearby residents. There are no other material considerations to outweigh this conclusion.

Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following;

Reason for Refusal

1. The proposal is contrary to the National Planning Framework 4 Policy 16 and Local Development Plan Policy Hou 7 in respect of Inappropriate Uses in Residential Areas, as the proposed use would be inappropriate on a residential street due to increased noise and disturbance.

Background Reading/External References

To view details of the application go to the [Planning Portal](#)

Further Information - [Local Development Plan](#)

Date Registered: 12 April 2023

Drawing Numbers/Scheme

1-6

Scheme 1

David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Jennifer Zochowska, Senior Planning Officer
E-mail: jennifer.zochowska@edinburgh.gov.uk

Appendix 1

Consultations

NAME: Environmental Protection

COMMENT: Environmental Protection does not support the application as there are concerns that a business of this nature in a residential area will impact on neighbouring amenity due to dog barking noise.

DATE: 12 June 2023

The full consultation response can be viewed on the Planning & Building Standards Portal.

Application Certification Record

Case Officer

I have assessed the application against the City of Edinburgh Council's Scheme of Delegation (2023) Appendix 6 – Chief Planning Officer and the Statutory Scheme of Delegation (2023) and can confirm the application is suitable to be determined under Local Delegated Decision, decision-making route.

Case Officer: Jennifer Zochowska

Date: 2 August 2023

Authorising Officer

To be completed by an officer as authorised by the Chief Planning Officer to determined applications under delegated powers.

I can confirm that I have checked the Report of Handling and agree the recommendation by the case officer.

Authorising Officer (mRTPI): Sonia Macdonald

Date: 2 August 2023

Comments for Planning Application 23/01614/FUL

Application Summary

Application Number: 23/01614/FUL

Address: 39 Hutchison Medway Edinburgh EH14 1QQ

Proposal: Proposed change of use from side garden to dog grooming business.

Case Officer: Local1 Team

Customer Details

Name: Ms Carol McKenzie

Address: 20/3 Hutchison Medway Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposed business plan, building would cause chaos with cars arriving and leaving no resident parking. Dogs barking would also be an issue.

To: Jennifer Zochowska, Planning
From: Barry Inglis, Environmental Protection

Date: 12/6/2023

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
23/01614/FUL | Proposed change of use from side garden to dog grooming
business. | 39 Hutchison Medway, Edinburgh.

Environmental Protection cannot support this application and recommends it is refused. However, if it is decided to grant consent, then the planning condition below is recommended.

Condition

1. The dog grooming studio shall only operate between the hours of 08:00 and 18:00 hours; Monday to Friday and between 09:00 and 18:00 hours on Saturday and Sunday.

Assessment

The application site is located within the garden of 39 Hutchison Medway, Edinburgh. It is in a residential area and the site is surrounded on all sides by residential accommodation. The neighbouring accommodation varies between two storey, four in a block flats, or a three storey tenement style buildings with surrounding gardens. Directly to the east, approximately 50m away is the busy thoroughfare, Slateford Road, which runs approximately in a north – south direction. On the other side of the road is a rail line and to the north-east approximately 200m away is located the Slateford Rail Yard.

The application is for the change of use from the side garden to a single storey building to be used a dog grooming business.

There are concerns that a business of this nature in a residential area will impact on neighbouring amenity due to dog barking noise. The characteristics of dog barking noise is objectionable to a lot of people and generates complaints and impacts on residential amenity. Dog grooming will take place within the building, and therefore most of the noise will be contained. Although, there doesn't appear to be ventilation and with windows open during warmer weather, it will allow noise break-out. However, the primary concern is to do with noise from dogs as customers arrive and leave. The entrance path is extremely close to no. 39 and the upstairs property no. 37. Furthermore, ownership of flat at no. 39 may not always be aligned with the dog grooming business.

It is Environmental Protection's view that operation of the business would impact on the amenity of residents and there is nothing that could be done to mitigate against the dog barking outside. Therefore, Environmental Protection cannot support the application and recommends that it is refused. However, if

it is decided to grant the application, then a condition restricting the hours of operation is recommended overleaf.

Should you wish to discuss the above please contact me on 0131 469 5357.

Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Email: planning.support@edinburgh.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100649015-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	Ferguson Planning		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Kieran	Building Name:	First Floor
Last Name: *	McFarlane	Building Number:	38
Telephone Number: *	01313858741	Address 1 (Street): *	Thistle Street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Edinburgh
Fax Number:		Country: *	UK
		Postcode: *	EH2 1EN
Email Address: *	kieran@fergusonplanning.co.uk		

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mrs"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="M"/>	Building Number:	<input type="text" value="39"/>
Last Name: *	<input type="text" value="Williams"/>	Address 1 (Street): *	<input type="text" value="Hutchison Medway"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Edinburgh"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="EH14 1QQ"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

Site Address Details

Planning Authority:	<input type="text" value="City of Edinburgh Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="39 HUTCHISON MEDWAY"/>
Address 2:	<input type="text" value="SLATEFORD"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="EDINBURGH"/>
Post Code:	<input type="text" value="EH14 1QQ"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="671250"/>	Easting	<input type="text" value="322431"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Proposed change of use from side garden to dog grooming business

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please refer to our submitted Local Review Statement.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

Yes No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

A Noise Impact Assessment has been submitted in support of this review, this was not presented to the appointed officer before the application was determined as the appellant was not given an adequate opportunity to respond to the noise concerns the Council had, or given time to get the NIA completed before the application was determined. It is relevant for the LRB to consider this new information as it directly addresses the Council's reason for refusal of this application.

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

CD1 23/01614/FUL Application Form; CD2 Local Review Statement; CD3 Location Plan; CD4 Proposed Block Plan; CD5 Proposed Elevations Sht 1 of 2; CD6 Proposed Elevations Sht 2 of 2; CD7 Proposed Ground Floor Plan; CD8 Proposed Site Plan; CD9 23/01614/FUL Report of Handling; CD10 23/01614/FUL Decision Notice; CD11 Noise Impact Assessment

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

23/01614/FUL

What date was the application submitted to the planning authority? *

11/04/2023

What date was the decision issued by the planning authority? *

02/08/2023

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Kieran McFarlane

Declaration Date: 01/11/2023

F E R G U S O N
P L A N N I N G

CHANGE OF USE FROM SIDE GARDEN TO DOG GROOMING BUSINESS

MRS M WILLIAMS

OCTOBER 2023

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Ref: E-WIL-0000
Council ref: 23/01614/FUL
Prepared by: Kieran McFarlane MRTPI
Approved by: Tim Ferguson MRTPI
Date of Issue: October 2023

F E R G U S O N
P L A N N I N G

CHANGE OF USE FROM SIDE GARDEN TO DOG GROOMING BUSINESS
EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

- 1.1. This Statement is submitted on behalf of Mrs M Williams (the Appellant) against the decision by City of Edinburgh Council to refuse Planning Permission for the change of use from side garden to dog grooming business a 39 Hutchison Medway, Edinburgh, EH14 1QQ on 2nd August 2023 (reference 23/01614/FUL). All Core Documents (CD) are referenced in Appendix 1.
- 1.2. The Appellants propose to build a new single storey building on land in their ownership on ground currently used as their private garden ground.
- 1.3. The proposed change of use would allow the Appellant to operate their dog grooming business from home within a purpose built building to better serve the unique requirements for dog grooming.
- 1.4. The Case Officers Report of Handling states that Environmental Protection were consulted and could not support the proposal as any increase in noise cannot be mitigated.
- 1.5. It is worth highlighting that the Appellant was not given the opportunity to discuss potential mitigation measures with the Council, this is discussed further below and set out within the submitted Noise Impact Assessment (CD11).
- 1.6. Transport planning did not make any comments on the proposal.

Reasons for Refusal

- 1.7. One reason was cited for the refusal of the Application. This stated:
- 1.8. *"The proposal is contrary to the National Planning Framework 4 Policy 16 and Local Development Plan Policy Hou 7 in respect of Inappropriate Uses in Residential Areas, as the proposed use would be inappropriate on a residential street due to increased noise and disturbance."*
- 1.9. The Appellant sets out that the development would not result in increased noise levels to the effect of a detrimental impact on amenity, which is supported by the Noise Impact Assessment.
- 1.10. Additional traffic created by the development is expected to be minimal and in keeping with levels expected in a residential setting. The Council's Transport Planners did not have any comments to make on the proposals.
- 1.11. A Noise Impact Assessment has been submitted with the appeal documents. The assessment has concluded that based on the recommended building design and proposed operations of the business, there will be no adverse noise impact on the neighbouring properties from dog barking within the proposed waiting area and treatment rooms.
- 1.12. Similar proposals for a change of use of private dwelling land or part of the dwelling itself to a dog grooming business have been approved by the Council in recent years, demonstrating that the proposals are an acceptable use within a residential setting.

1.13. The Local Review Body, having considered the detail contained within the Planning Application package, together with the information set out herein, are respectfully requested to allow the Notice of Review and grant Planning Permission.

F E R G U S O N
P L A N N I N G

CHANGE OF USE FROM SIDE GARDEN TO DOG GROOMING BUSINESS

INTRODUCTION

INTRODUCTION

- 2.1. This Statement supports a Notice of Review of the delegated decision of The City of Edinburgh Council to refuse to grant Planning Permission for the change of use from side garden to dog grooming business at 39 Hutchison Medway, Edinburgh, EH14 1QQ.
- 2.2. The application site (Figure 1) consists of the side garden of 39 Hutchison Medway, an upper floor villa property located within a 'four in a block' on the east side of Hutchison Medway. Whilst the street is residential in character, the site is within close proximity to both the A70 (Hutchison Cottages) and Hutchison Terrace, which are both main thoroughfares in this part of the city and both contain a mix of uses.
- 2.3. The Appellant proposes the change of use from their side garden to a dog grooming parlour which involves the erection of a single storey detached building within the garden ground to accommodate the business. This building would comprise of a sitting area, two separate dog station rooms and a toilet. Two off-street parking spaces are proposed on site as well as a new 1.8 metre timber palisade fence around the sites rear and side boundaries, this would sit at a lower height of 1.2 metres to the sites front.
- 2.4. There will be a maximum of two staff on site at any given time, with no more than two dogs within the building at once. The dogs will be kept separate at all times and appointments will be staggered to prevent clients overlapping which will prevent more than two dogs being on site at any one time. The Appellants private garden ground will not be available to use for customers.
- 2.5. The business hours will be:
 - 08:30 - 17:00 Monday to Friday
 - 08:30 - 13:00 Saturday
- 2.6. The proposed garage style building will measure 7.5 x 7.5 metres and sit approx. 3 metres in height, it will be finished in a dry dash render and slate roof to match the existing dwellings on the street (Figures 2 and 3).
- 2.7. The remainder of this Statement considers the site context and relevant planning policy, before evaluating the accordance of the appeal proposal with the National Planning Framework 4, the Local Development Plan and other material considerations.

CHANGE OF USE FROM SIDE GARDEN TO DOG GROOMING BUSINESS



Figure 1: Site Location

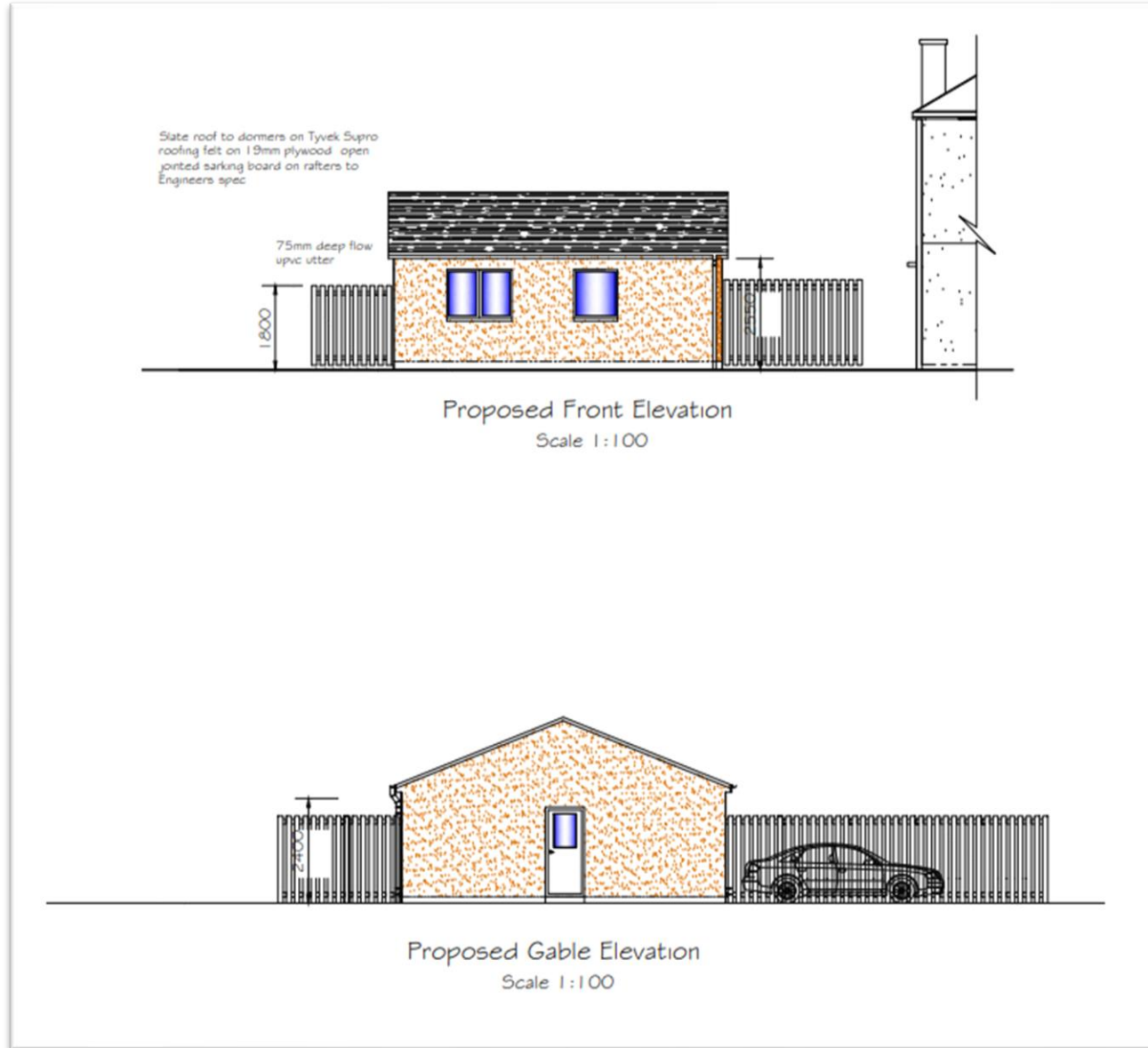


Figure 2: Proposed Elevations

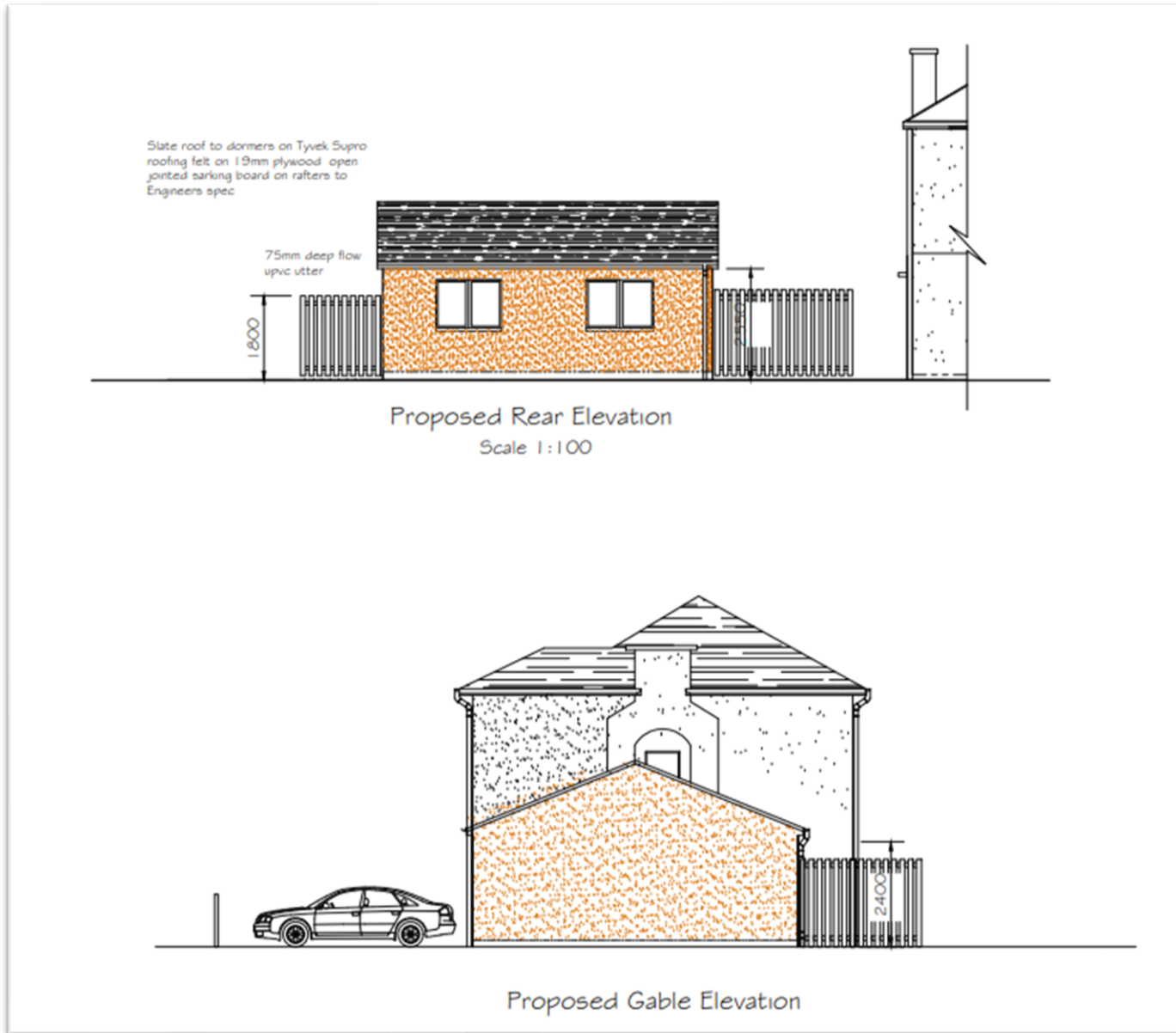


Figure 3: Proposed Elevations

CHANGE OF USE FROM SIDE GARDEN TO DOG GROOMING BUSINESS

REFUSAL OF APPLICATION BY EDINBURGH
COUNCIL AND PLANNING POLICY
CONTEXT

REFUSAL OF APPLICATION BY COUNCIL AND PLANNING POLICY CONTEXT

3.1 Planning Application 23/01614/FUL was refused on 2 August 2023. The Decision Notice cited one reason for refusal, this is set out below:

“1. The proposal is contrary to the National Planning Framework 4 Policy 16 and Local Development Plan Policy Hou 7 in respect of Inappropriate Uses in Residential Areas, as the proposed use would be inappropriate on a residential street due to increased noise and disturbance.”

Local Development Plan

Page 379
2 Policy Hou7 of the Edinburgh Local Development Plan (2016) (ELDP) sets out that: “Developments, including changes of use, which would have a materially detrimental effect on the living conditions of nearby residents, will not be permitted.”

National Planning Framework 4

3.3 NPF4 sets out six overarching spatial principles that are to be considered when planning our future places. Two of these are of direct relevance to the proposals:

- **Local living** - Supports local liveability and improved community health and wellbeing by ensuring people can easily access services, greenspace, learning, work and leisure locally.
- **Compact urban growth** - Limit urban expansion so to optimise the use of land to provide services and resources, including carbon storage, flood risk management, blue and green infrastructure and biodiversity.

3.4 *Policy 1: Tackling the climate and nature crises* of National Planning Framework 4 (NPF4) sets out that when considering all development proposals, significant weight will be given to the global climate and nature crises.

3.5 *Policy 15: Local Living and 20 minute neighbourhoods* sets out to encourage, promote and facilitate the application of the Place Principle and create connected and compact neighbourhoods where people can meet the majority of their daily needs within a reasonable distance of their home, preferably by walking, wheeling or cycling or using sustainable transport options.

3.6 The intent of *Policy 16: Quality homes* is to encourage, promote and facilitate the delivery of more high quality, affordable and sustainable homes, in the right location, providing choice across tenures that meet the diverse housing needs of people and communities across Scotland.

3.7 It is not considered that Policy 16 is relevant in the consideration of this application, as it relates solely to the assessment of new housing proposals, and should therefore not be used as a reason to refuse a change of use application to a non-residential use.

CHANGE OF USE FROM SIDE GARDEN TO DOG GROOMING BUSINESS

GROUND S OF APPEAL AND CASE FOR
APPELLANT

GROUNDS OF APPEAL AND CASE FOR APPELLANT

4.1 The decision of the Planning Authority to refuse the Application is challenged on the basis of the grounds of appeal as set out below. It is the submission of the Appellants that the proposal accords with the relevant adopted policy of National Planning Framework 4 and the Edinburgh Local Development Plan and that there are no material considerations which justify the refusal of the application.

4.2 **Ground 1:** The proposed change of use would be an acceptable use within its location and would not result in a materially detrimental effect on the living conditions of nearby residents.

4.3 **Ground 2:** The proposal is not contrary to NPF4 Policy 16 as this policy is not applicable in the assessment of the proposed change of use.

4.4 During the course of the applications determination, the following consultee responses were received from Council Officers:

- **Environmental Protection - Could not support**

4.5 **Ground 1: The proposed change of use would be an acceptable use within its location and would not result in a materially detrimental effect on the living conditions of nearby residents.**

4.6 The dog grooming use will be a small business and would have between one or two dogs on site at any one time, with no overlap between drop off or collection by owners.

4.7 Two parking spaces will be provided to the front of the proposed building, this will reduce pressure for on-street parking, however on-street parking is not restricted and generally ample parking is

available during the proposed hours of operation. The occasional arrival or departure of a client to and from the site would not negatively impact on the living conditions of nearby residents, and would be in keeping with the expected travel patterns on the street. Transport Planning did not have any concerns with the proposal. Appointments will be staggered to prevent clients overlapping which will prevent more than two dogs being on site at any one time.

4.8 There will be no encroachment on the main use of the site as a private dwelling, with only the side garden ground to be used for the dog grooming use. There will be no loss of habitable space and the residential use will continue while the dog grooming takes place.

4.9 The proposed building is similar in appearance and massing to other garage/garden buildings that are found within the local area and is similar to what is expected within a residential area. There will be no business signage on the front of the building.

4.10 There will be no detrimental noise impacts on residential amenity created by the proposed use. There will be no more than two dogs on the premises at any one time, and they will be monitored by the Appellant. The grooming equipment is small scale bathing and hair trimming equipment which will not be audible outside the property. There will be no pet grooming services carried outside of standard business hours. The building will be detached so there will be no adjoining neighbours. Given the nature of the development and its proposed use, it is not expected that noise caused by the development would exceed that of normal domestic expectations for pet dogs.

4.11 The noise levels associated with dog grooming are generally considered to be quieter than those of a hairdressers. The process of grooming is a calming one for dogs; it is not a playful environment. As such, the levels of noise associated with the animals themselves

CHANGE OF USE FROM SIDE GARDEN TO DOG GROOMING BUSINESS

are low. In any case, if the noise levels omitted by the business were such that it would be considered as having a detrimental impact on residential amenity, the Council has statutory nuisance and noise abatement powers to deal with these issues.

4.12 The Noise Impact Assessment (NIA) submitted in support of this appeal sets out that based on the recommended building design and proposed operations of the business, there will be no adverse noise impacts on the neighbouring properties from dog barking within the proposed waiting area and treatment rooms.

4.13 There have been a number of examples in recent years of The City of Edinburgh Council approving a change of use to dog grooming business within residential areas within close proximity to the appeal site:

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- 18/08822/FUL - Erect two- storey extension to side of house with single-storey extension to rear. Part change of use from domestic dwelling to domestic dwelling / dog grooming business. - 19 Craiglockhart Road North, Edinburgh, EH14 1BR. **Application granted on appeal.**
- 20/03878/FUL - Conversion of an existing freestanding garage to a dog grooming studio (Class 2 - professional services). Replacement of existing roof structure with new inner leaf structure and finishes, and existing openings with new doors, glazing and infill. - 2 Allan Park Road, Edinburgh, EH14 1LB - **Application granted on appeal.**
- 20/04618/FUL - Change of use from dwelling house to mixed use of dwelling house and dog grooming business - 23 Hutchison Park - **Application granted on appeal.**

4.14 These applications all present similarities to this appeal as they proposed the change of use of an ancillary residential building, or part of the dwelling itself to a dog grooming business space. All these examples were located in primarily residential settings and the

business model and operations are similar to what the Appellant is proposing.

4.15 Applications 20/03878/FUL and 20/04618/FUL were both approved conditionally on the basis that sufficient sound insulation measures were implemented. The submitted NIA for this appeal sets out that the recommended building design will successfully mitigate any noise impacts.

4.16 These appeal cases appear to establish that the proposed use is appropriate within a residential area, as these have been approved without concern that there would be increased noise and disturbance.

4.17 **Ground 2: The proposal is not contrary to NPF4 Policy 16: Quality homes as this policy is not applicable in the assessment of the proposed change of use.**

4.18 The intent of NPF4 Policy 16 is *'to encourage, promote and facilitate the delivery of more high quality, affordable and sustainable homes, in the right locations, providing choices across tenures that meet the diverse housing needs of people and communities across Scotland.'*

4.19 This feeds into creating the outcomes of:

- Good quality homes are at the heart of great places and contribute to strengthening the health and wellbeing of communities.
- Provision of land in the right locations to accommodate future need and demand for new homes, supported by the appropriate infrastructure.
- More energy efficient, net zero emissions homes supporting a greener, fairer and more inclusive wellbeing economy and community wealth building, tackling both fuel and child poverty.

CHANGE OF USE FROM SIDE GARDEN TO DOG GROOMING BUSINESS

4.20 This policy solely relates to the provision of new homes and sets out the criteria for where this will be supported and how it can be delivered. The policy does not seek to dictate what could be classed as inappropriate development within residential areas.

4.21 The Chief Planner letter issued in February 2023 which details the transitional arrangement for NPF4 sets out that Policy 16 promotes a plan-led approach to deliver more quality homes that meet diverse needs. As the appeal site is neither allocated for housing development, and the proposals are not for residential development, Policy 16 is therefore not relevant in this case.

4.22 It is therefore inappropriate and incorrect to use this policy as a reason to refuse the application.

CHANGE OF USE FROM SIDE GARDEN TO DOG GROOMING BUSINESS
CONCLUSION

CONCLUSION

5.1 This Notice of Review, supported by this Statement, respectfully requests that the Council overturns the decision to refuse Planning Permission in Principle for Application 23/01614/FUL and grant consent for the change of use from side garden to a dog grooming business at 39 Hutchison Medway, Edinburgh, EH14 1QQ.

5.2 The Appellant proposes the erection of a single storey detached building within their garden ground to accommodate their dog grooming business. The proposals also include the formation of two off-street parking spaces to accommodate customers and new boundary fencing.

5.3 The appearance and scale of the proposed building has been designed to be in keeping with the character of its residential setting and the operations of the business would not negatively impact on the amenity of nearby residents. The business will not be a high footfall generating use and traffic movement would be in keeping of what is expected in a residential setting.

5.4 The NIA sets out that the operations of the development are acceptable on noise generation terms and would not have a detrimental impact on amenity.

5.5 As set out within this Statement, a number of very similar proposals have been approved by City of Edinburgh Council in recent years for the change of use on private dwelling plots to accommodate dog grooming business within primarily residential areas. These decisions demonstrate that dog grooming business uses are an appropriate use within residential areas when ancillary to the primary residential use, and can be accommodated without resulting in a detrimental impact on nearby amenity.

5.6 The Local Review body is respectfully requested to allow the appeal and grant planning permission for the change of use at 39 Hutchison Medway, Edinburgh.

CORE DOCUMENTS

The following drawings, documents, and plans have been submitted to support the Notice of Review:

- Notice of Review Form;
- CD1 23/01614/FUL Application Form;
- CD2 Local Review Statement;
- CD3 Location Plan
- CD4 Proposed Block Plan
- CD5 Proposed Elevations Sht 1 of 2
- CD6 Proposed Elevations Sht 2 of 2
- CD7 Proposed Ground Floor Plan
- CD8 Proposed Site Plan
- CD9 23/01614/FUL Report of Handling
- CD10 23/01614/FUL Decision Notice
- CD11 Noise Impact Assessment

F E R G U S O N P L A N N I N G

GALASHIELS

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M: 07960 003 357

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Edinburgh
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WWW.FERGUSONPLANNING.CO.UK



Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Email: planning.support@edinburgh.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100624772-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Proposed Change of Use from Side Garden to Dog Grooming Business

Is this a temporary permission? *

Yes No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) *

Yes No

Has the work already been started and/or completed? *

No Yes – Started Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	Capital Draughting Consultants Ltd		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Keith	Building Name:	
Last Name: *	Henderson	Building Number:	40
Telephone Number: *		Address 1 (Street): *	Dinmont Drive
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Edinburgh
Fax Number:		Country: *	United Kingdom
		Postcode: *	EH16 5RR
Email Address: *			
Is the applicant an individual or an organisation/corporate entity? *			
<input checked="" type="checkbox"/> Individual <input type="checkbox"/> Organisation/Corporate entity			

Applicant Details

Please enter Applicant details

Title:	Mrs	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	M	Building Number:	39
Last Name: *	Williams	Address 1 (Street): *	Hutchison Medway
Company/Organisation:		Address 2:	
Telephone Number: *		Town/City: *	Edinburgh
Extension Number:		Country: *	United Kingdom
Mobile Number:		Postcode: *	EH14 1QQ
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

City of Edinburgh Council

Full postal address of the site (including postcode where available):

Address 1:

39 HUTCHISON MEDWAY

Address 2:

SLATEFORD

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

EDINBURGH

Post Code:

EH14 1QQ

Please identify/describe the location of the site or sites

Northing

671250

Easting

322431

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Site Area

Please state the site area:

295.00

Please state the measurement type used:

Hectares (ha) Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Side Garden

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

Yes No

If Yes please describe and show on your drawings the position of any existing, altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? * Yes No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? * Yes No

Do your proposals make provision for sustainable drainage of surface water?? * Yes No
(e.g. SUDS arrangements) *

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

Yes

No, using a private water supply

No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? * Yes No Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? * Yes No Don't Know

Trees

Are there any trees on or adjacent to the application site? * Yes No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? * Yes No

If Yes or No, please provide further details: * (Max 500 characters)

Bin Store already on Site

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

Yes No

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

Yes No

All Types of Non Housing Development – Proposed New Floorspace Details

For planning permission in principle applications, if you are unaware of the exact proposed floorspace dimensions please provide an estimate where necessary and provide a fuller explanation in the 'Don't Know' text box below.

Please state the use type and proposed floorspace (or number of rooms if you are proposing a hotel or residential institution): *

Class 11 Assembly and Leisure

Gross (proposed) floorspace (In square meters, sq.m) or number of new (additional) Rooms (if class 7, 8 or 8a): *

3

If Class 1, please give details of internal floorspace:

Net trading spaces:

Non-trading space:

46

Total:

If Class 'Not in a use class' or 'Don't know' is selected, please give more details: (Max 500 characters)

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013) *

Yes No Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

Yes No

Is any of the land part of an agricultural holding? *

Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Keith Henderson

On behalf of: Mrs M Williams

Date: 11/04/2023

Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

Yes No Not applicable to this application

b) If this is an application for planning permission or planning permission in principal where there is a crown interest in the land, have you provided a statement to that effect? *

Yes No Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

Yes No Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

Yes No Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

Yes No Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

Yes No Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

Site Layout Plan or Block plan.

Elevations.

Floor plans.

Cross sections.

Roof plan.

Master Plan/Framework Plan.

Landscape plan.

Photographs and/or photomontages.

Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *

Yes N/A

A Design Statement or Design and Access Statement. *

Yes N/A

A Flood Risk Assessment. *

Yes N/A

A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *

Yes N/A

Drainage/SUDS layout. *

Yes N/A

A Transport Assessment or Travel Plan

Yes N/A

Contaminated Land Assessment. *

Yes N/A

Habitat Survey. *

Yes N/A

A Processing Agreement. *

Yes N/A

Other Statements (please specify). (Max 500 characters)

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Keith Henderson

Declaration Date: 11/04/2023

Payment Details

Online payment: [REDACTED]

Payment date: 1 [REDACTED]

Created: [REDACTED]

Capital Draughting Consultants Ltd.
FAO: Keith Henderson
40 Dinmont Drive
Edinburgh
EH16 5RR

Mrs Williams.
39 Hutchison Medway
Edinburgh
EH14 1QQ

Decision date: 2 August 2023

TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS
DEVELOPMENT MANAGEMENT PROCEDURE (SCOTLAND) REGULATIONS 2013

Proposed change of use from side garden to dog grooming business.
At 39 Hutchison Medway Edinburgh EH14 1QQ

Application No: 23/01614/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 12 April 2023, this has been decided by **Local Delegated Decision**. The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Refused** in accordance with the particulars given in the application.

Any condition(s) attached to this consent, with reasons for imposing them, or reasons for refusal, are shown below;

Reason for Refusal:-

1. The proposal is contrary to the National Planning Framework 4 Policy 16 and Local Development Plan Policy Hou 7 in respect of Inappropriate Uses in Residential Areas, as the proposed use would be inappropriate on a residential street due to increased noise and disturbance.

Please see the guidance notes on our [decision page](#) for further information, including how to appeal or review your decision.

Drawings 1-6, represent the determined scheme. Full details of the application can be found on the [Planning and Building Standards Online Services](#)

The reason why the Council made this decision is as follows:

The proposal does not comply with the National Planning Framework 4 and Edinburgh Local Development Plan and the Council's Non -statutory guidance as the proposal would likely lead to an increase in noise and disturbance to the detriment of living conditions for nearby residents. There are no other material considerations to outweigh this conclusion.

This determination does not carry with it any necessary consent or approval for the proposed development under other statutory enactments.

Should you have a specific enquiry regarding this decision please contact Jennifer Zochowska directly at jennifer.zochowska@edinburgh.gov.uk.



Chief Planning Officer
PLACE
The City of Edinburgh Council

NOTES

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The Notice of Review can be made online at www.eplanning.scot or forms can be downloaded from that website. Paper forms should be addressed to the City of Edinburgh Planning Local Review Body, G.2, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. For enquiries about the Local Review Body, please email localreviewbody@edinburgh.gov.uk.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Report of Handling

Application for Planning Permission
39 Hutchison Medway, Edinburgh, EH14 1QQ

Proposal: Proposed change of use from side garden to dog grooming business.

Item – Local Delegated Decision
Application Number – 23/01614/FUL
Ward – B09 - Fountainbridge/Craiglockhart

Recommendation

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

Summary

The proposal does not comply with the National Planning Framework 4 and Edinburgh Local Development Plan and the Council's Non -statutory guidance as the proposal would likely lead to an increase in noise and disturbance to the detriment of living conditions for nearby residents. There are no other material considerations to outweigh this conclusion.

SECTION A – Application Background

Site Description

The application site is a corner plot of the garden, located on Hutchison Medway. The proposal relates to the garden space of an upper floor villa property located within a 'four in a block' on the east side of Hutchison Medway in a residential area.

Description Of The Proposal

The proposal is for a change of use from side garden to dog grooming business and includes the erection of a single storey detached building within the garden ground to accommodate the new business. The proposal also includes the formation of two off-street car parking spaces and new boundary fencing.

Supporting Information

No further details were submitted.

Relevant Site History

21/00631/FUL

39 Hutchison Medway

Edinburgh

EH14 1QQ

Proposed double garage with storage above on 1st floor and new fencing

Refused

23 April 2021

21/06472/FUL

39 Hutchison Medway

Edinburgh

EH14 1QQ

Proposed single storey garage (as amended).

Granted

21 February 2022

Other Relevant Site History

No other relevant history.

Consultation Engagement

Environmental Protection

Publicity and Public Engagement

Date of Neighbour Notification: 2 August 2023

Date of Advertisement: Not Applicable

Date of Site Notice: Not Applicable

Number of Contributors: 1

Section B - Assessment

Determining Issues

This report will consider the proposed development under Sections 24, 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (the 1997 Act):

Having regard to the legal requirement of Section 24(3), in the event of any policy incompatibility between National Planning Framework 4 (NPF4) & Edinburgh Local Development Plan 2016 (LDP) the newer policy shall prevail.

Do the proposals comply with the development plan?

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

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

In the assessment of material considerations this report will consider:

- equalities and human rights;
- public representations; and
- any other identified material considerations.

Assessment

To address these determining issues, it needs to be considered whether:

a) The proposals comply with the development plan?

National Planning Framework 4 (NPF4) was adopted by the Scottish Ministers on 13 February 2023 and forms part of the Council's Development Plan. NPF4 policies supports the planning and delivery of Sustainable Places, Liveable Places and Productive Places and are the key policies against which proposals for development are assessed. Several policies in the Edinburgh Local Development Plan (LDP) are superseded by equivalent and alternative policies within NPF4. The relevant policies to be considered are:

- NPF 4 Climate and Nature Crisis Policy 1
- NPF 4 Design Quality and Place Policy 14
- NPF 4 Quality Homes Policy 16
- LDP Design Policies Des 1 and Des 4
- LDP Housing Policy Hou 7
- LDP Transport Policy Tra 2

The non-statutory Business Guidance is a material consideration that is relevant when considering NPF 4 policies 14, 16 and LDP Hou 7.

The non-statutory Guidance for Householders is a material consideration that is relevant when considering NPF 4 Policy 14,16 and LDP Policy Des 1.

The non-statutory Edinburgh Design Guidance is a material consideration that is relevant when considering NPF 4 Policy 14 and LDP policies Des 1 and Des 4.

Principle of Proposed Development

NPF4 Policy 1 encourages, promotes and facilitates development that addresses the global climate emergency and nature crisis. In this case the proposal would have a neutral impact global climate and nature crises. The proposal complies with NPF 4 Policy 1.

NPF 4 Policy 16 seeks to ensure proposals will not have a detrimental impact on the character or environmental quality of the home and the surrounding area. LDP Policy Hou 7 further considers inappropriate uses in residential areas.

Hutchison Medway and the neighbouring streets are wholly residential in character. The proposed use has potential to give rise to dog barking, causing a noise nuisance beyond normal domestic expectations for pet dogs. This would result in a loss of residential amenity.

Although the proposed development is for a small scale commercial use, owing to the nature of the proposed use and the proximity of neighbouring dwellings, the overall amenity afforded to neighbouring residents has the potential to be detrimentally affected.

The proposal therefore does not comply with objectives of NPF 4 Policy 16 and LDP Policy Hou 7.

Scale, Design and Materials

A new single storey building is proposed to the side of the house in ground used as garden ground for the upper villa.

The new building would be subservient to the existing residential properties and be positioned in the site no further forward than the existing building line.

The formation of the driveway and parking area complies with the requirements of the Council's Guidance for Householders.

The proposal complies with NPF 4 Policy 14 and LDP Policies Des 1 and Des 4 with regard to the proposed development's scale, design and materials.

Amenity

As set out above, given the nature of the business and proximity to neighbouring properties, the proposal is likely to have a detrimental impact on existing amenity.

Environmental Protection cannot support the proposal as any increase in noise cannot be mitigated.

The proposal therefore does not comply with NPF 4 Policy 16 and LDP Policy Hou 7.

Traffic and Parking

There are two parking spaces proposed.

Transport Planning have made no comments on the proposal.

Conclusion in relation to the Development Plan

The proposal does not comply with National Planning Framework 4 and Edinburgh Local Development Plan and the proposal is likely to have a detrimental effect on the living conditions of nearby residents.

b) There are any other material considerations which must be addressed?

The following material planning considerations have been identified:

Emerging policy context

On 30 November 2022 the Planning Committee approved the Schedule 4 summaries and responses to Representations made, to be submitted with the Proposed City Plan 2030 and its supporting documents for Examination in terms of Section 19 of the Town and Country Planning (Scotland) Act 1997. At this time little weight can be attached to it as a material consideration in the determination of this application.

Equalities and human rights

Due regard has been given to section 149 of the Equalities Act 2010. No impacts have been identified.

Consideration has been given to human rights. No impacts have been identified through the assessment and no comments have been received in relation to human rights.

Public representations

A summary of the representations is provided below:

material considerations

- car parking issues
- increased noise and disturbance from dogs barking.

non-material considerations

No issues were received.

Conclusion in relation to identified material considerations

There are no other issues raised in the material considerations.

Overall conclusion

The proposal does not comply with the National Planning Framework 4 and Edinburgh Local Development Plan and the Council's Non -statutory guidance as the proposal would likely lead to an increase in noise and disturbance to the detriment of living conditions for nearby residents. There are no other material considerations to outweigh this conclusion.

Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following;

Reason for Refusal

1. The proposal is contrary to the National Planning Framework 4 Policy 16 and Local Development Plan Policy Hou 7 in respect of Inappropriate Uses in Residential Areas, as the proposed use would be inappropriate on a residential street due to increased noise and disturbance.

Background Reading/External References

To view details of the application go to the [Planning Portal](#)

Further Information - [Local Development Plan](#)

Date Registered: 12 April 2023

Drawing Numbers/Scheme

1-6

Scheme 1

David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Jennifer Zochowska, Senior Planning Officer
E-mail: jennifer.zochowska@edinburgh.gov.uk

Appendix 1

Consultations

NAME: Environmental Protection

COMMENT: Environmental Protection does not support the application as there are concerns that a business of this nature in a residential area will impact on neighbouring amenity due to dog barking noise.

DATE: 12 June 2023

The full consultation response can be viewed on the Planning & Building Standards Portal.

Application Certification Record

Case Officer

I have assessed the application against the City of Edinburgh Council's Scheme of Delegation (2023) Appendix 6 – Chief Planning Officer and the Statutory Scheme of Delegation (2023) and can confirm the application is suitable to be determined under Local Delegated Decision, decision-making route.

Case Officer: Jennifer Zochowska

Date: 2 August 2023

Authorising Officer

To be completed by an officer as authorised by the Chief Planning Officer to determined applications under delegated powers.

I can confirm that I have checked the Report of Handling and agree the recommendation by the case officer.

Authorising Officer (mRTPI): Sonia Macdonald

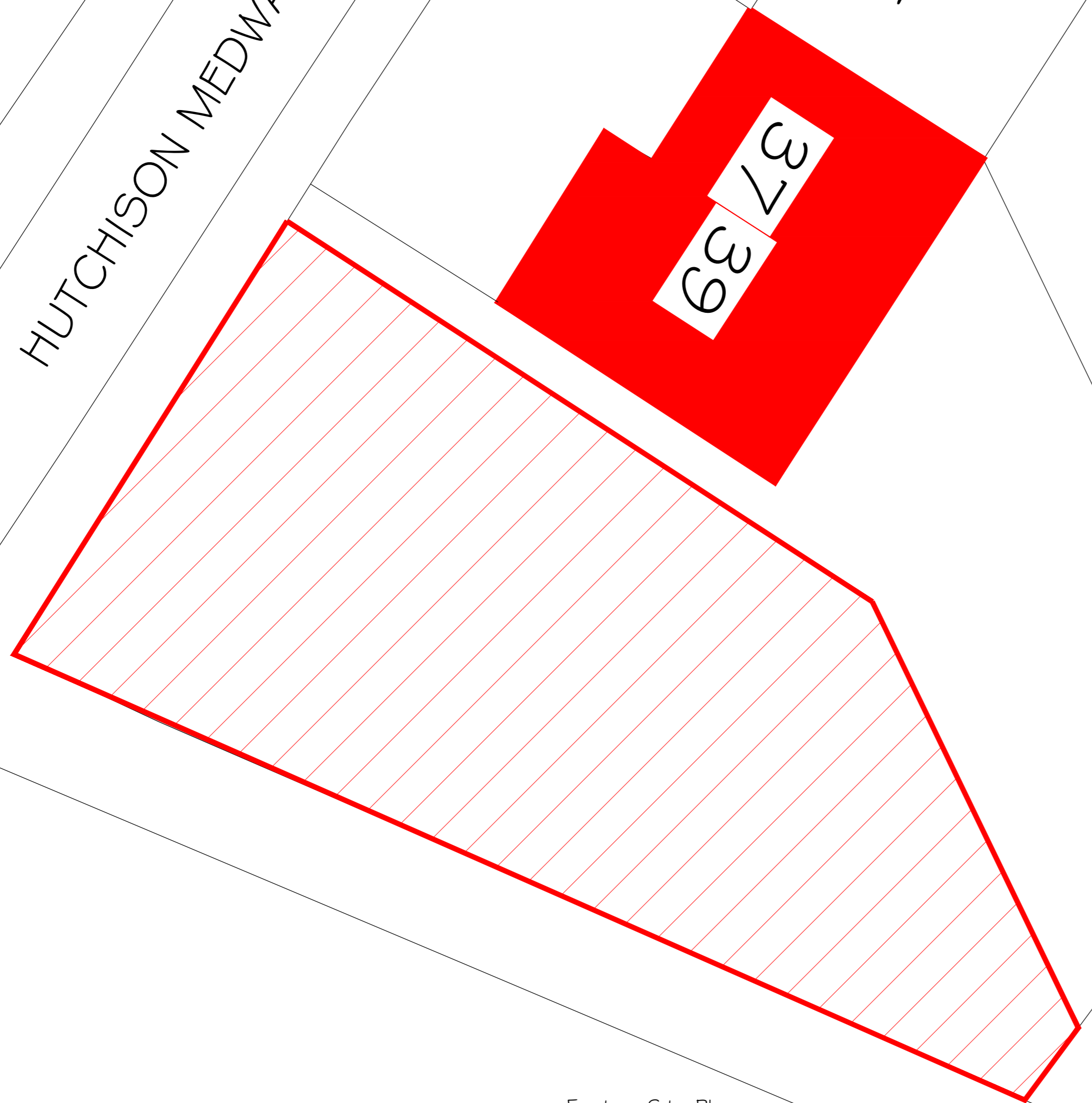
Date: 2 August 2023



HUTCHISON MEDWAY

3335

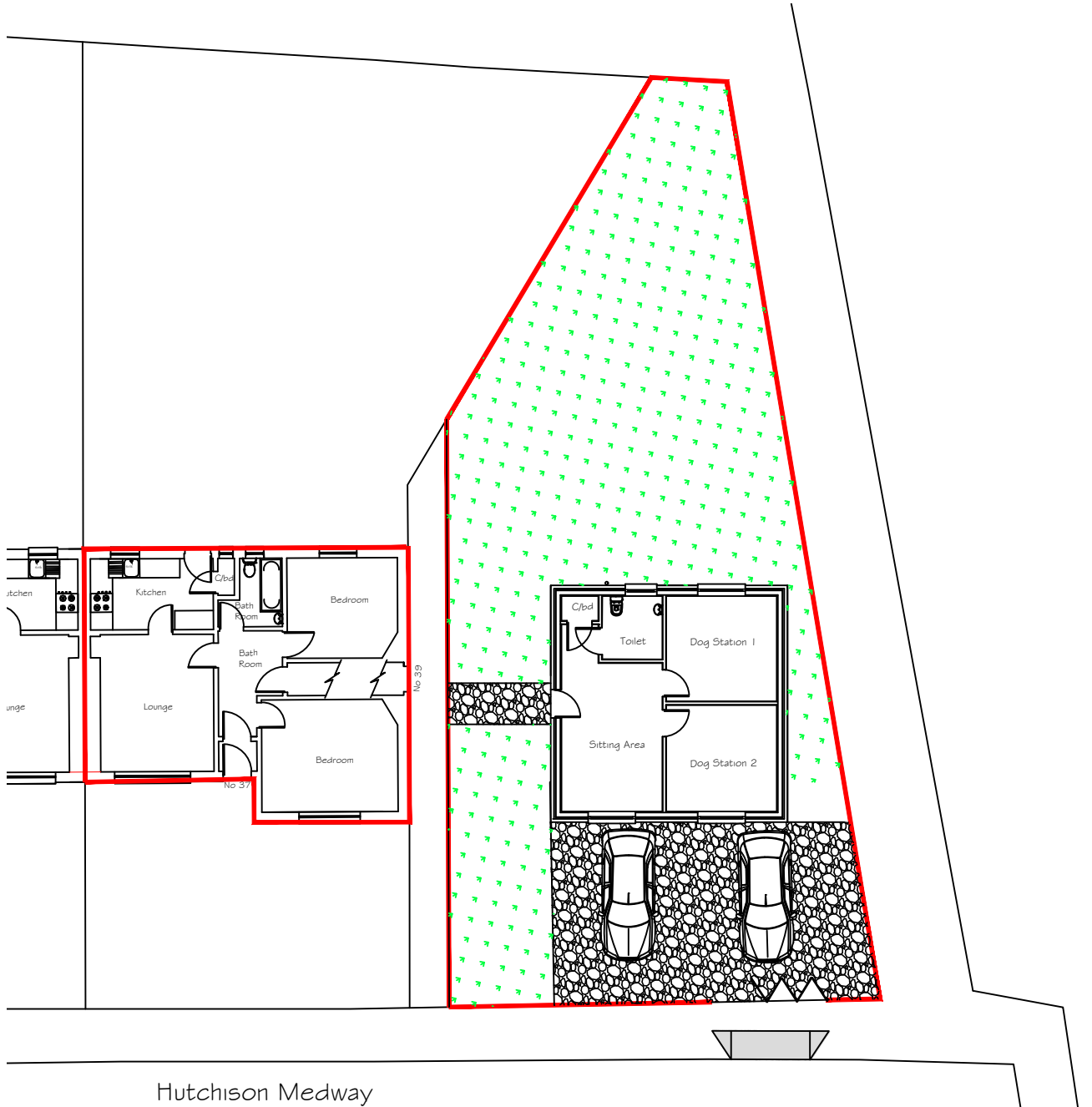
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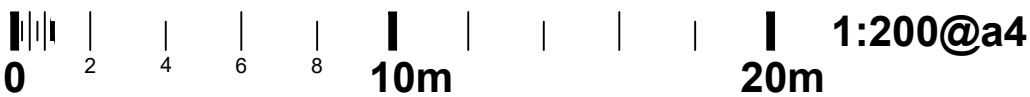
Existing Site Plan
Scale 1:100

Rev	Description	Date
Capital Draughting Consultant's Ltd 40 Dinmont Drive Edinburgh EH16 5RR <small>Email: cdc.ltd@sky.com Tel: 0131 666 1804 Mob: 07834156071</small>		
Status		Planning
Project Title Proposed New Dog Grooming Business adjacent to side of 39 Hutchison Medway Edinburgh		
Client Mrs M Williams		
Drawing Title Existing Site Plan		
Date	Apr '23	Scale As Shown
Drawing Number CDC/23/133/00		Rev.

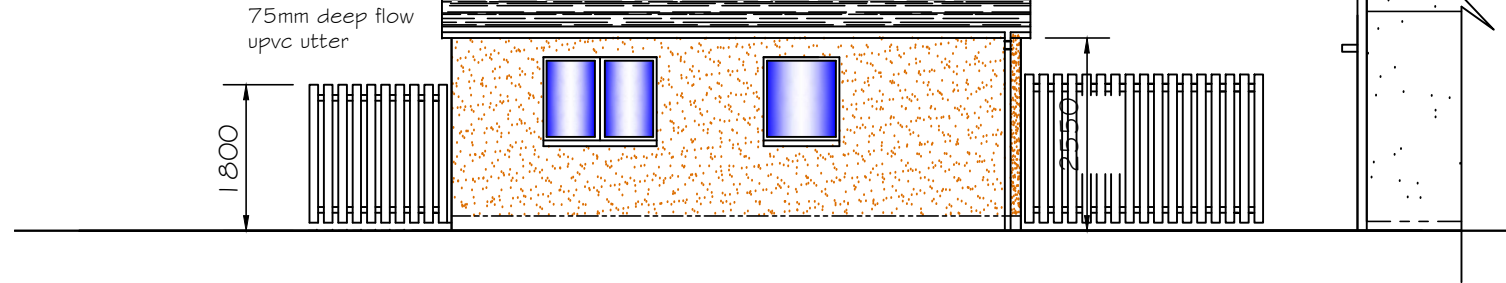
Proposed New Dog Grooming
 Business adjacent to side of
 39 Hutchison Medway
 Edinburgh



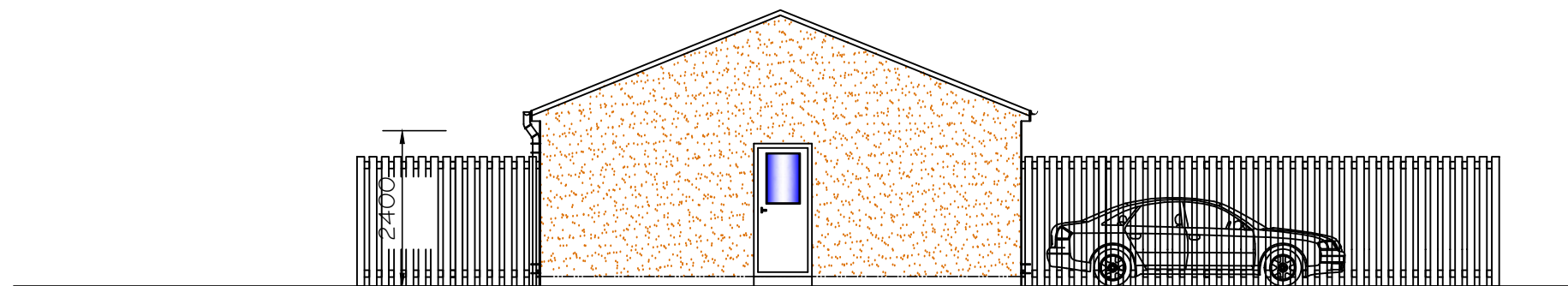
Block Plan
 Scale 1:1200



Slate roof to dormers on Tyvek Supro roofing felt on 19mm plywood open jointed sarking board on rafters to Engineers spec



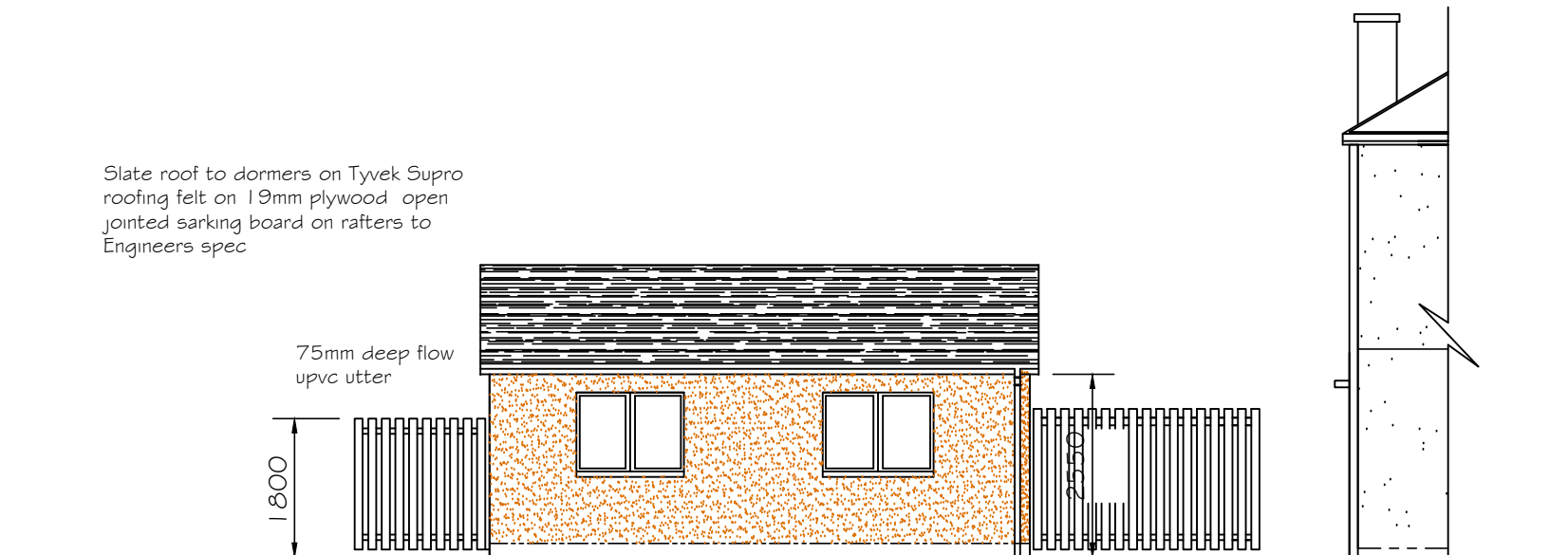
Proposed Front Elevation
Scale 1:100



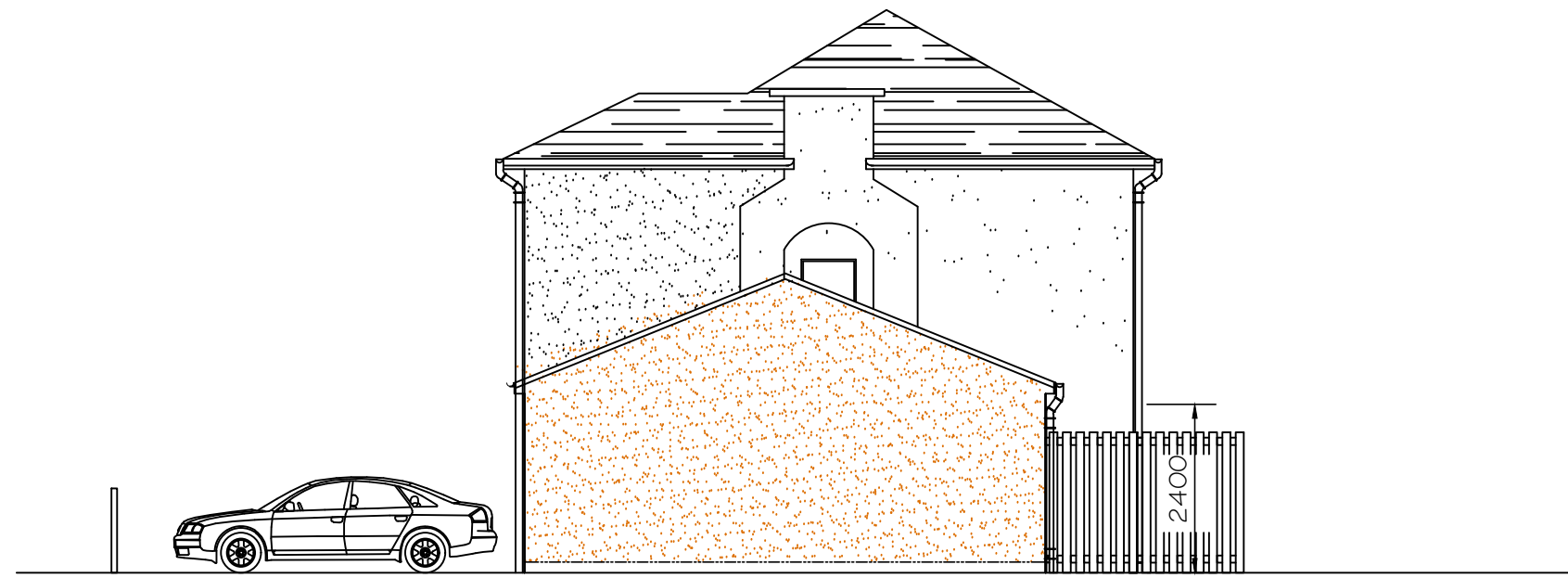
Proposed Gable Elevation
Scale 1:100

Rev	Description	Date
Capital Draughting Consultant's Ltd 40 Dinmont Drive Edinburgh EH16 5RR Email: cdc.ltd@sky.com Tel: 0131 666 1804 Mob: 07834156071		
Status Planning		
Project Title Proposed New Dog Grooming Business adjacent to side of 39 Hutchison Medway Edinburgh		
Client Mrs M Williams		
Drawing Title Proposed Elevations Sheet 1 of 2		
Date	Apr '23	Scale As Shown
Drawn		
Drawing Number CDC/23/133/03		Rev.

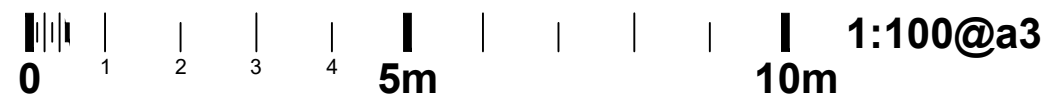
Slate roof to dormers on Tyvek Supro roofing felt on 19mm plywood open jointed sarking board on rafters to Engineers spec



Proposed Rear Elevation
Scale 1:100

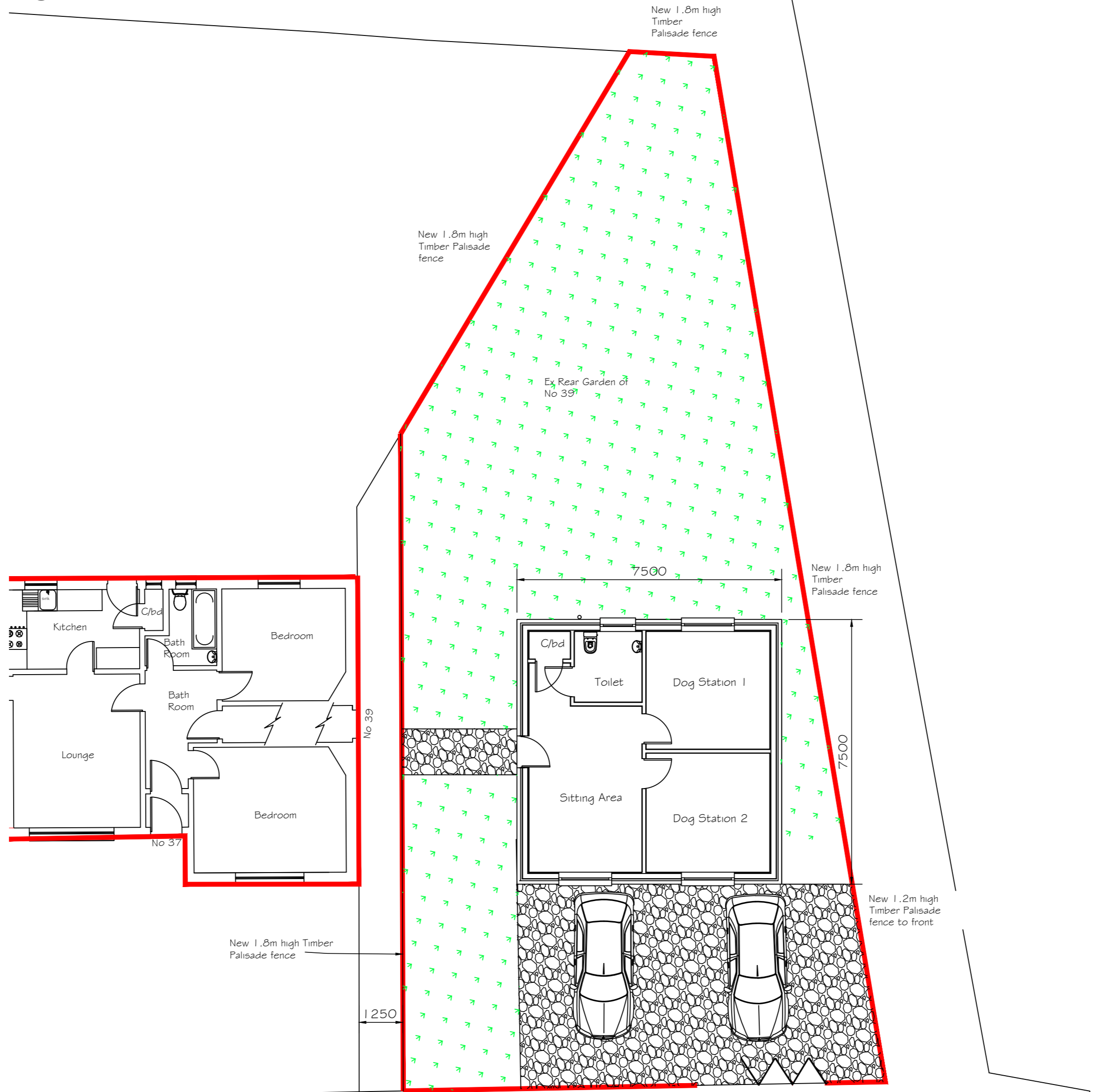


Proposed Gable Elevation
Scale 1:100



Rev	Description	Date
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Status Planning		
Project Title Proposed New Dog Grooming Business adjacent to side of 39 Hutchison Medway Edinburgh		
Client Mrs M Williams		
Drawing Title Proposed Elevations Sheet 2 of 2		
Date	Apr '23	Scale As Shown
Drawing Number CDC/23/133/04		Rev.

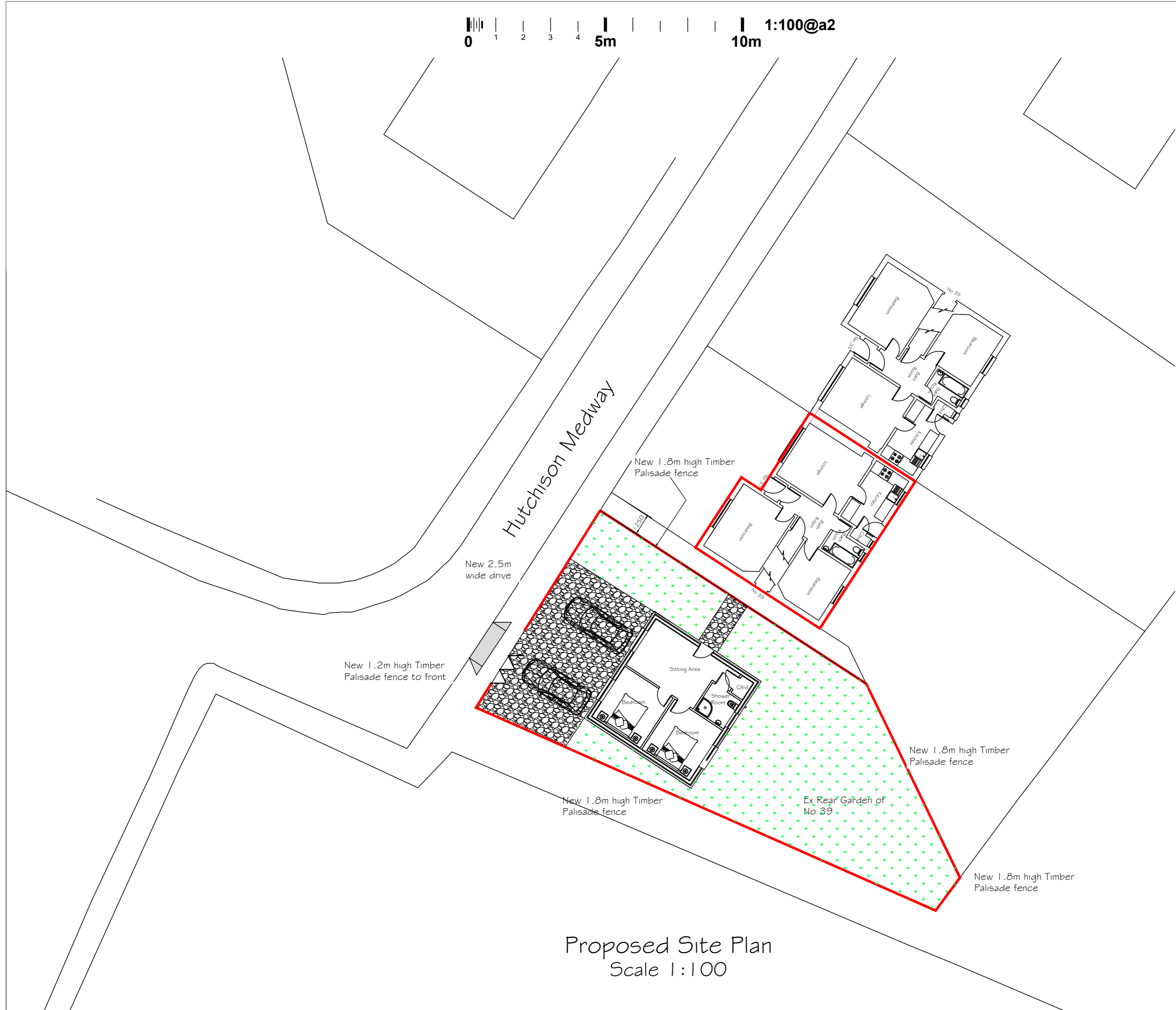
- General Notes
- electrical :-
 - denotes light switch
 - denotes light point
 - denotes 13amp P.P. circuit
 - external walls :- External Wall Construction to be render as existing 100mm Block, with piers to Engineers details
 - roofs :- to give 0.13 'U' value (as noted) give 0.15'U' value (as noted)
 - All drainage to be to part 3.6, 3.7 & 3.12 of the current technical handbook and to BS EN 12056-2:2000, to be installed in accordance with manufacturer's recommended instructions



Hutchison Medway
 Proposed Ground Floor Plan
 Scale 1:100

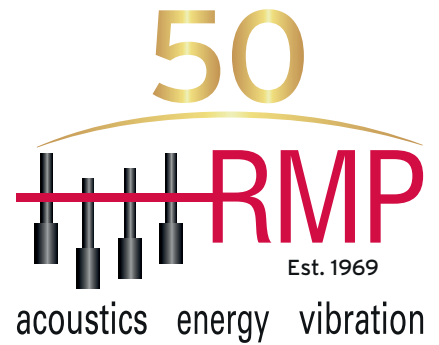
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Status		
Planning		
Project Title		
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Client Mrs M Williams		
Drawing Title Proposed Ground Floor Plan		
Date	Apr '23	Scale As Shown
Drawn		
Drawing Number		Rev.
CDC/21/146/02		

0 1 2 3 4 5m 10m 1:100@a2



Proposed Site Plan
Scale 1:100

Rev	Description	Date
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Status Planning		
Project Title Proposed New Dog Grooming Business adjacent to side of 39 Hutchison Medway Edinburgh		
Client Mrs M Williams		
Drawing Title Proposed Site Plan		
Date	Apr '23	Scale As Shown
Drawing Number CDC/23/133/01		
		Rev.



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BRIEF FOR CONSULTANCY:

To carry out a noise impact assessment of the proposed new dog grooming parlour.

NOISE IMPACT ASSESSMENT 37 HUTCHISON MEDWAY EDINBURGH EH14 1QQ

23/01614/FUL

Technical Report No. R-9827-RGM-RRM
7th November 2023

PREPARED FOR:

Mrs M. Williams
39 Hutchison Medway,
Edinburgh
EH14 1QQ



Contents

1.0 Introduction 3

2.0 Relevant planning guidance..... 6

3.0 Noise impact assessment 7

4.0 Conclusions 10

1.0 Introduction

- 1.1 We were instructed by Mr Patrick Black on behalf of the applicant Mrs M. Williams to undertake a noise impact assessment in relation to the proposed dog grooming parlour at 39 Hutchinson Medway, Edinburgh, EH14 1QQ, and to offer any acoustical advice necessary to facilitate compliance with the acoustic planning guidelines.
- 1.2 The development site location plan and the satellite view are presented in Figure 1 and 2 below. The applicant also owns the adjacent residential property at 37 Hutchinson Medway.



Figure 1. Site location plan



Figure 2. Development site and nearest noise sensitive locations

- 1.3 The proposals are to a dog grooming parlour with 2 treatment rooms and a sitting area. The proposal is submitted to City of Edinburgh Planning Portal, Ref: 23/01614/FUL. The proposed floor plan is shown in Figure 3.
- 1.4 The building will be constructed from cavity masonry, 100mm blockwork, 50mm cavity 100mm blockwork, finished on the inside with 15mm SoundBloc plasterboard.
- 1.5 The roof will be a pitched construction of slate tiles on felt and 19mm plywood. The ceiling will be sheathed with two layers of 15mm SoundBloc plasterboard, with overlapping joints. There will be 200mm mineral fibre insulation quilt between the roof joists.
- 1.6 The windows to the dog stations and sitting area will be double glazed with a specification of 10mm float glass, 12mm airspace, 8.4mm laminated glass with an acoustic rating of R_w 42dB. The sitting area external door will have an acoustic rating of R_w 35dB.

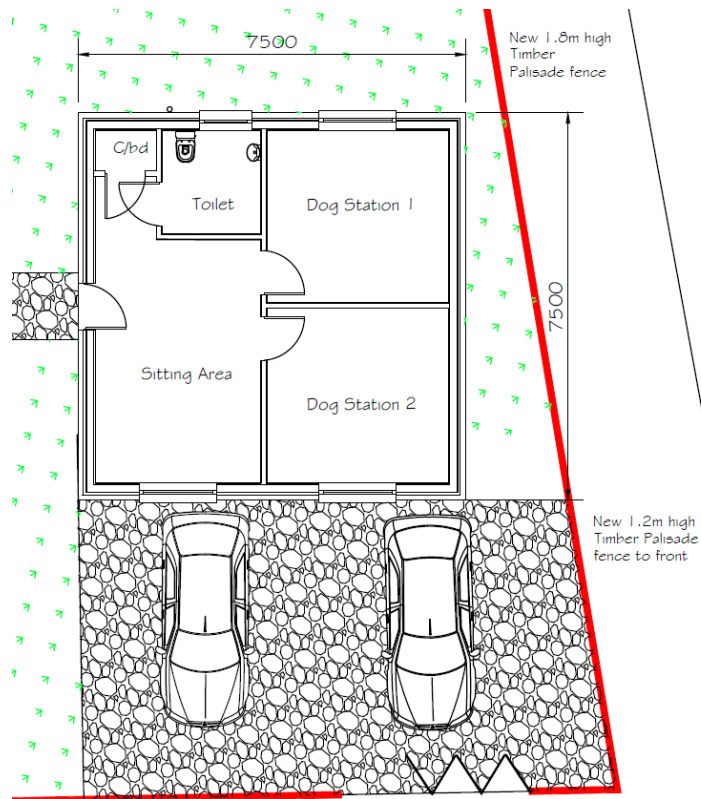
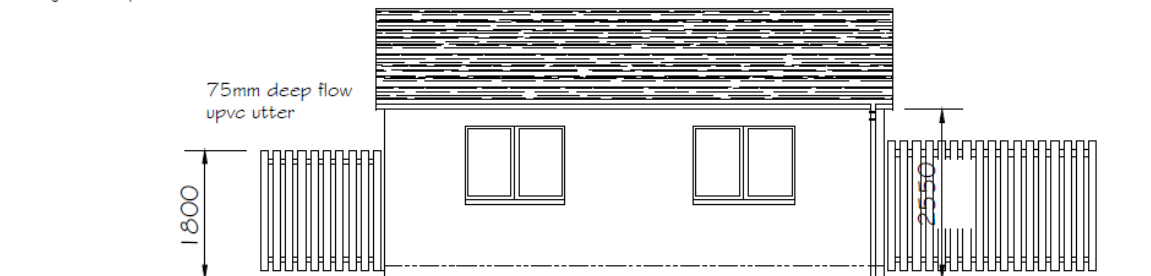


Figure 3. Proposed floor plan

Slate roof to dormers on Tyvek Supro roofing felt on 19mm plywood open jointed sarking board on rafters to Engineers spec



Proposed Rear Elevation
Scale 1:100

Figure 4. Proposed Elevation facing nearest housing

2.0 Relevant planning guidance

- 2.1 The following section outlines the design criteria used in the report to ensure there is no loss of amenity for residents due to excess noise from the development.
- 2.2 City of Edinburgh Council’s typical requirement for the control of noise from barking dogs is based on the short term maximum peaks when barking occurs. The L_{max} criteria is used to represent the loudest barking.
- 2.3 Generally a criteria of L_{Amax} 45dB would be considered acceptable. L_{Amax} 45 dB would be audible but should not cause annoyance or sleep disturbance.
- 2.4 However as the application is for a fully enclosed new building, the applicant has the opportunity to design the building to achieve a significantly better performance to ensure there is not disturbance to the adjacent residents. The applicants proposal is therefore to achieve an L_{max} not exceeding NR25 within the nearest noise sensitive reception location. This equates to a L_{Amax} level of 35dB or below.
- 2.5 The NR25 criterion is spectrum-based criterion, which require that the maximum noise level at a range of frequencies should not be exceeded as indicated in Table 1.

Table 1: Proposed criterion - NR25 (L_{Amax} 35dB)							
Octave Band Centre Frequency							
	63 Hz	125 Hz	250 Hz	500 Hz	1kHz	2kHz	4kHz
NR 25	55	44	35	29	25	22	20

3.0 Noise impact assessment

- 3.1 The development will not have any external area for dogs and therefore there will be no external dog noise associated with the development. We have therefore assessed the noise breakout from dogs within the dog grooming parlour.
- 3.2 The east facade of the dog grooming parlour will be located approximately 16m from the closest residential properties at 24-28 Hutchison Medway. There will be a line of sight from the windows of the Sitting area and Dog Station 2 to the residential properties.
- 3.3 The dog grooming parlour will only operate during the typical working day. For the majority of the time 1-2 dogs will be on the premises in the Dog Stations. Grooming sessions typically last for 60 minutes each. Towards the change of clients there may be an additional 1-2 dogs in the Sitting area.
- 3.4 For the assessment we have assumed as a worst case that two large dogs are barking simultaneously, one in the sitting area and one in Dog Station 2.
- 3.5 In order to assess the potential noise impact, we have predicted the composite sound reduction of the wall, roof and windows facing the residential property, based on the proposed specification:
- 3.6 The building will be constructed from cavity masonry, 100mm blockwork, 50mm cavity 100mm blockwork, finished on the inside with 15mm SoundBloc plasterboard.
- 3.7 The roof will be a pitched construction of slate tiles on felt and 19mm plywood. The ceiling will be sheeted with two layers of 15mm SoundBloc plasterboard, with overlapping joints. There will be 200mm mineral fibre insulation quilt between the roof joists.

- 3.8 The windows to the dog stations and sitting area will be double glazed with a specification of 10mm float glass, 12mm airspace, 8.4mm laminated glass with an acoustic rating of R_w 42dB. The sitting area external door will have an acoustic rating of R_w 35dB.
- 3.9 The assessment has been undertaken using RMP data base measurements of a large dog barking at the Candidacasa dog kennels in Rosewell, Midlothian. Measurements were made by Richard Mackenzie, BSc, PGDip, MInstSCE, MIOA and recorded the barking at L_{Amax} 101dB.
- 3.10 The predictions of noise impact take into account that two dogs maybe barking at the same time.
- 3.11 The noise impact predictions are shown in Table 2 below set against the adopted assessment criteria.

Table 2. Predicted dog barking breakout noise levels, L_{Amax} dB								
	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	L_{AFmax}
Large dog barking	71	77	81	101	98	91	83	101.6
Correction for 2 dogs	3	3	3	3	3	3	3	
Composite sound insulation of façade/roof/windows of the dog grooming parlour	-25	-28	-30	-39	-44	-49	-56	
Distance attenuation to nearest residential property @15m	-24	-24	-24	-24	-24	-24	-24	
Open window sound insulation	-15	-15	-15	-15	-15	-15	-15	
Predicted dog barking level in nearest residential property	10	13	15	26	18	6	-9	24.3
NR 25 criteria	55.2	43.7	35.2	29.2	25	21.9	19.5	34.6
Excess above criteria	0	0	0	0	0	0	0	

-
- 3.12 The predictions shown in Table 2 confirm that provided the dog grooming parlour is constructed with the design specification set out in this report, the noise from barking will be very low and unlikely to cause any disturbance to the local housing.

4.0 Conclusions

- 4.1 We were instructed by Mr Patrick Black on behalf of the applicant Mrs M. Williams to undertake a noise impact assessment in relation to the proposed dog grooming parlour at 39 Hutchinson Medway, Edinburgh, EH14 1QQ, and to offer any acoustical advice necessary to facilitate compliance with the acoustic planning guidelines.
- 4.2 A noise impact assessment was carried out to determine the likely effect of the noise breaking out from the dog grooming parlour to the neighbouring residential properties through the external façade/roof.
- 4.3 The assessment shows that noise emanating from the dog grooming parlour is expected to comply a stringent NR25 (L_{AFmax} 35dB) criteria for the adjacent residential properties given the proposed building design.
- 4.4 The development will not have any external area for dogs and therefore there will be no external dog noise associated with the development.

Prepared by:

Approved by:

Richard Mackenzie

Richard Mackenzie

BSc, PGDip, MIOA

Russell Macdonald

Russell Macdonald

BSc(Hons), MPhil, MIOA

RMP works in partnership with Edinburgh Napier University's Institute for Sustainable Construction bringing together a wide range of specialist expertise in construction innovation.



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HOKO Design.
FAO: Danny Campbell
The Grainstore
60 Tradeston Street
Glasgow
G5 8BH

Mr Graham
12 Jordan Lane
Edinburgh
EH10 4RA

Decision date: 30 August 2023

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS
DEVELOPMENT MANAGEMENT PROCEDURE (SCOTLAND) REGULATIONS 2013**

Dormer extension to an existing detached dwellinghouse.
At 12 Jordan Lane Edinburgh EH10 4RA

Application No: 23/02387/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 8 June 2023, this has been decided by **Local Delegated Decision**. The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Refused** in accordance with the particulars given in the application.

Any condition(s) attached to this consent, with reasons for imposing them, or reasons for refusal, are shown below;

Reason for Refusal:-

1. The proposal would be contrary to NPF4 Policy 7 in that it would have an adverse impact on the character and setting of the listed building, the character and appearance of the conservation area.
2. The proposal is contrary to the Local Development Plan Policy Des 12 in respect of Alterations and Extensions, as the design and form and positioning are incompatible with the character of the existing building.

3. The proposal would have an adverse impact on the character and setting of the listed building and is unacceptable with regard to Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

4. The proposal would have an adverse impact on the character and appearance of the conservation area and is unacceptable with regard to Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

Please see the guidance notes on our [decision page](#) for further information, including how to appeal or review your decision.

Drawings 01-02, 13A, 14, represent the determined scheme. Full details of the application can be found on the [Planning and Building Standards Online Services](#)

The reason why the Council made this decision is as follows:

The proposal fails to comply with NPF4 and LDP policies and the relevant non-statutory guidance. It would have an adverse impact on the character and setting of the listed building and the character and appearance of the conservation area. It is considered unacceptable with regard to Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. There are no material considerations which outweigh this conclusion.

This determination does not carry with it any necessary consent or approval for the proposed development under other statutory enactments.

Should you have a specific enquiry regarding this decision please contact Anna Simpson directly at anna.simpson@edinburgh.gov.uk.



Chief Planning Officer
PLACE
The City of Edinburgh Council

NOTES

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The Notice of Review can be made online at www.eplanning.scot or forms can be downloaded from that website. Paper forms should be addressed to the City of Edinburgh Planning Local Review Body, G.2, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. For enquiries about the Local Review Body, please email localreviewbody@edinburgh.gov.uk.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Report of Handling

Application for Planning Permission
12 Jordan Lane, Edinburgh, EH10 4RA

Proposal: Dormer extension to an existing detached dwellinghouse.

Item – Local Delegated Decision
Application Number – 23/02387/FUL
Ward – B10 - Morningside

Recommendation

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

Summary

The proposal fails to comply with NPF4 and LDP policies and the relevant non-statutory guidance. It would have an adverse impact on the character and setting of the listed building and the character and appearance of the conservation area. It is considered unacceptable with regard to Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. There are no material considerations which outweigh this conclusion.

SECTION A – Application Background

Site Description

This application refers to a category C-Listed detached dwelling constructed from sandstone and Scottish slate circa 1860.

Listing Ref: LB27474
Listing Date: 29/4/1977

This site lies within the Morningside Conservation Area.

Description Of The Proposal

This application seeks planning permission to alter the roof form of the building from the existing hipped roof to a gable ended roof, along with the creation of two dormer windows to the rear, and a conservation style roof light on both the rear and front elevations of the dwelling house.

Supporting Information

The agent has provided a design and access statement.

Relevant Site History

22/05152/FUL

12 Jordan Lane

Edinburgh

EH10 4RA

Dormer extension to an existing detached dwelling house.
withdrawn

12 January 2023

22/05196/LBC

12 Jordan Lane

Edinburgh

EH10 4RA

Dormer extension with a new stair internally to an existing detached dwelling house.
withdrawn

13 January 2023

Other Relevant Site History

None.

Consultation Engagement

No consultations.

Publicity and Public Engagement

Date of Neighbour Notification: 30 August 2023

Date of Advertisement: 16 June 2023

Date of Site Notice: 16 June 2023

Number of Contributors: 1

Section B - Assessment

Determining Issues

Due to the proposals relating to a listed building(s) and being within a conservation area, this report will first consider the proposals in terms of Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (the "1997 Heritage Act"):

- a) Is there a strong presumption against granting planning permission due to the proposals:
 - (i) harming the listed building or its setting? or

(ii) conflicting with the objective of preserving or enhancing the character or appearance of the conservation area?

b) If the strong presumption against granting planning permission is engaged, are there any significant public interest advantages of the development which can only be delivered at the scheme's proposed location that are sufficient to outweigh it?

This report will then consider the proposed development under Sections 24, 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (the 1997 Act):

Having regard to the legal requirement of Section 24(3), in the event of any policy incompatibility between National Planning Framework 4 (NPF4) & Edinburgh Local Development Plan 2016 (LDP) the newer policy shall prevail.

Do the proposals comply with the development plan?

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

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

In the assessment of material considerations this report will consider:

- equalities and human rights;
- public representations; and
- any other identified material considerations.

Assessment

To address these determining issues, it needs to be considered whether:

a) The proposals harm the listed building and its setting?

The following HES guidance is relevant in the determination of this application:

- Managing Change - Conservation Areas
- Managing Change - Setting
- Managing Change - Roofs
- Managing Change - Windows

The proposed dormer windows are appropriate in design and scale, and would relate sensitively to the listed building and existing fenestration. The plans have been amended to use Burlington slate, which is in keeping with the existing materials and supported. Being on the rear elevation the dormers would not be highly visible from the public realm. The proposed dormers would not adversely impact upon the character and appearance of the building or its setting.

The proposed rooflights on the front and rear are conservation style and acceptable. These additions would represent minor additions to the roofscape and have no significant impact upon the character and appearance of the building or its setting, even when viewed from the public realm.

The proposed change in roof form from a hip roof to gable roof is unacceptable however. The proposed development would result in the roof being raised by approximately 3.3 metres, with its form and pitch altered. This alteration would be out of keeping with the existing character of the hipped roof listed building and its setting. The raised and amended roof form would not be in keeping with its surrounds, and would represent a highly visible and incongruous addition to the property and streetscape. As such, the works would be detrimental to the character of the listed building and its setting.

Conclusion in relation to the listed building

The proposals will impact the special architectural or historic interest of the listed building and are unacceptable with regards to Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

b) The proposals harm the character or appearance of the conservation area?

The Morningside Conservation Area Character Appraisal emphasises that the architectural character of the conservation area is largely composed of Victorian and Edwardian villas and terraces which form boundaries to extensive blocks of private open space. The villa streets are complemented by the profusion of mature trees, extensive garden settings, stone boundary walls and spacious roads. The villas which are in variety of architectural styles are unified by the use of local building materials.

The proposed dormers and roof lights would not adversely impact upon the character and appearance of the conservation given their positioning, design, scale and proposed materials.

However, the proposed increased height and change in roof form would be out of keeping with the surrounding properties. The development would represent a visibly incongruous addition to the streetscene, which would not preserve the appearance and character of the conservation area.

Conclusion in relation to the conservation area

The proposals do not have regard to the desirability of preserving or enhancing the character or appearance of the conservation area. The proposals are unacceptable with regards to Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

a) The proposals comply with the development plan?

National Planning Framework 4 (NPF4) was adopted by the Scottish Ministers on 13 February 2023 and forms part of the Council's Development Plan. NPF4 policies supports the planning and delivery of Sustainable Places, Liveable Places and Productive Places and are the key policies against which proposals for development are assessed. Several policies in the Edinburgh Local Development Plan (LDP) are superseded by equivalent and alternative policies within NPF4. The relevant policies to be considered are:

- NPF4 Policy 1 Global Climate and Nature Crises
- NPF4 Policy 7 Historic Assets and Places

- NPF4 Policy 14 Design, Quality and Place
- LDP Design Policies Des 1 and Des 12

The non-statutory 'Listed Buildings and Conservation Area' guidance is a material consideration that is relevant when considering the above policies. The non-statutory 'Guidance for Householders' is a material consideration that is relevant when considering the above policies.

Listed Building and Conservation Area

The impact on the listed building and conservation area has been addressed in sections a) and b).

It is concluded that the proposals will adversely impact on the character of the listed building and its setting, and the character and appearance of the conservation area.

The proposals fail to comply with NPF4 Policy 7.

Global Climate and Nature Crises

Policy 1 of the NPF4 gives significant weight to the global climate and nature crisis to ensure that it is recognised as a priority in all plans and decisions. The proposals will have a neutral impact in terms of NPF4 Policy 1.

Size, Scale and Design

The addition of the dormer windows and roof lights is acceptable in terms of their design, form, positioning and choice of materials, in accordance with Des 12.

The proposed alteration to the roof form and height is not compatible with the existing dwelling and the surrounding area, adversely impacting upon the character of the listed building, and the character and appearance of the conservation area. This conflicts with the objectives of NPF4 Policy 14, Des 1 and Des 12 of the local development plan and the Council's associated guidance.

The proposal is contrary to the objectives of NPF4 Policy 14 and LDP Policies Des 1 and Des 12.

Amenity

The proposals have been assessed against the requirements set out in the non-statutory Guidance for Householders to ensure there is no unreasonable loss to neighbouring amenity with respect to privacy, overshadowing, loss of daylight or sunlight.

No impacts have been identified.

The proposals comply with LDP Policy Des 12 in terms of potential impact upon neighbouring amenity.

Conclusion in relation to the Development Plan

Overall, the proposals do not comply with the objectives of NPF 4 and the Edinburgh Local Development Plan.

d) There are any other material considerations which must be addressed?

The following material planning considerations have been identified:

Emerging policy context

On 30 November 2022 the Planning Committee approved the Schedule 4 summaries and responses to Representations made, to be submitted with the Proposed City Plan 2030 and its supporting documents for Examination in terms of Section 19 of the Town and Country Planning (Scotland) Act 1997. At this time little weight can be attached to it as a material consideration in the determination of this application.

Equalities and human rights

Due regard has been given to section 149 of the Equalities Act 2010. No impacts have been identified.

Consideration has been given to human rights. No impacts have been identified through the assessment and no comments have been received in relation to human rights.

Public representations

A summary of the representations is provided below:

material considerations

An objection comment has been received relating to:

- The conversion of the gabled roof. This has been addressed above in section b).
- The slate being used. The agent has amended the plans to use Burlington slate, which is acceptable.
- The introduction of dormer windows. This has been addressed above in section b).
- Loss of historic cornicing. Internal works do not require planning permission. These works will be addressed in the associated listed building consent application.

non-material considerations

None.

Conclusion in relation to identified material considerations

The proposals do not raise any issues in relation to other material considerations identified.

Overall conclusion

The proposal fails to comply with NPF4 and LDP policies and the relevant non-statutory guidance. It would have an adverse impact on the character and setting of the listed

building and the character and appearance of the conservation area. It is considered unacceptable with regard to Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. There are no material considerations which outweigh this conclusion.

Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following;

Reason for Refusal

1. The proposal would be contrary to NPF4 Policy 7 in that it would have an adverse impact on the character and setting of the listed building, the character and appearance of the conservation area.
2. The proposal is contrary to the Local Development Plan Policy Des 12 in respect of Alterations and Extensions, as the design and form and positioning are incompatible with the character of the existing building.
3. The proposal would have an adverse impact on the character and setting of the listed building and is unacceptable with regard to Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.
4. The proposal would have an adverse impact on the character and appearance of the conservation area and is unacceptable with regard to Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

Background Reading/External References

To view details of the application go to the [Planning Portal](#)

Further Information - [Local Development Plan](#)

Date Registered: 8 June 2023

Drawing Numbers/Scheme

01-02, 13A, 14

Scheme 1

David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Anna Simpson, Student Planner
E-mail:anna.simpson@edinburgh.gov.uk

Appendix 1

Consultations

No consultations undertaken.

Application Certification Record

Case Officer

I have assessed the application against the City of Edinburgh Council's Scheme of Delegation (2023) Appendix 6 – Chief Planning Officer and the Statutory Scheme of Delegation (2023) and can confirm the application is suitable to be determined under Local Delegated Decision, decision-making route.

Case Officer: Anna Simpson

Date: 28 August 2023

Authorising Officer

To be completed by an officer as authorised by the Chief Planning Officer to determined applications under delegated powers.

I can confirm that I have checked the Report of Handling and agree the recommendation by the case officer.

Authorising Officer (mRTPI): Sonia Macdonald

Date: 30 August 2023

Comments for Planning Application 23/02387/FUL

Application Summary

Application Number: 23/02387/FUL

Address: 12 Jordan Lane Edinburgh EH10 4RA

Proposal: Dormer extension to an existing detached dwellinghouse.

Case Officer: Anna Simpson

Customer Details

Name: Dr The Architectural Heritage Society of Scotland

Address: 15 Rutland Square, Edinburgh EH1 2BE

Comment Details

Commenter Type: Amenity Body

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The AHSS Forth and Borders Cases Panel has examined the proposal for dormer extension to an existing detached, C-listed dwelling house, and we object.

The proposal is to create lofts by changing the existing hipped roof structure to gabled roof, adding dormers and a conservation rooflight and staircases from the first floor to the new floor. The need for repair to the existing damaged roof structure can be justified due to the current condition. However, the change to the roof height and grading, which was proposed in the application, cannot be. It is a C-listed building, and 'the retention of original structure, shape, pitch, cladding (particularly colour, weight, texture and origin of slate and ridge material) and ornament is important' (Listed Buildings Guidance, October 2022). The proposed alteration will substantially change the pitch and shape of the existing roof, and it will damage the character of the building. The roof is not made to create space for habitation, and thus it should be recognised that the addition of lofts is not reasonable.

The original roof has Scottish slate, and introducing Welsh slate is not in keeping with the existing, which is against the Listed Buildings Guidance discussed above.

Also, an addition of dormers contradicts the Listed Buildings Guidance, which states that 'new dormer windows will not normally be acceptable unless they are part of the original or early design'. Moreover, the new rooflights damage the existing fabric and appearance, including the currently well-kept front elevation of the building. This is against the guidance, which permits the addition of dormers when roof slopes are already largely altered (Listed Buildings Guidance, October 2022).

Also, there will be a loss of the historic cornice of the existing first floor landing, which is contrary

to the above guidance.

The condition of the existing roof and the comments that the existence of gabled roof in the surrounding area do not justify the proposed alteration of the C-listed house. The listed building has a value in its own, and the value of its original shape, material and structure outweigh the point made in the proposal that the new alteration might not look out of place due to the existing gabled roof houses in the area. Repairing, rather than altering, the existing structure should be encouraged.

We conclude that the alteration fails to preserve or enhance the special architectural character of the listed building, contradict Edinburgh Council guidance and conflicts with the Local Development Plan policies ENV 4. We therefore object to these proposals.

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Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Email: planning.support@edinburgh.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100603010-004

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	HOKO Design		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Danny	Building Name:	GRAIN STORE
Last Name: *	Campbell	Building Number:	60
Telephone Number: *	02045250975	Address 1 (Street): *	Tradeston St
Extension Number:		Address 2:	Tradeston
Mobile Number:		Town/City: *	Glasgow
Fax Number:		Country: *	UK
		Postcode: *	G5 8BH
Email Address: *	dannysteam@hokodesign.com		

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="PATRICK"/>	Building Number:	<input type="text" value="12"/>
Last Name: *	<input type="text" value="GRAHAM"/>	Address 1 (Street): *	<input type="text" value="JORDAN LANE"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="EDINBURGH"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="UK"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="EH10 4RA"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="[REDACTED]"/>		

Site Address Details

Planning Authority:	<input type="text" value="City of Edinburgh Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="12 JORDAN LANE"/>
Address 2:	<input type="text" value="NEWBATTLE"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="EDINBURGH"/>
Post Code:	<input type="text" value="EH10 4RA"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="671117"/>	Easting	<input type="text" value="324715"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Dormer extension to an existing detached dwelling house.

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

THE TWO REAR DORMERS AND THE RAISED RIDGE LINE OF THE EXISTING ROOF IS IN KEEPING WITH THE CHARACTER AND DESIGN OF THE EXISTING BUILDING AND STREETScape. WITHIN THE AREA AT 10 JORDAN LANE THERE IS PRECEDENT AND THIS IS A GOOD EXAMPLE OF SINGLE RIDGE ROOF WITH 2NO. REAR DORMERS WHICH ARE THE SAME STYLE AND APPEARANCE AS THE DORMERS WE HAVE PROPOSED. THE FENESTRATION HAS BEEN CAREFULLY CONSIDERED AND WOULD BE EXTREMELY SIMILAR TO 10 JORDAN LANE.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

Yes No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

WE HAVE ENCLOSED THE DRAWINGS FOR THE PLANNING APPLICATION FOR REVIEW

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

23/02387/FUL

What date was the application submitted to the planning authority? *

11/10/2022

What date was the decision issued by the planning authority? *

30/08/2023

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

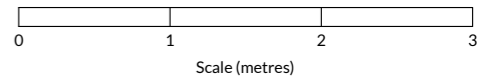
Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Danny Campbell

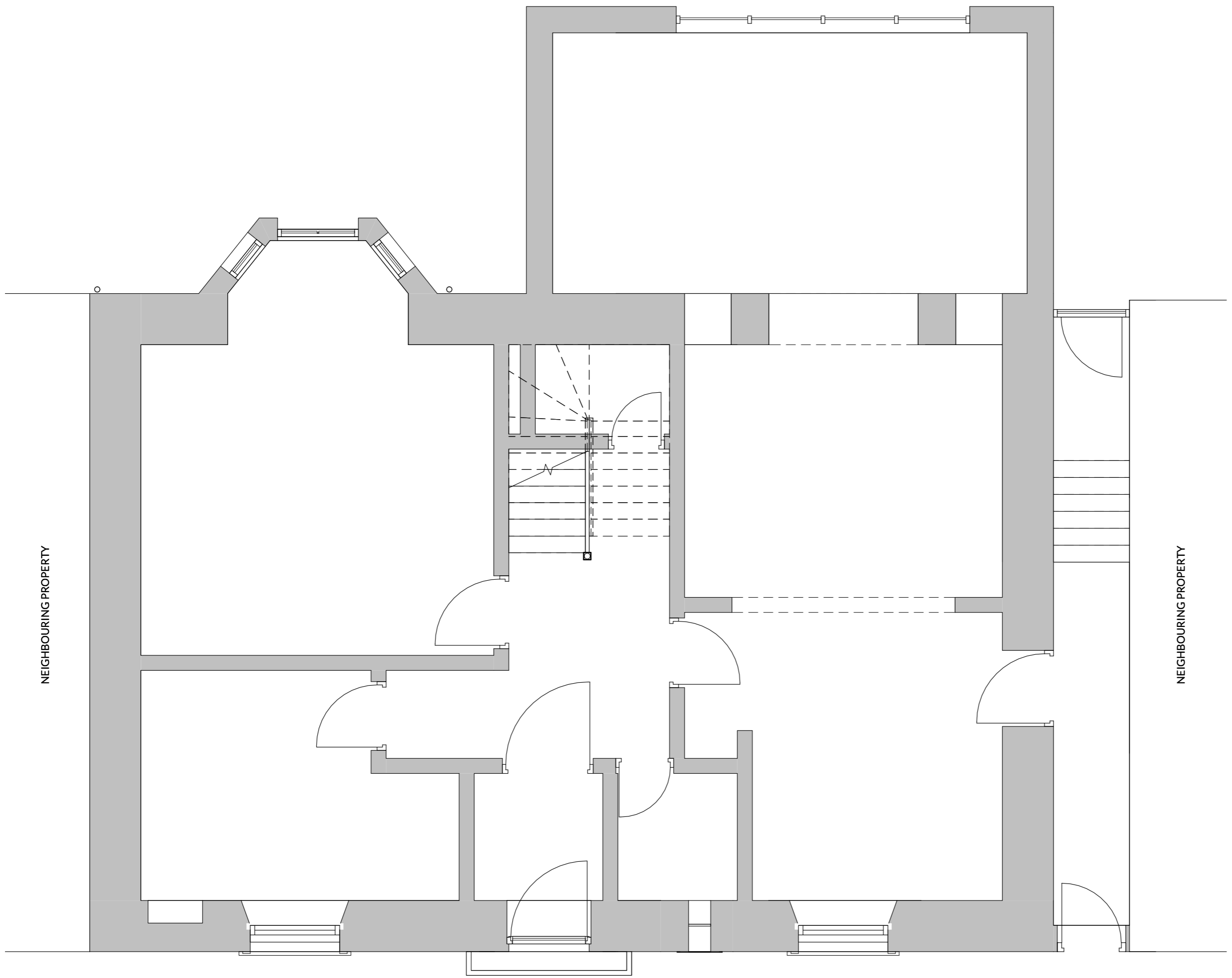
Declaration Date: 24/11/2023

Do not scale from drawings. All dimensions are in millimetres unless otherwise stated. All dimensions to be verified on site before proceeding with the work. Any discrepancies to be notified in writing to Architect immediately



Revision History

Rev.	Description	Date	By
A	PLANNING ISSUED	08.06.22	CPS



NEIGHBOURING PROPERTY

NEIGHBOURING PROPERTY



HOKO

THE HOMEOWNERS ARCHITECT

Project 12 JORDAN LANE, EDINBURGH, EH10 4RA

Client PATRICK GRAHAM

Project No. L22040

Drawing No. 000

Title GROUND FLOOR PLAN - AS EXISTING

Scale 1:50@A3

Revision A

Status PLANNING

Drawn CPS

Date 29/03/22

1 GROUND FLOOR PLAN - AS EXISTING
1:50

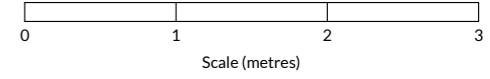


Downtakings subject to structural survey and inspection by engineer

NOTE: All demolitions to be undertaken in line with standards outlined in BS 6817: 2011

All down takings to be undertaken in accordance with structural engineers recommendations and approval. Allow for all required structural propping and making good of existing surfaces.

Do not scale from drawings. All dimensions are in millimetres unless otherwise stated. All dimensions to be verified on site before proceeding with the work. Any discrepancies to be notified in writing to Architect immediately

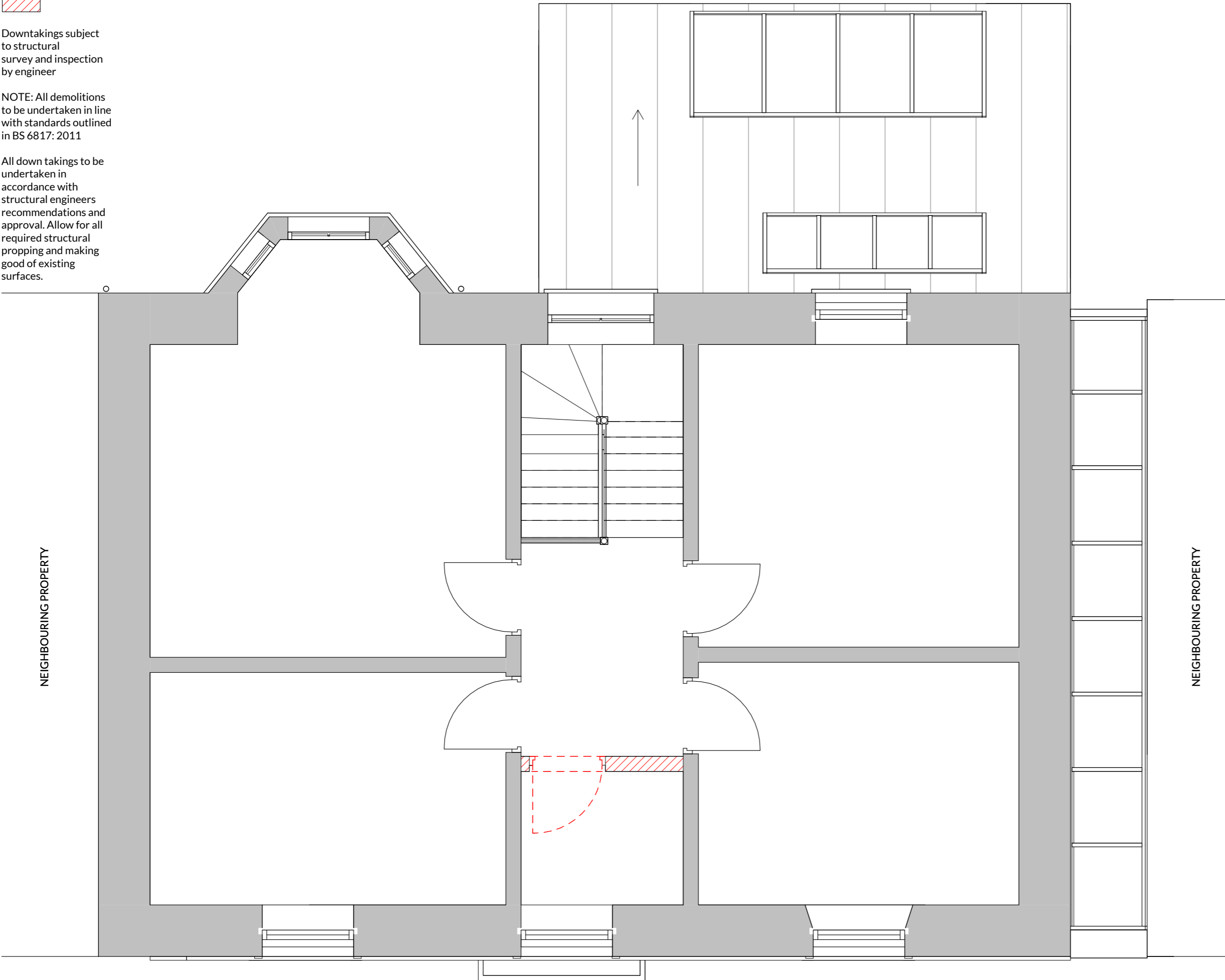


Revision History

Rev.	Description	Date	By
A	PLANNING ISSUED	08.06.22	CPS

NEIGHBOURING PROPERTY

NEIGHBOURING PROPERTY



HOKO

THE HOMEOWNERS ARCHITECT

Project 12 JORDAN LANE, EDINBURGH, EH10 4RA

Client PATRICK GRAHAM

Project No. L22040

Drawing No. 001

Title FIRST FLOOR PLAN - AS EXISTING

Scale 1:50@A3

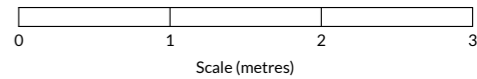
Revision A

Status PLANNING

Drawn CPS

Date 29/03/22

Do not scale from drawings. All dimensions are in millimetres unless otherwise stated. All dimensions to be verified on site before proceeding with the work. Any discrepancies to be notified in writing to Architect immediately



Revision History

Rev.	Description	Date	By
A	PLANNING ISSUED	08.06.22	CPS



HOKO

THE HOMEOWNERS ARCHITECT

Project 12 JORDAN LANE, EDINBURGH, EH10 4RA

Client PATRICK GRAHAM

Project No. L22040

Drawing No. 002

Title LOFT PLAN - AS EXISTING

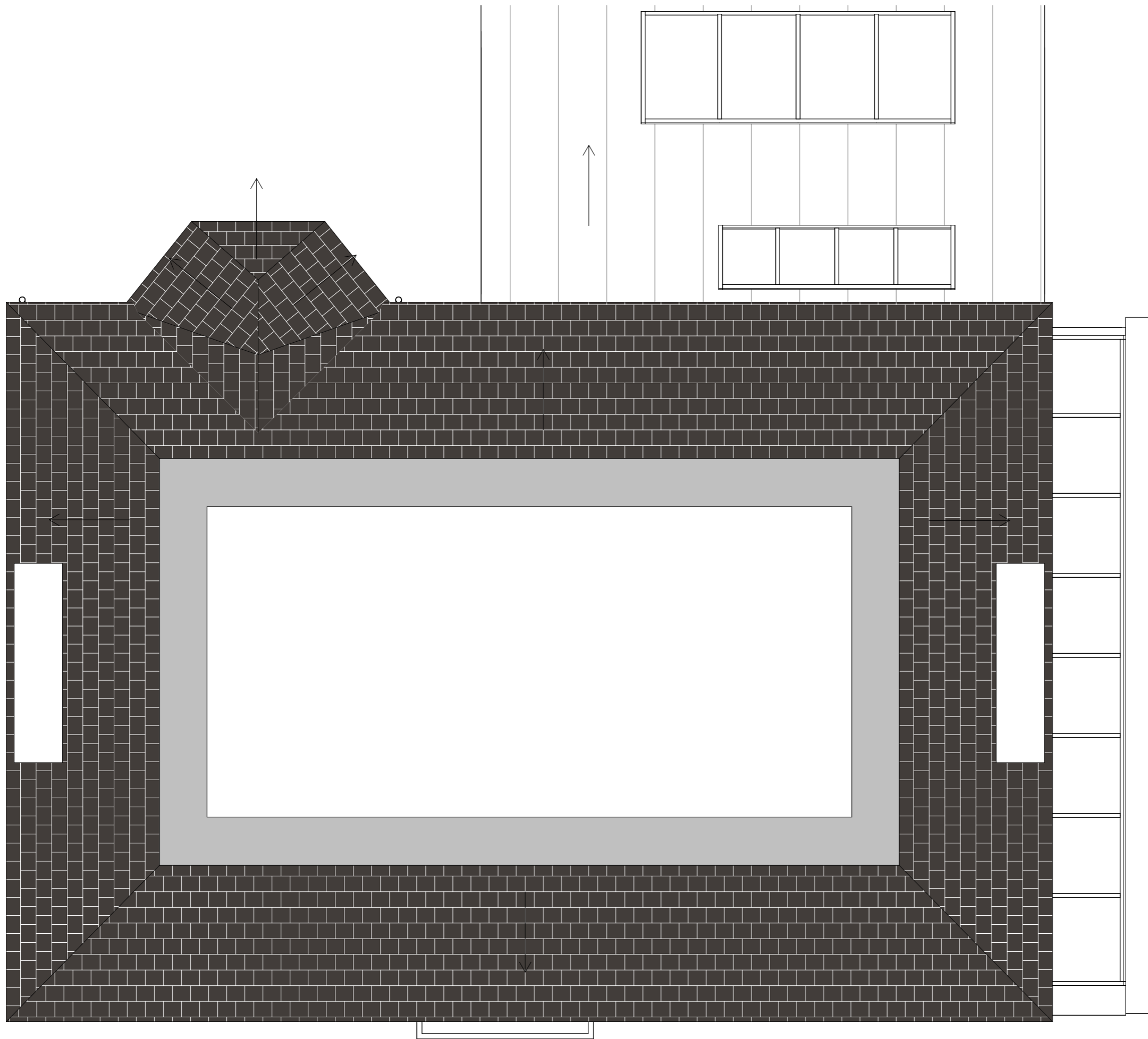
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Revision A

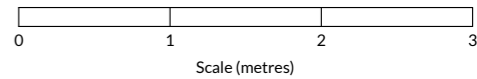
Status PLANNING

Drawn CPS

Date 29/03/22



Do not scale from drawings. All dimensions are in millimetres unless otherwise stated. All dimensions to be verified on site before proceeding with the work. Any discrepancies to be notified in writing to Architect immediately



Revision History

Rev.	Description	Date	By
A	PLANNING ISSUED	08.06.22	CPS



HOKO
THE HOMEOWNERS ARCHITECT

Project 12 JORDAN LANE, EDINBURGH, EH10 4RA

Client PATRICK GRAHAM

Project No. L22040

Drawing No. 003

Title ROOF PLAN - AS EXISTING

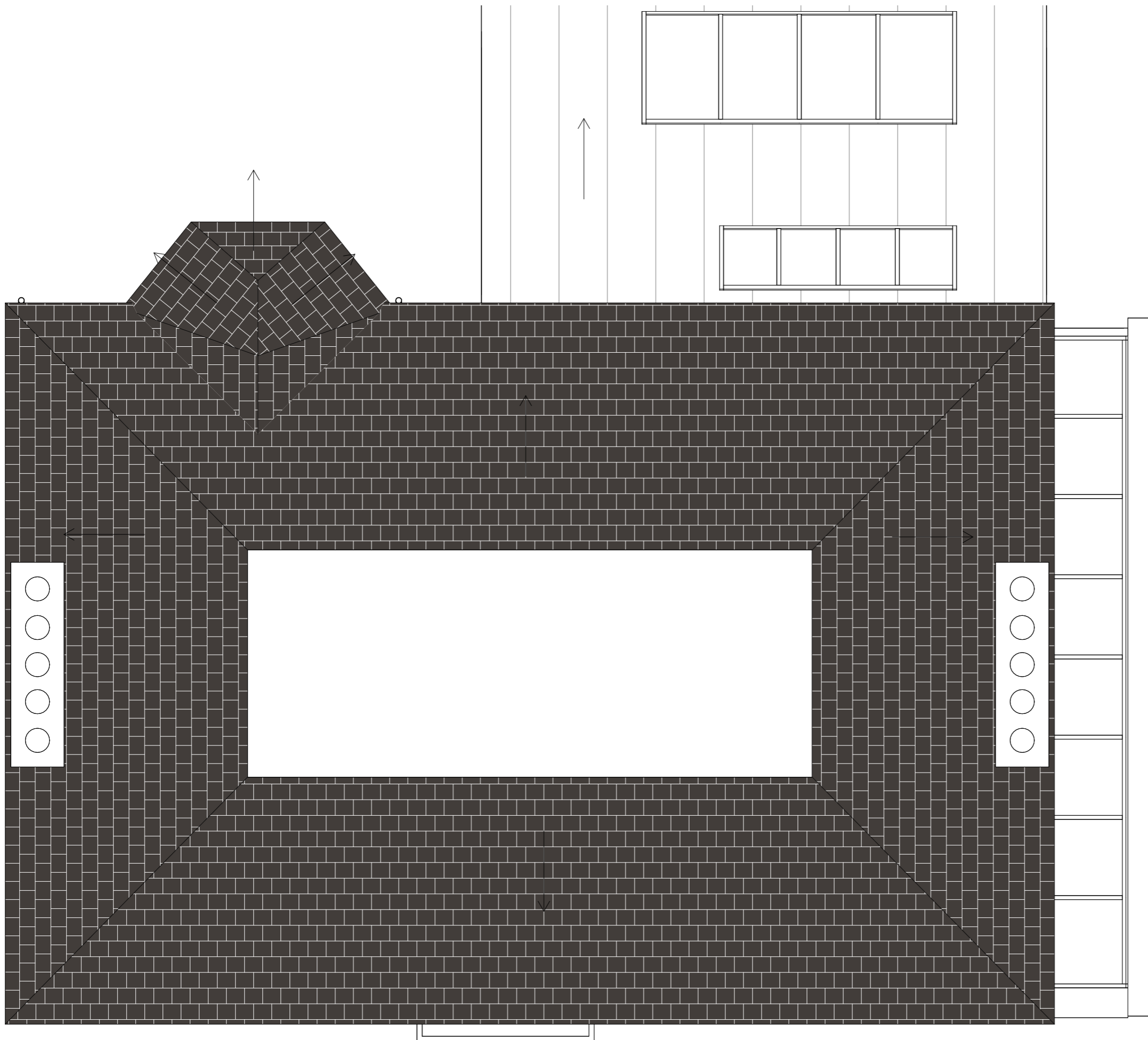
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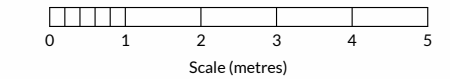
Revision A

Status PLANNING

Drawn CPS

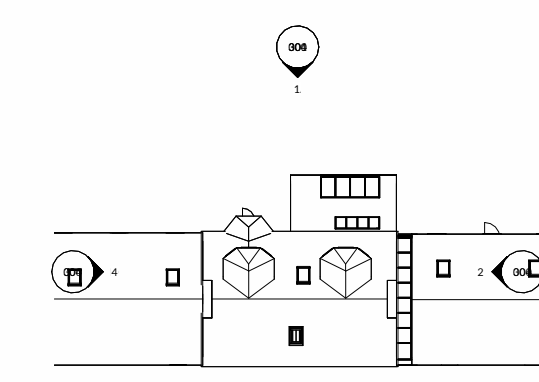
Date 29/03/22





Revision History

Rev.	Description	Date	By
A	PLANNING ISSUED	08.06.22	CPS



A ELEVATION A - AS EXISTING
1:100



B ELEVATION B - AS EXISTING
1:100



C ELEVATION C - AS EXISTING
1:100



D ELEVATION D - AS EXISTING
1:100

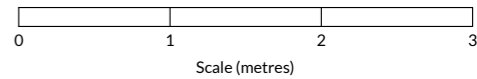


HOKO
THE HOMEOWNERS ARCHITECT

Project 12 JORDAN LANE, EDINBURGH, EH10 4RA

Client	PATRICK GRAHAM
Project No.	L22040
Drawing No.	004
Title	ELEVATIONS - AS EXISTING
Scale	As indicated@A2
Revision	A
Status	PLANNING
Drawn	CPS
Date	30/03/22

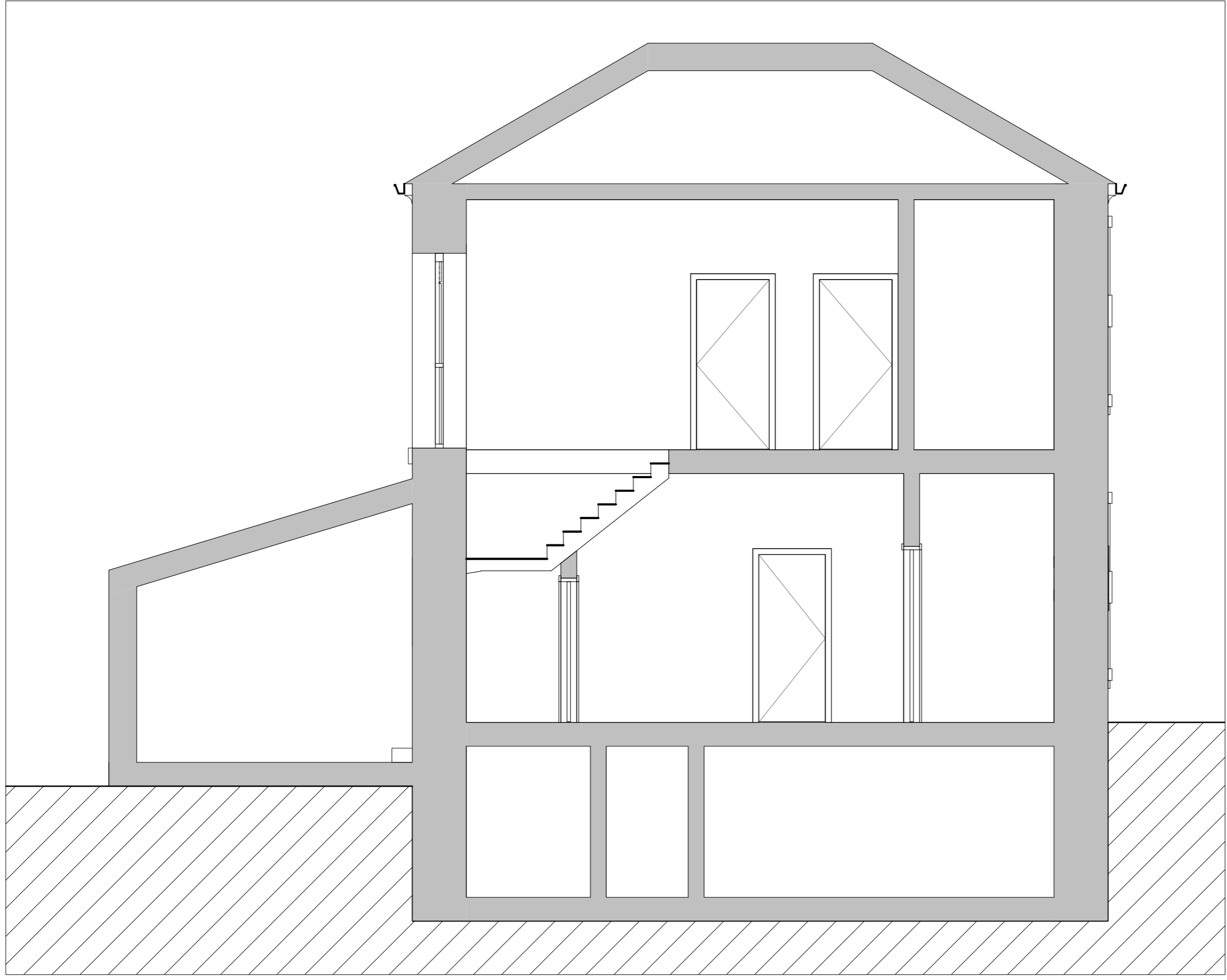
Do not scale from drawings. All dimensions are in millimetres unless otherwise stated. All dimensions to be verified on site before proceeding with the work. Any discrepancies to be notified in writing to Architect immediately



Revision History

Rev.	Description	Date	By
A	PLANNING ISSUED	08.06.22	CPS

Page 451



HOKO
THE HOMEOWNERS ARCHITECT

Project 12 JORDAN LANE, EDINBURGH, EH10 4RA

Client PATRICK GRAHAM

Project No. L22040

Drawing No. 005

Title SECTION AA - AS EXISTING

Scale 1:50@A3

Revision A

Status PLANNING

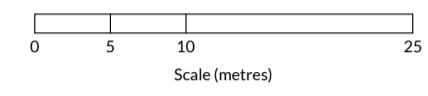
Drawn CPS

Date 29/03/22

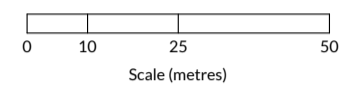
1 SECTION AA - AS EXISTING
1:50

Revision History

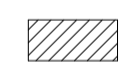
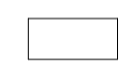

Rev.	Description	Date	By
B	PLANNING ISSUED	08.06.22	CPS
A	CONCEPT ISSUE	30.03.22	JO



1 SITE PLAN - AS PROPOSED
1:500



2 LOCATION PLAN - AS EXISTING
1:1250

-  Proposed building extension
-  Existing building footprint
-  Boundary line



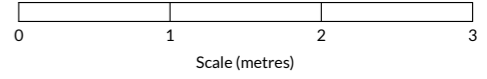
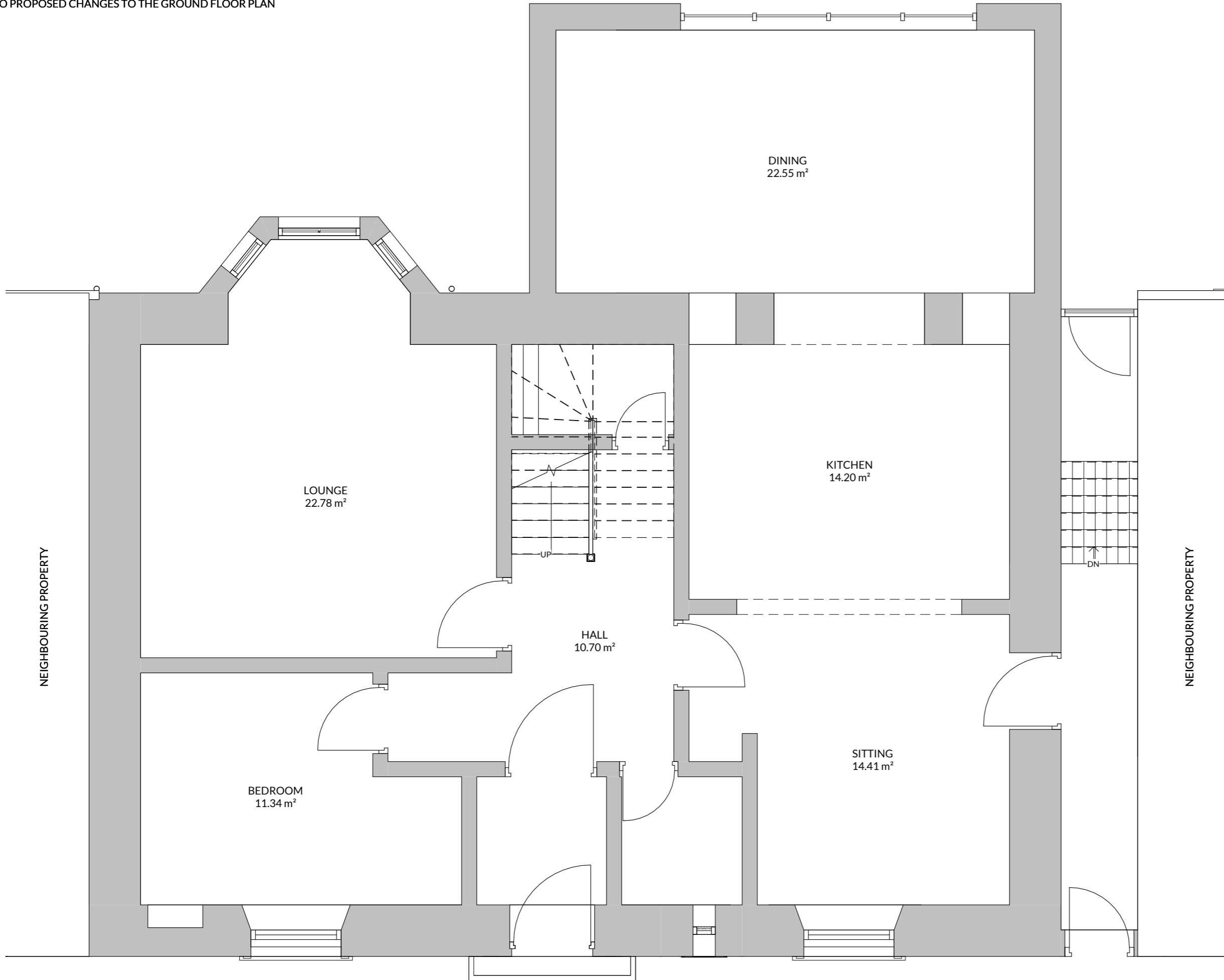
HOKO
THE HOMEOWNERS ARCHITECT

Project 12 JORDAN LANE, EDINBURGH, EH10 4RA

Client	PATRICK GRAHAM
Project No.	L22040
Drawing No.	100
Title	SITE & LOCATION PLANS
Scale	As indicated@A2
Revision	B
Status	PLANNING
Drawn	CPS
Date	08/06/22

NOTE:
NO PROPOSED CHANGES TO THE GROUND FLOOR PLAN

Do not scale from drawings. All dimensions are in millimetres unless otherwise stated. All dimensions to be verified on site before proceeding with the work. Any discrepancies to be notified in writing to Architect immediately



Revision History

Rev.	Description	Date	By
B	PLANNING ISSUED	08.06.22	CPS
A	CONCEPT ISSUE	30.03.22	JO



HOKO

THE HOMEOWNERS ARCHITECT

Project 12 JORDAN LANE, EDINBURGH, EH10 4RA

Client PATRICK GRAHAM

Project No. L22040

Drawing No. 200

Title GROUND FLOOR PLAN

Scale 1:50@A3

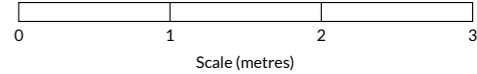
Revision B

Status PLANNING

Drawn JO

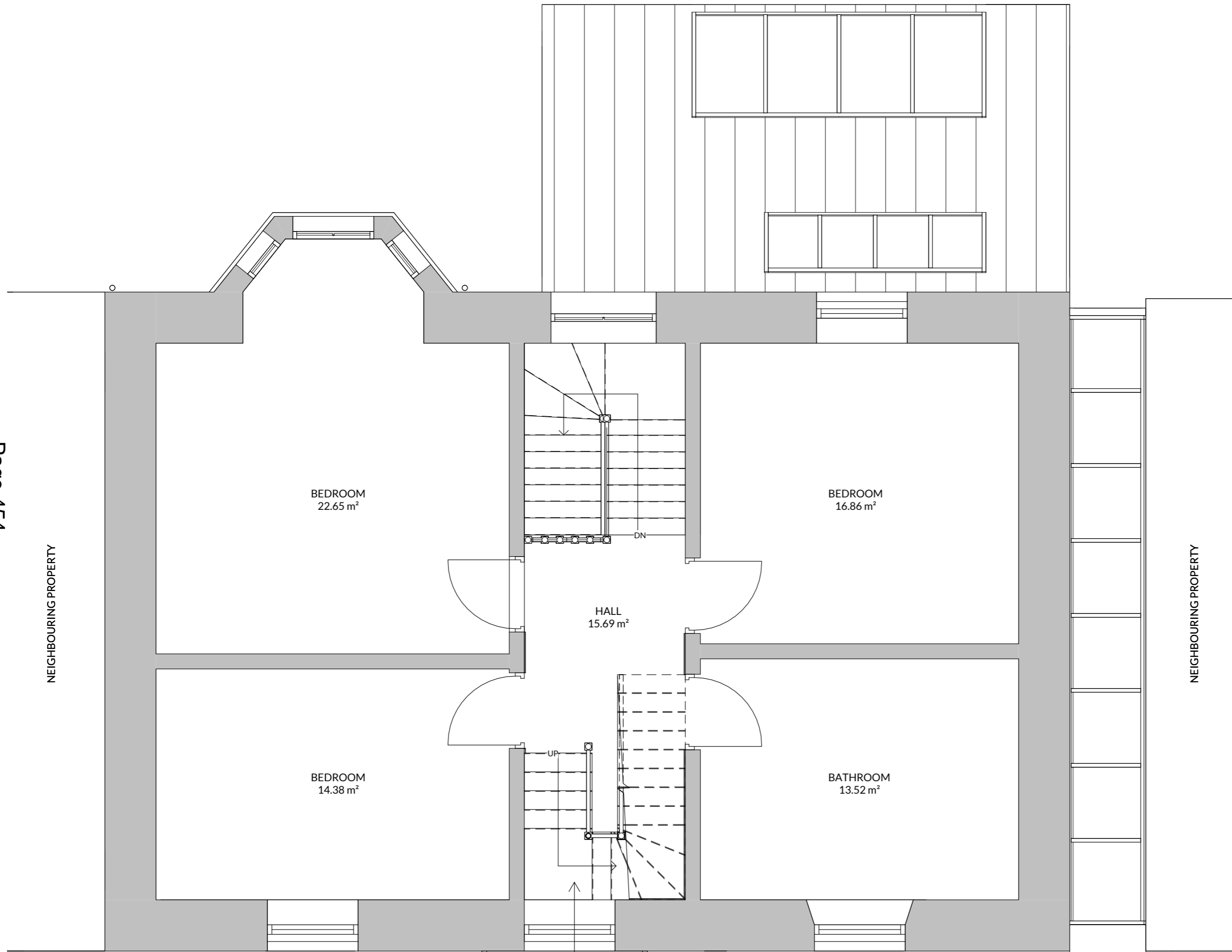
Date 30.03.22

Do not scale from drawings. All dimensions are in millimetres unless otherwise stated. All dimensions to be verified on site before proceeding with the work. Any discrepancies to be notified in writing to Architect immediately



Revision History

Rev.	Description	Date	By
B	PLANNING ISSUED	08.06.22	CPS
A	CONCEPT ISSUE	30.03.22	JO



New timber staircase to loft conversion, decorative cornice to be remodelled around new opening

1 FIRST FLOOR PLAN
1:50

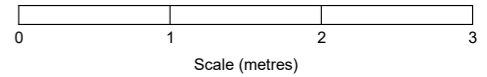


HOKO
THE HOMEOWNERS ARCHITECT

Project 12 JORDAN LANE, EDINBURGH, EH10 4RA

Client	PATRICK GRAHAM
Project No.	L22040
Drawing No.	201
Title	FIRST FLOOR PLAN
Scale	1:50@A3
Revision	B
Status	PLANNING
Drawn	JO
Date	30.03.22

Do not scale from drawings. All dimensions are in millimetres unless otherwise stated. All dimensions to be verified on site before proceeding with the work. Any discrepancies to be notified in writing to Architect immediately



Revision History

Rev	Description	Date	By
I	Roof slate spec updated	07/08/23	CPS
H	Roof pitch increased and loft layout revised	22/03/23	CPS
G	Design revision to dormer roofs	03/03/23	AD
F	Planning revision	13/02/23	JO
E	Dormer revised to two smaller dormers	27/01/23	
D	PLANNING ISSUED	08.06.22	CPS
C	Revised as per client comments	28.04.22	JR
B	Terrace removed, bedroom altered and windows changed	14.04.22	JO
A	CONCEPT ISSUE	30.03.22	JO



HOKO

THE HOMEOWNERS ARCHITECT

Project 12 JORDAN LANE, EDINBURGH, EH10 4RA

Client PATRICK GRAHAM

Project No. L22040

Drawing No. 203

Title LOFT PLAN

Scale 1 : 50@A3

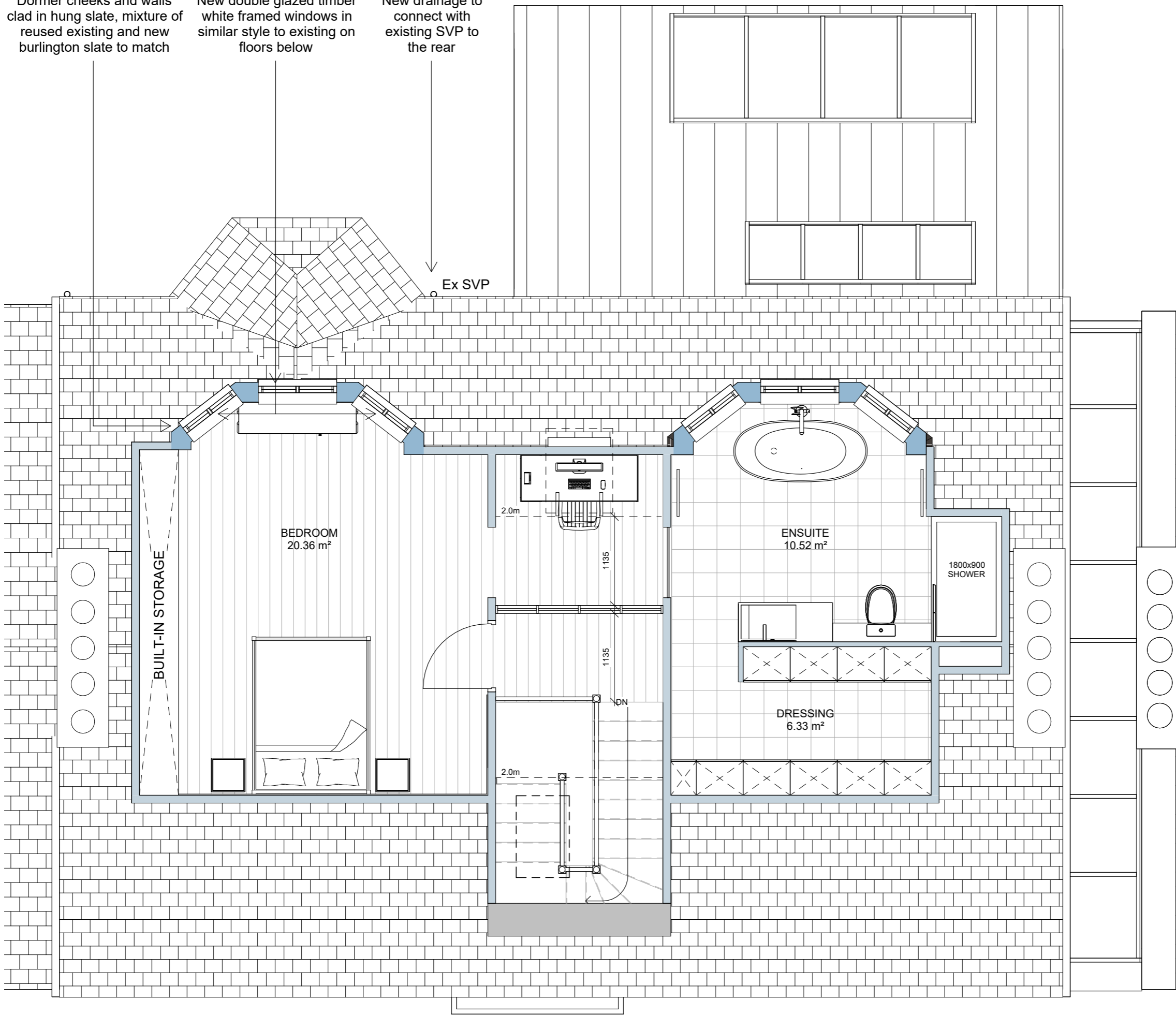
Revision I

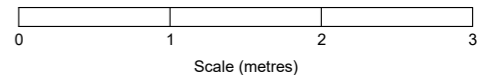
Status PLANNING

Drawn JO

Date 30.03.22

Dormer cheeks and walls clad in hung slate, mixture of reused existing and new burlington slate to match
 New double glazed timber white framed windows in similar style to existing on floors below
 New drainage to connect with existing SVP to the rear





Revision History

Rev	Description	Date	By
H	Roof slate spec updated	07/08/23	CPS
G	Roof pitch increased and loft layout revised	22/03/23	CPS
F	Design revision to dormer roofs	03/03/23	AD
E	Planning revision	13/02/23	JO
D	Dormer revised to two smaller dormers	27/01/23	
C	PLANNING ISSUED	08.06.22	CPS
B	Terrace removed, bedroom altered and windows changed	14.04.22	JO
A	CONCEPT ISSUE	30.03.22	JO



HOKO

THE HOMEOWNERS ARCHITECT

Project 12 JORDAN LANE, EDINBURGH, EH10 4RA

Client PATRICK GRAHAM

Project No. L22040

Drawing No. 204

Title ROOF PLAN

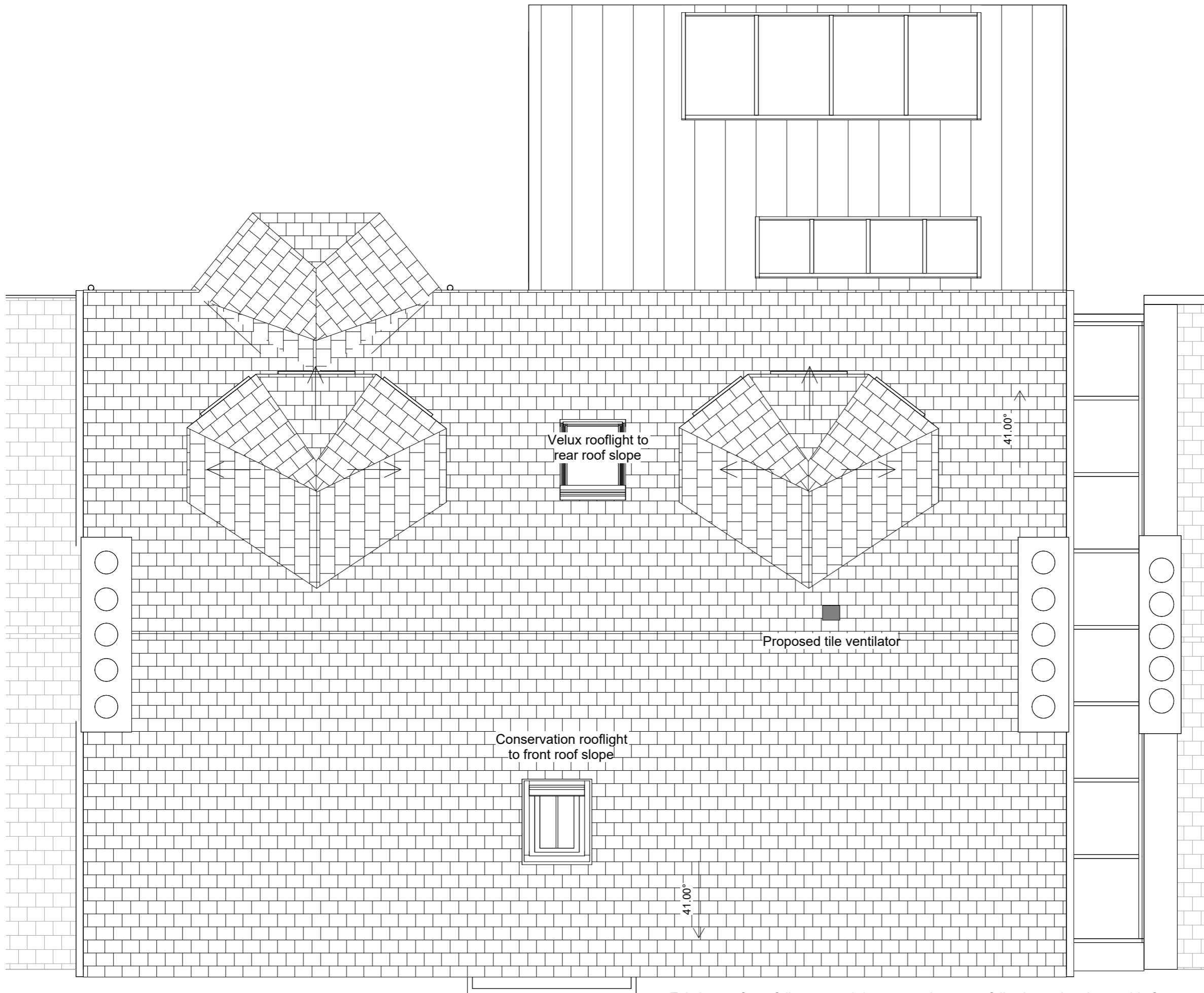
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Revision H

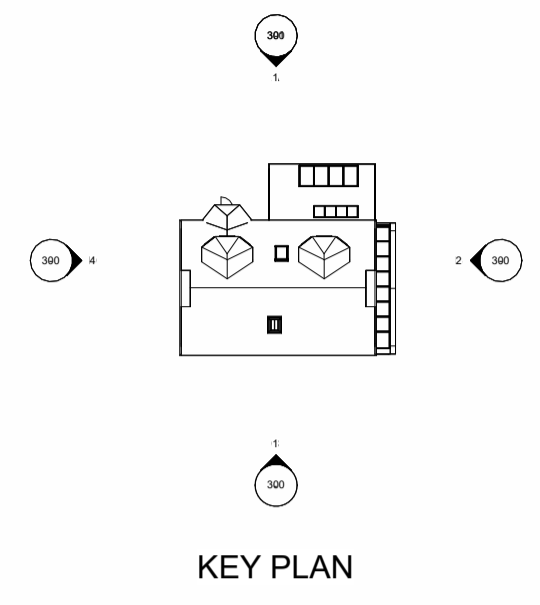
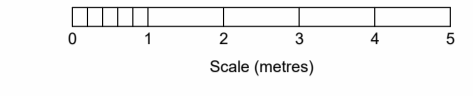
Status PLANNING

Drawn JO

Date 30.03.22



Existing roof carefully removed due to rot, slates carefully cleaned and set aside for reuse. New timber roof structure to increase pitch installed. Existing slates reused on front slope, to rear slope burlington slate to be mixed with existing slate



Revision History

Rev	Description	Date	By
I	Roof slate spec updated	07/08/23	CPS
H	Roof pitch increased and loft layout revised	22/03/23	CPS
G	Design revision to dormer roofs	03/03/23	AD
F	Planning revision	13/02/23	JO
E	Dormer revised to two smaller dormers	27/01/23	
D	PLANNING ISSUED	08.06.22	CPS
C	Revisions to clients comments; Walk-through wardrobe	05.05.22	AD
B	Terrace removed, bedroom altered and windows changed	14.04.22	JO
A	CONCEPT ISSUE	30.03.22	JO



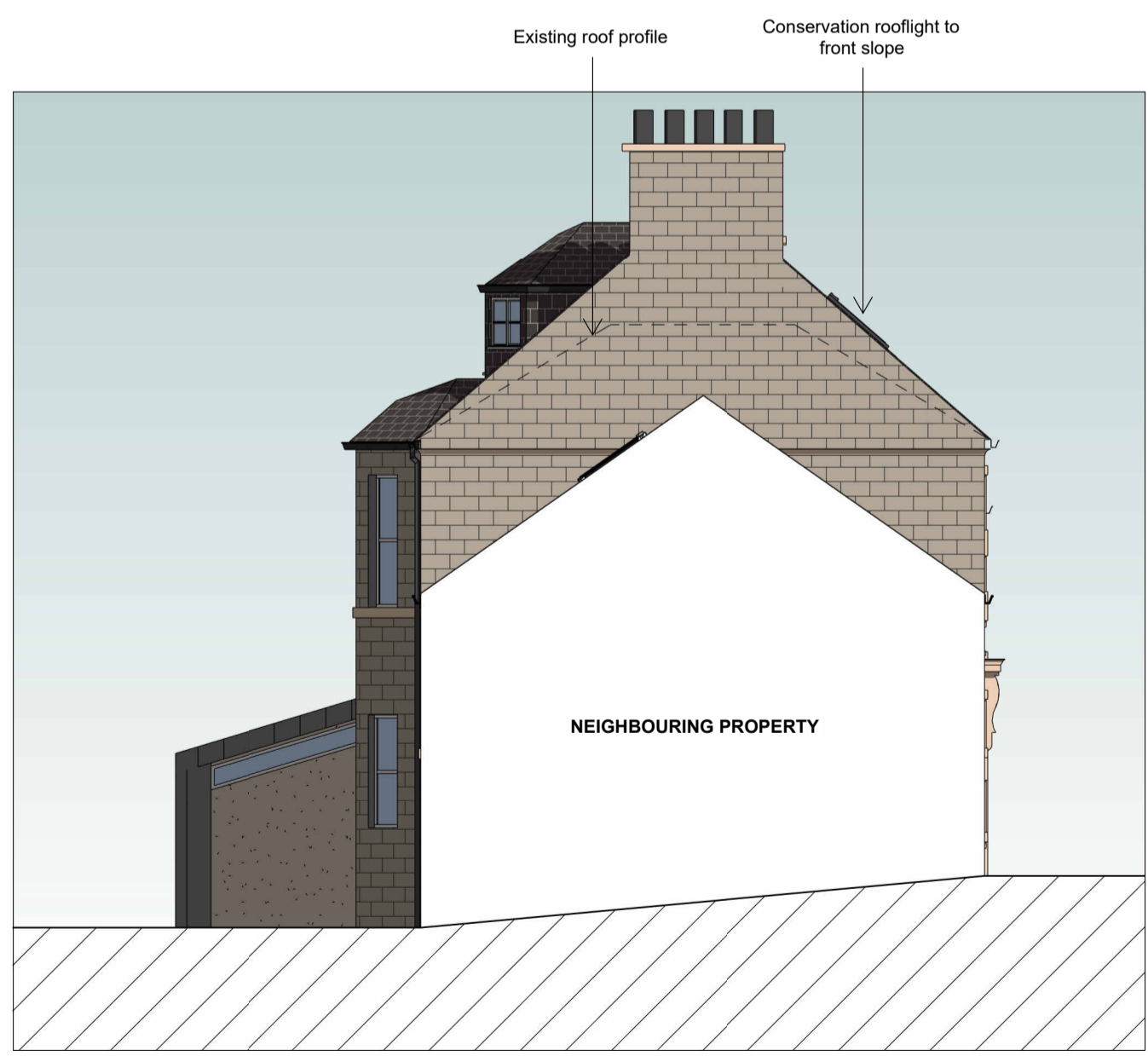
1 FRONT ELEVATION
1 : 100



2 LEFT ELEVATION
1 : 100



3 REAR ELEVATION
1 : 100



4 RIGHT ELEVATION
1 : 100

- Tiles
 - Stone Slip Cladding
 - Glazing
 - Metal standing seam cladding
- Gutter and rainwater pipes:**
Colour: Anthracite Grey
- Fascias:**
Colour: Anthracite Grey
- Windows:**
Colour: Anthracite Grey



HOKO
THE HOMEOWNERS ARCHITECT

Project 12 JORDAN LANE, EDINBURGH, EH10 4RA

Client PATRICK GRAHAM

Project No. L22040

Drawing No. 300

Title ELEVATIONS

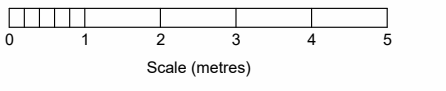
Scale As indicated@A2

Revision I

Status PLANNING

Drawn CPS

Date 30.03.22



Revision History

Rev	Description	Date	By
C	Design revision to dormer roofs	03/03/23	AD
B	Planning revision	13/02/23	JO
A	Dormer revised to two smaller dormers	27/01/23	



8-10 Jordan Lane

10a Jordan Lane

11 Jordan Lane

12 Jordan Lane

13a Jordan Lane

1 REAR ELEVATION STREET SC_1
1:100



14 Jordan Lane

15 Jordan Lane

16 Jordan Lane

17 Jordan Lane

18 Jordan Lane

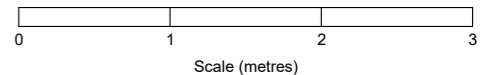
2 REAR ELEVATION STREET SC_2
1:100



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THE HOMEOWNERS ARCHITECT

Project	12 JORDAN LANE, EDINBURGH, EH10 4RA
Client	PATRICK GRAHAM
Project No.	L22040
Drawing No.	301
Title	REAR ELEVATION STREET SCAPE
Scale	1:100@A1
Revision	C
Status	PLANNING
Drawn	
Date	27/01/23

Do not scale from drawings. All dimensions are in millimetres unless otherwise stated. All dimensions to be verified on site before proceeding with the work. Any discrepancies to be notified in writing to Architect immediately



Revision History

Rev	Description	Date	By
H	Roof slate spec updated	07/08/23	CPS
G	Roof pitch increased and loft layout revised	22/03/23	CPS
F	Design revision to dormer roofs	03/03/23	AD
E	Planning revision	13/02/23	JO
D	Dormer revised to two smaller dormers	27/01/23	
C	PLANNING ISSUED	08.06.22	CPS
B	Terrace removed, bedroom altered and windows changed	14.04.22	JO
A	CONCEPT ISSUE	30.03.22	JO

Dormer to rear roof slope, constructed in timber and clad with hung slate - a mixture of reused from existing roof and new burlington slate to match. New timber framed window painted white to match existing style, rainwater goods to match existing in style and colour

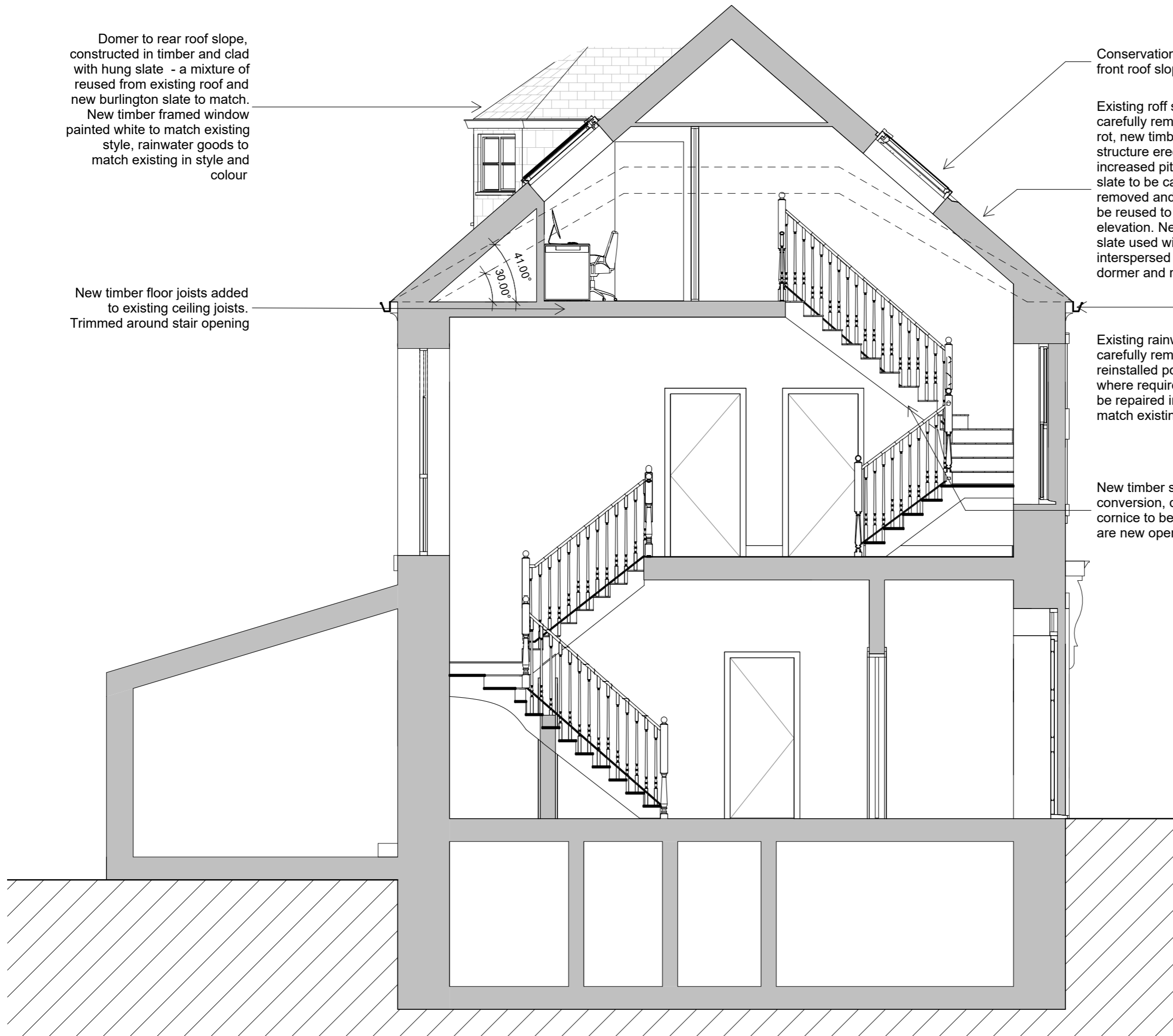
Conservation rooflight to front roof slope

Existing roof structure carefully removed due to rot, new timber roof structure erected at increased pitch. Existing slate to be carefully removed and cleaned, to be reused to front elevation. New burlington slate used with interspersed existing to dormer and rear roof

New timber floor joists added to existing ceiling joists. Trimmed around stair opening

Existing rainwater goods carefully removed and reinstalled post roof works where required sections will be repaired in material to match existing

New timber staircase to loft conversion, decorative cornice to be remodelled are new opening



Page 459



HOKO

THE HOMEOWNERS ARCHITECT

Project 12 JORDAN LANE, EDINBURGH, EH10 4RA

Client PATRICK GRAHAM

Project No. L22040

Drawing No. 400

Title SECTION A-A

Scale 1 : 50@A3

Revision H

Status PLANNING

Drawn JO

Date 30.03.22

1 SECTION AA
1 : 50

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Scott Allan.
36 Wallace Avenue
Wallyford
EH21 8BZ

Mr MacFarlane.
160 Lanark Road West
Edinburgh
EH14 5NY

Decision date: 16 August 2023

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS
DEVELOPMENT MANAGEMENT PROCEDURE (SCOTLAND) REGULATIONS 2013**

Proposed 2x apartment development.
At Land 15 Meters North West Of 158A Lanark Road West Currie

Application No: 23/02074/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 12 May 2023, this has been decided by **Local Delegated Decision**. The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Refused** in accordance with the particulars given in the application.

Any condition(s) attached to this consent, with reasons for imposing them, or reasons for refusal, are shown below;

Reason for Refusal:-

1. The proposal does not have regard to the desirability of preserving or enhancing the character or appearance of the conservation area. The proposal is not acceptable with regards to Section 64 of the Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997 and NPF4 Policy 7.
2. The proposal is contrary to LDP Policies Hou 1, Hou 4 and NPF4 Policy 16. The proposal is not acceptable as it will have a detrimental impact on the spatial character of the surrounding area.

Please see the guidance notes on our [decision page](#) for further information, including how to appeal or review your decision.

Drawings 01-04, represent the determined scheme. Full details of the application can be found on the [Planning and Building Standards Online Services](#)

The reason why the Council made this decision is as follows:

The proposal does not comply with the development plan and associated guidance. The proposal does not have regard to the desirability of preserving or enhancing the character or appearance of the conservation area and would disrupt the spatial character of the area. There are no material considerations that outweigh this conclusion.

This determination does not carry with it any necessary consent or approval for the proposed development under other statutory enactments.

Should you have a specific enquiry regarding this decision please contact Murray Couston directly at murray.couston@edinburgh.gov.uk.



Chief Planning Officer
PLACE
The City of Edinburgh Council

NOTES

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The Notice of Review can be made online at www.eplanning.scot or forms can be downloaded from that website. Paper forms should be addressed to the City of Edinburgh Planning Local Review Body, G.2, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. For enquiries about the Local Review Body, please email localreviewbody@edinburgh.gov.uk.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Report of Handling

**Application for Planning Permission
Land 15 Meters North West Of 158A Lanark Road West, Currie,**

Proposal: Proposed 2x apartment development.

**Item – Local Delegated Decision
Application Number – 23/02074/FUL
Ward – B02 - Pentland Hills**

Recommendation

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

Summary

The proposal does not comply with the development plan and associated guidance. The proposal does not have regard to the desirability of preserving or enhancing the character or appearance of the conservation area and would disrupt the spatial character of the area. There are no material considerations that outweigh this conclusion.

SECTION A – Application Background

Site Description

The application site is an area of grassland located on the north side of Lanark Road West, Currie. The site is located behind a former bank at no.158A and a convenience store/residential flats at nos. 160/162. The site would be accessed by footpath between the two properties with no vehicle access.

It lies within the Currie Conservation Area.

Description Of The Proposal

Planning permission is sought for two, one bedroom flats.

Supporting Information

None submitted.

Relevant Site History

No relevant site history.

Other Relevant Site History

No other relevant site history.

Consultation Engagement

Environmental Protection

Infrastructure, Structures & Flood Prevention

Archaeologist

Publicity and Public Engagement

Date of Neighbour Notification: 16 August 2023

Date of Advertisement: 2 June 2023

Date of Site Notice: 2 June 2023

Number of Contributors: 1

Section B - Assessment

Determining Issues

Due to the proposed development falling within a conservation area, this report will first consider the proposals in terms of Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997:

- Is there a strong presumption against granting planning permission due to the development conflicting with the objective of preserving or enhancing the character or appearance of the conservation area?
- If the strong presumption against granting planning permission is engaged, are there any significant public interest advantages of the development which can only be delivered at the scheme's proposed location that are sufficient to outweigh it?

This report will then consider the proposed development under Sections 24, 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (the 1997 Act):

Having regard to the legal requirement of Section 24(3), in the event of any policy incompatibility between National Planning Framework 4 (NPF4) & Edinburgh Local Development Plan 2016 (LDP) the newer policy shall prevail.

Do the proposals comply with the development plan?

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

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

In the assessment of material considerations this report will consider:

- equalities and human rights;
- public representations; and
- any other identified material considerations.

Assessment

To address these determining issues, it needs to be considered whether:

a) The proposals harm the character or appearance of the conservation area?

The Currie Conservation Area Character Appraisal states that it is defined by its architectural heritage which consists of a strong historic core of 19th century buildings centred around the Kirk and Brig; the farming hinterland to the south; the Water of Leith with its surrounding woodland and vegetation; and the linear development including public buildings along Lanark Road West. The mix of elements give Currie its unique sense of place and make it a very attractive settlement which has open views out to and in from the countryside beyond.

The proposal would result in backland development that would disrupt the linear pattern of the conservation area, a key characteristic as set out in the Conservation Area Character Appraisal.

Conclusion in relation to the conservation area

The proposal does not have regard to the desirability of preserving or enhancing the character or appearance of the conservation area. The proposal is not acceptable with regards to Section 64 of the Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997.

a) The proposals comply with the development plan?

National Planning Framework 4 (NPF4) was adopted by the Scottish Ministers on 13 February 2023 and forms part of the Council's Development Plan. NPF4 policies supports the planning and delivery of Sustainable Places, Liveable Places and Productive Places and are the key policies against which proposals for development are assessed. Several policies in the Edinburgh Local Development Plan (LDP) are superseded by equivalent and alternative policies within NPF4. The relevant policies to be considered are:

- NPF4 Policies 1, 7 and 16
- LDP Housing Policies Hou 1 and Hou 4

The non-statutory 'Listed Buildings and Conservation Area' guidance is a material consideration in the assessment of this application.

Principle

Policy Hou 1 of the adopted Edinburgh Local Development Plan (LDP) states that housing development will be permitted in other suitable sites in the urban area, provided that the proposals are compatible with other policies in the plan. Policy Hou 4 states that the council will seek an appropriate density of development on each site having regard to its characteristics and those of the surrounding area.

The proposal would result in the construction of properties which would have a detrimental impact on the established spatial character of the surrounding area. The introduction of backland development at this location is not compatible with the linear pattern of the area.

The proposal would have a detrimental impact on the established spatial character of the surrounding area, and is contrary to Policies Hou 1 and Hou 4 of the LDP, and NPF4 policies 7 and 16.

Conclusion in relation to the Development Plan

The proposal does not comply with the development plan.

c) There are any other material considerations which must be addressed?

The following material planning considerations have been identified:

Emerging policy context

On 30 November 2022 the Planning Committee approved the Schedule 4 summaries and responses to Representations made, to be submitted with the Proposed City Plan 2030 and its supporting documents for Examination in terms of Section 19 of the Town and Country Planning (Scotland) Act 1997. At this time little weight can be attached to it as a material consideration in the determination of this application.

Equalities and human rights

Due regard has been given to section 149 of the Equalities Act 2010. No impacts have been identified.

Consideration has been given to human rights. No impacts have been identified through the assessment and no comments have been received in relation to human rights.

Public representations

A summary of the representations is provided below:

non-material considerations

- comments received regarding construction access and traffic are non-material.

Conclusion in relation to identified material considerations

The proposal is not acceptable with regards to the above.

Overall conclusion

The proposal does not comply with the development plan and associated guidance. The proposal does not have regard to the desirability of preserving or enhancing the character or appearance of the conservation area and would disrupt the spatial character of the area. There are no material considerations that outweigh this conclusion.

Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following;

Reason for Refusal

1. The proposal does not have regard to the desirability of preserving or enhancing the character or appearance of the conservation area. The proposal is not acceptable with regards to Section 64 of the Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997 and NPF4 Policy 7.
2. The proposal is contrary to LDP Policies Hou 1, Hou 4 and NPF4 Policy 16. The proposal is not acceptable as it will have a detrimental impact on the spatial character of the surrounding area.

Background Reading/External References

To view details of the application go to the [Planning Portal](#)

Further Information - [Local Development Plan](#)

Date Registered: 12 May 2023

Drawing Numbers/Scheme

01-04

Scheme 1

**David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council**

Contact: Murray Couston, Planning Officer
E-mail:murray.couston@edinburgh.gov.uk

Appendix 1

Consultations

NAME: Environmental Protection

COMMENT: No response

DATE:

NAME: Infrastructure, Structures & Flood Prevention

COMMENT: No response

DATE:

NAME: Archaeologist

COMMENT: No objection subject to a condition requiring a survey

DATE:

The full consultation response can be viewed on the Planning & Building Standards Portal.

Application Certification Record

Case Officer

I have assessed the application against the City of Edinburgh Council's Scheme of Delegation (2023) Appendix 6 – Chief Planning Officer and the Statutory Scheme of Delegation (2023) and can confirm the application is suitable to be determined under Local Delegated Decision, decision-making route.

Case Officer: Murray Couston

Date: 16 August 2023

Authorising Officer

To be completed by an officer as authorised by the Chief Planning Officer to determined applications under delegated powers.

I can confirm that I have checked the Report of Handling and agree the recommendation by the case officer.

Authorising Officer (mRTPI): Alan Moonie

Date: 16 August 2023

Comments for Planning Application 23/02074/FUL

Application Summary

Application Number: 23/02074/FUL

Address: Land 15 Meters North West Of 158A Lanark Road West Currie

Proposal: Proposed 2x apartment development.

Case Officer: Murray Couston

Customer Details

Name: Mr James Taylor

Address: 119 Lanark Road West Currie Edinburgh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We object to the proposed building of 2 apartment flats in the garden adjoining our double garage. The reasons are as follows:

1. We do not grant access for the builders to be able to carry out this work.
2. There is only one access point to be able to carry out this work and this is a narrow private driveway for ourselves and three other residents who have private garages and parking spaces too. Therefore there is no access for commercial vehicles.
3. Although there is a plinth present as seen on the plan of the garden, we did verbally agree that the previous owner could park her car there, using our access. However this benefit is discontinued on her death and we will not be agreeing to any commercial or private vehicles using our drive way or passing our garage for whatever reason.

In conclusion, we therefore cannot see how this building work could take place in the first instance and there will be no permission granted for either commercial or private cars to have access down our driveway or past our garage.

Memorandum

To Head of Planning
City of Edinburgh Council
Planning and Transport
Place
Waverley Court
4 East Market Street
Edinburgh
EH8 8BG

F.A.O Planning Local 1

From John A Lawson

Date 30th May 2023

Your ref 23/02074/FUL
Our ref 23/02074/FUL

To whom it may concern,

Land 15 Meters North West Of 158A Lanark Road West Currie

Further to your consultation request I would like to make the following comments and recommendations regarding this application for a proposed 2x apartment development.

The proposed development site occurs within limits of the historic village of Currie, as indicated by General Roy's Military Survey of c.1752 (see fig 1 below) and is currently occupied by a 1970s former bank and commercial building. The settlement is recorded as early as 1210, with the earliest sections of Currie's Parish Kirk of St Kentigern dating from this period. It is possible however that settlement at Currie is older, as the church is thought to have been active in the area from the 11th century.



Fig 1 General Roy's 1750's Survey of Scotland showing Currie.

The site is regarded as occurring within an area of potential archaeological significance relating to the development of the historic settlement of Currie. Accordingly, this application must be considered under

Director of Culture, Culture and Wellbeing, Place
City of Edinburgh Council Archaeology Service, Museum of Edinburgh, 142 Canongate, Edinburgh, EH8 8DD
Tel 0131 558 1040; 07775587516; john.lawson@edinburgh.gov.uk

terms of Scottish Government's Our Place in Time (OPIT), NPF4 Policy 7, PAN 02/2011, HES's Historic Environment Policy for Scotland (HEPS) 2019 and CEC's Edinburgh Local Development Plan (2016) Policies ENV8 & ENV9.

Buried Archaeology

Ground works associated with both the proposed demolition and development have the potential for disturbing significant archaeological charting the history of the site from the 19th century through to the early-medieval. It is recommended therefore that a programme of archaeological works is undertaken during demolition and prior to development to fully record and excavate any significant archaeological deposits and remains.

Public Engagement

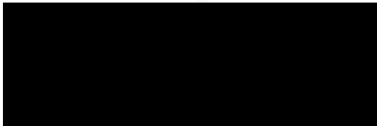
Furthermore, given the site's public location and potential for significant remains dating back to the origins of the village, it is considered important that as part of the overall programme of archaeological works that a programme of public engagement is undertaken. The full the scope of which will be agreed with CECAS prior to development commencing but is likely to include temporary interpretation boards, site open days and a social media/comms strategy.

This programme of work should be secured by the following recommended condition.

'No demolition/development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (Excavation, analysis & reporting, publication & public engagement) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.'

The work must be carried out by a professional archaeological organisation, either working to a brief prepared by CECAS or through a written scheme of investigation submitted to and agreed by CECAS for the site. Responsibility for the execution and resourcing of the programme of archaeological works and for the archiving and appropriate level of publication of the results lies with the applicant.

Yours faithfully



John A Lawson
(Archaeology Officer)

Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Email: planning.support@edinburgh.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100628325-002

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	<input type="text"/>		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	<input type="text" value="Scott"/>	Building Name:	<input type="text"/>
Last Name: *	<input type="text" value="Allan"/>	Building Number:	<input type="text" value="36"/>
Telephone Number: *	<input type="text" value="07790 846 990"/>	Address 1 (Street): *	<input type="text" value="Wallace Avenue"/>
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	<input type="text" value="Wallyford"/>
Fax Number:	<input type="text"/>	Country: *	<input type="text" value="East Lothian"/>
		Postcode: *	<input type="text" value="EH21 8BZ"/>
Email Address: *	<input type="text" value="scott@ego3d.co.uk"/>		

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Thom"/>	Building Number:	<input type="text" value="160"/>
Last Name: *	<input type="text" value="MacFarlane"/>	Address 1 (Street): *	<input type="text" value="Lanark Road West"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Edinburgh"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="UK"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="EH14 5NY"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

Site Address Details

Planning Authority:	<input type="text" value="City of Edinburgh Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text"/>
Post Code:	<input type="text"/>

Please identify/describe the location of the site or sites

<input type="text" value="Land to Rear of 160 Lanark Road West, Edinburgh, EH14 5NY"/>
--

Northing	<input type="text" value="667875"/>	Easting	<input type="text" value="318388"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Proposed 2No 1 Bedroom Apartment Development

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

The proposals cannot be seen from the road and surrounded by existing properties and a proposed new development as shown within the context diagram attached. Material have been selected to match the local area and part of the proposed development approved adjacent to the application site. The site is located behind and existing commercial units/redevelopment site and has no impact of the special character of the surrounding area. There are also small Garages and a Scout Hut directly behind.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

Yes No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

• Online Application Form • 2022-71-000 Location Plan • 2022-71-001 Existing Site Plan, Contextual Site Plan, Elevations and Renders • 2022-71-002 Proposed Site Plan, Contextual Site Plan, Elevations and Renders • 2022-71-003 Proposed Floor Plans, Elevations, Heights/Daylight and Renders • Planning Photo • Proposed Development with 21-01026-FUL Context

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

23/02074/FUL

What date was the application submitted to the planning authority? *

12/05/2023

What date was the decision issued by the planning authority? *

16/08/2023

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Scott Allan

Declaration Date: 15/11/2023

15 November 2023

Edinburgh City Council
Planning Department
Waverly Court
4 East Market Street
Edinburgh
EH8 8BG

Proposed 2No 1 Bedroom Apartment Development
Land to Rear of 160 Lanark Road West, Edinburgh, EH14 5NY
Application for Local Review of Planning Application Ref 23/02074/FUL

Dear Sirs,

Uploaded for consideration is an application for **Local Review** in respect of the **Proposed 2No 1 Bedroom Apartment Development at Land to Rear of 160 Lanark Road West, Edinburgh, EH14 5NY**.

- Online Application Form
- 2022-71-000 Location Plan
- 2022-71-001 Existing Site Plan, Contextual Site Plan, Elevations and Renders
- 2022-71-002 Proposed Site Plan, Contextual Site Plan, Elevations and Renders
- 2022-71-003 Proposed Floor Plans, Elevations, Heights/Daylight and Renders
- Planning Photo
- Proposed Development with 21-01026-FUL Context

We noted that the refusals for the following reasons.

1. The proposal does not have regard to the desirability of preserving or enhancing the character or appearance of the conservation area. The proposal is not acceptable with regards to Section 64 of the Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997 and NPF4 Policy 7.

The proposals cannot be seen from the road and surrounded by existing properties and a proposed new development as shown within the context diagram attached. Material have been selected to match the local area and part of the proposed development approved adjacent to the application site.

2. The proposal is contrary to LDP Policies Hou 1, Hou 4 and NPF4 Policy 16. The proposal is not acceptable as it will have a detrimental impact on the spatial character of the surrounding area.

The site is located behind an existing commercial units/redevelopment site and has no impact of the special character of the surrounding area. There are also small Lockup Garages and a Scout Hut directly behind the site, all of which do not themselves add the character of the Conservation Area.

It is felt that there is no recognition to the development approved on the adjacent site was given in the review of this proposal and we seek a review of the application. It is also noted that the neighbouring objection in regard to access to build the properties is incorrect as the applicant's title deeds give a right of access across the hardstanding to the application site.

Scott Francis Allan
Architectural Design

With the uploaded being to your satisfaction we look forward to confirmation that the application has been registered. Should you require any further information please contact the undersigned in the first instance at the address or telephone number provided below.

Kind Regards,

Scott Francis Allan
Architectural Design

<https://www.facebook.com/scottfrancisallan/>

Enclosures

Scott Francis Allan

Architectural Design

Proposed 2No 1 Bedroom Apartment Development
Land to Rear of 160 Lanark Road West, Edinburgh, EH14 5NY



36 Wallace Avenue | Wallyford | East Lothian | EH21 8BZ
Mobile: 07790 846 990 | Email: scott@ego3d.co.uk
[Facebook.com/scottfrancisallan](https://www.facebook.com/scottfrancisallan)

Scott Francis Allan

Architectural Design



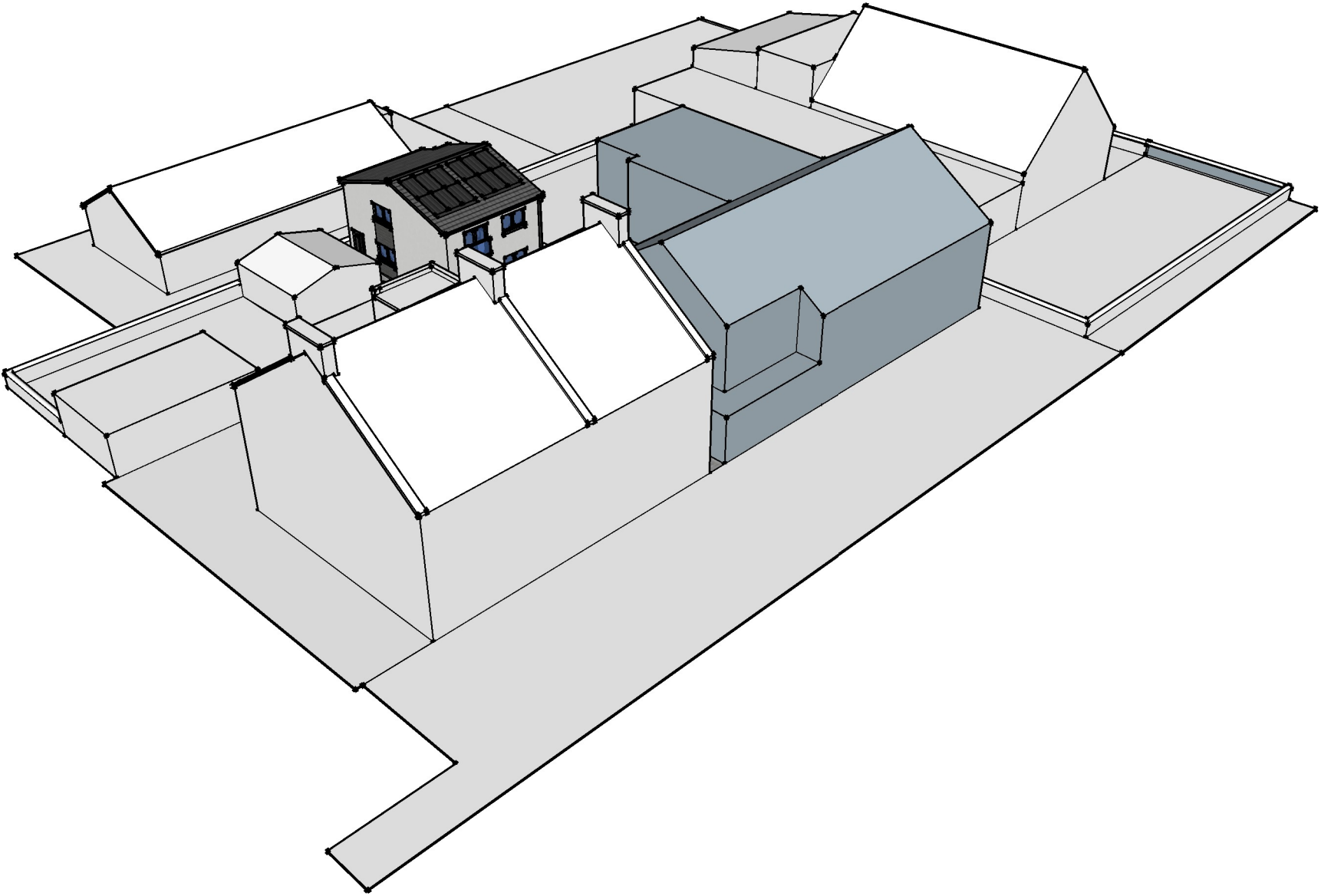
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Mobile: 07790 846 990 | Email: scott@ego3d.co.uk
[Facebook.com/scottfrancisallan](https://www.facebook.com/scottfrancisallan)

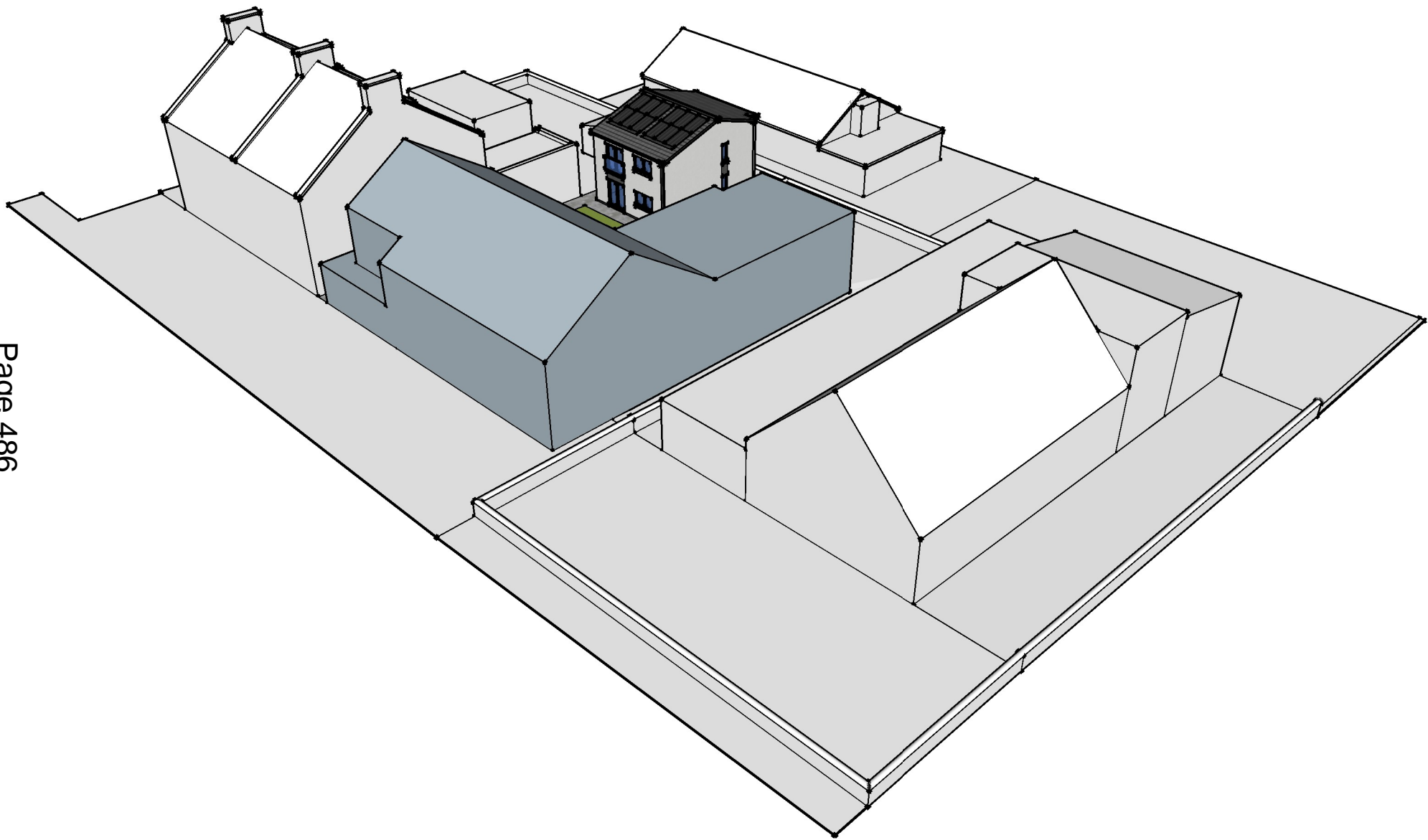
Scott Francis Allan

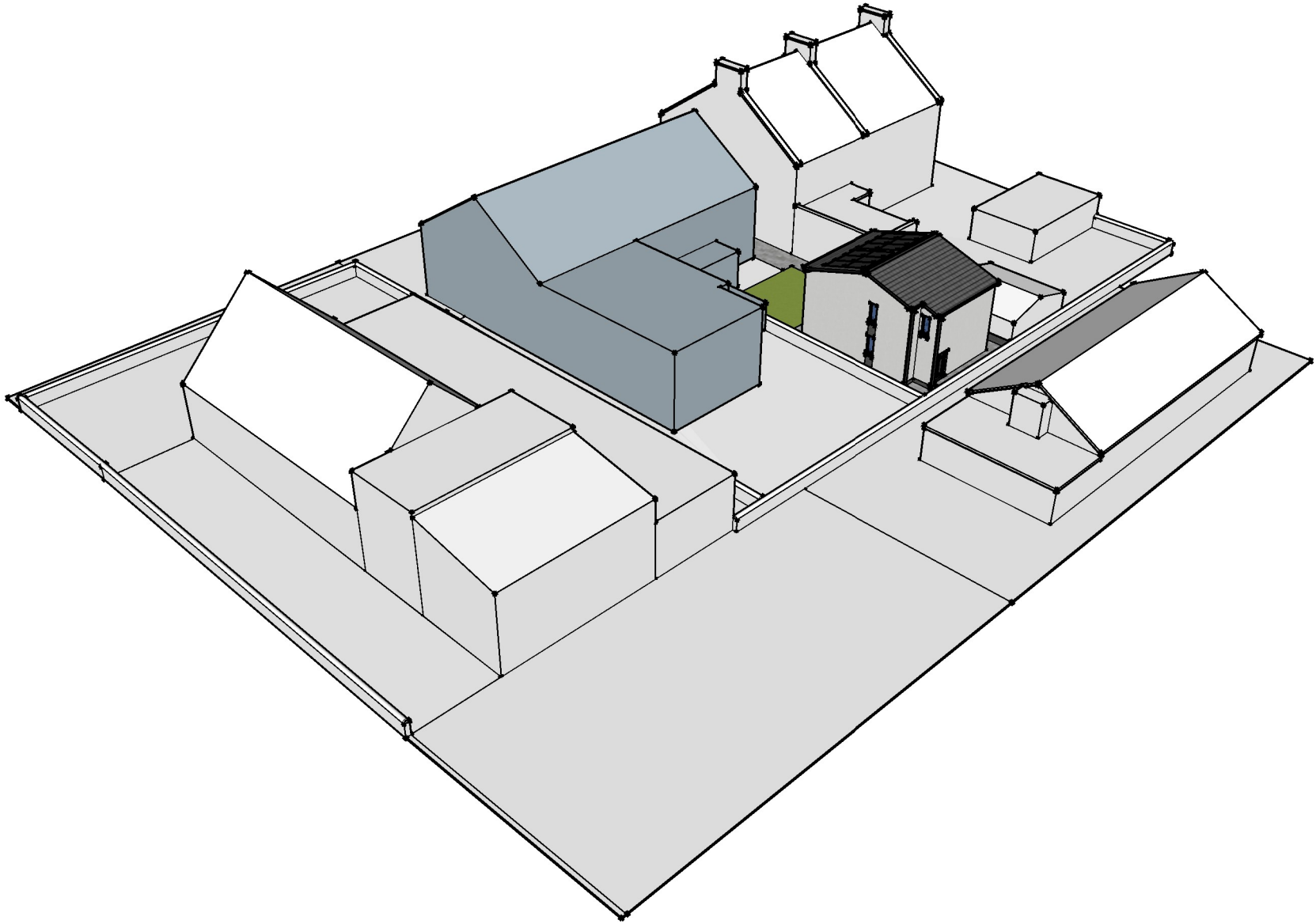
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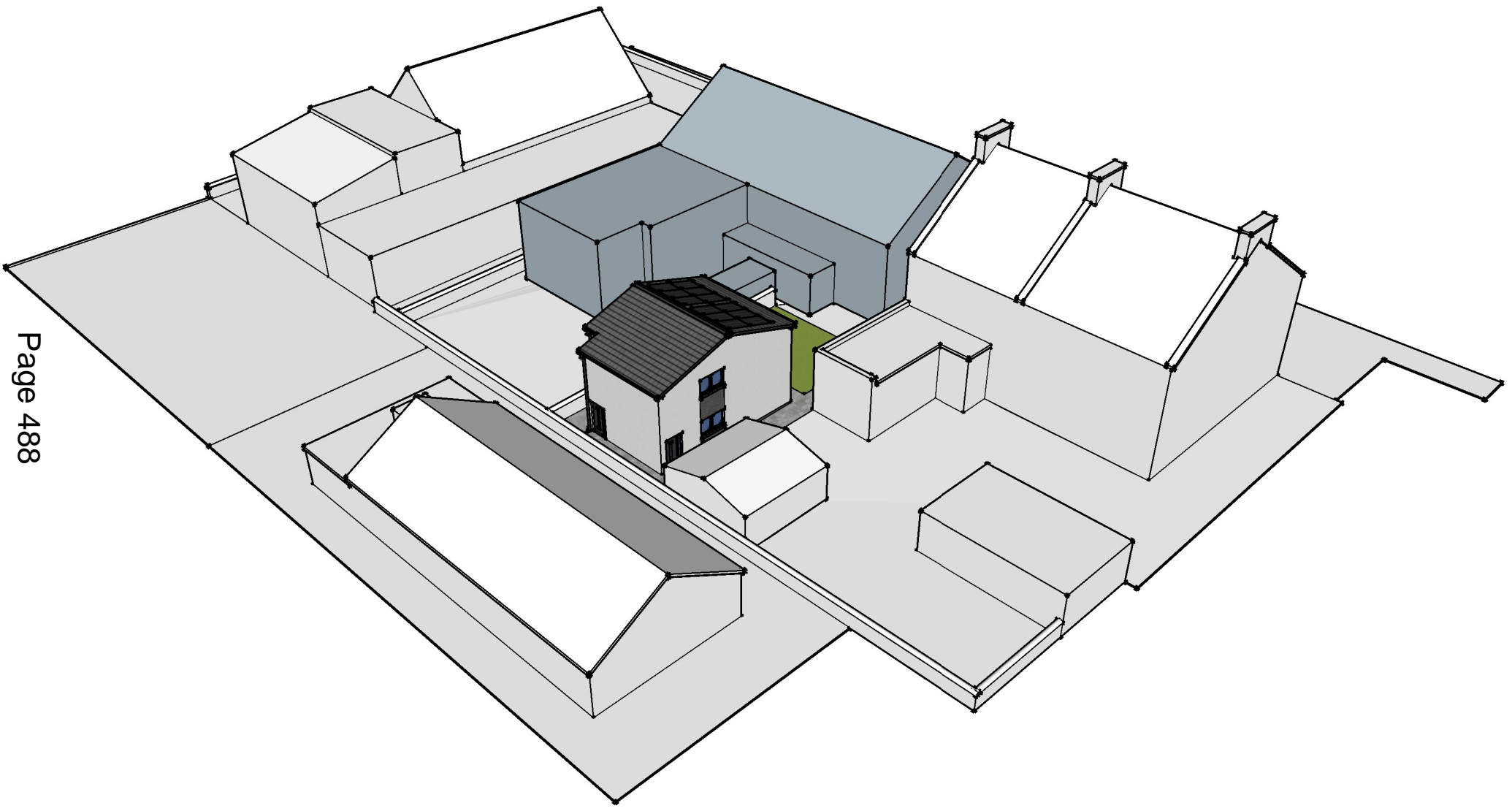


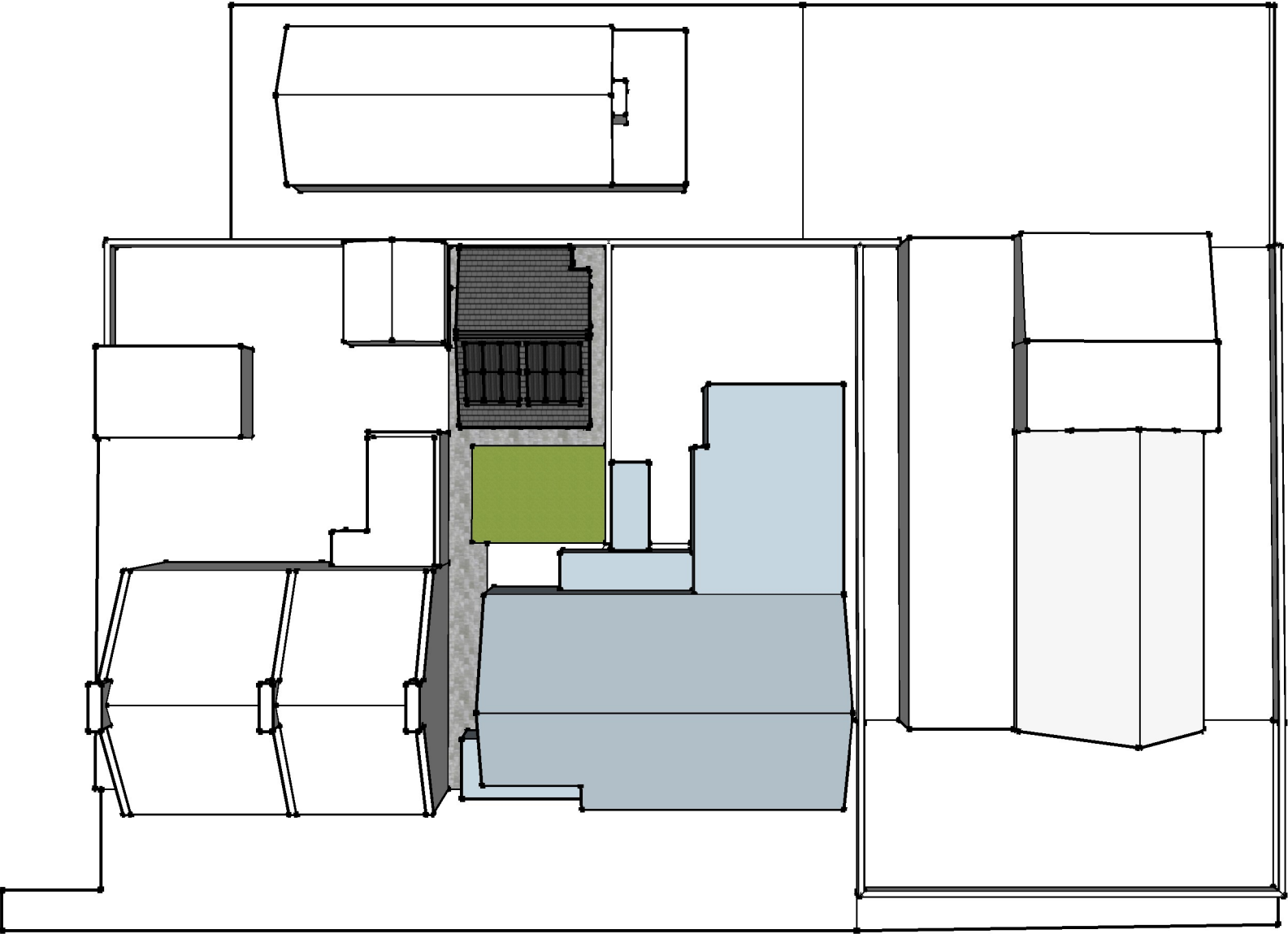
36 Wallace Avenue | Wallyford | East Lothian | EH21 8BZ
Mobile: 07790 846 990 | Email: scott@ego3d.co.uk
[Facebook.com/scottfrancisallan](https://www.facebook.com/scottfrancisallan)

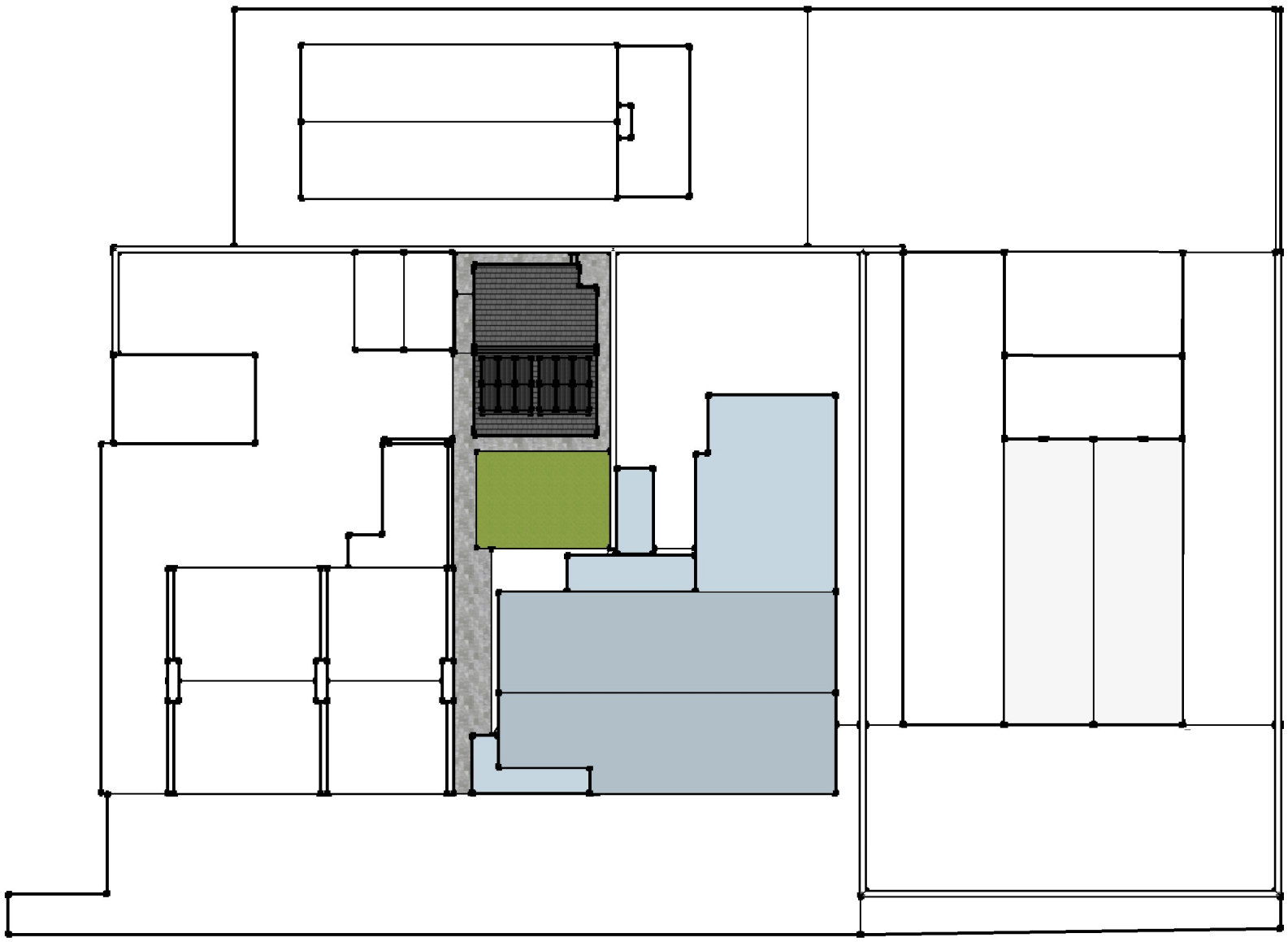


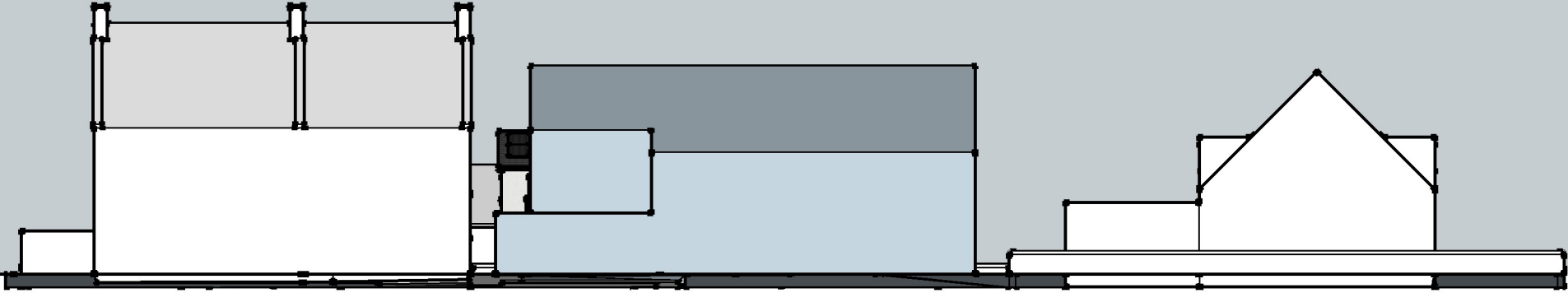


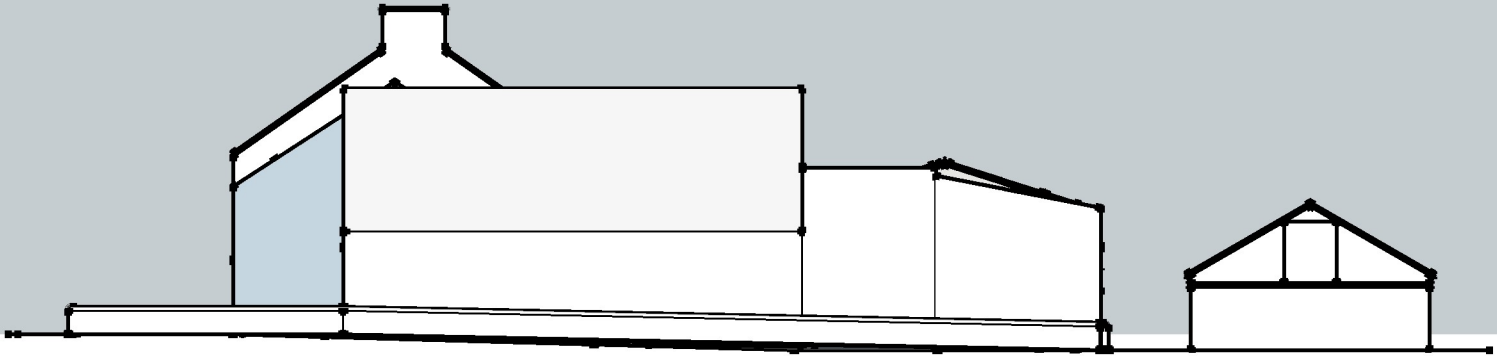


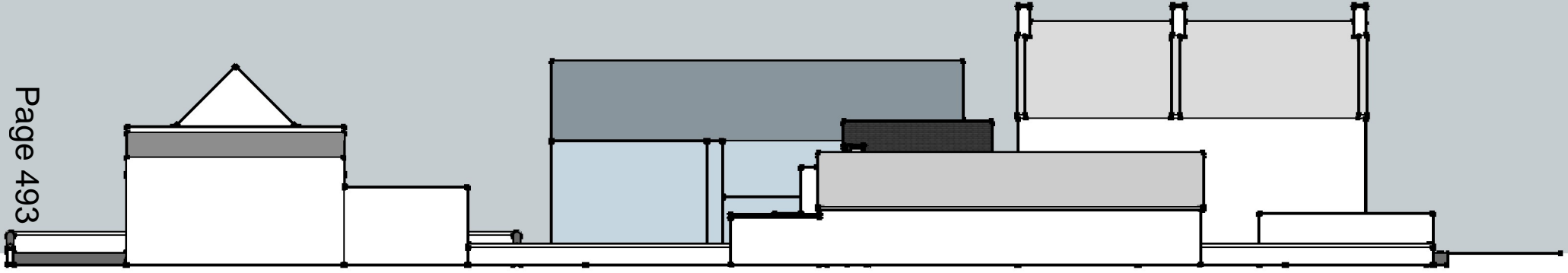


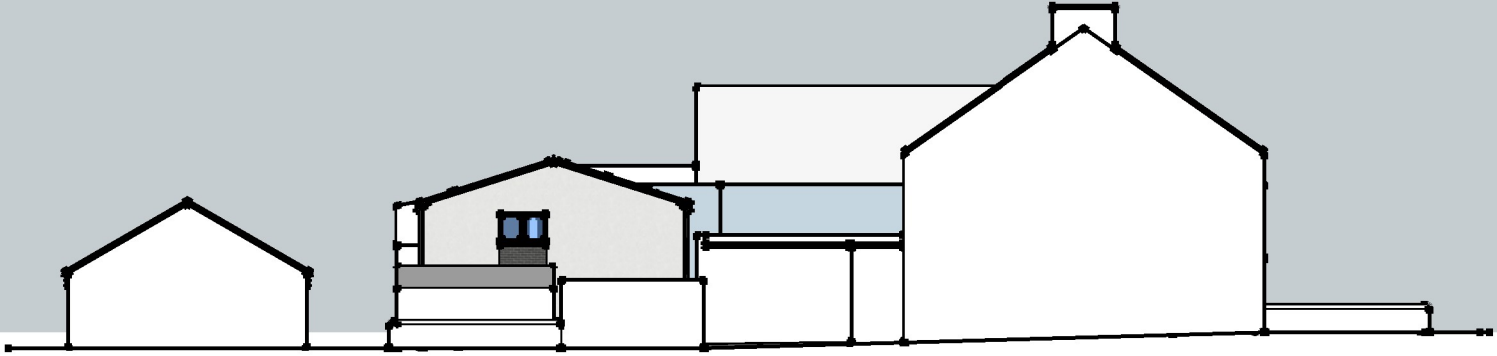






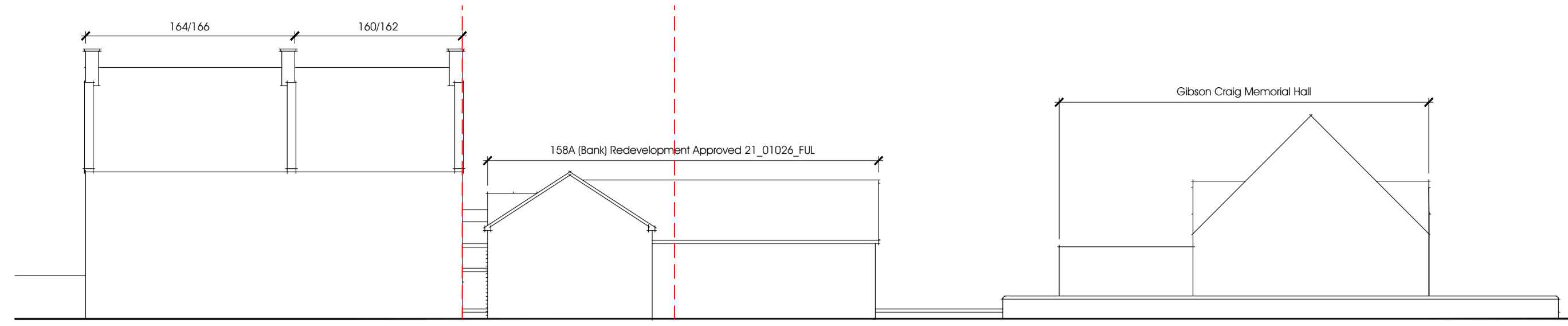




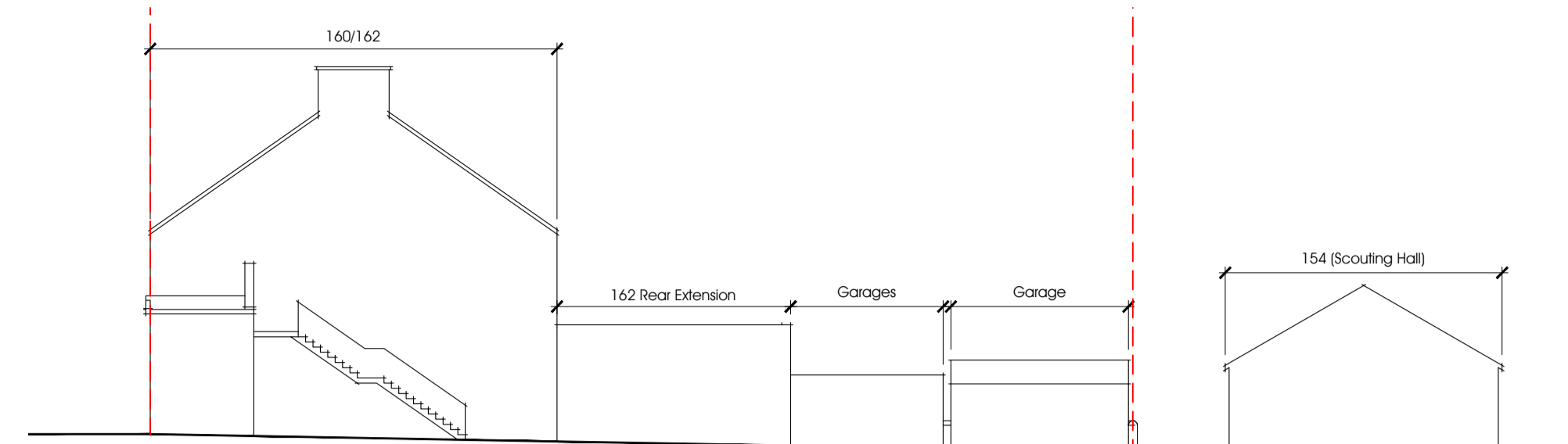




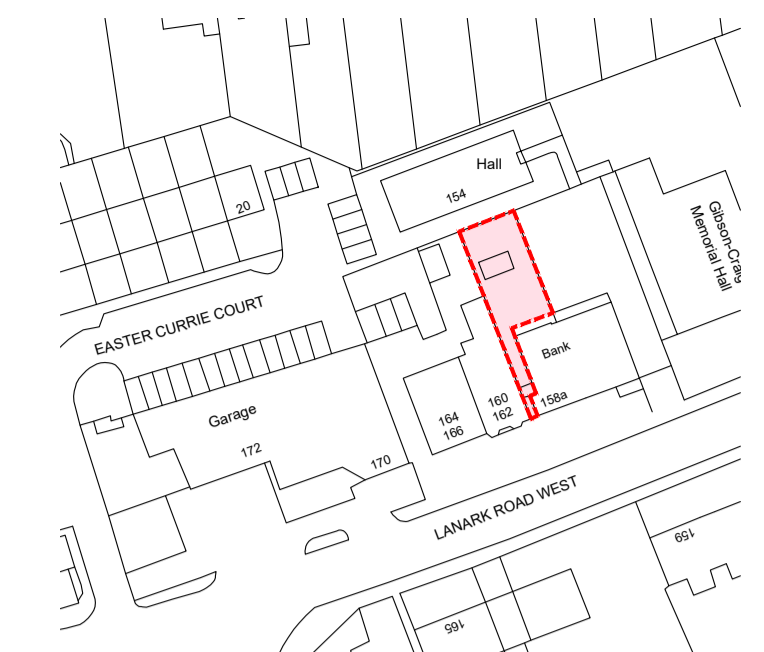




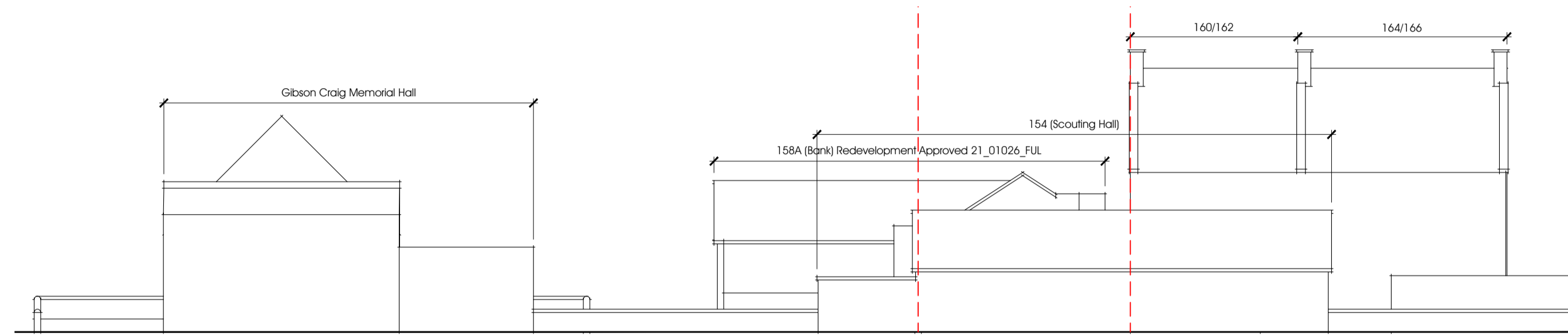
Existing South East Contextual Elevation | 1:200



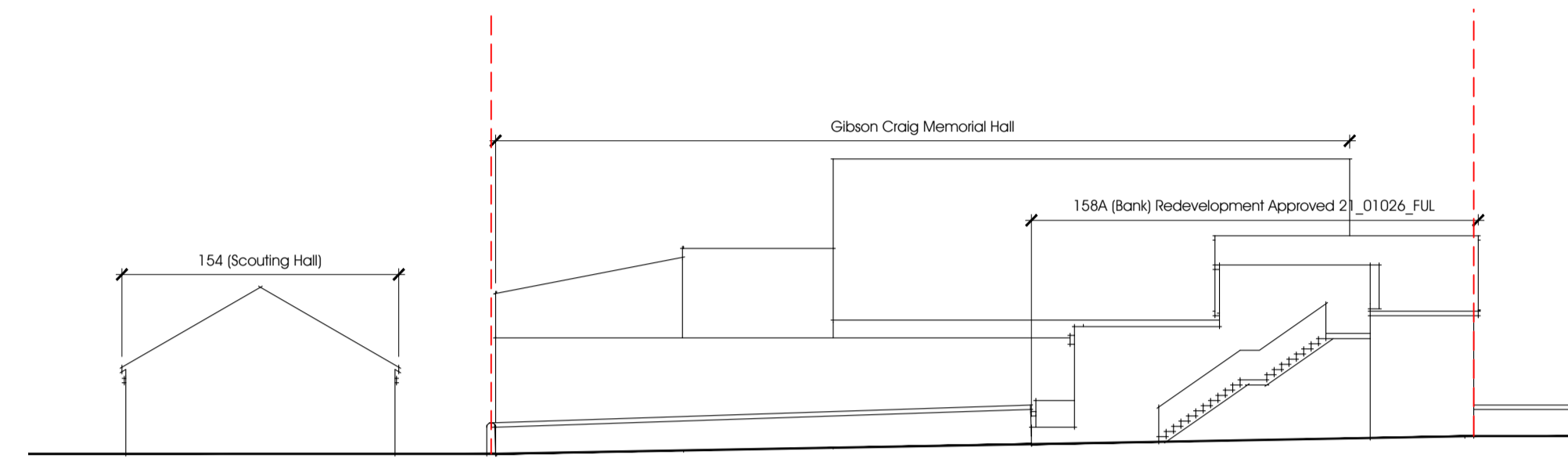
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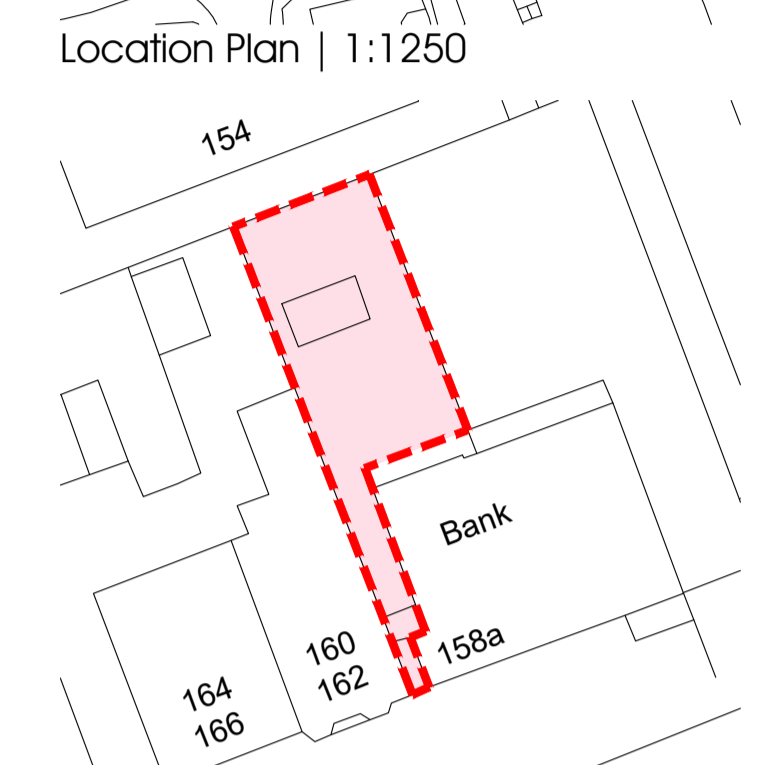
Location Plan | 1:1250



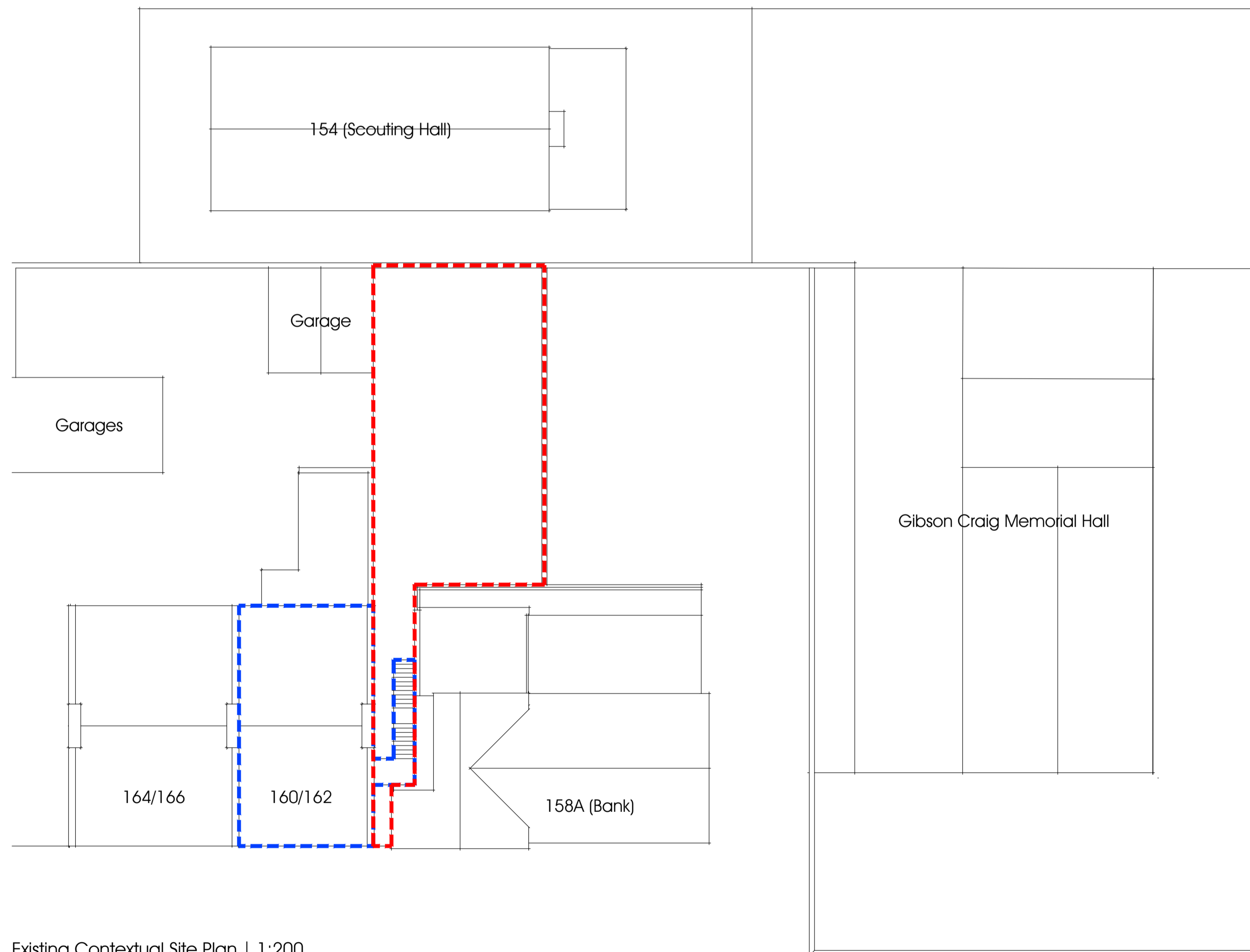
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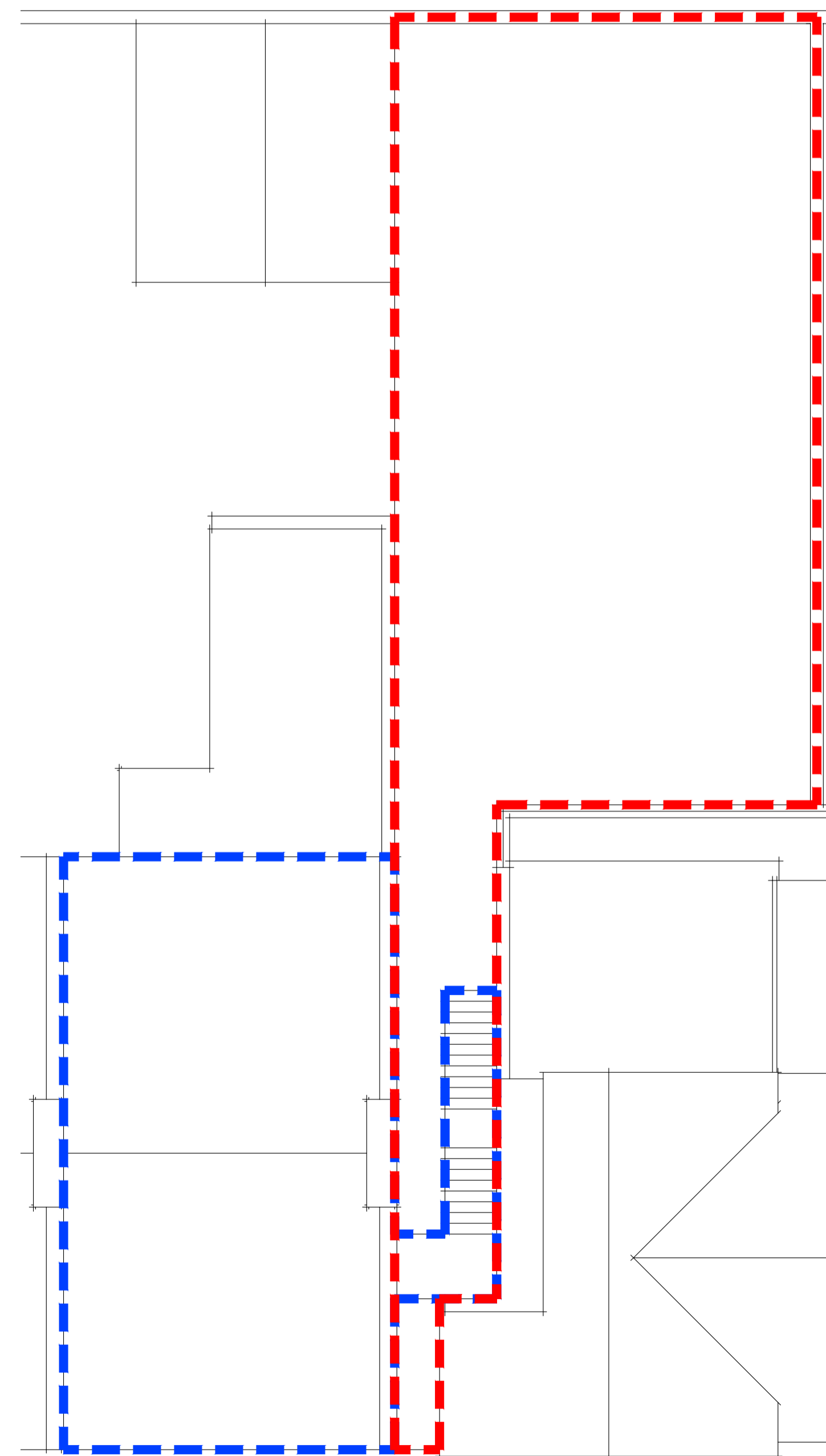
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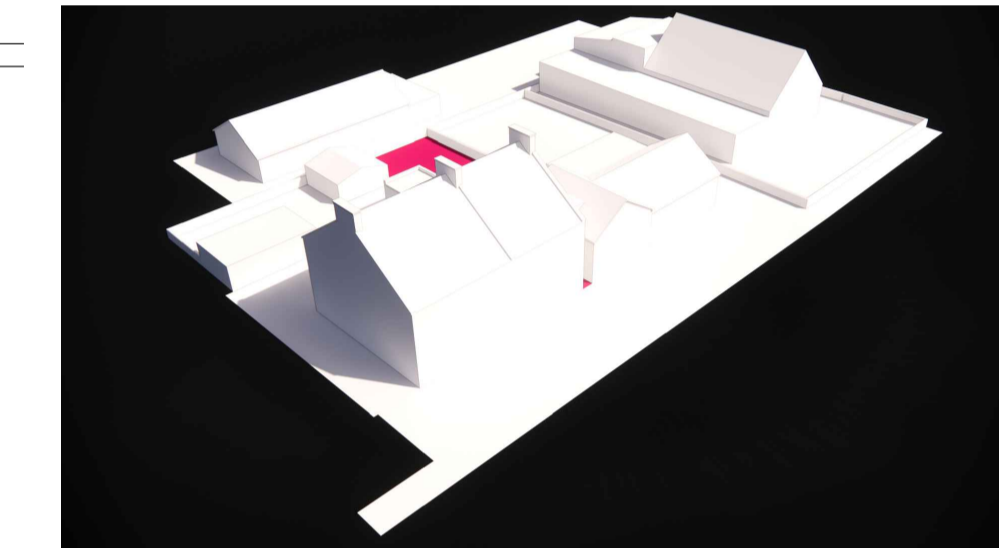
Block Plan | 1:500



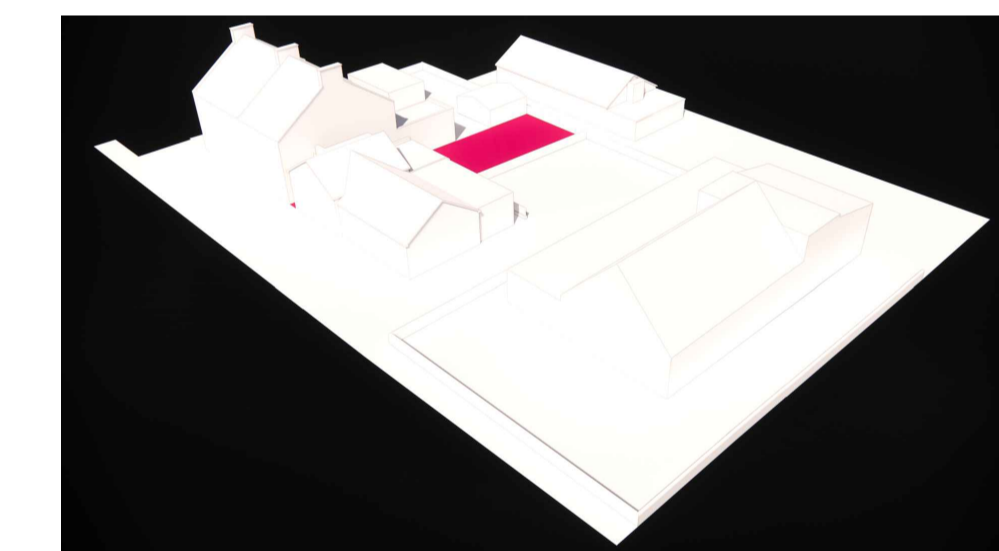
Existing Contextual Site Plan | 1:200



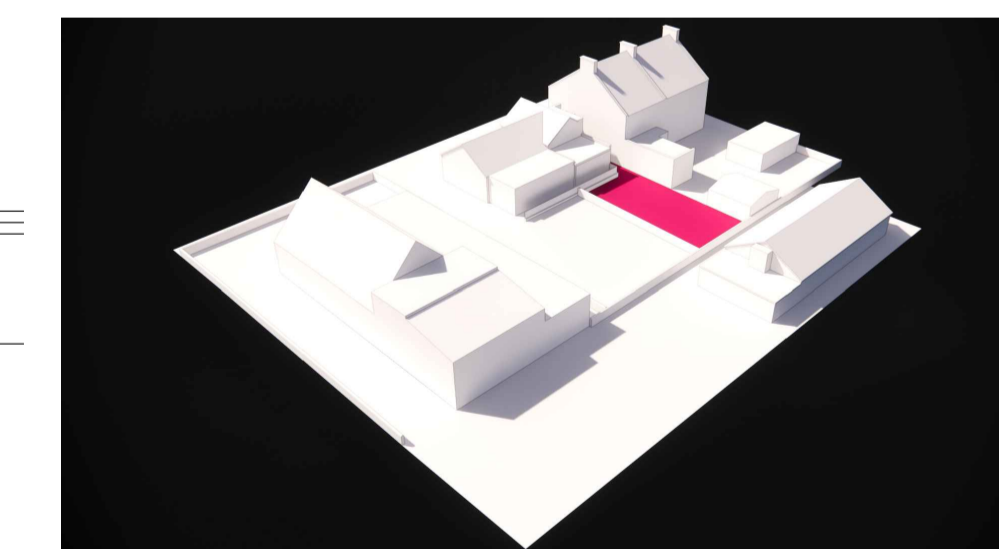
Existing Site Plan | 1:100



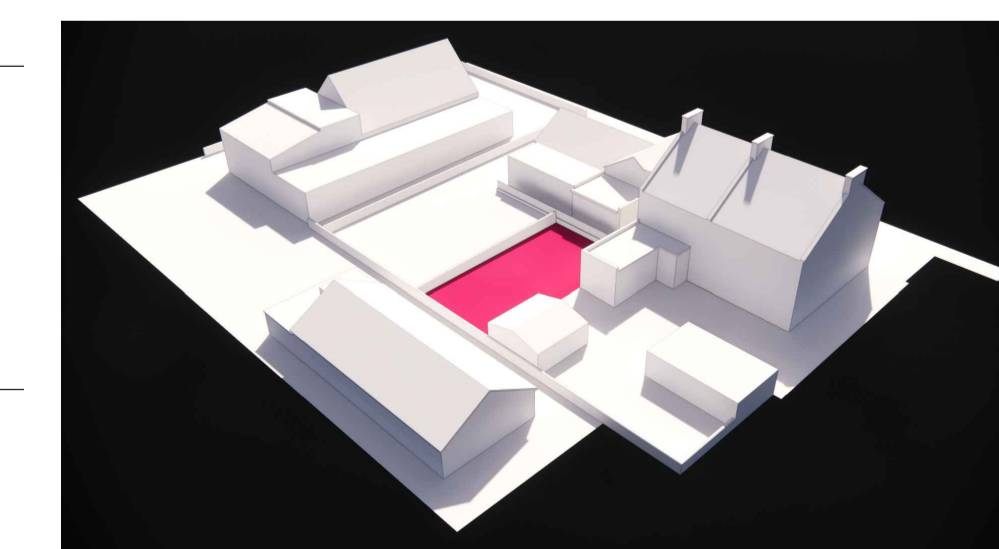
Existing Architectural Render 01 | NTS



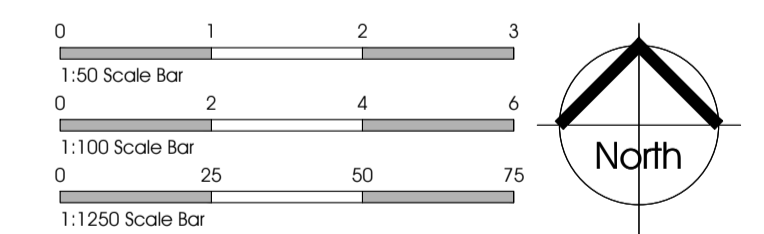
Existing Architectural Render 02 | NTS



Existing Architectural Render 03 | NTS



Existing Architectural Render 04 | NTS



Revision: Description: Date:

Scott Francis Allan
Architectural Design

36 Wallace Avenue | Wallyford | East Lothian | EH21 8BZ
Mobile: 07790 846 990 | Email: scott@ego3d.co.uk
Facebook.com/scottfrancisallan

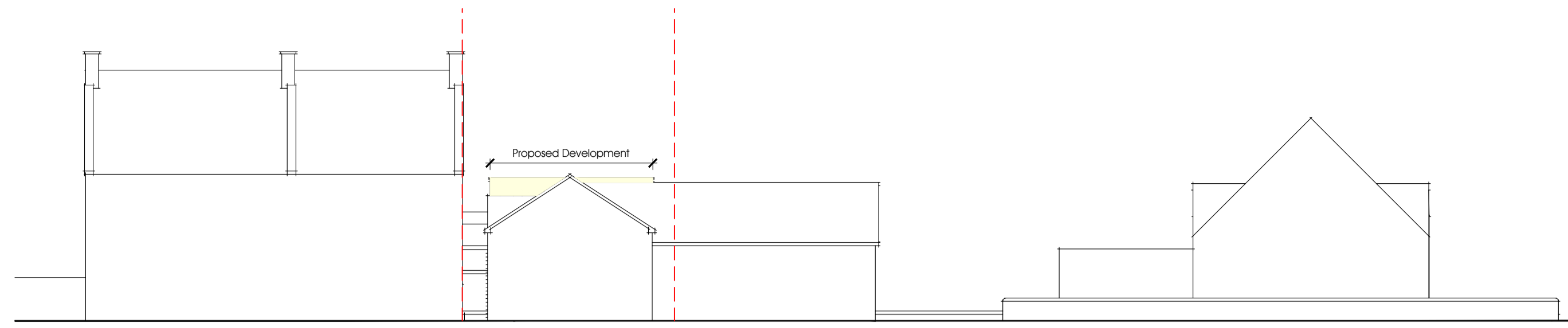
Planning Permission

Project:
Proposed 2 No 1 Bedroom Apartment Development
Vacant Land to Rear
160 Lanark Road West, Edinburgh, EH14 5NY

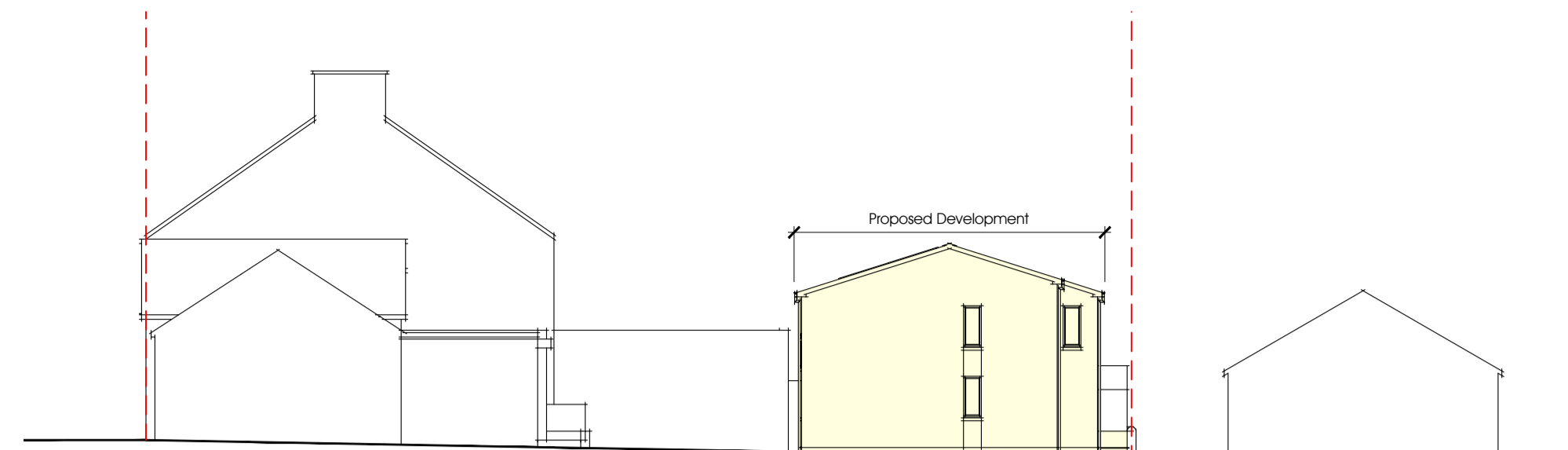
Client:
Thom MacFarlane

Drawing:
Existing Site Plan, Contextual Site Plan, Elevations and Renders

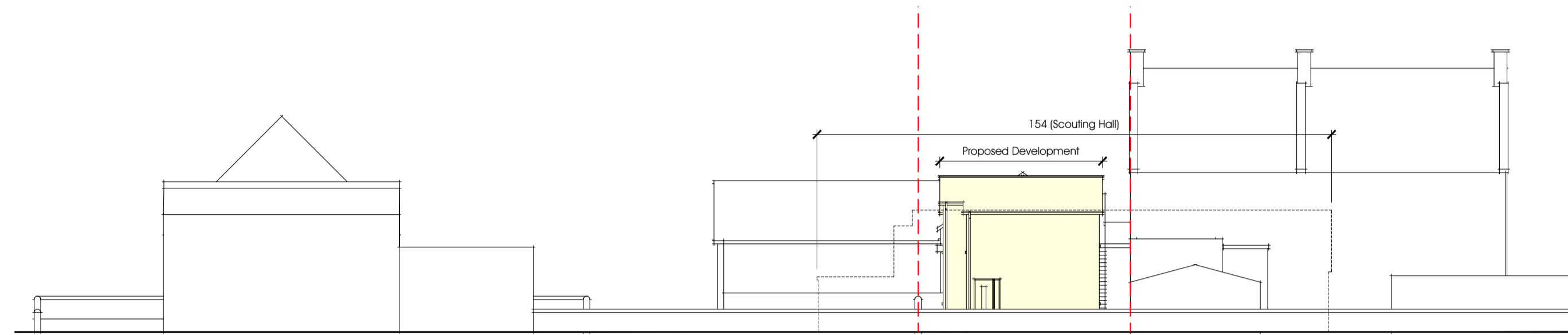
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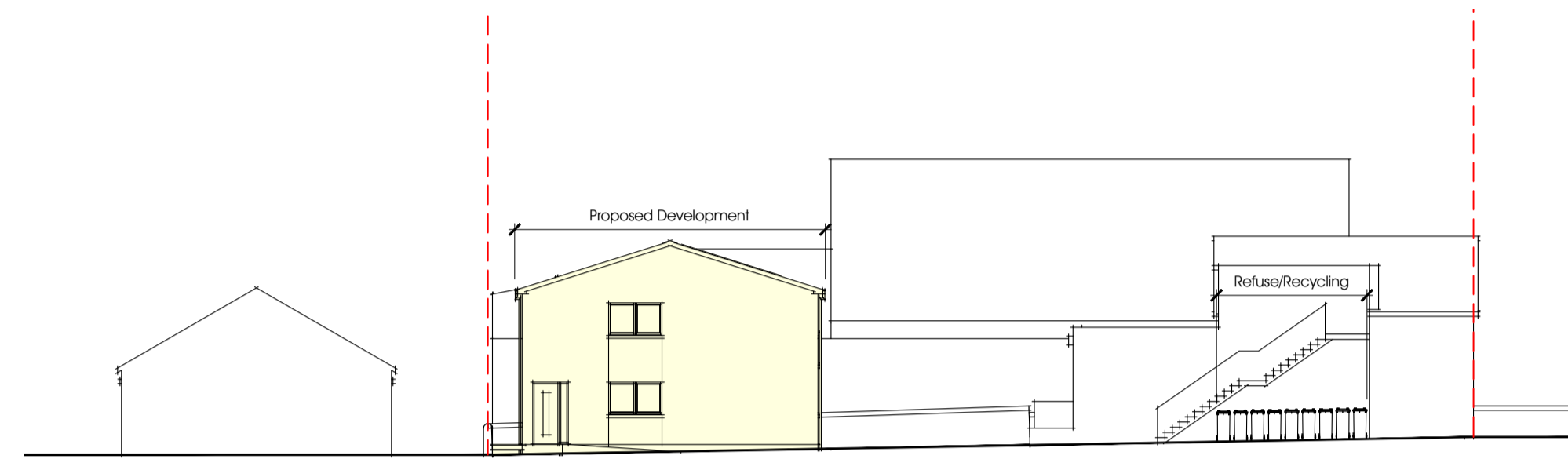
Proposed South East Contextual Elevation | 1:200



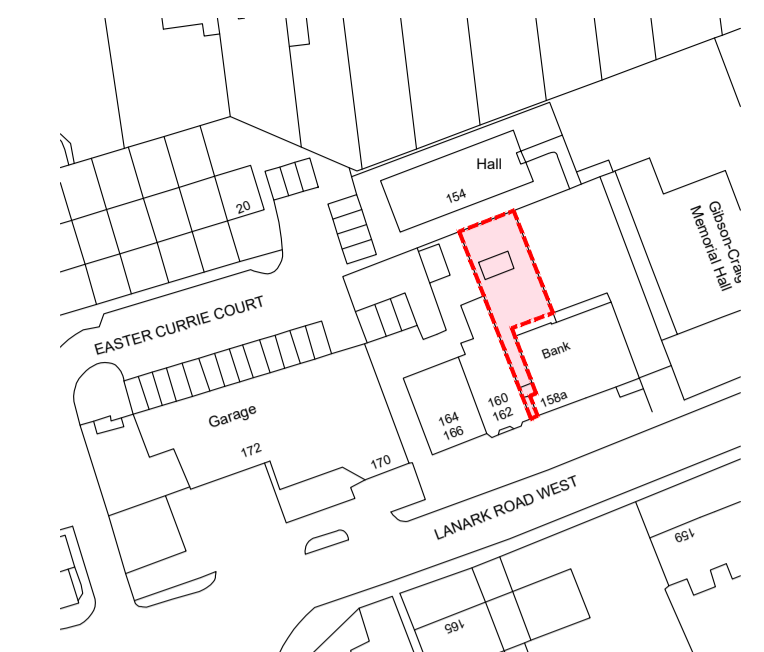
Proposed North East Contextual Elevation | 1:200



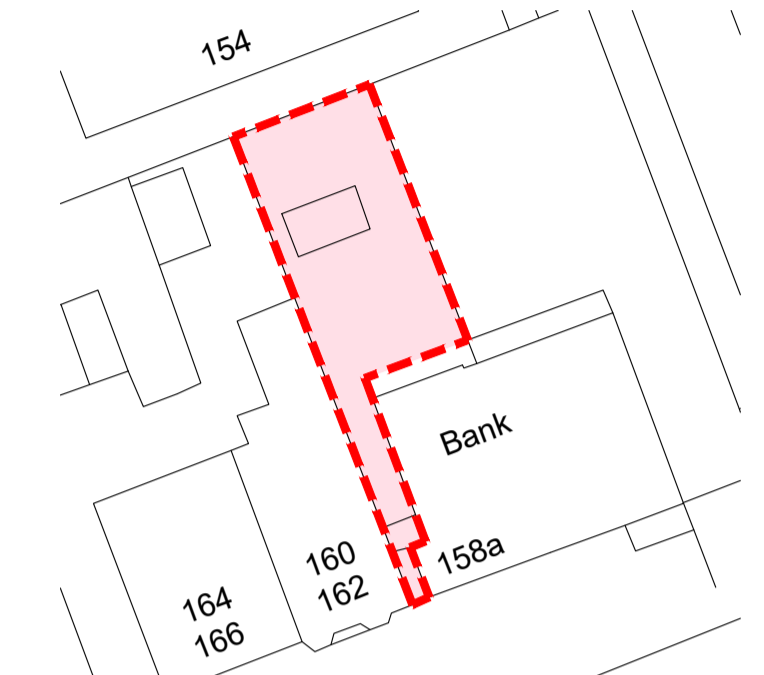
Proposed North West Contextual Elevation | 1:200



Proposed North East Contextual Elevation | 1:200

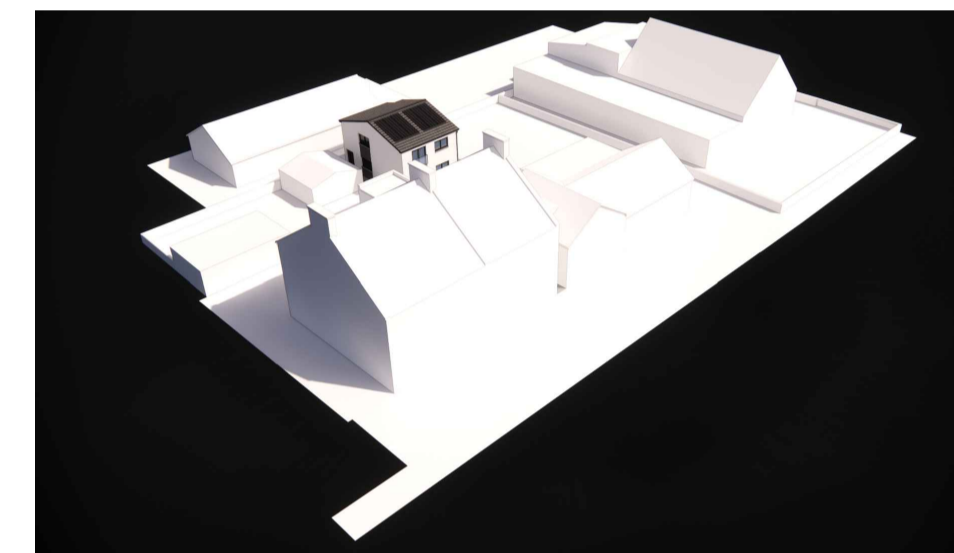


Location Plan | 1:1250

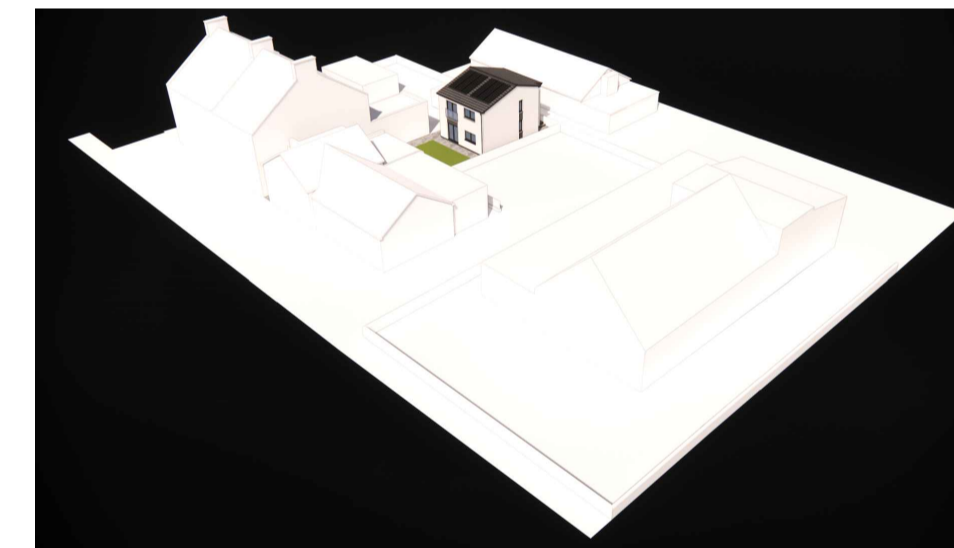


Block Plan | 1:500

- Material Specification:**
- External Walls**
- 1 Facing Brick Base Course (Grey)
 - 2 Smooth Render on Brick External Leaf (White)
 - 3 Facing Brick Features (Grey)
- Roof Covering and Finish**
- 1 Concrete Tiles on Battens (Grey)
 - 2 PVC Fascia and Soffit (Grey)
- Windows and Doors**
- 1 Double Glazed PVC Window/Doors (Grey)
- Gutters and Down Pipes**
- 1 PVC Gutters (Black)
 - 2 PVC Down Pipes (Black)
- Access Path**
- 1 Concrete Slabs
 - 2 Grass
- Total Site Area:**
Area: 210sqm
- Proposed House Floor Areas**
Ground Floor: 52sqm
First Floor: 53sqm
- Communal Drying Area:**
Area: 49sqm
- Cycle Provision:**
1 No Cycle Spaces per Property (Enclosed Structure)



Proposed Architectural Render 01 | NTS



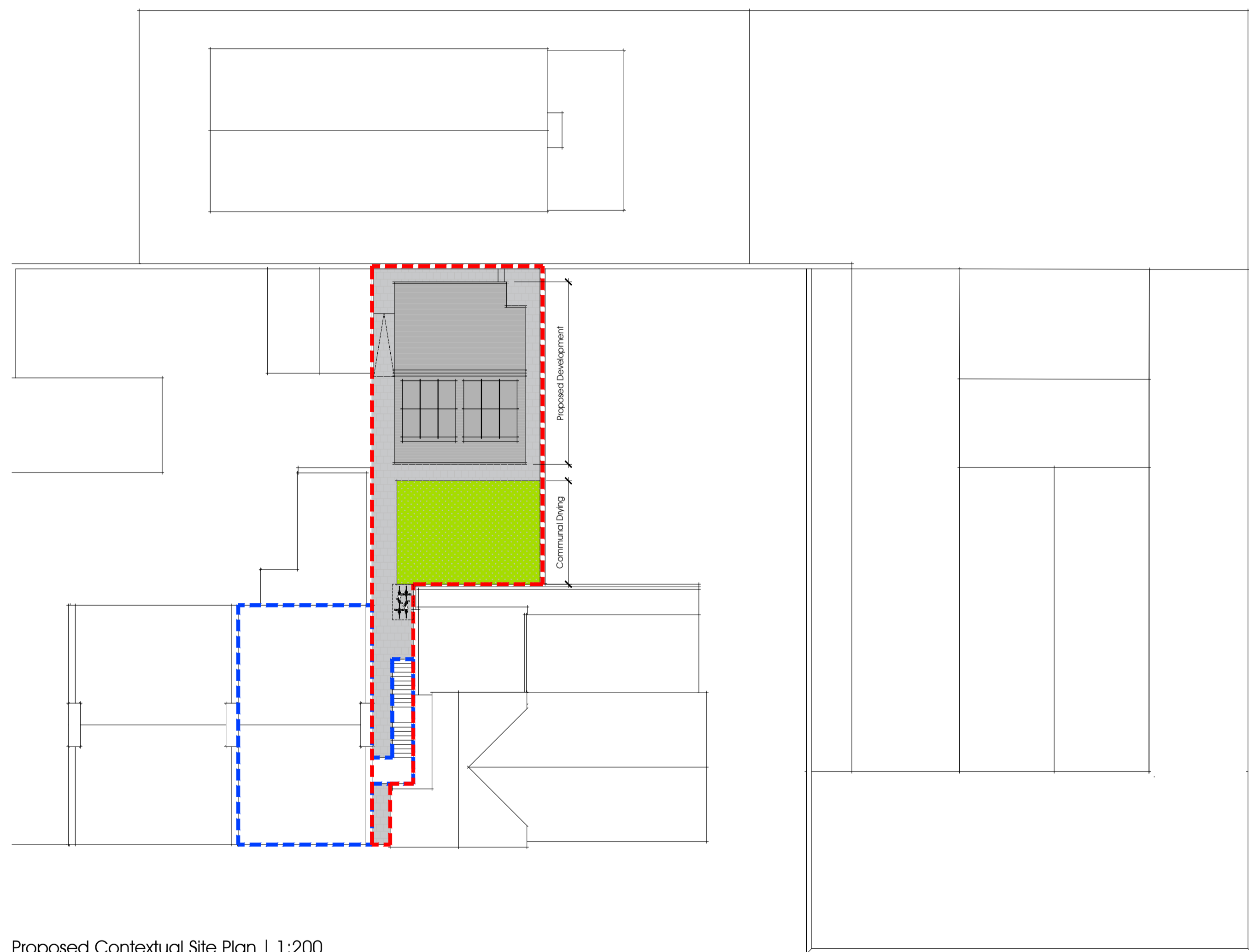
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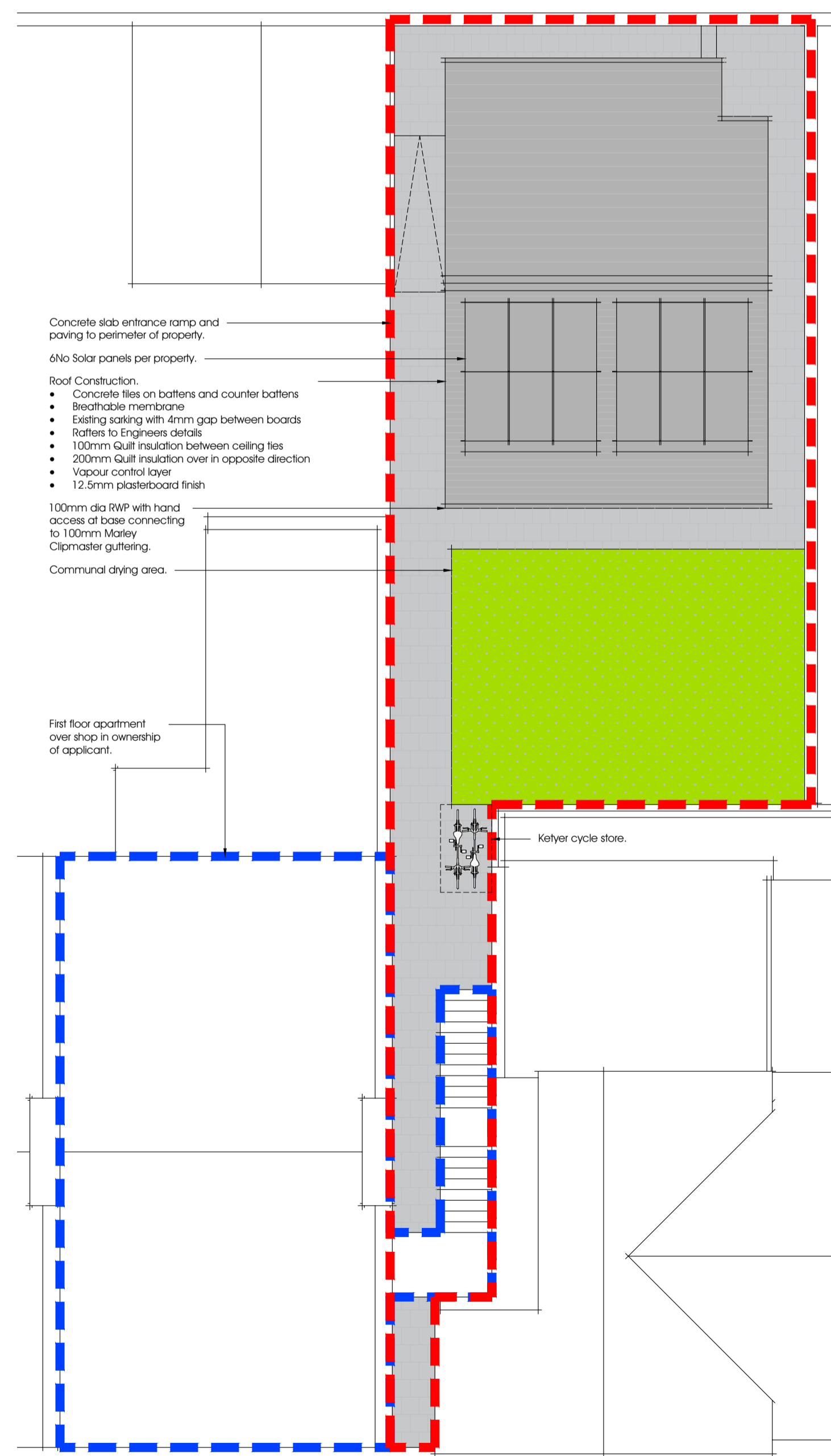
Proposed Architectural Render 03 | NTS



Proposed Architectural Render 04 | NTS



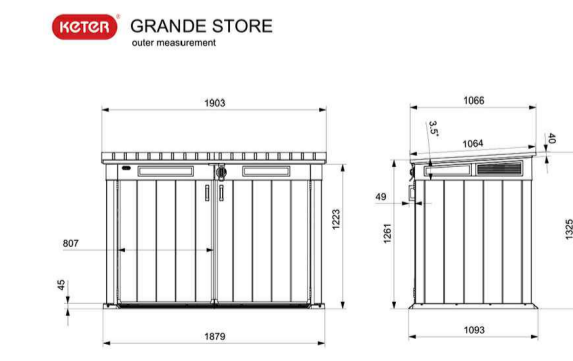
Proposed Contextual Site Plan | 1:200



Proposed Site Plan | 1:100



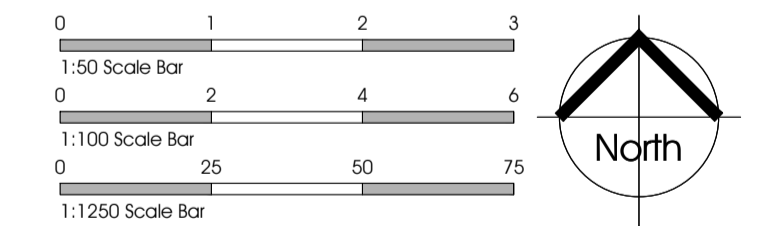
Cycle Store 01 | NTS



Cycle Store 02 | NTS



Cycle Store 03 | NTS



Revision: Description: Date:

Scott Francis Allan
Architectural Design

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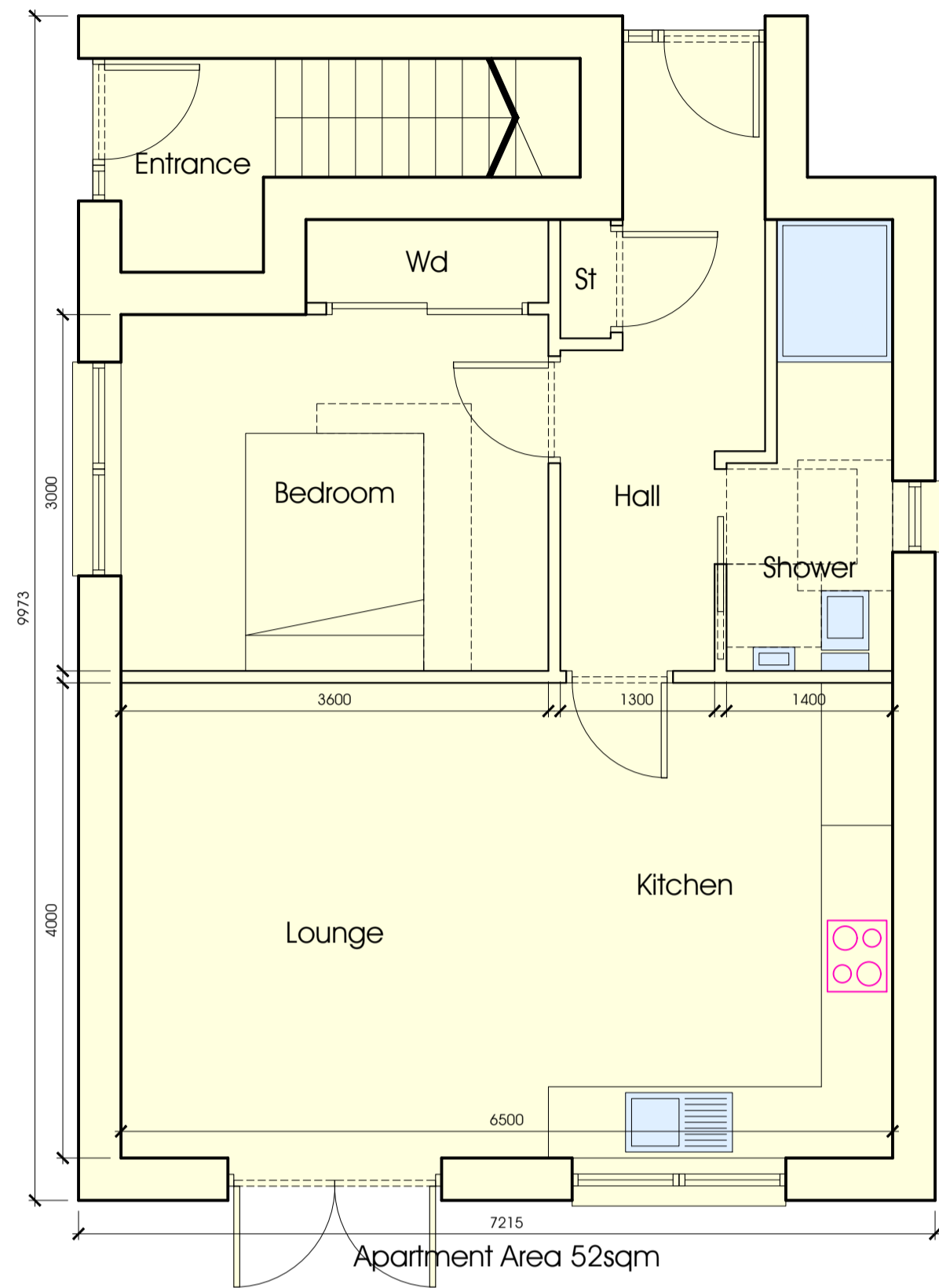
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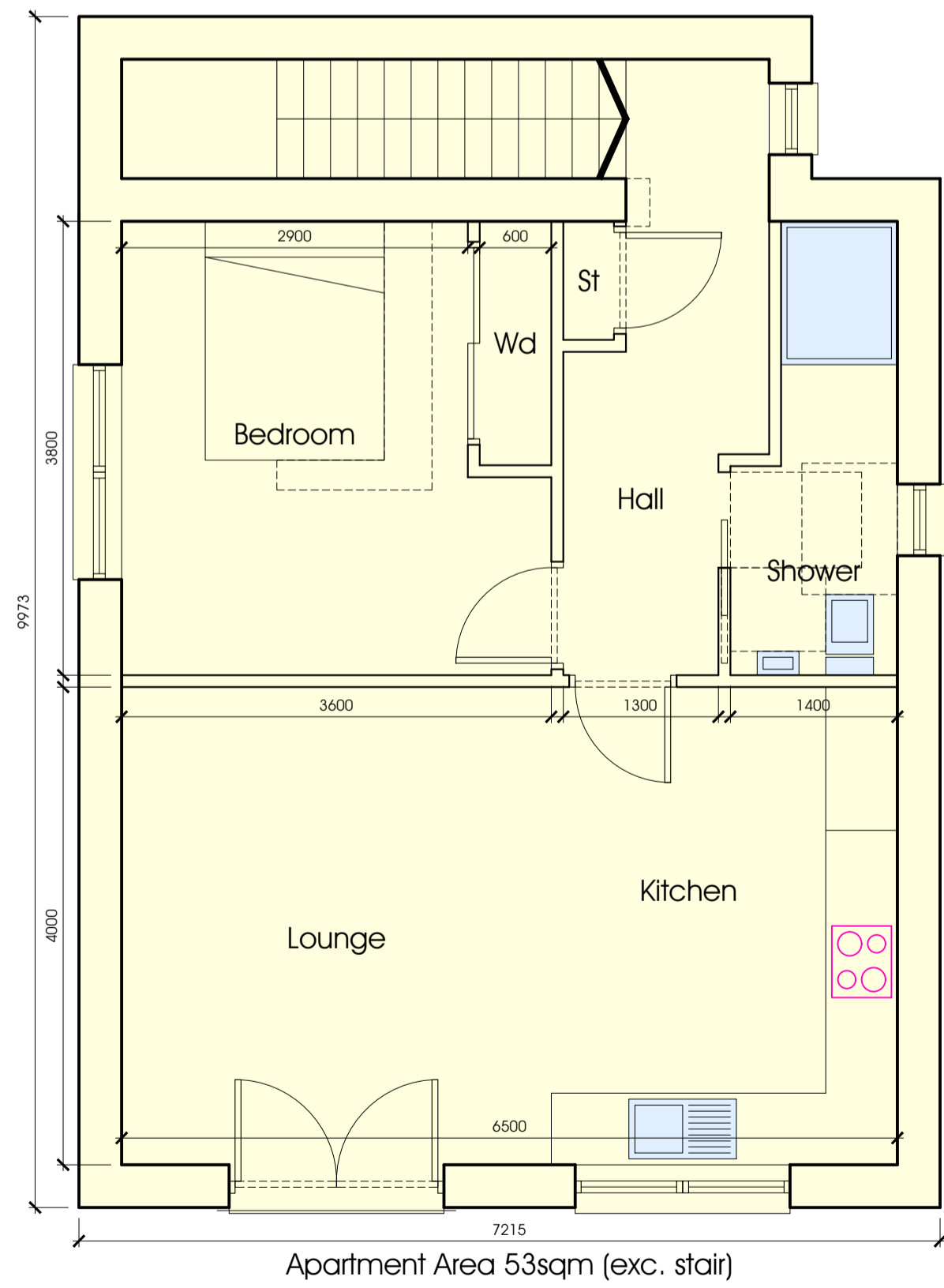
Client:
Thom MacFarlane

Drawing:
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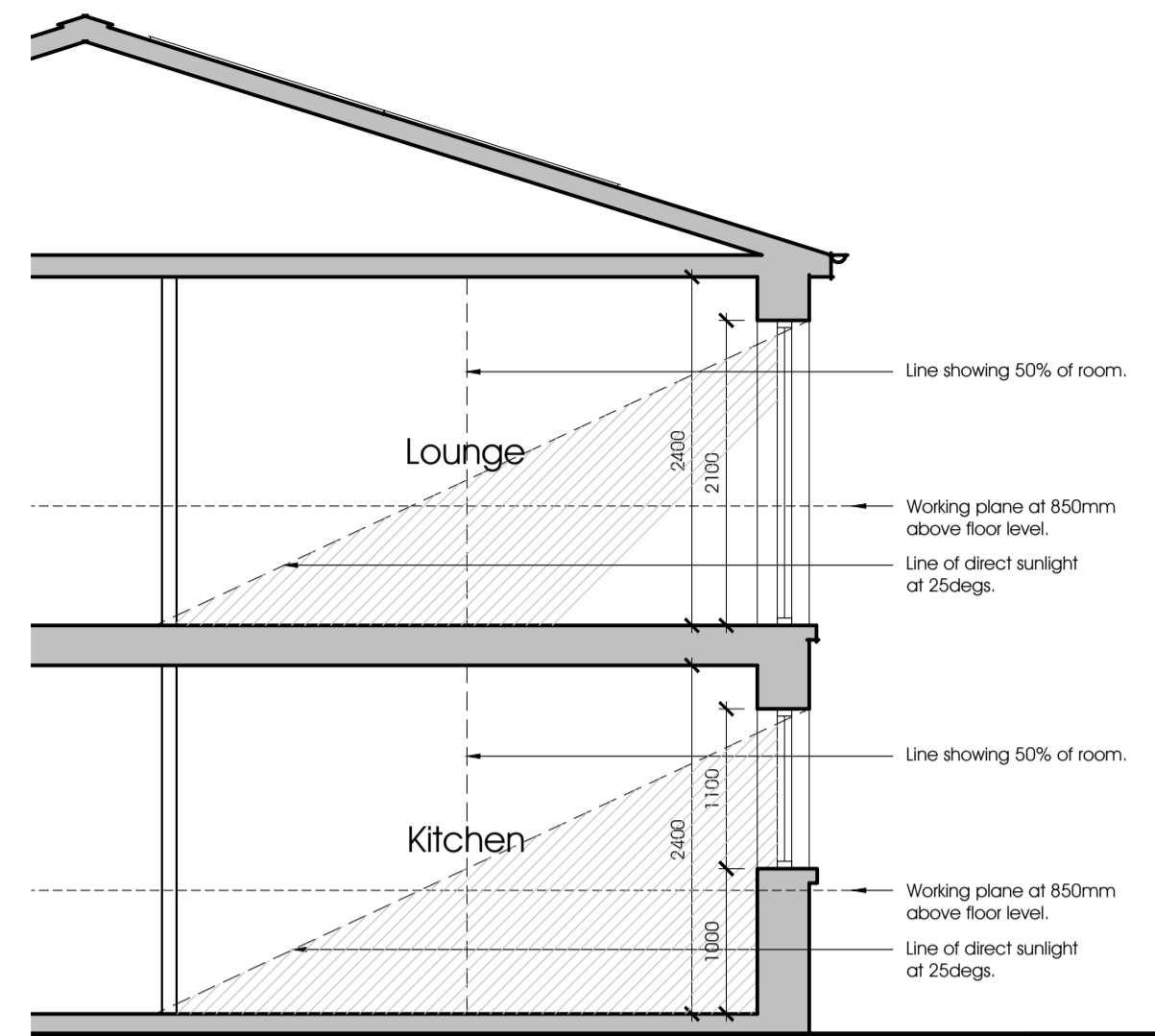
Drawing No: 2022-71-002 Scale: As Noted Date: May 2023 Name: SFAllan Sheet Size: A1



Proposed Ground Floor Plan | 1:50



Proposed First Floor Plan | 1:50



Daylight to New Buildings | 1:50



Proposed Architectural Render 01 | NTS



Proposed Architectural Render 03 | NTS



Proposed Architectural Render 05 | NTS



Proposed Architectural Render 02 | NTS



Proposed Architectural Render 04 | NTS



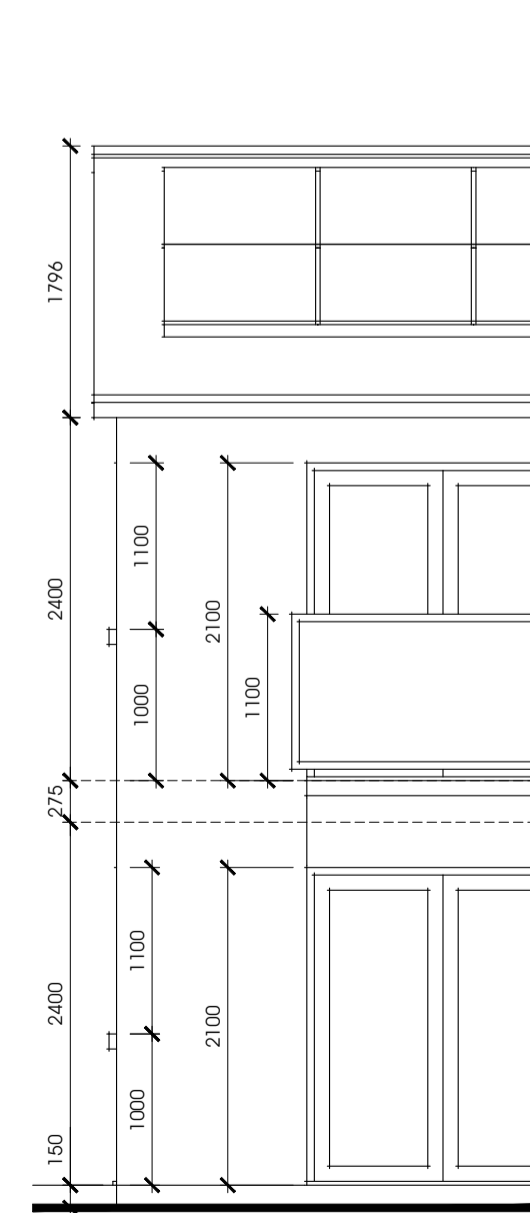
Proposed Architectural Render 06 | NTS



Proposed South East Elevation | 1:50



Proposed North East Elevation | 1:50



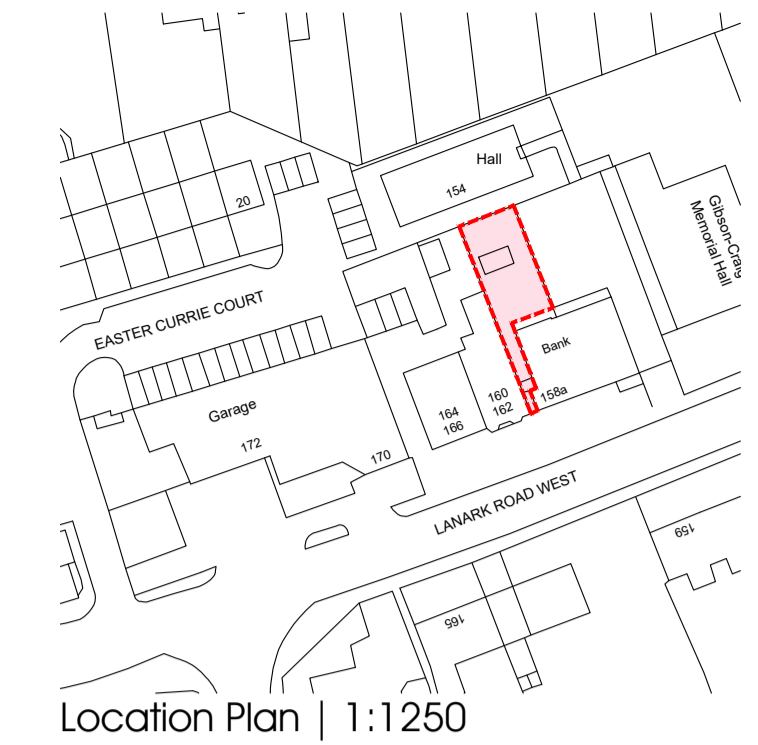
Proposed Heights | 1:50



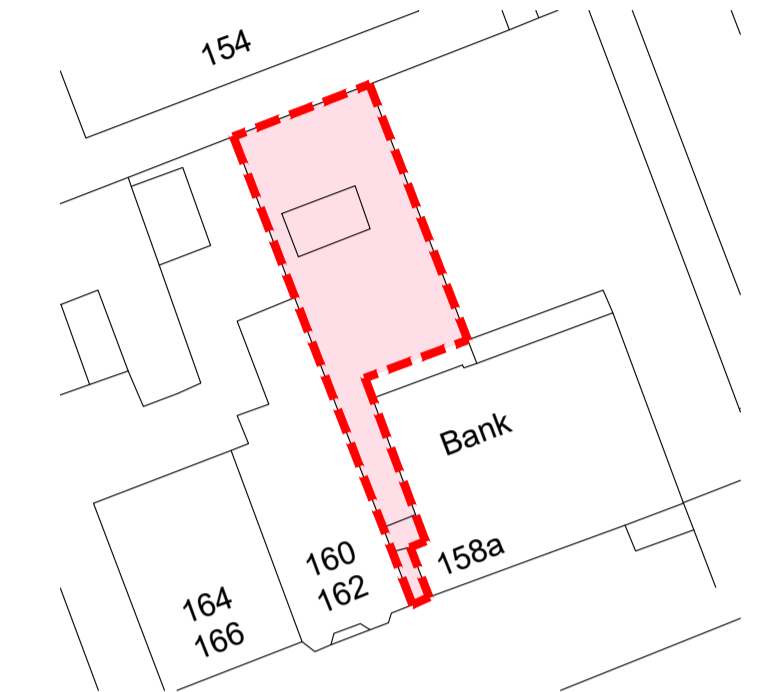
Proposed North West Elevation | 1:50



Proposed North East Elevation | 1:50

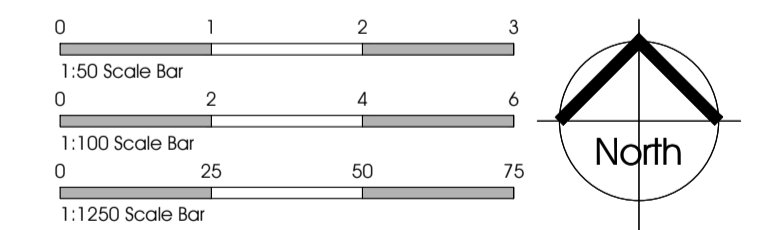


Location Plan | 1:1250



Block Plan | 1:500

- Material Specification:**
- External Walls**
- Facing Brick Base Course (Grey)
 - Smooth Render on Block External Leaf (White)
 - Facing Brick Features (Grey)
- Roof Covering and Finish**
- Concrete Tiles on Battens (Grey)
 - PVC Fascia and Soffit (Grey)
- Windows and Doors**
- Double Glazed PVC Window/Doors (Grey)
- Gutters and Down Pipes**
- PVC Gutters (Black)
 - PVC Down Pipes (Black)
- Access Path**
- Concrete Slabs
 - Grass
- Total Site Area:**
Area: 210sqm
- Proposed House Floor Areas**
Ground Floor: 52sqm
First Floor: 53sqm
- Communal Drying Area:**
Area: 49sqm
- Cycle Provision:**
1 No Cycle Spaces per Property (Enclosed Structure)



Revision: Description: Date:

Scott Francis Allan
Architectural Design

36 Wallace Avenue | Wallyford | East Lothian | EH21 8BZ
Mobile: 07790 846 990 | Email: scott@ego3d.co.uk
Facebook.com/scottfrancisallan

Planning Permission

Project:
Proposed 2 No 1 Bedroom Apartment Development
Vacant Land to Rear
160 Lanark Road West, Edinburgh, EH14 5NY

Client:
Thom MacFarlane

Drawing:
Proposed Floor Plans, Elevations, Heights/Daylight and Renders

Drawing No. Scale: Date: Name: Sheet Size:
2022-71-003 As Noted May 2023 SFAllan A1

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Ian Forbes Architects.
FAO: Ian Forbes
The Station Masters Office
Dalmeny Station
South Queensferry
EH30 9JP

Signature Pubs Ltd.
FAO: Nic Wood
6 Albyn Place
Edinburgh
EH2 4NL

Decision date: 25 August 2023

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS
DEVELOPMENT MANAGEMENT PROCEDURE (SCOTLAND) REGULATIONS 2013**

Change of use from office to apartment hotel unit, new exhaust vents.
At 4 Wemyss Place Mews Edinburgh EH3 6DN

Application No: 23/01733/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 3 May 2023, this has been decided by **Local Delegated Decision**. The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Refused** in accordance with the particulars given in the application.

Any condition(s) attached to this consent, with reasons for imposing them, or reasons for refusal, are shown below;

Reason for Refusal:-

1. The proposal is contrary to Local Development Plan Policy Hou 7 in respect of Inappropriate Uses in Residential Areas, as the use of this property as a short term let will have a materially detrimental effect on the living conditions and amenity of nearby residents.
2. The proposal is contrary to National Planning Framework 4 Policy 30(e)(i) in respect of Local Amenity as the use of this dwelling as a short term let will result in an unacceptable impact on local amenity.

Please see the guidance notes on our [decision page](#) for further information, including how to appeal or review your decision.

Drawings 01, 02, represent the determined scheme. Full details of the application can be found on the [Planning and Building Standards Online Services](#)

The reason why the Council made this decision is as follows:

The proposal complies with Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as it will not harm the listed building or its setting and it will preserve or enhance the character or appearance of the conservation area.

The change of use of this property to an short-term let (STL) will have an unacceptable impact on neighbouring amenity. Whilst it is recognised that there is an economic benefit to the City as a whole from the provision of tourist accommodation, in this case it does not outweigh the adverse impact on residential amenity. The proposal does not comply with the Development Plan policy NPF 4 policy 30(e)(i) and LDP policy Hou 7. There are no material considerations that outweigh this conclusion. The proposal is unacceptable.

This determination does not carry with it any necessary consent or approval for the proposed development under other statutory enactments.

Should you have a specific enquiry regarding this decision please contact Lesley Porteous directly at lesley.porteous@edinburgh.gov.uk.



Chief Planning Officer
PLACE
The City of Edinburgh Council

NOTES

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The Notice of Review can be made online at www.eplanning.scot or forms can be downloaded from that website. Paper forms should be addressed to the City of Edinburgh Planning Local Review Body, G.2, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. For enquiries about the Local Review Body, please email localreviewbody@edinburgh.gov.uk.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Report of Handling

**Application for Planning Permission
4 Wemyss Place Mews, Edinburgh, EH3 6DN**

Proposal: Change of use from office to apartment hotel unit, new exhaust vents.

**Item – Local Delegated Decision
Application Number – 23/01733/FUL
Ward – B11 - City Centre**

Recommendation

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

Summary

The proposal complies with Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as it will not harm the listed building or its setting and it will preserve or enhance the character or appearance of the conservation area.

The change of use of this property to an short-term let (STL) will have an unacceptable impact on neighbouring amenity. Whilst it is recognised that there is an economic benefit to the City as a whole from the provision of tourist accommodation, in this case it does not outweigh the adverse impact on residential amenity. The proposal does not comply with the Development Plan policy NPF 4 policy 30(e)(i) and LDP policy Hou 7. There are no material considerations that outweigh this conclusion. The proposal is unacceptable.

SECTION A – Application Background

Site Description

The application site is a two-storey mews building at 4, Wemyss Place Mews near the West End. A wet room/shower room is proposed on the ground floor. The first floor will accommodate a new en-suite bedroom, kitchen/dining room, lounge and WC. The property has its own main door entrance and there is no shared or private amenity space.

The surrounding area is an enclave of mews buildings just off Wemyss Place. Public transport can be reached within a 5-minute walk.

The application property is an A listed building (LB 28234, 14/12/1970). It is located in the New Town Conservation Area and the Old and New Towns of Edinburgh World Heritage Site.

Description Of The Proposal

The application seeks permission to change the use of the property from commercial office/library use to an apartment hotel unit, with new exhaust vents. It also proposes minor alterations to the modern interior plus the addition of vents in the upper roof pitch.

Although reference is made in the description of development to the change of use to an apartment hotel unit, the layout of the unit and the services to be provided are more accurately reflected as the provision of a short term let/ serviced apartment; whilst the definition of aparthotel varies and is subject to some degree of flexibility, the proposal has no services or communal facilities that would be routinely found in an hotel. Therefore, the application will be assessed as a short term let/ serviced apartment.

Supporting Information

National Planning Framework 4 Planning Statement.

Relevant Site History

23/01732/LBC

4 Wemyss Place Mews

Edinburgh

EH3 6DN

Change of use from office to apartment hotel unit, new exhaust vents.

Granted

21 June 2023

Other Relevant Site History

Consultation Engagement

Historic Environment Scotland

Publicity and Public Engagement

Date of Neighbour Notification: 25 August 2023

Date of Advertisement: 19 May 2023

Date of Site Notice: 19 May 2023

Number of Contributors: 1

Section B - Assessment

Determining Issues

Due to the proposals relating to a listed building(s) and being within a conservation area, this report will first consider the proposals in terms of Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (the "1997 Heritage Act"):

- a) Is there a strong presumption against granting planning permission due to the proposals:
- (i) harming the listed building or its setting? or
 - (ii) conflicting with the objective of preserving or enhancing the character or appearance of the conservation area?
- b) If the strong presumption against granting planning permission is engaged, are there any significant public interest advantages of the development which can only be delivered at the scheme's proposed location that are sufficient to outweigh it?

This report will then consider the proposed development under Sections 24, 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (the 1997 Act):

Having regard to the legal requirement of Section 24(3), in the event of any policy incompatibility between National Planning Framework 4 (NPF4) & Edinburgh Local Development Plan 2016 (LDP) the newer policy shall prevail.

Do the proposals comply with the development plan?

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

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

In the assessment of material considerations this report will consider:

- equalities and human rights;
- public representations; and
- any other identified material considerations.

Assessment

To address these determining issues, it needs to be considered whether:

a) **The proposals harm the listed building and its setting?**

The following HES guidance is relevant in the determination of this application:

- Managing Change in the Historic Environment: Interim Guidance on the principles of listed building consent.
- Managing Change in the Historic Environment: Setting.

Managing Change in the Historic Environment: Interim Guidance on the principles of listed building consent sets out the principles for assessing the impact of a development on a listed building.

Managing Change in the Historic Environment: Setting sets out the principles that apply to developments affecting the setting of historic assets or places including listed buildings and conservation areas. It includes factors to be considered in assessing the impact of a change on the setting.

The proposed alterations to the property are minor and will not have an adverse impact on or cause harm to the listed building. The setting of the listed building and the setting of neighbouring listed buildings will be unaffected by the proposal.

Conclusion in relation to the listed building

The proposal harms neither the listed building, its setting or the conservation area. It is therefore acceptable with regard to Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997.

b) The proposals harm the character or appearance of the conservation area?

Section 64(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states:

"In exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

The New Town Conservation Area Character Appraisal states that the area is typified by the formal plan layout, spacious stone built terraces, broad streets and an overall classical elegance. The buildings are of a generally consistent three storey and basement scale, with some four storey corner and central pavilions.

The external alterations to the property are minor. The change of use from a residential premises to a short term let will not have any material impact on the character of the conservation area. The change of use would preserve the appearance of the conservation area.

Conclusion in relation to the conservation area

The proposal does not harm the conservation area. Therefore, it is acceptable with regard to Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

a) The proposals comply with the development plan?

National Planning Framework 4 (NPF4) was adopted by the Scottish Ministers on 13 February 2023 and forms part of the Council's Development Plan. NPF4 policies support the planning and delivery of Sustainable Places, Liveable Places and Productive Places and are the key policies against which proposals for development are assessed. Several policies in the Edinburgh Local Development Plan (LDP) are

superseded by equivalent and alternative policies within NPF4. The relevant policies to be considered are:

- NPF4 Sustainable Places Policy 1.
- NPF4 Historic Assets and Places Policy 7.
- NPF4 Productive Places Tourism Policy 30.
- LDP Housing Policy Hou 7.
- LDP Transport Policies Tra 2 and Tra 3.

The non-statutory 'Listed Buildings and Conservation Area' guidance is a material consideration that is relevant when considering historic assets. The non-statutory 'Guidance for Businesses' (2023) is a material consideration that is relevant when considering change of use applications.

Listed Buildings, Conservation Area and Edinburgh World Heritage Site

The external and internal works proposed are minor and as such there will not be a significant impact on historic assets and places. The proposal complies with NPF 4 Policy 7.

Proposed Use

Policy 1 of the NPF 4 gives significant weight to the global climate and nature crisis to ensure that it is recognised as a priority in all plans and decisions. The proposal will have a neutral impact in terms of NPF 4 Policy 1.

NPF 4 Policy 30 seeks to encourage, promote and facilitate sustainable tourism development which benefits local people, is consistent with our net zero and nature commitments, and inspires people to visit Scotland. Criterion 30 (e) specifically relate to STL proposals.

LDP Policy Hou 7 (Inappropriate Uses in Residential Areas), seeks to protect residential amenity.

The non-statutory Guidance for Businesses (2023) states that an assessment of a change of use of dwellings to a short term let will have regard to:

- The character of the new use and of the wider area;
- The size of the property;
- The pattern of activity associated with the use including numbers of occupants, the period of use, issues of noise, disturbance and parking demand; and
- The nature and character of any services provided.

Amenity

The property is a two storey mews building located on a quiet residential street at the edge of the Georgian New Town. The property is part of a terrace of mews buildings and has its own main door entrance on to the street.

The applicant submitted a planning statement in response to the NPF 4 policies. The statement highlights that the application property is located within a small mews

courtyard and will have minimal impact on local amenity. It asserts that it is a small one-bedroom unit controlled by a high-end bar restaurant and hotel group.

As the area is predominantly residential there is a fairly low ambient noise level and the introduction of an STL use in this location will have a negative impact on the amenity of the surrounding area. Although it has its own main door access, the use of this property as a short term let would have the potential to introduce an increased frequency of movement to the dwelling at unsociable hours. The proposed one bedroom short stay use would enable visitors to arrive and stay at the premises for a short period of time on a regular basis throughout the year in a manner dissimilar to that of permanent residents. There is no guarantee that guests would not come and go frequently throughout the day and night and transient visitors may have less regard for neighbours' amenity.

The potential for noise described above would be significantly different from the ambient background noise that neighbouring residents might reasonably expect and will have a significantly detrimental effect on the living conditions and amenity of nearby residents. The proposal does not comply with NPF 4 policy 30(e) part (i) and LDP policy Hou 7.

Loss of residential accommodation

NPF 4 policy 30 (e) part (ii) requires that where there is a loss of residential accommodation, this will only be supported where the loss is outweighed by demonstrable local economic benefits.

The property is currently a commercial office/ library, therefore NPF 4 policy 30 (e) part (ii) is not applicable to this application.

Parking standards

There is no allocated car parking at the application property. The site is accessible by public transport within a 5-minute walk. There is no cycle parking standards for STLs. Bikes could be parked within the property if required. The proposals comply with policies Tra 2 and Tra 3.

Conclusion in relation to the Development Plan

The change of use of this property to an STL will have an unacceptable impact on neighbouring amenity. There is no loss of residential accommodation. Whilst it is recognised that there is an economic benefit to the city as a whole from the provision of tourist accommodation, in this case it does not outweigh the adverse impact on residential amenity. The proposal does not comply with the Development Plan policy NPF 4 policy 30(e) (i) and LDP policy Hou 7.

d) There are any other material considerations which must be addressed?

The following material planning considerations have been identified:

Emerging policy context

City Plan 2030 represents the settled will of the Council, and it has been submitted to Scottish Ministers for examination. As such, limited weight can be attached to it as a material consideration in the determination of this application.

Equalities and human rights

Due regard has been given to section 149 of the Equalities Act 2010. No impacts have been identified.

Consideration has been given to human rights. No impacts have been identified through the assessment and no comments have been received in relation to human rights.

Public representations

A summary of the representations is provided below:

material considerations

-Negative impact on residential amenity. Addressed in c) above.

Conclusion in relation to identified material considerations

Identified material considerations have been assessed above and do not raise issues which outweigh the conclusion in relation to the development plan.

Overall conclusion

The proposal complies with Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as it will not harm the listed building or its setting and it will preserve or enhance the character or appearance of the conservation area.

The change of use of this property to an STL will have an unacceptable impact on neighbouring amenity. Whilst it is recognised that there is an economic benefit to the City as a whole from the provision of tourist accommodation, in this case it does not outweigh the adverse impact on residential amenity. The proposal does not comply with the Development Plan policy NPF 4 policy 30(e)(i) and LDP policy Hou 7. There are no material considerations that outweigh this conclusion. The proposal is unacceptable.

Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following;

Reason for Refusal

1. The proposal is contrary to Local Development Plan Policy Hou 7 in respect of Inappropriate Uses in Residential Areas, as the use of this property as a short term let will have a materially detrimental effect on the living conditions and amenity of nearby residents.

2. The proposal is contrary to National Planning Framework 4 Policy 30(e)(i) in respect of Local Amenity as the use of this dwelling as a short term let will result in an unacceptable impact on local amenity.

Background Reading/External References

To view details of the application go to the [Planning Portal](#)

Further Information - [Local Development Plan](#)

Date Registered: 3 May 2023

Drawing Numbers/Scheme

01, 02

Scheme 1

David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Lesley Porteous, Planning Officer
E-mail: lesley.porteous@edinburgh.gov.uk

Appendix 1

Consultations

NAME: Historic Environment Scotland

COMMENT: No comments.

DATE: 21 June 2023

The full consultation response can be viewed on the Planning & Building Standards Portal.

Application Certification Record

Case Officer

I have assessed the application against the City of Edinburgh Council's Scheme of Delegation (2023) Appendix 6 – Chief Planning Officer and the Statutory Scheme of Delegation (2023) and can confirm the application is suitable to be determined under Local Delegated Decision, decision-making route.

Case Officer: Lesley Porteous

Date: 23 August 2023

Authorising Officer

To be completed by an officer as authorised by the Chief Planning Officer to determined applications under delegated powers.

I can confirm that I have checked the Report of Handling and agree the recommendation by the case officer.

Authorising Officer (mRTPI): Elizabeth McCarroll

Date: 23 August 2023

Comments for Planning Application 23/01733/FUL

Application Summary

Application Number: 23/01733/FUL

Address: 4 Wemyss Place Mews Edinburgh EH3 6DN

Proposal: Change of use from office to apartment hotel unit, new exhaust vents.

Case Officer: Local1 Team

Customer Details

Name: Mr Eric Hughes

Address: 3 Wemyss Place Mews Edinburgh

Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir/Madam,

I am writing to formally object to the proposed planning application for the conversion of 4 Wemyss Place Mews into an apartment hotel unit. While I understand the need for development and progress in our community, I believe that the proposed use as an apartment hotel raises significant concerns regarding noise disturbance and the overall impact on the neighborhood's tranquility.

My objection is not against redevelopment as a whole but specifically against the intended use of the premises as an apartment hotel. As a direct neighbour to the proposed development, I have serious reservations about the potential consequences of accommodating short-term tenants and guests in the area.

It is a well-known fact that short-term tenants and guests tend to generate more noise compared to long-term tenants. The transient nature of their stay often leads to a lack of accountability and disregard for the local community's peace and quiet. Increased noise levels would undoubtedly disrupt the existing harmony enjoyed by residents here.

The proposed apartment hotel unit, with its revolving door of occupants, raises concerns about the potential for an influx of guests who may not share the same level of responsibility and consideration as long-term residents. The constant turnover and lack of familiarity with the area could result in amplified noise levels, disturbances during late hours, and potential conflicts with the local residents.

I would note that I believe there is an existing short term rental unit nearby. The current operation

of this rental property serves as a stark example of the potential consequences associated with short-term accommodations. The noise disruptions experienced by nearby residents due to frequent turnover and lack of accountability from the occupants have had a detrimental impact with frequent noise disturbances especially in the Summer. Approving another short-term rental in close proximity would only exacerbate the existing noise issues.

As an advocate for the preservation of a peaceful living environment, I kindly request that the planning authority considers the potential negative impacts on the surrounding residential community before approving this application. I would encourage alternative uses that align more closely with the existing character of the mews and promote long-term tenancy, which fosters a stronger sense of community and stability.

I trust that the planning authority will take into account the concerns raised by myself and other affected residents in reaching a fair and balanced decision regarding this application.

Thank you for your attention to this matter.

Yours faithfully,

Eric



By email to:
lesley.porteous@edinburgh.gov.uk

City of Edinburgh Council
Planning and Strategy
4 Waverley Court
East Market Street
Edinburgh
EH8 8BG

Longmore House
Salisbury Place
Edinburgh
EH9 1SH

Enquiry Line: 0131-668-8716
HMConsultations@hes.scot

Our case ID: 300065707
Your ref: 23/01733/FUL
20 June 2023

Dear City of Edinburgh Council

Town and Country Planning (Development Management Procedure) (Scotland)
Regulations 2013
4 Wemyss Place Mews Edinburgh EH3 6DN - Change of use from office to apartment
hotel unit, new exhaust vents.

Thank you for your consultation which we received on 08 June 2023. We have assessed it for our historic environment interests and consider that the proposals affect the following:

Ref	Name	Designation Type
LB28234	1-11 (INCLUSIVE NOS) ALBYN PLACE, INCLUDING RAILINGS, WITH 2-4 (INCLUSIVE NOS) WEMYSS PLACE MEWS	Listed Building

You should also seek advice from your archaeology and conservation service for matters including unscheduled archaeology and category B and C-listed buildings.

Our Advice

We have considered the information received and do not have any comments to make on the proposals. Our decision not to provide comments should not be taken as our support for the proposals. This application should be determined in accordance with national and local policy on development affecting the historic environment, together with related policy guidance.



Further Information

This response applies to the application currently proposed. An amended scheme may require another consultation with us.

Guidance about national policy can be found in our 'Managing Change in the Historic Environment' series available online at www.historicenvironment.scot/advice-and-support/planning-and-guidance/legislation-and-guidance/managing-change-in-the-historic-environment-guidance-notes/. Technical advice is available through our Technical Conservation website at www.engineshed.org.

Yours faithfully

Historic Environment Scotland

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Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Email: planning.support@edinburgh.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100627153-005

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	Ian Forbes Architect		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Ian	Building Name:	The Station Masters Office
Last Name: *	Forbes	Building Number:	
Telephone Number: *	01313311041	Address 1 (Street): *	Station Master's Office
Extension Number:		Address 2:	Station Road
Mobile Number:		Town/City: *	South Queensferry
Fax Number:		Country: *	United Kingdom
		Postcode: *	EH30 9JP
Email Address: *	ian@ianforbesarchitect.com		

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Nic"/>	Building Number:	<input type="text" value="6"/>
Last Name: *	<input type="text" value="Wood"/>	Address 1 (Street): *	<input type="text" value="Albyn Place"/>
Company/Organisation	<input type="text" value="Signature Pubs Group"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Edinburgh"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Lothian"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="EH2 4NL"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

Site Address Details

Planning Authority:	<input type="text" value="City of Edinburgh Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="4 WEMYSS PLACE MEWS"/>
Address 2:	<input type="text" value="NEW TOWN"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="EDINBURGH"/>
Post Code:	<input type="text" value="EH3 6DN"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="674101"/>	Easting	<input type="text" value="324753"/>
----------	-------------------------------------	---------	-------------------------------------

Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

23/01733/FUL | Change of use from office to apartment hotel unit, new exhaust vents.

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please refer to the attached Supporting Documents.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

Yes No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

The supporting documents are as follow: Request for Review Statement, 101-Location Plan & 102C Existing and Proposed Drawings.

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

23/01733/FUL

What date was the application submitted to the planning authority? *

20/04/2023

What date was the decision issued by the planning authority? *

25/08/2023

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Ian Forbes

Declaration Date: 06/11/2023

Request a Review



**Request a Review Statement
on the Decision Notice for
4 Wemyss Place Mews, Edinburgh, EH3 6DN
(23/01733/FUL)
Reference Number: 100627153-005**

Contents

- 1. Background Information**
 - 1.1. Application Details
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 - 1.3. Applicant
 - 1.4. Architect

- 2. Request for Review Details**
 - 2.1. Reason for Refusal
 - 2.2. Assessment of the Reason for Refusal
 - 2.3. Conclusion

1. Background Information

1.1. Application Details:

Change of use from office to apartment hotel unit, new exhaust vents.
4 Wemyss Place Mews Edinburgh EH3 6DN
Ref. No: 23/01733/FUL
Received: Thu 20 April 2023
Validated: Wed 03 May 2023
Decision Date: Fri 25 August 2023
Status: Application Refused

Report of Handling Date: 23 August 2023
Case Officer: Lesley Porteous
Authorising Officer (mRTPI) Elizabeth McCarroll

1.2. Address:

4 Wemyss Place Mews, Edinburgh, EH3 6DN

1.3. Applicant:

Mr Nic Wood, Signature Pubs Ltd.
6 Albyn Place,
Edinburgh,
EH2 4NL

1.4. Architect:

Ian Forbes Architect Ltd.
The Station Masters Office
Dalmeny Station
South Queensferry
EH30 9JP

2. Request a Review Details

2.1. Refusal Details

The building is currently classed as office use and is located at the rear of The Signature Pub Group's Head Office, 6 Ably Place. Our client wishes to change the mews building into a serviced hotel apartment as part of the Rutland Hotel Serviced Apartments. We are seeking a review of the application on the basis that the decision to refuse the planning application for a change of use is not justifiable.

Based on the information provided from the Report of Handling for the Planning Permission application for 4 Wemyss Place Mews the reasons for refusal are as follow.

Reason for Refusal

As noted on page 7 of the report, the reasons for refusal are as follow:

1. The proposal is contrary to Local Development Plan Policy Hou 7 in respect of Inappropriate Uses in Residential Areas, as the use of this property as a short term let will have a materially detrimental effect on the living conditions and amenity of nearby residents.
2. The proposal is contrary to National Planning Framework 4 Policy 30(e)(i) in respect of Local Amenity as the use of this dwelling as a short term let will result in an unacceptable impact on local amenity.

2.2. Assessment of the Reason for Refusal:

We would like clarification on the above noted reason for refusal and expect the decision to be amended to an approval. The decision to refuse the planning application for 4 Wemyss Place Mew is incongruous with your decision to approve a Planning permission and change of use for a neighbouring property, in spite of the same policies.

The application we are referring to is:

Address: 8 & 9 Albyn Place, Edinburgh, EH2 4NG

Application Number: 22/01636/FUL

Proposal: Change of use from English language school to form 20 No. commercially managed short term let apartments including a rear extension and internal alterations.

The application was referred to committee and the date of the Development Management Sub-committee Report dated 11 January 2023.

Noted in the report:

- Page 3: number 8 is: basement converted into three short term let units; accessed from existing basement doors; one with private garden area to rear.
- Page 3: The proposal for number 9 is: basement converted into four short term let units; one unit will have private external space in flagged basement; accessed from existing basement doors; two units will have private garden area to rear of building.

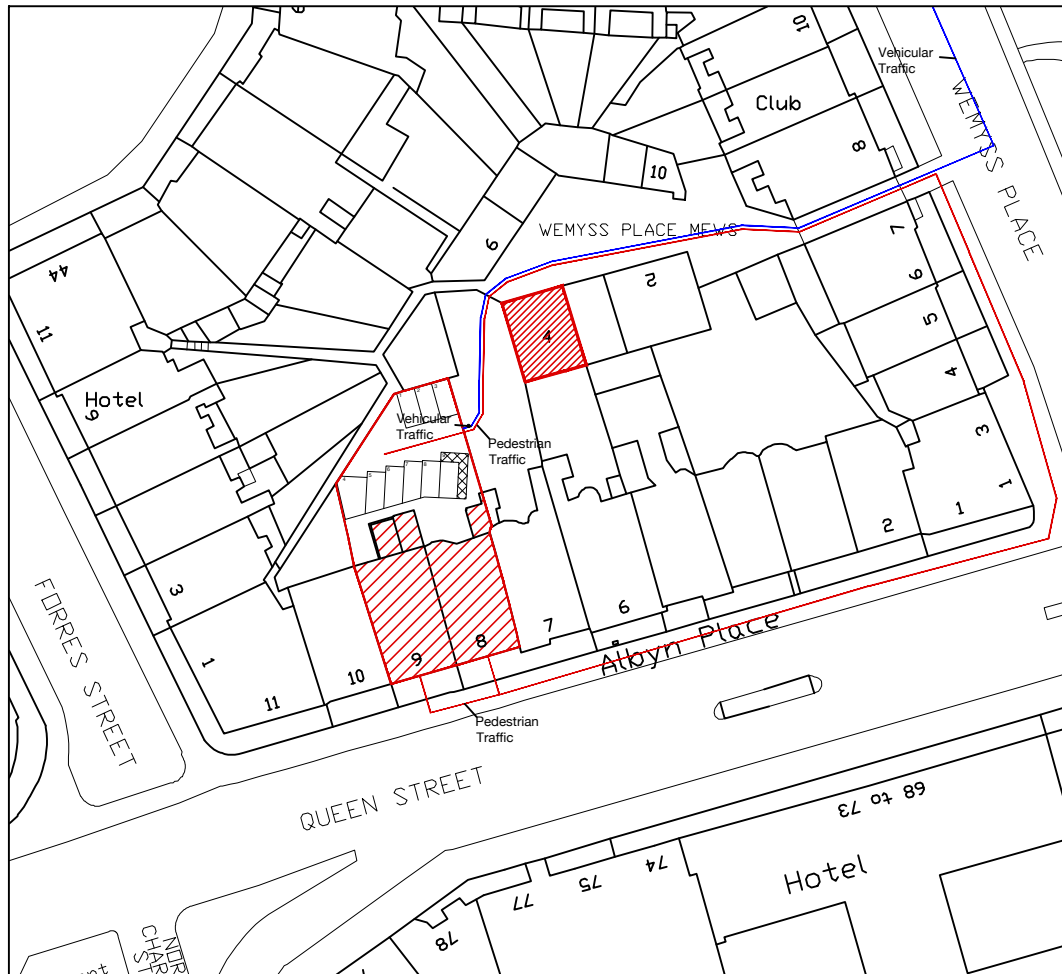
To be clear, we are aware that just two flats will be accessible via Wemyss Place Mews and not internally through 8 & 9 Albyn Place. In addition to this we are also aware that a Non-Material Variation application was submitted on 13 April 2023 and the decision was VARIED on 19th July 2023. There were variations to the layout of the two basement short term let units but they are still only accessed via Wemyss Place Mews. In addition to this, the total parking space was reduced from 10 to 9.

Our client's application was refused on the basis of the above mentioned policies (LDP Policy Hou 7 and NPF4) when two short term let units were previously approved in the same Residential Area? Our Handling Report states that LDP Policy Hou 7 (Inappropriate Uses in Residential Areas) seeks to protect residential amenities: my client's application will not amend the detrimental effect the residential amenity, as the Planning Department already permitted two short term let units to the area.

We also must note that your Handling Report states in the Amenity section:

'As the area is predominantly residential there is a fairly low ambient noise level and the introduction of an STL use in this location will have a negative impact on the amenity of the surrounding area. Although it has its own main door access, the use of this property as a short term let would have the potential to introduce an increased frequency of movement to the dwelling at unsociable hours.'

- This assessment of Wemyss Place Mews is not factually correct. There are residential properties on the Mews and parking for the business on Albyn Place and Wemyss Place. Because the planning permission for 8-9 Albyn Place (including the STL units) was already approved, the Mews should be considered mixed as short term let units are already allowed in the area.
- The Handling Report noted increased traffic as means to refuse our client's application. This decision is unjustified as a change of use for a neighbouring property has previously allowed two short term let units to the Mews along with a change of use for the parking of the development. The approved application for 8-9 Albyn Place increases the frequency of vehicular traffic as the parking will be used for the hotel management staff (one space) and the remaining eight spots will be used by hotel guests (noted in the Design Statement). Pedestrian traffic will increase because the occupants of the two STL units can only be accessed via the Mews. It also must be noted that remaining parking spots will be used by the hotel occupants. The only way for these people to get access to the hotel is via Wemyss Place Mews, along Wemyss Place and Albyn Place.



2.3. Conclusion:

The decision to refuse the planning application for a change of use is not justifiable. The planning decisions should have been consistent with the decisions for the change of use at 8-9 Albyn Place and should be approved instead of refused. The change of use is from an office to a short term let therefore unlike other applications there is no loss of residential amenity. We look forward to your comments and review to your decision based on the above noted details.



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Location Plan

1:1250

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4 Wemyss Place Mews

Client
Mr Nic Wood

Address
4 Wemyss Place Mews, Edinburgh, EH3 6DH, Scotland

Description
Alterations to accommodation

Drawing Status

Stage: Planning Drawings

Subset Number: 100

Name: Location Plan

Drawing
Location Plan

Scale

Date
21/03/2023

A4

Ian Forbes
Architect

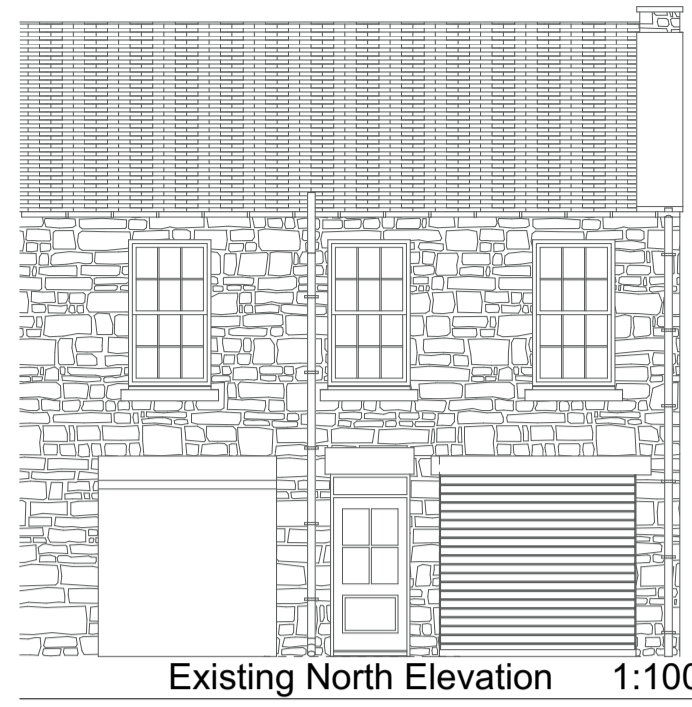
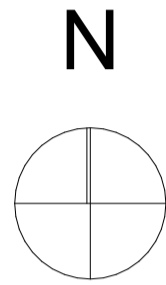
ID 101

Chartered Architect
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EH50 6UP
tel: 0131 231 1041
mob: 07758 626 6103
e-mail: ian@ianforbesarchitect.com

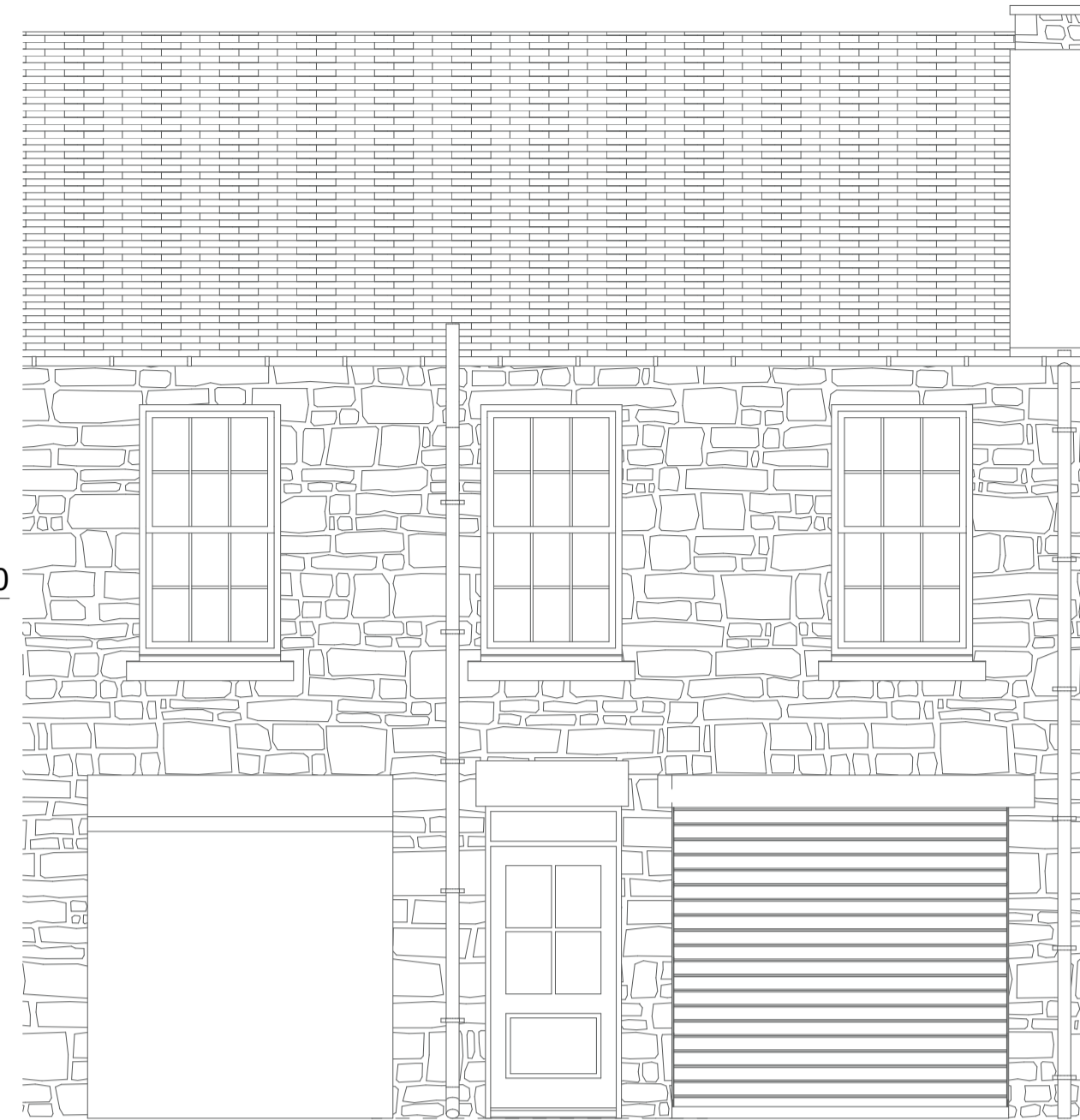
Draw by
Kenneth #CAD
Technician Middle
Name
#CAD Technician
Prefix Title



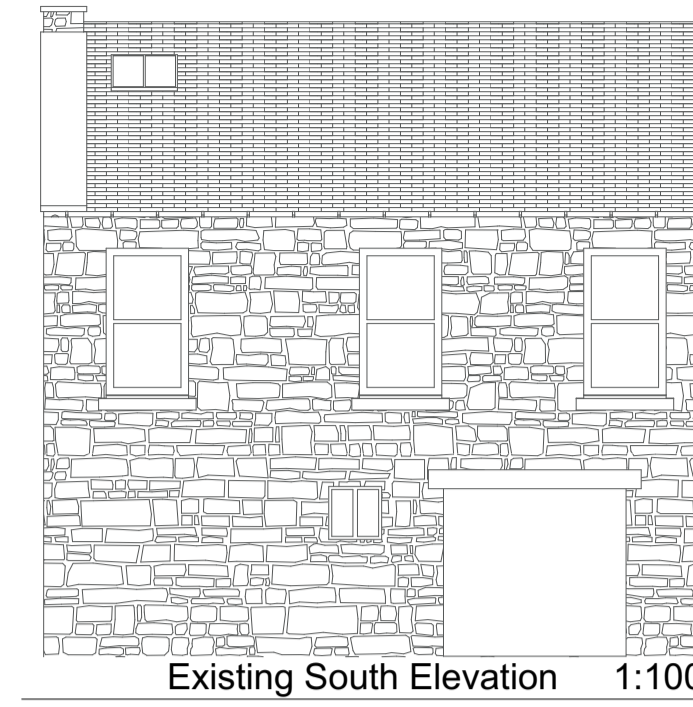
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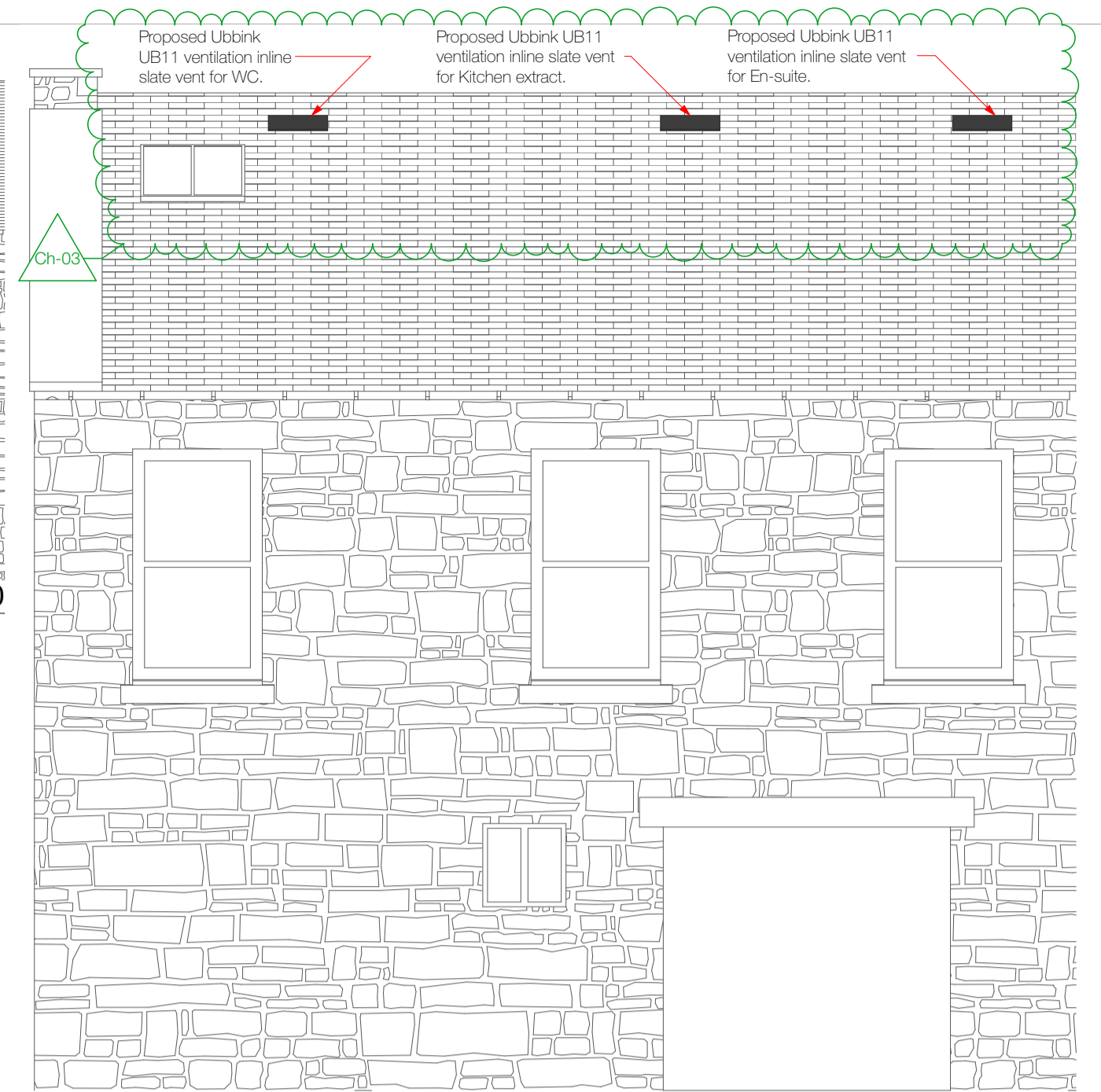
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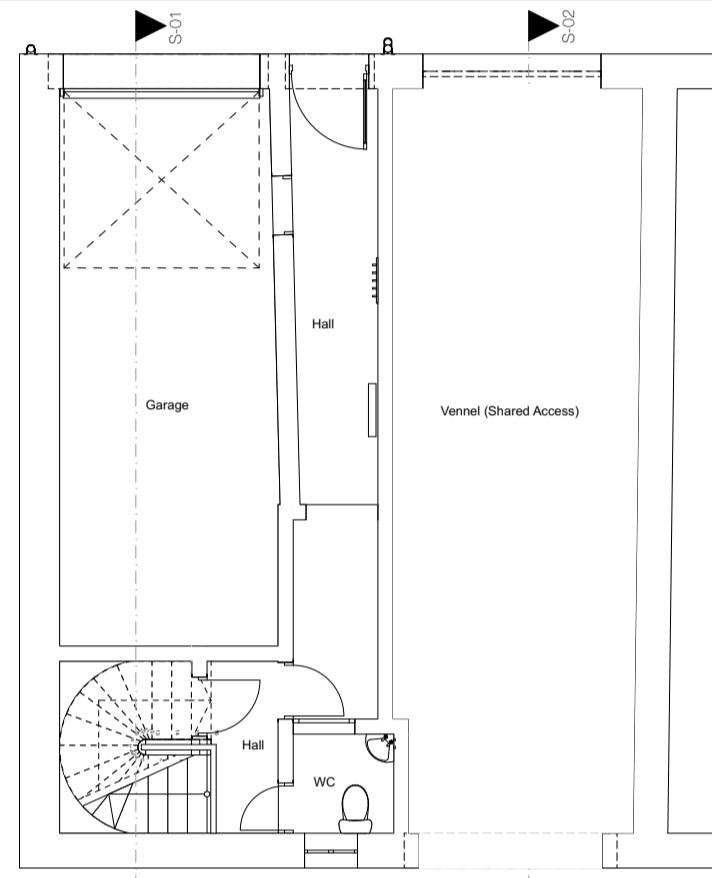
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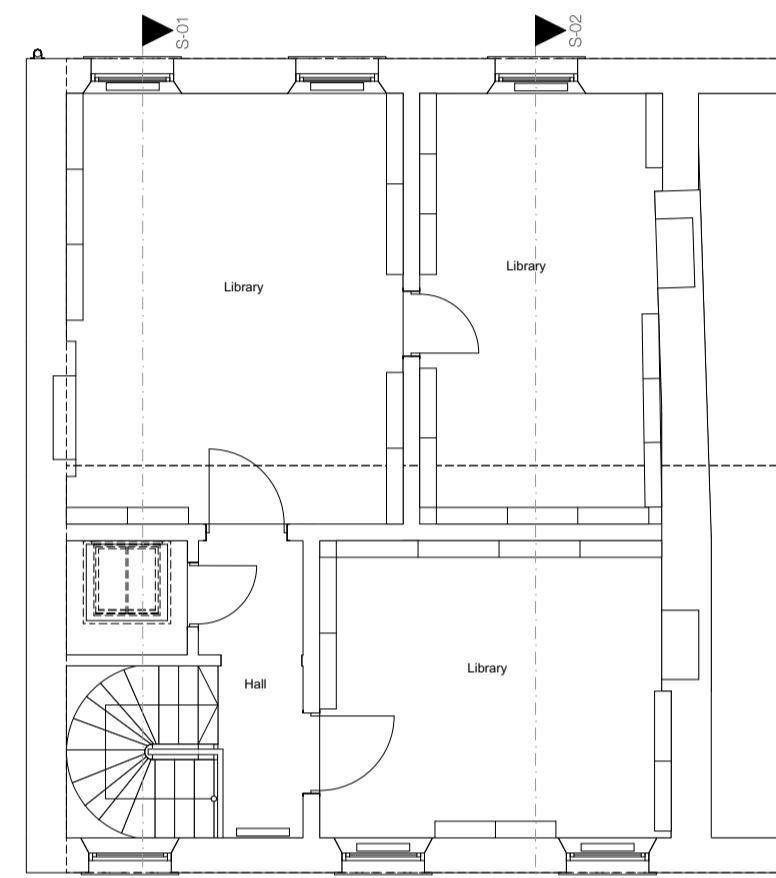
Existing South Elevation 1:100



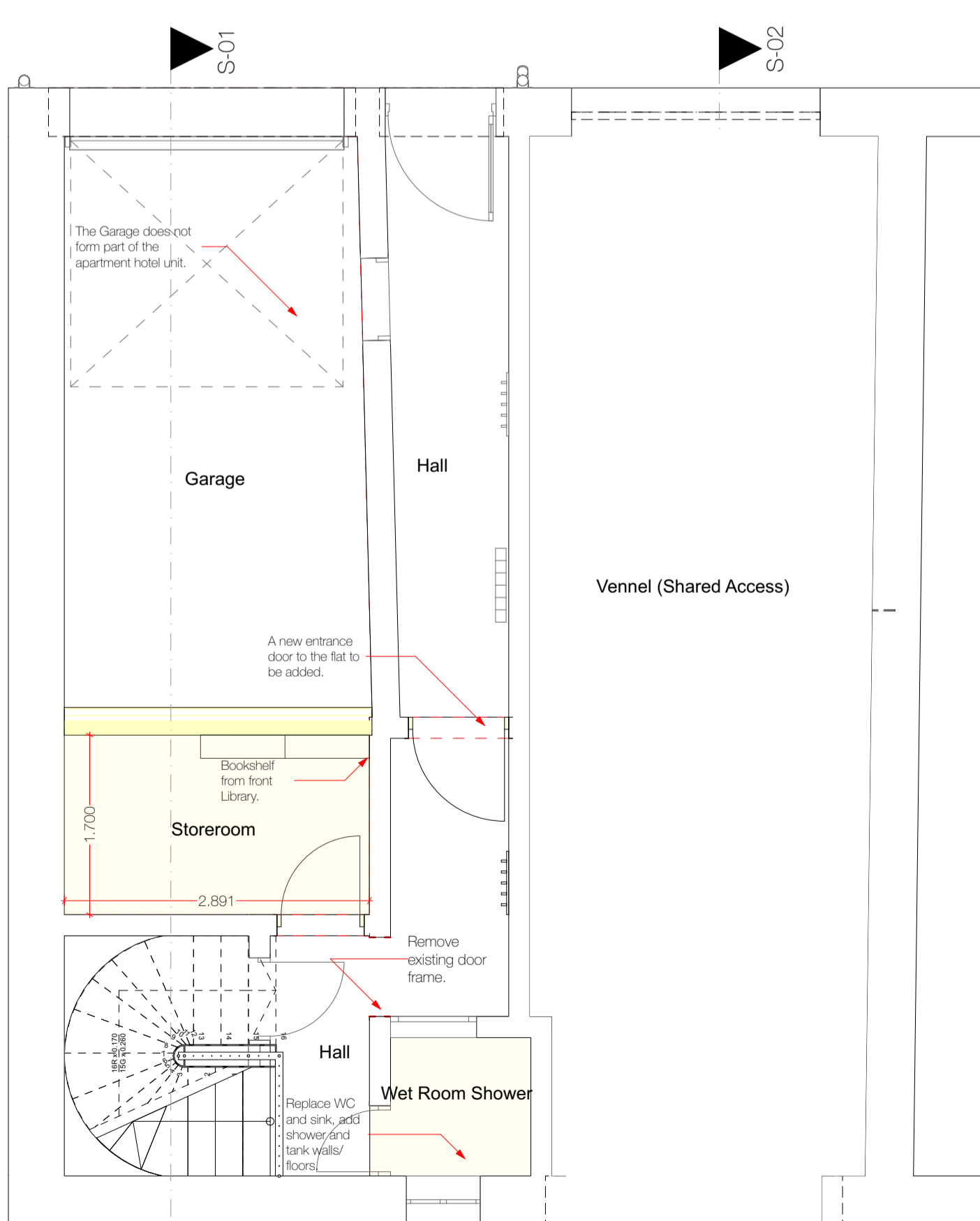
Proposed South Elevation 1:50



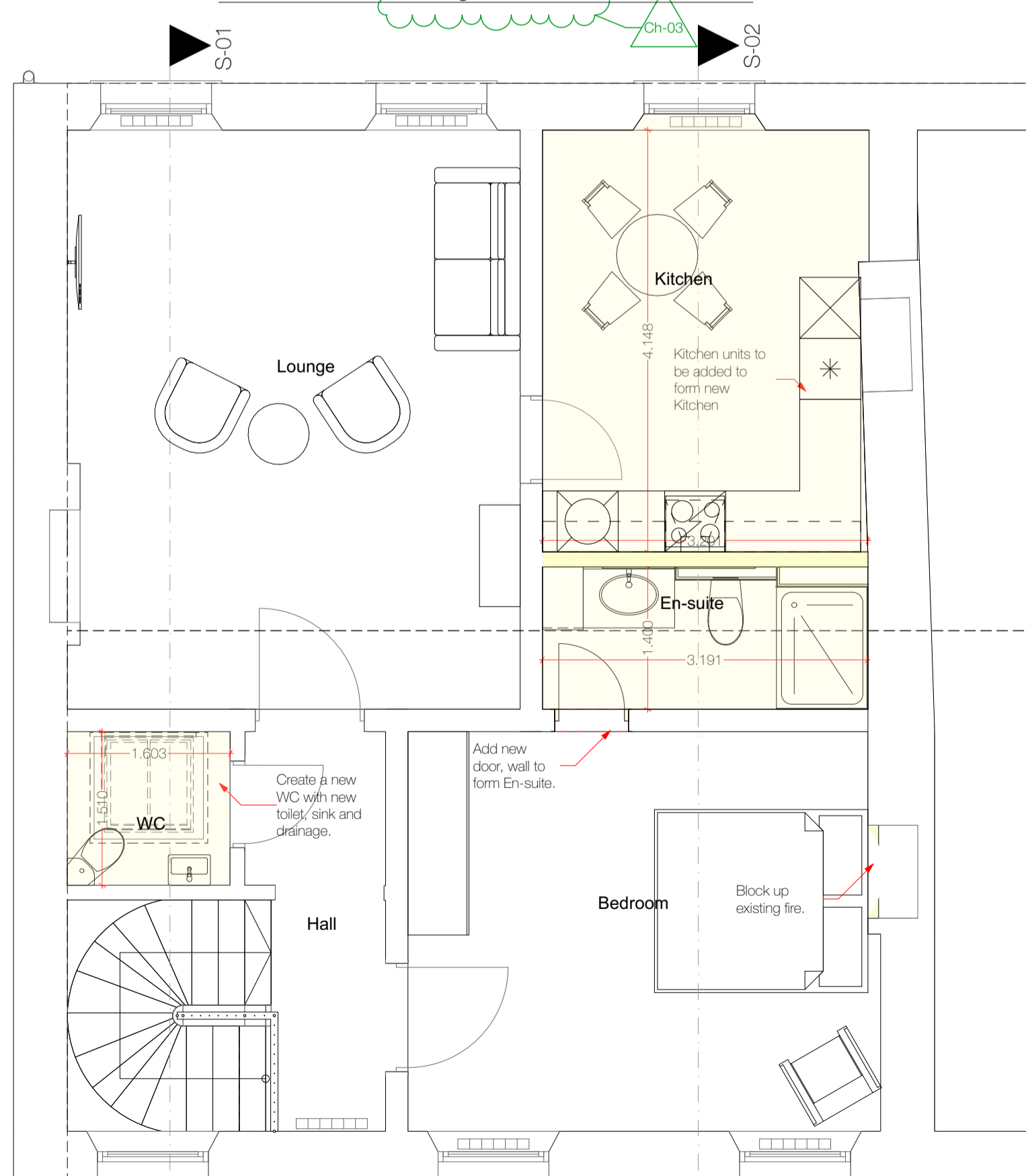
Existing Ground Floor 1:100



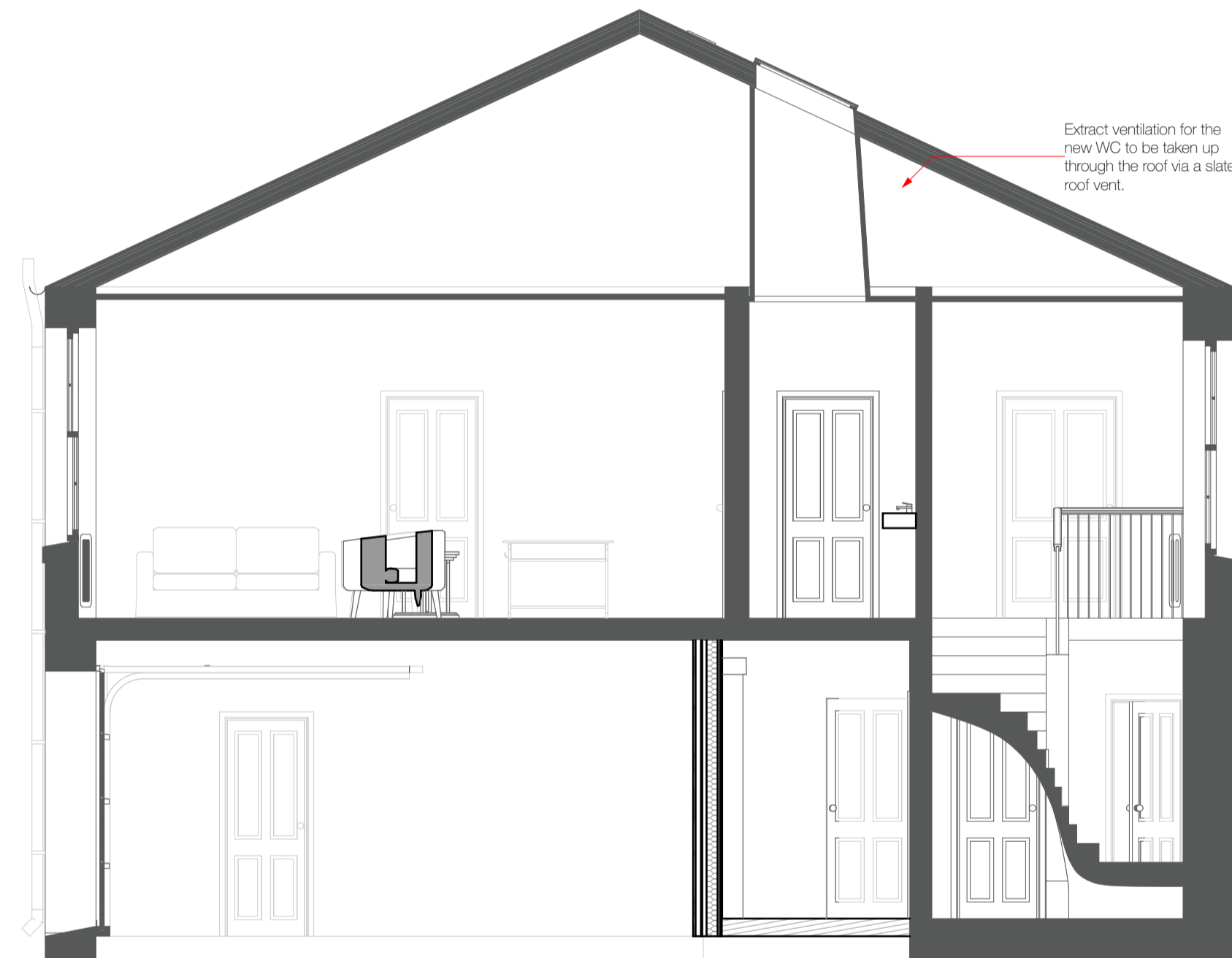
Existing First Floor 1:100



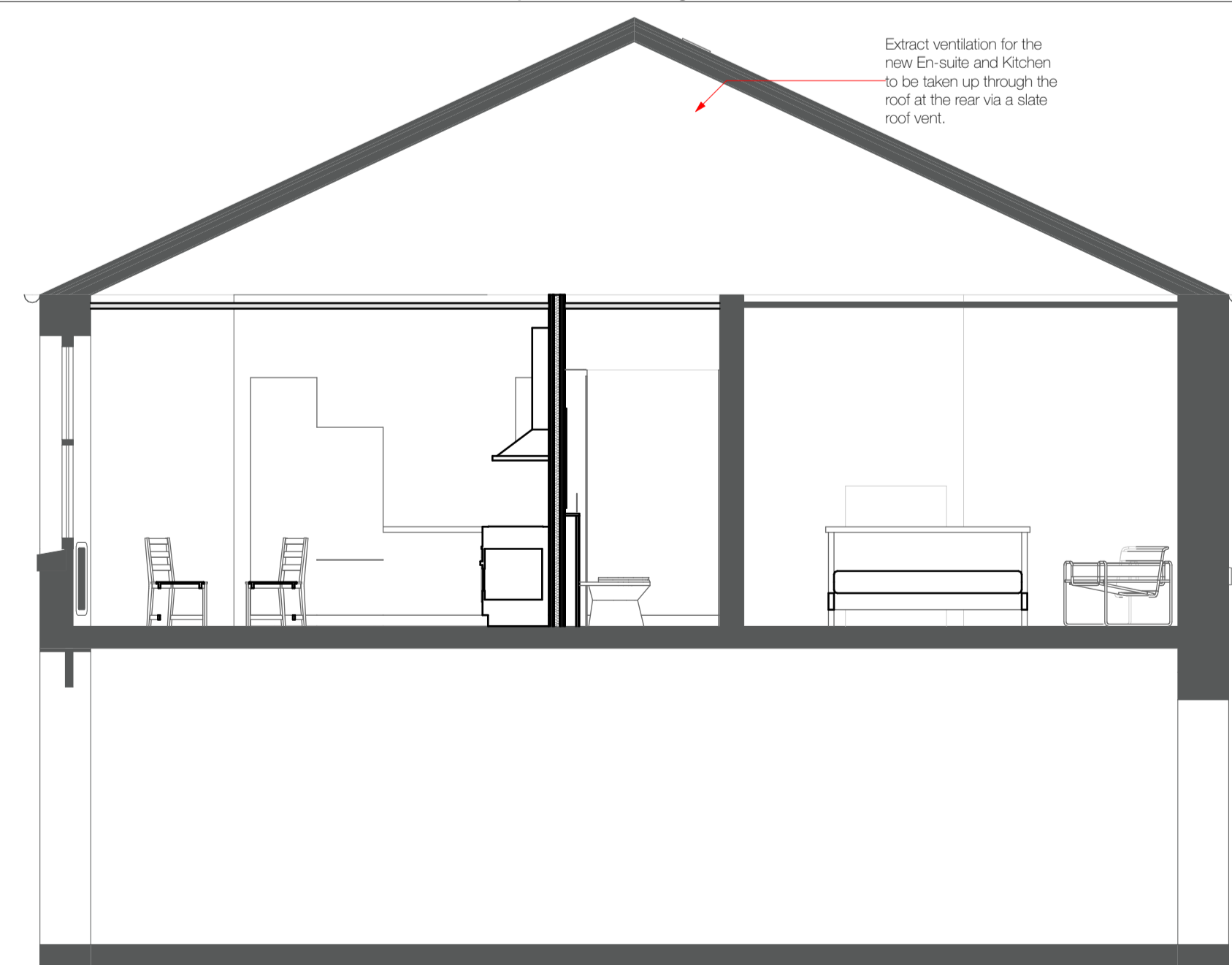
Proposed Ground Floor 1:50



Proposed First Floor 1:50



S-01 Proposed Building Section 1:50



S-02 Proposed Building Section 1:50

Issued Set ID	Issued Set Name	Issued Set Date	Issued by	Change ID	Change Last Modified
C	Planning Application	03/05/2023	KB	Ch-03	03/05/2023, 09:58
B	Planning Application	03/05/2023	KB		
A	Planning Application	03/05/2023	KB	Ch-02	29/03/2023, 13:57
				Ch-01	29/03/2023, 13:59

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4 Wemyss Place Mews

Client: Mr Nic Wood
Address: 4 Wemyss Place Mews, Edinburgh, EH3 6DH, Scotland
Description: Alterations to create a single hotel apartment

Drawing Status

Stage: Planning Drawings
Subset Number: 100
Name: PA - LBC Plans
Drawing: Proposed Ground Floor, Proposed First Floor, S-01 Proposed Building Section, S-02 Proposed Building Section, Site Plan, Existing Ground Floor, Existing First Floor, Proposed North Elevation, Proposed South Elevation, Existing South Elevation, Existing North Elevation
Scale: 1:50, 1:100
Date: 03/05/2023

Ian Forbes Architect ID 102
L 2 of 2

Chartered Architect
The Station Masters Office
Dalmeny Station
South Queensferry
EH30 9JP

Drawn by: Kenneth #CAD Technician Middle Name: #CAD Technician Prefix Title
tel: 0131 331 1041
mob: 07758 626 6103
e-mail: ian@ianforbesarchitect.com



External email >

Hello,

Please find my updated comments in regards to this application below:

I note that they are appealing on the basis of another application nearby. The situation of the other application although not far away is completely different. The property they are looking to refurbish is directly adjacent to my property. As you enter Wemyss Place Mews there is an enclosed area with residential properties being owner occupied or long term lets on either side of the row which would all be impacted by having a short term let in situ. The development that they are comparing against is not in the same area being further along and outside of visibility and area of the main residential square and alongside current parking and offices.

I would note that no effort has been made to discuss or engage with me with regards to the application despite being a neighbour that would be most impacted, and given my previous comments and the subsequent rejection I would have thought they would at least try to discuss the application with me or assuage my concerns. As it is I do not wish to have a short term let directly next door to me for reasons previously outlined and given previous experience living near them.

Thanks & regards,

Eric

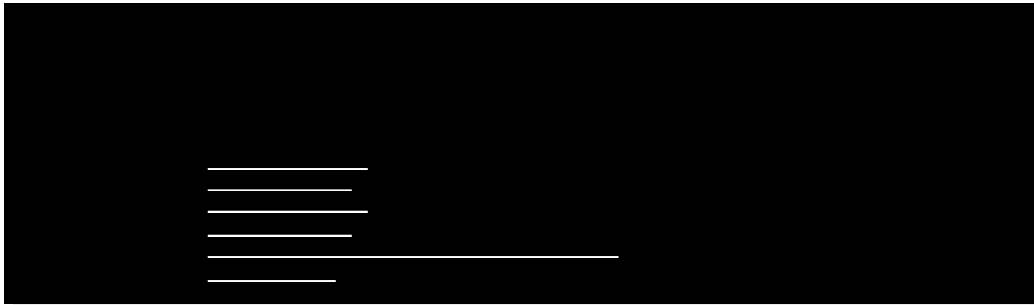
On Tue, 7 Nov 2023 at 10:22, <localreviewbody@edinburgh.gov.uk> wrote:

Please See Attached This email is to inform you that a local review has been received for a planning application that you commented on .

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 External email >

 First time sender >

Dear Ms Bellhouse

Ref:

Name: Signature Pubs Ltd.

Site: 4 Wemyss Place Mews Edinburgh EH3 6DN

Description: Change of use from office to apartment hotel unit, new exhaust vents. Planning

Application: 23/01733/FUL

Thank you for forwarding the comment from Eric. We do appreciate his concerns, in this situation we can only reiterate the facts that were noted in our Request for Review Statement:

- there is an existing precedence within the area for an approved short term let property (22/01636/FUL). 8-9 Albyn Place was approved for a change of use to short term use apartments. Two of the units in this building and the parking will be only accessible from the Mews. Unfortunately, it seems that Eric is not aware of this approved application based on his comments at the end of paragraph one.
- The proposal for 4 Wemyss Place Mews will be a unit for The Rutland Hotel with the parent company, Signature Pubs Ltd directly behind it. The Rutland Hotel successfully manages high end apartment hotel units on Rutland Street which is also a mixed residential/commercial area.

I trust you find the above satisfactory. We look forward to hearing from you soon.

Regards

Kenneth Brangman
Part II Architectural Assistant



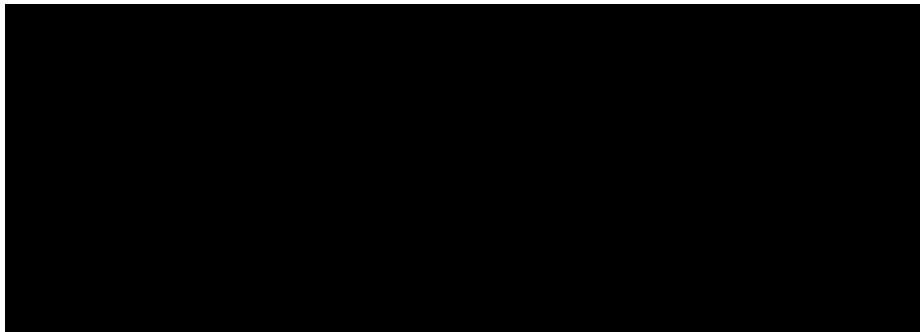
Ian Forbes Architect Ltd
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Tel: 0131 331 1041

Company Registration number 540379 Edinburgh

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Begin forwarded message:



23/01733/FUL | 23/00219/REVREF | 4 Wemyss Place Mews, Edinburgh,
EH3 6DN

Please find attached further representation pertaining to the above local review.

Regards
Local Review Body

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2 Design Principles for New Development

150 The Council encourages innovation and well designed developments that relate sensitively to the existing quality and character of the local and wider environment, generate distinctiveness and a sense of place, and help build stronger communities. Policies Des 1–Des 13 will be used to assess planning applications to meet the following objectives. More detailed advice on how to interpret and apply these policies can be found in Council guidance including in the Edinburgh Design Guidance document.



Objectives

- a) To ensure that new development is of the highest design quality and respects, safeguards and enhances the special character of the city
- b) To ensure that the city develops in an integrated and sustainable manner
- c) To create new and distinctive places which support and enhance the special character of the city and meet the needs of residents and other users

Policy Des 1 Design Quality and Context

Planning permission will be granted for development where it is demonstrated that the proposal will create or contribute towards a sense of place. Design should be based on an overall design concept that draws upon positive characteristics of the surrounding area. Planning permission will not be granted for poor quality or inappropriate design or for proposals that would be damaging to the character or appearance of the area around it, particularly where this has a special importance.

151 This policy applies to all new development, including alterations and extensions. The Council expects new development to be of a high standard of design. The Council's policies and guidelines are not to be used as a template for minimum standards. The purpose of the policy is to encourage innovation in the design and layout of new buildings, streets and spaces, provided that the existing quality and character of the immediate and wider environment are respected and enhanced and local distinctiveness is generated.

Policy Des 2 Co-ordinated Development

Planning permission will be granted for development which will not compromise:

- a) the effective development of adjacent land; or
- b) the comprehensive development and regeneration of a wider area as provided for in a master plan, strategy or development brief approved by the Council.

152 This policy applies to all development involving one or more new buildings. The Council encourages a comprehensive approach to redevelopment and regeneration wherever possible, and the preparation of development frameworks or master plans, to identify the full design potential for creating successful places. Piecemeal development is less likely to lead to the creation of well-defined and cohesive networks of streets and spaces. In exceptional cases, it may be necessary for the Council to use its powers of compulsory purchase to assemble a site for development and enable a satisfactory outcome to be achieved.

Policy Des 3 Development Design - Incorporating and Enhancing Existing and Potential Features

Planning permission will be granted for development where it is demonstrated that existing characteristics and features worthy of retention on the site and in the surrounding area, have been identified, incorporated and enhanced through its design.

153 This policy is relevant for all new development involving one new building or more. Its aim is to ensure that development proposals are informed by a detailed analysis and understanding of the site. The incorporation of existing features including built structures, archaeology, trees and woodland, landscape character, views and biodiversity can enhance a development's sense of place and contribution to the wider habitat and green network. Where practicable, proposals should provide new habitat to further the conservation of biodiversity.

Policy Des 4 Development Design – Impact on Setting

Planning permission will be granted for development where it is demonstrated that it will have a positive impact on its surroundings, including the character of the wider townscape and landscape, and impact on existing views, having regard to:

- a) height and form
- b) scale and proportions, including the spaces between buildings
- c) position of buildings and other features on the site
- d) materials and detailing

154 This policy applies to all new development of one or more buildings. Where the built environment is of high quality and has a settled townscape character, new development proposals will be expected to have similar characteristics to the surrounding buildings and urban grain. Where the surrounding development is fragmented or of poor quality, development proposals should help repair the urban fabric, establish model forms of development and generate coherence and distinctiveness – a sense of place. The siting and design of development should also be guided by views within the wider landscape and an understanding of local landscape character, including important topographical features, e.g. prominent ridges, valleys and patterns of vegetation.

Policy Des 5 Development Design – Amenity

Planning permission will be granted for development where it is demonstrated that:

- a) the amenity of neighbouring developments is not adversely affected and that future occupiers have acceptable levels of amenity in relation to noise, daylight, sunlight, privacy or immediate outlook
- b) the design will facilitate adaptability in the future to the needs of different occupiers, and in appropriate locations will promote opportunities for mixed uses
- c) community security will be promoted by providing active frontages to more important thoroughfares and designing for natural surveillance over all footpaths and open areas
- d) a clear distinction is made between public and private spaces, with the latter provided in enclosed or defensible forms
- e) refuse and recycling facilities, cycle storage, low and zero carbon technology, telecommunications equipment, plant and services have been sensitively integrated into the design

155 This policy applies to all new development for one or more new buildings. Buildings must meet the needs of users and occupiers, with consideration given to impacts on neighbouring properties to ensure no unreasonable noise impact or loss of daylight, sunlight or privacy. Buildings should be designed to be flexible in use and interact closely with the street, providing continuity of urban frontage and natural surveillance. Cul-de-sac and single access residential layouts and gated communities should be avoided to help the integration of new development into the wider neighbourhood. Ancillary facilities must be sensitively integrated into the design of buildings to avoid impacting upon the surrounding townscape.

Policy Des 6 Sustainable Buildings

Planning permission will only be granted for new development where it has been demonstrated that:

- a) the current carbon dioxide emissions reduction target has been met, with at least half of this target met through the use of low and zero carbon generating technologies.
- b) other features are incorporated that will reduce or minimise environmental resource use and impact, for example:
 - i. measures to promote water conservation
 - ii. sustainable urban drainage measures that will ensure that there will be no increase in rate of surface water run-off in peak conditions or detrimental impact on the water environment. This should include green roofs on sites where measures on the ground are not practical
 - iii. provision of facilities for the separate collection of dry recyclable waste and food waste
 - iv. maximum use of materials from local and/or sustainable sources
 - v. measures to support and encourage the use of sustainable transport, particularly cycling, including cycle parking and other supporting facilities such as showers.

156 This policy applies to all development involving one or more new buildings. The purpose of this policy is to help tackle the causes and impacts of climate change, reduce resource use and moderate the impact of development on the environment.

157 Buildings account for a substantial proportion of total carbon emissions through the energy they consume. Local authorities, through their planning and building standards responsibilities have a key role in helping to meet the Scottish Government's target for nearly zero carbon homes and buildings by 2016. Scottish Building Standards set carbon dioxide emissions reduction targets. At March 2013,

Policy Des 11 Tall Buildings – Skyline and Key Views

Planning permission will only be granted for development which rises above the building height prevailing generally in the surrounding area where:

- a) a landmark is to be created that enhances the skyline and surrounding townscape and is justified by the proposed use
- b) the scale of the building is appropriate in its context
- c) there would be no adverse impact on important views of landmark buildings, the historic skyline, landscape features in the urban area or the landscape setting of the city, including the Firth of Forth.

166 Proposals for development that would be conspicuous in iconic views of the city will be subject to special scrutiny. This is necessary to protect some of the city's most striking visual characteristics, the views available from many vantage points within the city and beyond, of landmark buildings, the city's historic skyline, undeveloped hillsides within the urban area and the hills, open countryside and the Firth of Forth which create a unique landscape setting for the city. In addition, the height of new buildings may need to be suppressed where necessary so that the city's topography and valley features continue to be reflected in roofscapes. This policy will play an important role in protecting the setting of the World Heritage Sites.

167 A study undertaken for the Council identifies key public viewpoints and is used in assessing proposals for high buildings. Further advice is provided in Council guidance.

Policy Des 12 Alterations and Extensions

Planning permission will be granted for alterations and extensions to existing buildings which:

- a) in their design and form, choice of materials and positioning are compatible with the character of the existing building
- b) will not result in an unreasonable loss of privacy or natural light to neighbouring properties
- c) will not be detrimental to neighbourhood amenity and character

168 Every change to a building, street or space has the potential to enrich or, if poorly designed, impoverish a part of the public realm. The impact of a proposal on the appearance and character of the existing building and street scene generally must be satisfactory and there should be no unreasonable loss of amenity and privacy for immediate neighbours.

Policy Des 13 Shopfronts

Planning permission will be granted for alterations to shopfronts which are improvements on what already exists and relate sensitively and harmoniously to the building as a whole. Particular care will be taken over proposals for the installation of illuminated advertising panels and projecting signs, blinds, canopies, security grills and shutters to avoid harm to the visual amenity of shopping streets or the character of historic environments.

169 Shopfront design, shop designs and shopfront advertising play an important role in the visual environment of the city. Important traditional or original features on older buildings, such as stall risers, fascias and structural framing of entrances and shop windows, should be retained and incorporated into the design. In conservation areas and on listed buildings, design and materials used will be expected to be of a high standard, and not damaging to existing fabric of buildings or wider character. Detailed advice on shopfronts is provided in Council guidance.

5 Housing and Community Facilities

221 Edinburgh needs more housing to provide homes for an increasing population and support economic growth. More housing increases the need for community facilities such as schools, health care facilities and community centres in easily accessible locations. This plan looks beyond the amount of housing to be provided. It also aims to address issues of quality, affordability, environmental quality in existing housing areas and the housing needs of particular groups such as students, gypsies, travellers and travelling showpeople. Policies Hou 1 – Hou 10 will be used to assess planning applications to meet the following objectives



Objectives

- To meet the requirement for additional housing in Edinburgh whilst protecting environmental quality in established housing areas
- To promote more sustainable, better balanced communities
- To ensure that provision is made for necessary community facilities

Policy Hou 1 Housing Development

- 1 **Priority will be given to the delivery of the housing land supply and the relevant infrastructure* as detailed in Part 1 Section 5 of the Plan including:**
 - a) sites allocated in this plan through tables 3 and 4 and as shown on the proposals map
 - b) as part of business led mixed use proposal at Edinburgh Park/South Gyle
 - c) as part of the mixed use regeneration proposals at Edinburgh Waterfront (Proposals EW1a-EW1c and EW2a-2d and in the City Centre)
 - d) on other suitable sites in the urban area, provided proposals are compatible with other policies in the plan
- 2 Where a deficit in the maintenance of the five year housing land supply is identified (as evidenced through the housing land audit) greenfield/greenbelt housing proposals may be granted planning permission where:
 - a) The development will be in keeping with the character of the settlement and the local area
 - b) The development will not undermine green belt objectives
 - c) Any additional infrastructure required* as a result of the development and to take account of its cumulative impact, including cross boundary impacts, is either available or can be provided at the appropriate time.
 - d) The site is effective or capable of becoming effective in the relevant timeframe.

e) The proposal contributes to the principles of sustainable development.

* This should be addressed in the context of Policy Del 1, Tra 8 and the associated Supplementary Guidance.

222 Policy Hou 1 reflects the emphasis on delivery of the identified land supply. However, it also sets out a mechanism through which to bring forward additional land if a 5 year supply is not maintained. The criteria which apply reflect the considerations already established through SESplan (Policy 7) as well as the Scottish Planning Policy presumption in favour of sustainable development. Whilst the green belt is established by the plan this should not automatically preclude housing development where the relevant balance of considerations points to approval and the objectives of the city wide designation of green belt are maintained.

Page 540

Policy Hou 2 Housing Mix

The Council will seek the provision of a mix of house types and sizes where practical, to meet a range of housing needs, including those of families, older people and people with special needs, and having regard to the character of the surrounding area and its accessibility.

223 It is important to achieve a good mix of dwelling types and sizes to avoid the creation of large areas of housing with similar characteristics. This approach supports more socially diverse and inclusive communities by offering a choice of housing and a range of house types to meet the needs of different population groups, from single-person households to larger and growing families.

Policy Hou 3 Private Green Space in Housing Development

Planning permission will be granted for development which makes adequate provision for green space to meet the needs of future residents.

- a) In flatted or mixed housing/flatted developments where communal provision will be necessary, this will be based on a standard of 10 square metres per flat (excluding any units which are to be provided with private gardens). A minimum of 20% of total site area should be useable greenspace.
- b) For housing developments with private gardens, a contribution towards the greenspace network will be negotiated if appropriate, having regard to the scale of development proposed and the opportunities of the site.

224 This policy ensures an appropriate level of greenspace provision in new housing developments.

225 This policy applies to mainstream housing, whether flatted or otherwise. All mainstream housing should be provided with either individual private gardens or communal areas of greenspace, or a combination of both. In some sites, some of the greenspace provision should be in the form of publicly accessible space to connect with the wider network. The site briefs for the new strategic housing proposals in West and South East Edinburgh show this type of provision.

226 The Council expects most housing development to meet these greenspace requirements in full within the site. However exceptions may be justifiable if there are good reasons why this cannot happen, for example where justified by the following policy on density. The Council's Open Space Strategy sets standards for publicly-accessible large and local greenspace and play space and identifies actions to address any deficiencies or meet other needs. A proposal which does not meet the full requirements of policy Hou 3 on-site may be supported if appropriate provision or financial contribution is made to implement an identified action in the Open Space Strategy which will address a deficiency in the area.

227 The policy does not apply to housing built for occupation by particular groups such as students or the elderly. In these circumstances, provision appropriate to their particular needs will be negotiated.

Policy Hou 4 Housing Density

The Council will seek an appropriate density of development on each site having regard to:

- a) its characteristics and those of the surrounding area
- b) the need to create an attractive residential environment and safeguard living conditions within the development
- c) the accessibility of the site includes access to public transport
- d) the need to encourage and support the provision of local facilities necessary to high quality urban living.

Higher densities will be appropriate within the City Centre and other areas where a good level of public transport accessibility exists or is to be provided. In established residential areas, proposals will not be permitted which would result in unacceptable damage to local character, environmental quality or residential amenity.

228 The aim of this policy is to promote an appropriate density of development, taking account of site characteristics and location. There are many benefits of higher density development – it makes efficient use of urban land, helps maintain the vitality and viability of local services and encourages the effective provision of public transport. However higher densities are not always appropriate. Particular care will be taken in established residential areas to avoid inappropriate densities.

Policy Hou 5 Conversion to Housing

Planning permission will be granted for the change of use of existing buildings in non-residential use to housing, provided:

- a) a satisfactory residential environment can be achieved
- b) housing would be compatible with nearby uses
- c) appropriate open space, amenity and car and cycle parking standards are met
- d) the change of use is acceptable having regard to other policies in this plan including those that seek to safeguard or provide for important or vulnerable uses.

229 A significant contribution to housing needs has been made over the years by the conversion of redundant commercial buildings to housing. This has included office buildings in the New Town which were originally houses, warehouses in Leith and vacant hospital and school buildings. The recycling of buildings achieves sustainability goals and provides the essential means by which the historic character of different localities can be maintained. It can help to create the high density, mixed use environments which are appropriate for central sites. It is an objective of the Plan to resist the conversion of empty shop units to residential use, and to safeguard these for shopping and small business use (see Policy Ret 10). However, conversions to residential use could be supported where the shop unit has been vacant for a significant period of time and been actively marketed, where there is local need and demand for a range of housing types and for town centre living.

Policy Hou 6 Affordable Housing

Planning permission for residential development, including conversions, consisting of 12 or more units should include provision for affordable housing amounting to 25% of the total number of units proposed. For proposals of 20 or more dwellings, the provision should normally be on-site. Whenever practical, the affordable housing should be integrated with the market housing.

- 230 Government policy states that where a shortage of affordable housing has been identified, this may be a material consideration for planning and should be addressed through local development plans.
- 231 Affordable housing is defined as housing that is available for rent or for sale to meet the needs of people who cannot afford to buy or rent the housing generally available on the open market. Affordable housing is important in ensuring that key workers can afford to live in the city as well as helping meet the needs of people on low incomes.
- 232 A key aim is that affordable housing should be integrated with market housing on the same site and should address the full range of housing need, including family housing where appropriate. Provision on an alternative site may be acceptable where the housing proposal is for less than 20 units or if there are exceptional circumstances. Where planning permission is sought for specialist housing an affordable housing contribution may not always be required depending on the nature of the specialist housing being proposed and economic viability considerations.
- 233 Further information on affordable housing requirements is provided in planning guidance. The details of provision, which will reflect housing need and individual site suitability, will be a matter for agreement between the developer and the Council.

Policy Hou 7 Inappropriate Uses in Residential Areas

Developments, including changes of use, which would have a materially detrimental effect on the living conditions of nearby residents, will not be permitted.

- 234 The intention of the policy is firstly, 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. This policy will be used to assess proposals for the conversion of a house or flat to a House in Multiple Occupation (i.e. for five or more people). Further advice is set out in Council Guidance

Policy Hou 8 Student Accommodation

Planning permission will be granted for purpose-built student accommodation where:

- a) The location is appropriate in terms of access to university and college facilities by walking, cycling or public transport
 - b) The proposal will not result in an excessive concentration of student accommodation (including that in the private rented sector) to an extent that would be detrimental to the maintenance of balanced communities or to the established character and residential amenity of the locality.
- 235 It is preferable in principle that student needs are met as far as possible in purpose-built and managed schemes rather than the widespread conversion of family

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Policy	Policy No.	Policy Wording
	6d	Development proposals on sites which include an area of existing woodland or land identified in the Forestry and Woodland Strategy as being suitable for woodland creation will only be supported where the enhancement and improvement of woodlands and the planting of new trees on the site (in accordance with the Forestry and Woodland Strategy) are integrated into the design.
LDP: Caring for the Environment	Policy Env 12 Trees	Development will not be permitted if likely to have a damaging impact on a tree protected by a Tree Preservation Order or on any other tree or woodland worthy of retention unless necessary for good arboricultural reasons. Where such permission is granted, replacement planting of appropriate species and numbers will be required to offset the loss to amenity.
NPF4 Policy 7: Historic assets and places	7a	Development proposals with a potentially significant impact on historic assets or places will be accompanied by an assessment which is based on an understanding of the cultural significance of the historic asset and/or place. The assessment should identify the likely visual or physical impact of any proposals for change, including cumulative effects and provide a sound basis for managing the impacts of change. Proposals should also be informed by national policy and guidance on managing change in the historic environment, and information held within Historic Environment Records.
	7b	Development proposals for the demolition of listed buildings will not be supported unless it has been demonstrated that there are exceptional circumstances and that all reasonable efforts have been made to retain, reuse and/or adapt the listed building. Considerations include whether the: <ul style="list-style-type: none"> i. building is no longer of special interest; ii. building is incapable of physical repair and re-use as verified through a detailed structural condition survey report; iii. repair of the building is not economically viable and there has been adequate marketing for existing and/or new uses at a price reflecting its location and condition for a reasonable period to attract interest from potential restoring purchasers; or iv. demolition of the building is essential to delivering significant benefits to economic growth or the wider community.
	7c	Development proposals for the reuse, alteration or extension of a listed building will only be supported where they will preserve its character, special architectural or historic interest and setting. Development proposals affecting the setting of a listed building should preserve its character, and its special architectural or historic interest.
	7d	Development proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced. Relevant considerations include the: <ul style="list-style-type: none"> i. architectural and historic character of the area; ii. existing density, built form and layout; and iii. context and siting, quality of design and suitable materials.
	7e	Development proposals in conservation areas will ensure that existing natural and built features which contribute to the character of the conservation area and its setting, including structures, boundary walls, railings, trees and hedges, are retained.
	7f	Demolition of buildings in a conservation area which make a positive contribution to its character will only be supported where it has been demonstrated that: <ul style="list-style-type: none"> i. reasonable efforts have been made to retain, repair and reuse the building; ii. the building is of little townscape value; iii. the structural condition of the building prevents its retention at a reasonable cost; or iv. the form or location of the building makes its reuse extremely difficult.
	7g	Where demolition within a conservation area is to be followed by redevelopment, consent to demolish will only be supported when an acceptable design, layout and materials are being used for the replacement development.

Policy	Policy No.	Policy Wording
	7h	Development proposals affecting scheduled monuments will only be supported where: i. direct impacts on the scheduled monument are avoided; ii. significant adverse impacts on the integrity of the setting of a scheduled monument are avoided; or iii. exceptional circumstances have been demonstrated to justify the impact on a scheduled monument and its setting and impacts on the monument or its setting have been minimised.
	7i	Development proposals affecting nationally important Gardens and Designed Landscapes will be supported where they protect, preserve or enhance their cultural significance, character and integrity and where proposals will not significantly impact on important views to, from and within the site, or its setting.
	7j	Development proposals affecting nationally important Historic Battlefields will only be supported where they protect and, where appropriate, enhance their cultural significance, key landscape characteristics, physical remains and special qualities.
	7k	Development proposals at the coast edge or that extend offshore will only be supported where proposals do not significantly hinder the preservation objectives of Historic Marine Protected Areas.
	7l	Development proposals affecting a World Heritage Site or its setting will only be supported where their Outstanding Universal Value is protected and preserved.
	7m	Development proposals which sensitively repair, enhance and bring historic buildings, as identified as being at risk locally or on the national Buildings at Risk Register, back into beneficial use will be supported.
	7n	Enabling development for historic environment assets or places that would otherwise be unacceptable in planning terms, will only be supported when it has been demonstrated that the enabling development proposed is: i. essential to secure the future of an historic environment asset or place which is at risk of serious deterioration or loss; and ii. the minimum necessary to secure the restoration, adaptation and long-term future of the historic environment asset or place. The beneficial outcomes for the historic environment asset or place should be secured early in the phasing of the development, and will be ensured through the use of conditions and/or legal agreements.
	7o	Non-designated historic environment assets, places and their setting should be protected and preserved in situ wherever feasible. Where there is potential for non-designated buried archaeological remains to exist below a site, developers will provide an evaluation of the archaeological resource at an early stage so that planning authorities can assess impacts. Historic buildings may also have archaeological significance which is not understood and may require assessment. Where impacts cannot be avoided they should be minimised. Where it has been demonstrated that avoidance or retention is not possible, excavation, recording, analysis, archiving, publication and activities to provide public benefit may be required through the use of conditions or legal/planning obligations. When new archaeological discoveries are made during the course of development works, they must be reported to the planning authority to enable agreement on appropriate inspection, recording and mitigation measures.

Tourism

Policy Principles

Policy Intent:

To encourage, promote and facilitate sustainable tourism development which benefits local people, is consistent with our net zero and nature commitments, and inspires people to visit Scotland.

Policy Outcomes:

- Communities and places enjoy economic, social and cultural benefits from tourism, supporting resilience and stimulating job creation.

Local Development Plans:

LDPs should support the recovery, growth and long-term resilience of the tourism sector. The spatial strategy should identify suitable locations which reflect opportunities for tourism development by taking full account of the needs of communities, visitors, the industry and the environment. Relevant national and local sector driven tourism strategies should also be taken into account.

The spatial strategy should also identify areas of pressure where existing tourism provision is having adverse impacts on the environment or the quality of life and health and wellbeing of local communities, and where further development is not appropriate.

Policy 30

- Development proposals for new or extended tourist facilities or accommodation, including caravan and camping sites, in locations identified in the LDP, will be supported.
- Proposals for tourism related development will take into account:
 - The contribution made to the local economy;
 - Compatibility with the surrounding area in terms of the nature and scale of the activity and impacts of increased visitors;

- Impacts on communities, for example by hindering the provision of homes and services for local people;
 - Opportunities for sustainable travel and appropriate management of parking and traffic generation and scope for sustaining public transport services particularly in rural areas;
 - Accessibility for disabled people;
 - Measures taken to minimise carbon emissions;
 - Opportunities to provide access to the natural environment.
- Development proposals that involve the change of use of a tourism-related facility will only be supported where it is demonstrated that the existing use is no longer viable and that there is no requirement for alternative tourism-related facilities in the area.
 - Proposals for huts will be supported where the nature and scale of the development is compatible with the surrounding area and the proposal complies with relevant good practice guidance.
- Development proposals for the reuse of existing buildings for short term holiday letting will not be supported where the proposal will result in:
 - An unacceptable impact on local amenity or the character of a neighbourhood or area; or
 - The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits.

taken to mitigate any adverse effects on networks and bring accessibility by and use of non-car modes up to acceptable levels if necessary.

271 The policy applies to major offices, retail, entertainment, sport and leisure uses and other non-residential developments which generate a large number of journeys by employees and other visitors. These developments should be accessible by a choice of means of transport which offer real alternatives to the car. For this reason, a location in the City Centre will normally be preferable. Major travel generating developments will also be encouraged to locate in the identified town centres and employment centres, provided that the scale and nature of the development is such that it can be reached conveniently by a majority of the population in its catchment area by walking, cycling or frequent public transport services.

272 Out-of-centre development will only be acceptable where it can clearly be demonstrated that the location is suitable, and that access by sustainable forms of transport and car parking provision and pricing mean that the development will be no more reliant on car use than a town centre location. This means that good public transport, walking and cycling accessibility will still need to be assured.

273 Applications should be accompanied by travel plans to demonstrate how development, particularly in out of centre locations, will meet the requirements of Policy Tra 1. Travel plans should accord with Scottish Government guidance and will be monitored to assess their impact on reducing demand for car travel and maximising use of existing and new transport infrastructure. Travel plans may also be relevant when assessing residential applications in terms of Policy Hou 4 Housing Density or Policy Tra 2 Private Car Parking.

Car and Cycle Parking

Policy Tra 2 Private Car Parking

Planning permission will be granted for development where proposed car parking provision complies with and does not exceed the parking levels set out in Council guidance. Lower provision will be pursued subject to consideration of the following factors:

- a) whether, in the case of non-residential developments, the applicant has demonstrated through a travel plan that practical measures can be undertaken to significantly reduce the use of private cars to travel to and from the site
- b) whether there will be any adverse impact on the amenity of neighbouring occupiers, particularly residential occupiers through on-street parking around the site and whether any adverse impacts can be mitigated through control of on-street parking
- c) the accessibility of the site to public transport stops on routes well served by public transport, and to shops, schools and centres of employment by foot, cycle and public transport
- d) the availability of existing off-street parking spaces that could adequately cater for the proposed development
- e) whether the characteristics of the proposed use are such that car ownership and use by potential occupiers will be low, such as purpose-built sheltered or student housing and 'car free' or 'car reduced' housing developments and others providing car sharing arrangements
- f) whether complementary measures can be put in place to make it more convenient for residents not to own a car, for example car sharing or pooling arrangements, including access to the city's car club scheme.

274 The purpose of this policy is to ensure car parking provided as part of development proposals accords with the Council standards which are tailored to local circumstances, including location, public transport accessibility and economic needs, but generally fulfil the wider strategy of encouraging sustainable, non-car modes. The standards express the maximum amount of car parking that different types of development may provide.

275 The policy sets out the circumstances in which a lesser amount of car parking than the standards require may be appropriate to help reduce car use. This is only likely to be acceptable in locations where there are existing or planned on-street parking controls.

276 At least half the space saved by omitting or reducing car parking should be given over to landscape features and additional private open space (see Policy Hou 3), so that residents will have the amenity benefits of a car-free environment.

Policy Tra 3 Private Cycle Parking

Planning permission will be granted for development where proposed cycle parking and storage provision complies with the standards set out in Council guidance.

277 The provision of adequate cycle parking and storage facilities is important in meeting the objective of the Local Transport Strategy to increase the proportion of journeys made by bicycle. The Council's parking standards set out the required levels of provision of cycle parking and storage facilities in housing developments and a range of non-residential developments.

Policy Tra 4 Design of Off-Street Car and Cycle Parking

Where off-street car parking provision is required or considered to be acceptable, the following design considerations will be taken into account:

a) surface car parks should not be located in front of buildings where the building would otherwise create an active frontage onto a public space or street, and

main entrances to buildings should be located as close as practical to the main site entrance

- b) car parking should preferably be provided at basement level within a building and not at ground or street level where this would be at the expense of an active frontage onto a public street, public space or private open space
- c) the design of surface car parks should include structural planting to minimise visual impact
- d) the design of surface car parking or entrances to car parking in buildings should not compromise pedestrian safety and should assist their safe movement to and from parked cars, for example, by the provision of marked walkways.
- e) Space should be provided for small-scale community recycling facilities in the car parking area in appropriate development, such as large retail developments.

Cycle parking should be provided closer to building entrances than general car parking spaces and be designed in accordance with the standards set out in Council guidance.

278 This policy sets out important design considerations for car and cycle parking provision including environmental quality, pedestrian safety and security. Poorly located or designed car parking can detract from the visual appearance and vitality of the surrounding area. Car parking in front of supermarkets which widely separates entrances from main roads, is an added discouragement to public transport use and walking, and detracts from urban vitality and safety. A high standard of design for surface car parking will be sought, with landscaping to soften its visual impact, and in larger car parks the provision of marked walkways for ease of pedestrian movement and safety. New off-street car parking provides an opportunity to expand the city's network of small recycling points to complement larger community recycling centres. Provision of well located high quality cycle parking suitable to the type of development and to users is an essential component of the Council's efforts to encourage cycling.

Tourism

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The spatial strategy should also identify areas of pressure where existing tourism provision is having adverse impacts on the environment or the quality of life and health and wellbeing of local communities, and where further development is not appropriate.

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- b) Proposals for tourism related development will take into account:
 - i. The contribution made to the local economy;
 - ii. Compatibility with the surrounding area in terms of the nature and scale of the activity and impacts of increased visitors;

- iii. Impacts on communities, for example by hindering the provision of homes and services for local people;
 - iv. Opportunities for sustainable travel and appropriate management of parking and traffic generation and scope for sustaining public transport services particularly in rural areas;
 - v. Accessibility for disabled people;
 - vi. Measures taken to minimise carbon emissions;
 - vii. Opportunities to provide access to the natural environment.
- c) Development proposals that involve the change of use of a tourism-related facility will only be supported where it is demonstrated that the existing use is no longer viable and that there is no requirement for alternative tourism-related facilities in the area.
 - d) Proposals for huts will be supported where the nature and scale of the development is compatible with the surrounding area and the proposal complies with relevant good practice guidance.
 - e) Development proposals for the reuse of existing buildings for short term holiday letting will not be supported where the proposal will result in:
 - i. An unacceptable impact on local amenity or the character of a neighbourhood or area; or
 - ii. The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits.

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Guidance for Businesses

Page 551

March 2018

Agenda Item 8.1

Guidance for Businesses



Who is this guidance for?

This guidance is intended to assist businesses in preparing applications to change the use of a property or carry out alterations to a business premises.



Policy Context

This document interprets policies in the *Edinburgh Local Development Plan*. Relevant policies are noted in each section and should be considered alongside this document.



Business Gateway

Business Gateway offers businesses free practical help and guidance. Whether you're starting up or already running a business, and provide access to business support and information services.

To get more information on help for your business, or to book an appointment with our experienced business advisers please contact our Edinburgh office.

Contact details:

Business Gateway (Edinburgh Office)
Waverley Court
4 East Market Street
Edinburgh
EH8 8BG
Tel: 0131 529 6644

Email: bglothian@bgateway.com

www.bgateway.com

This guidance was initially approved in December 2012 and incorporates additional text on short term commercial visitor accommodation approved in February 2013, and minor amendments approved in February 2014, February 2016 and March 2018.

Cover image courtesy of Edinburgh World Heritage.

Misc: Student Housing, Radio Telecommunications, Open Space Strategy etc.

This document and other non-statutory guidance can be viewed at: www.edinburgh.gov.uk/planningguidelines

Listed Buildings and Conservation Areas

If the building is listed or located within a Conservation Area, guidance on *Listed Buildings and Conservation Areas* must also be considered. Boxes throughout this guideline give specific information relating to Listed Buildings and Conservation Areas. You can check if your property is listed or located within a conservation area on the Council's website www.edinburgh.gov.uk/planning

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Do I need Planning Permission?

Planning Permission

Planning permission is required for many alterations, and changes of use. However, some work can be carried out without planning permission; this is referred to as 'permitted development'. Permitted development is set out in legislation.

Common enquiries are set out in the relevant chapters of this document.

If you believe your building work is 'permitted development', you can apply for a *Certificate of Lawfulness* to confirm that the development is lawful and can go ahead. This can be applied for online at www.eplanning.scot

What is a change of use?

Most properties are classified under categories known as a 'Use Class'. For example, shops are grouped under Class 1 and houses under Class 9. Some uses fall outwith these categories and are defined as 'sui generis', meaning 'of its own kind'. This is set out in The Use Classes (Scotland) Order 1997 (as amended).

Changing to a different use class is known as a change of use and may require planning permission, although some changes between use classes are allowed without planning permission. Planning permission is not required when both the present and proposed uses fall within the same 'class' unless there are specific restrictions imposed by the council. *The Scottish Government Circular 1/1998* contains guidance on use classes.

Listed Buildings and Conservation Areas

Fewer alterations are considered to be permitted development and most changes to the outside of a building, including changing the colour, require planning permission. More information on other consents which may be required is included on the next page.

Listed Building Consent

Listed building consent is required for works affecting the character of listed buildings and also applies to the interior of the building and any buildings within the curtilage. Planning permission may also be required in addition to Listed Building Consent. If your building is listed, specific guidance on *Listed Buildings and Conservation Areas* must also be considered along with this document.

What Other Consents Might Be Required?

Advertisement Consent

Advertisements are defined as any word, letter, model, sign, placard, board, notice, awning, blind, device or representation, whether illuminated or not, and employed wholly or partly for the purpose of advertisement, announcement or direction.

While many advertisements require express consent, certain types do not need express consent as they have 'deemed consent'. You can check this by consulting *The Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984*.

Advertisements displayed in accordance with the advert regulations do not require advertisement consent.

Building Warrant

Converted, new or altered buildings may require a Building Warrant. There is more Building Standards information at www.edinburgh.gov.uk/buildingwarrants. For detailed information please go to the [Scottish Government website](http://www.scottish.gov.uk).

Road Permit

You must get a permit to the Council if you want to carry out work in or to occupy a public street. A *road permit* will be required if forming a new access or driveway or if placing a skip or excavation in a public road. It will also be required for scaffolding or to occupy a portion of the road to place site huts, storage containers, cabins, materials or contractors

plant, to put up a tower crane or to operate mobile cranes, hoists and cherry pickers from the public highway. For more information contact the Areas Roads Manager in your *Neighbourhood Team*.

Licensing

Some activities, such as the sale and supply of alcohol or late hours catering, require a licence. Please contact *Licensing* for more information on 0131 529 4208 or email licensing@edinburgh.gov.uk.

The Civic Government (Scotland) Act 1982 (Licensing of houses in Multiple Occupation) Order 2000, requires operators of HMOs to obtain a licence allowing permission to be given to occupy a house as a HMO where it is the only or principal residence of three or more unrelated people.

Table and Chairs Permit

If your business sells food and drink you may be able to get a permit from the Council to put tables and chairs on the public pavement outside your business.

A *tables and chairs permit* allows you to put tables and chairs on the public pavement between 9am and 9pm, seven days a week and is issued for either six or twelve months. For more information please email TablesChairsPermits@edinburgh.gov.uk or phone 0131 529 3705.

Biodiversity

Some species of animals and plants are protected by law. Certain activities, such as killing, injuring or

capturing the species or disturbing it in its place of shelter, are unlawful. It is also an offence to damage or destroy a breeding site or resting place (or obstruct access to).

If the presence of a European Protected Species (such as a bat, otter or great crested newt) is suspected, a survey of the site must be taken. If it is identified that an activity is going to be carried out that would be unlawful, a license may be required.

More information on European Protected Species, survey work and relevant licenses is available on the [Scottish Natural Heritage website](http://www.scottishnaturalheritage.gov.uk).

Trees

If there are any trees on the site or within 12 meters of the boundary, they should be identified in the application. Please refer to *the Edinburgh Design Guidance (chapter 3.5)* for advice.

All trees in a Conservation Area or with a Tree Preservation Order are protected by law, making it a criminal offence to lop, top, cut down, uproot wilfully, damage or destroy a tree unless carried out with the consent of the council. To apply for works to trees, go to www.eplanning.scot.

Changing a Residential Property to a Commercial Use

What does this chapter cover?

Changes of use to:

- guest houses
- short term commercial visitor accommodation
- house in multiple occupation (HMOs)
- private day nurseries
- running a business from home

Page 556 This guideline is not intended to address new hotel development which is covered by [Edinburgh Local Development Plan](#) (LDP) Policy Emp 10 Hotel Development.

Where an extension to a residential property is required to then run a business from home, please refer to the [Guidance for Householders](#) to understand what permissions are required.

When is planning permission required?

Some activities within a residential property can be undertaken without requiring planning permission. Some common enquiries are given below.

What should I do if it is permitted development?

If you believe planning permission is not required, you can apply for a [Certificate of Lawfulness](#) for legal confirmation.

Using your home as a guest house

Planning permission will not be required for the use of a house as a bed and breakfast or guest house if:

- The house has less than four bedrooms and only one is used for a guest house or bed and breakfast purpose
- The house has four or more bedrooms and no more than two bedrooms are used for a guest house or bed and breakfast purpose

Planning permission will always be required if a flat is being used as a guest house or bed and breakfast, regardless of the number of rooms.

Short Term Commercial Visitor Accommodation

The change of use from a residential property to short term commercial visitor accommodation may require planning permission. In deciding whether this is the case, regard will be had to:

- The character of the new use and of the wider area
- The size of the property
- The pattern of activity associated with the use including numbers of occupants, the period of use, issues of noise, disturbance and parking demand, and
- The nature and character of any services provided.

Houses of Multiple Occupation (HMOs)

The sharing of accommodation by people who do not live together as a family is controlled at the point at which there is considered to be a material change of use. For houses, Class 9 of the Town and Country Planning (Use Classes) (Scotland) Order 1997 considers this to be when more than 5 people are living together, other than people living together as a family. As with houses, the Council would also expect a material change of use to occur in flats when more than 5 unrelated people share accommodation. All planning applications for Houses in Multiple Occupancy (HMOs) are assessed using LDP Policy Hou 7: Inappropriate Uses in Residential Areas, having regard to the advice below.

Private day nurseries

The change of use from a residential property to a private day nursery requires planning permission.

Where child minding is undertaken from a residential property, whether a change to a private day nursery has occurred will be assessed on a case by case basis. Consideration will be given to the number of children, the frequency of activity and the duration of stay. The criteria under 'Running a business from home' should also be considered.

Running a business from home

Proposals which comply with all the following may not need planning permission, but always check with the council first.

- There should be no change in the character of the dwelling or the primary use of the area. For example signage, display of commercial goods, increased pedestrians and vehicular movements, noise etc.
- There should be no more than the parking of a small vehicle used for commercial and personal purposes within the curtilage of a dwelling house.
- Any ancillary business should not be detrimental to the amenity of the area by reason of noise, vibration, smell, fumes, smoke, ash, dust, or grit.
- There should be no impact on the amenity or character of the area as a result of visitors or deliveries to the property.
- The primary use of the property must be domestic and any members of staff on the premises should have no impact on the amenity and character of the property.

What to consider if planning permission is required

Policy Hou 7

Sets out when uses will not be permitted in predominately residential or mixed use areas i.e. uses which would have a materially detrimental effect on the living conditions of nearby residents.

Amenity

Proposals for a change of use will be assessed in terms of their likely impact on neighbouring residential properties. Factors which will be considered include background noise in the area and proximity to nearby residents.

In the case of short stay commercial leisure apartments, the Council will not normally grant planning permission in respect of flatted properties where the potential adverse impact on residential amenity is greatest.

In the case of private day nurseries, whether nearby residential uses overlook the garden will also be considered. This is due to the potential for increased noise to those households.

Road Safety and Parking

The *car parking standards* define the levels of parking that will be permitted for new development and depends on the scale, location, purpose of use and the number of staff. Parking levels will also be dependent on the change of use and proximity to public transport.

The existing on-street parking and traffic situation will be important considerations in this assessment. The location should be suitable to allow people and deliveries to be dropped-off and collected safely. This is especially important for children going to and from a private day nursery. The potential impact on vulnerable road users – cyclists and pedestrians – will also be a consideration.

Parking in Gardens

The provision of new car parking should have regard to character and setting of the property and should normally preserve a reasonable amount of front garden. In a conservation area parking in the front garden would only be considered if there was an established pattern and it was part of the character of the area. Parking in the front garden of a listed building is not likely to be supported and there is normally a presumption against loss of original walling and railings and loss of gardens. Further information on the design of parking in gardens can

be found in the *Guidance for Householders*.

Flatted Properties

Change of use in flatted properties will generally only be acceptable where there is a private access from the street, except in the case of HMOs. Nurseries must also benefit from suitable garden space.

Further information

If a proposal has the potential to result in impacts then these should be addressed at the outset so they can be considered by the case officer. Examples of information that may be required include:

- An acoustic report if there is potential for noise impact.
- Details of ventilation systems if the application has the potential to create odour problems, and details of the noise impact of any proposed ventilation system.
- Details of any plant and machinery
- Details of attenuation measures if structure-borne and air-borne vibrations will occur.

Changing to a Food or Drink Use

What does this chapter cover?

Uses such as:

- Restaurants, cafes and snack bars (Class 3)
- Hot food takeaways (Sui Generis)
- Cold food takeaways which are classed as a shop (Class 1)
- Public houses and bars (Sui Generis)
- Class 7 uses (hotels and hostels) licensed or intending to be licensed for the sale of alcohol to persons other than residents or persons other than those consuming meals on the premises. i.e. with a public bar.

It does not include:

- Class 7 uses (hotels and hostels) without a public bar.

When is planning permission required?

Some food and drink uses do not require planning permission. Information on some common enquiries is given on this page.

Changing a shop to Class 3 use or hot food takeaway

Planning permission is required for a change of use from a shop to a hot food takeaway or to a Class 3 use, such as a café or restaurant. Whether this change has, or will occur will be determined on a case by case basis. Regard will be given to:

- Concentration of such uses in the locality
- The scale of the activities and character and appearance of the property
- Other considerations are the impact on vitality and viability, the effect on amenity and potential road safety and parking problems.

Selling cold food for consumption off the premises

Businesses selling cold food for consumption off the premises, such as sandwich bars, fall within Class 1 shop use. If the building is already in use as a shop then permission is not required.

Some secondary uses alongside the main uses also do not need permission; this is dependant on the scale of the activity.

Ancillary uses which are not likely to require planning permission in addition to a Class 1 shop use are:

- The sale of hot drinks
- The provision of one microwave oven and/or one soup tureen
- Seating constituting a very minor element to the overall use. The limit will vary according to the size and layout of the premises
- An appropriately sized café in a larger unit, such as a department store, if it is a relatively minor proportion of the overall floorspace and operates primarily to service the shop's customers.

What should I do if it is permitted development?

If you believe planning permission is not required, you can apply for a *Certificate of Lawfulness* for legal confirmation.

What to consider if planning permission is required

Protecting Shops

Policies Ret 9-11

Set out which locations a non-shop use is acceptable. These policies should be considered if a shop will be lost as part of the changes. In some areas of the City, the loss of a shop use will not be permitted. In other areas, certain criteria must be met.

Policy Hou 7

sets out when uses will not be permitted in predominantly residential or mixed use areas.

Policy Ret 11

Sets out when food and drink establishments will not be permitted.

Restaurants, cafés, snack bars and other Class 3 Uses

Proposals will be supported in principle in the following locations:

- Throughout the Central Area
- In designated shopping centres
- In existing clusters of commercial uses, provided it will not lead to an unacceptable increase in disturbance, on-street activity or anti-social behaviour to the detriment of the living conditions of nearby residents.

Proposals in predominantly housing areas will not normally be permitted.

Hot Food Takeaways

With the exception of proposals within areas of restriction (shown on the next page), proposals will be supported in principle in the following locations:

- Throughout the Central Area
- In designated shopping centres
- In existing clusters of commercial uses, provided it will not lead to an unacceptable increase in disturbance, on-street activity or anti-social behaviour to the detriment of the living conditions of nearby residents.

Proposals in the areas of restriction will only be accepted if there will be no adverse impact upon existing residential amenity caused by night-time activity. Where acceptable, this will normally be controlled through conditions restricting the hours of operation to 0800 to 2000.

Proposals in predominantly housing areas will not normally be permitted.

Where a restaurant's trade is primarily in-house dining but a minor element is take-away food then this still falls within the Class 3 use. Where take-away is a minor component of the business it will not require planning permission.

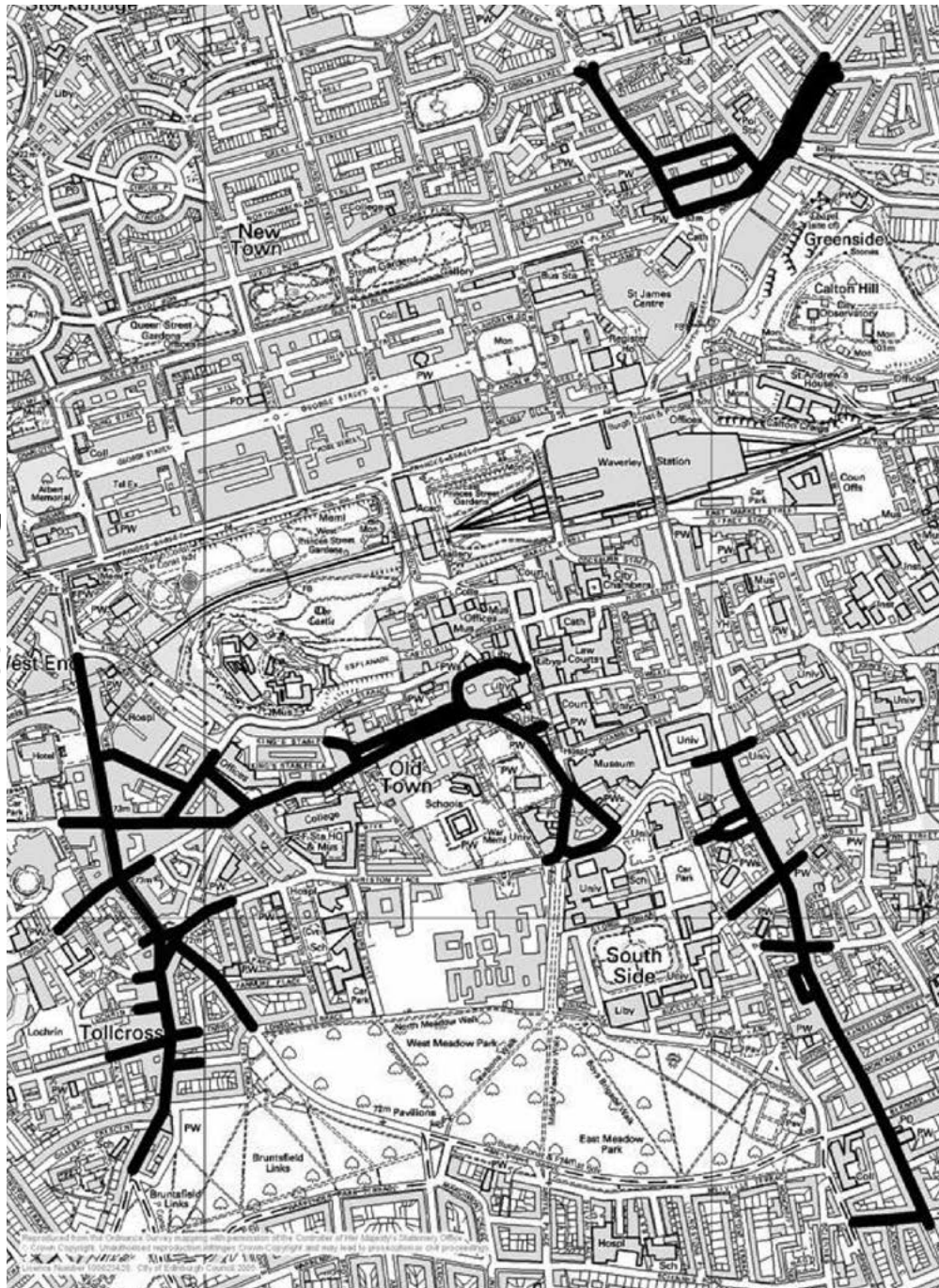
Public houses, entertainment venues and hotels outwith Class 7 (Hotels and Hostels)

In all locations, these uses should be located so as not to impinge on residential surroundings. Accordingly, such developments, with the exception of public houses designed as part of a new build development, will not be allowed under or in the midst of housing¹

There will be a presumption against new public houses and entertainment venues in the areas of restriction (shown on Page 10). Proposals for extensions to venues in the areas of restriction will only be accepted if there will be no adverse impact of the residential amenity caused by night time activity.

Proposals in predominantly housing areas and residential side streets will not normally be permitted.

[1] "Under or in the midst of housing" means a) where there is existing residential property above the application site or premises; or b) where there is existing residential property immediately adjoining two or more sides of the building or curtilage comprising the application site. "Residential property" means dwelling houses, flats or houses in multiple occupancy and includes any vacant units.



Ventilation

If the use is acceptable in principle, establishments with cooking on the premises must satisfy ventilation requirements to ensure that they do not impinge on the amenity of the residential area or other neighbourhoods.

An effective system for the extraction and dispersal of cooking odours must be provided. Details of the system, including the design, size, location and finish should be submitted with any planning application. A report from a ventilation engineer may also be required where it is proposed to use an internal route in an existing building for ventilation ducting.

The ventilation system should be capable of achieving 30 air changes an hour and the cooking effluvia ducted to a suitable exhaust point to ensure no cooking odours escape or are exhausted into neighbouring premises.

Conditions shall be applied to ensure the installation of an effective system before any change of use is implemented, and/or the restriction of the form and means of cooking where necessary.

On a listed building or in a conservation area, the use of an internal flue should be explored before considering external options. The flue would need planning permission and listed building consent in its own right.

Design

Any external duct should be painted to match the colour of the existing building to minimise its visual impact.

Location

Ventilation systems should be located internally. Where this is not practicable, systems located to the rear may be considered.

Noise

Conditions may be put in place to ensure that there is no increase in noise that will affect the amenity of the area.

The map identifies areas of restriction. These are areas of mixed but essentially residential character where there is a high concentration of hot food takeaways, public houses and entertainment venues.

Changing a Commercial Unit to Residential Use

When is permission required?

Planning permission is required to convert a business to a house or flat. Permission will also be required for physical alterations to any external elevation. Listed building consent, where relevant, may also be required.

What to consider if planning permission is required

Protected shops

Policies Ret 9-11

set out when a non-shop use is acceptable. They should be considered if a shop will be lost as part of the changes.

In some areas of the city, the loss of a shop use will not be permitted. In other areas, certain criteria must be met. These policies should be considered for more information.

Amenity

Policy Hou 5

Sets out the criteria to be met by proposals to convert to residential use.

Applications for a change of use will need to prove that the quality and size of accommodation created is satisfactory.

Units with insufficient daylight will be unacceptable; proposals should fully meet the council’s daylight requirements in the [Edinburgh Design Guidance](#). Basement apartments with substandard light will only be accepted where the remainder of the created unit represents a viable unit in its own right with regards to adequate daylight.

Dwelling sizes should meet the following minimum requirements and exceeding these standards is encouraged. Provision of cycle and waste storage is encouraged and may be required in some instances.

Number of Bedrooms	Minimum Gross Floor Area (sq m)
Studio	36
1 (2 persons)	52
2 (3 persons)	66
2 (4 persons)	81
3 (4 persons)	81
Larger Dwellings	91

Design

New designs should be of a high quality and respect their context

1. Consider the architectural or historic merit of the shopfront and its context and identify an appropriate design from one of the following three basic approaches.

Retain the shopfront



Henderson Street

Retaining the existing shopfront and adapting it for residential use is a simple method of conversion and ensures the property fits well within its context. Where the shopfront is of architectural or historic merit this will be the only appropriate design.

A design which retains the shop front could be used in residential areas or within a row of shops.

Simple contemporary design



Royal Park Terrace

Simple contemporary designs are often the most successful. The existing structural openings should be retained and any features of architectural or historic merit retained and restored. High quality materials should be used.

A simple contemporary design could be used in residential areas or within a row of shops.

Residential appearance

Conversions with a residential appearance are rarely successfully achieved. Attention should be paid to structural openings, materials and detailing to ensure the new residential property does not stand out from its context.

Windows which are a version of those on the upper floors in terms of proportions, location and detail are usually most appropriate. Doors should relate to the scale of the building and should not result in a cluttered appearance.

Paint work should be removed to expose the stone or toned to match the building above.

A design with a residential appearance may be appropriate in residential areas but not within a row of shops.



Consider the privacy of residents

To create privacy within the property, shutters or moveable screens behind the window could be considered as an alternative to frosted glass. Where considered acceptable, frosted glass should not occupy more than 50% of the height of the window. Retaining recessed doors also provides a degree of separation from the street. Metal gates could also be added.

Altering a Shopfront

There should always be a presumption to improve, where possible, a poor shopfront.

Understanding your shopfront

Policy Des 12

sets out the principles for altering a shopfront

Page 563

1. Consider the period of the building and the style of the shopfront

Shopfronts come in many styles, reflecting the different periods of architecture in Edinburgh. Those of architectural merit or incorporating traditional features or proportions should be retained and restored.

2. Determine whether there are any original or important architectural features or proportions which need to be retained

The pilasters, fascia, cornice and stallriser form a frame around the window and should be retained. Recessed doorways, including tiling, should not be removed. Original proportions should be retained.



Pilasters



Cornice



Stallriser

3. Identify any inappropriate additions which should be removed

Large undivided areas of plate glass can be appropriate within a small shopfront, however over a larger area can appear like a gaping hole over which the upper storeys look unsupported.

Large deep fascia boards and other claddings should be removed and any original features reinstated.

Page 564



Deep Fascia



Proportions



Cladding

Good Example

At 37-41 Nicolson Street, Edinburgh, restoration work has been carried out to remove modern additions and unveil the original Victorian shopfront of 'McIntyre's Drapery Stores'. Architectural features, including the cornice, pilasters and glazing bars have been exposed. Views into the store have now been opened up and the shop is more noticeable in the street.



Context

Shopfronts should be designed for their context

1. Consider the relationship of the frontage to the rest of the street

The relationship of the frontage to the established street pattern should be considered, particularly in terms of fascia and stallriser height and general proportions. Alterations should preserve and strengthen the unity of the street.



One shopfront across two separate buildings will not normally be acceptable as it disrupts the vertical rhythm of the facades above.



Good Examples



St Stephen Street



William Street



Grassmarket

New Design

New designs should be of high quality and respect their surroundings

1. Identify the features or proportions which will need to be retained or restored

The pilasters and frame should be retained, even if the rest of the frontage is not of sufficient quality to merit retention.

Poorly designed fascias and pilasters do not make up a well composed frame. Pilasters should not be flat to the frontage and fascias should not exceed one-fifth of the overall frontage height or be taken over common staircases. Stallrisers should be in proportion to the frontage.

Cornice which continues from the adjacent frontages will require to be restored. No part of the frontage should be located above this.

2. Consider the design and materials to be used

Where a new frontage is considered appropriate, there is no particular correct style. Modern designs will be considered acceptable providing they incorporate high quality materials, are well proportioned, and retain any features of architectural merit.

Reproduction frontages should be based on sound historical precedent in terms of archival evidence or surviving features.

Appropriate spacing and cornice should be used to create a visual break between the frontage and the building above.

2. Consider the relationship to features on the upper floors

Where units have a narrow frontage and vertical emphasis, they should retain their individual integrity, rather than attempting to achieve uniformity with adjoining properties.



Good Examples



Barclay Place



Bread Street

In general, natural and traditional materials, such as timber, stone, bronze, brick and render should be used. These should be locally sourced from renewable or recycled materials, wherever possible. Frontages clad in incongruous materials will not be acceptable.

Paint and Colour

When is permission required?

Planning permission, and where relevant listed building consent, will be required to paint a building which is listed or within a conservation area, including a change of colour.

Planning Permission will not be required to paint an unlisted building out with conservation areas. However the painting and colour of a building should reflect its character and the area.

Good Example



Victoria Street

Listed Buildings and Conservation Areas

Paint

Unpainted stonework and other good quality materials should not be painted.

Colour Schemes

The creation of a strong identify for a business must come second to an appropriate balance with the context. Colour schemes should clarify the architectural form and not apply alien treatments and design. The most successful are simply schemes which employ only one or two colours.

Muted or dark colours are preferable.

Uniform Appearance

Coordinated paint schemes are encouraged and should be retained where present. In particular, common details, such as arches and pilasters, should have a uniform treatment. Similar lettering and signage should also be used.

The range of colours within a block should be limited.

Security

1. Determine whether a security device is necessary and consider alternative solutions

Security devices should not harm the appearance of the building or street. Toughened glass or mesh grilles could be used as an alternative to security shutters.



2. If a device is considered acceptable, consider its location in relation to the window

Where shutters are not common within the immediate area, they should be housed internally, running behind the window.

Elsewhere, shutters should be housed behind the fascia or a sub-fascia.

Shutters should not be housed within boxes which project from the front of the building.



3. Identify an appropriate shutter design

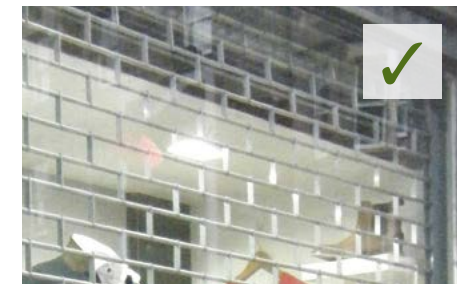
Solid roller shutters are unacceptable. They do not allow window shopping at night, the inability to view the inside of the shop can be a counter security measure and they tend to be a target for graffiti.



Roller shutters of the non-solid type may be acceptable in a perforated, lattice, brick bond or open weave pattern. Shutters made up of interlocking clear polycarbonate sheets running externally to the glass may also be acceptable.



Where there is evidence of early timber shutters, they should be restored to working order or replaced to match.



Listed Buildings and Conservation Areas

Externally mounted shutters will not be considered acceptable.

The most appropriate security method is toughened glass. Internal open lattice shutters or removable mesh grilles may also be acceptable.

Metal gates are most appropriate on recessed doors.

Shutters should be painted an appropriate colour, sympathetic to the rest of the frontage and immediate area.

Blinds and Canopies

1. Consider whether a blind or canopy is appropriate on the building

Blinds and canopies should not harm the appearance of the building or street.

Traditional projecting roller blinds, of appropriate quality, form and materials, will be considered generally acceptable

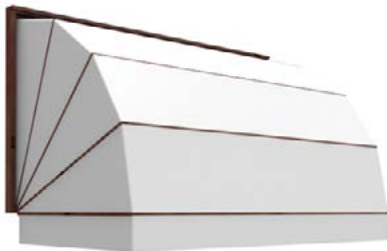
Dutch canopies will not be acceptable on traditional frontages where important architectural elements would be obscured.

Listed Buildings and Conservation Areas

Dutch canopies will not be acceptable on listed buildings or in conservation areas.

Blinds and canopies will not be considered acceptable on domestic fronted buildings.

Solar glass and film are acceptable alternative methods of protecting premises from the sun, providing they are clear and uncoloured.



Dutch canopy

2. If acceptable, consider the location of the blind or canopy

Blinds and canopies should fold back into internal box housings, recessed within the frontage. They must not be visually obtrusive or untidy when retracted.



Boxes housing blinds and canopies that project from the building frontage will not be acceptable.

Blinds and canopies will not be acceptable above the ground floor level.



3. Determine an appropriate design and materials

Blinds and canopies must be made of high quality fabric. Shiny or high gloss materials in particular will not be supported.

An advert, including a company logo or name, on a blind or canopy will need advertisement consent.



Automatic Teller Machines

1. Consider whether an ATM will be acceptable

ATMs should not impact upon the character of the building or area.

Free standing ATMs add to street clutter and will not be considered acceptable.

ATMs may be considered acceptable when integrated into a frontage, providing no features of architectural or historic interest will be affected and the materials and design are appropriate.

2. If acceptable, consider the location, design and access

Consideration should be given to pedestrian and road safety. Terminals should be sited to avoid pedestrian congestion at street corners and narrow pavements. The assessment of the impact on road safety will include any potential increase in the number of vehicles stopping, visibility and sightlines.

The use of steps for access to ATMs should be avoided and the units should be suitable for wheelchair access.

Where ATMs are removed, the frontage should be reinstated to match the original.

Listed Buildings and Conservation Areas

Consideration should first be given to locating the ATM internally. For guidance on internal alterations, consider the Listed Buildings and Conservation Area guidance.

Externally, ATMs should be located in a concealed position on the façade, within an inner vestibule or on a side elevation.

ATMs should not be fitted to finely detailed façades or shopfronts of historic or architectural merit. They will not be acceptable where stone frontages, architectural features or symmetry will be disturbed. New slappings (knocking a hole through a wall to form an opening for a door, window etc) will be discouraged.

Only one ATM will be allowed on the exterior of any building.

Where acceptable, the ATM should not be surrounded by coloured panels or other devices and signage should not be erected. The ATM and any steps or railings, where necessary, should be formed in high quality materials and be appropriate to the area. Surrounding space should match the façade in material and design.

Permissions Required

ATMs which materially affect the external appearance of a building require planning permission. Listed building consent may also be required for an ATM on a listed building. In addition, advertisement consent may be required for any additional signage.

Air Conditioning and Refrigeration

Location

Air conditioning and refrigeration units should not be located on the front elevation or any other conspicuous elevations of buildings, including roofs and the flat roofs of projecting frontages.

It will normally be acceptable to fix units to the rear wall. These should be located as low as possible.

Design

Units should be limited in number, as small as practicably possible and painted to tone with the surrounding stonework or background.

Listed Buildings and Conservation Areas

The preferred location for units on listed buildings and within conservation areas are:

- standing within garden or courtyard areas (subject to appropriate screening and discreet ducting)
- Within rear basement areas
- Inconspicuous locations on the roof (within roof valleys or adjacent to existing plant). However, in the New Town Conservation Area and World Heritage Site, aerial views will also be considered.
- Internally behind louvers on inconspicuous elevations. This should not result in the loss of original windows.

Where it is not practicably possible to locate units in any of the above locations, it may be acceptable to fix units to the wall of an inconspicuous elevation, as low down as possible.

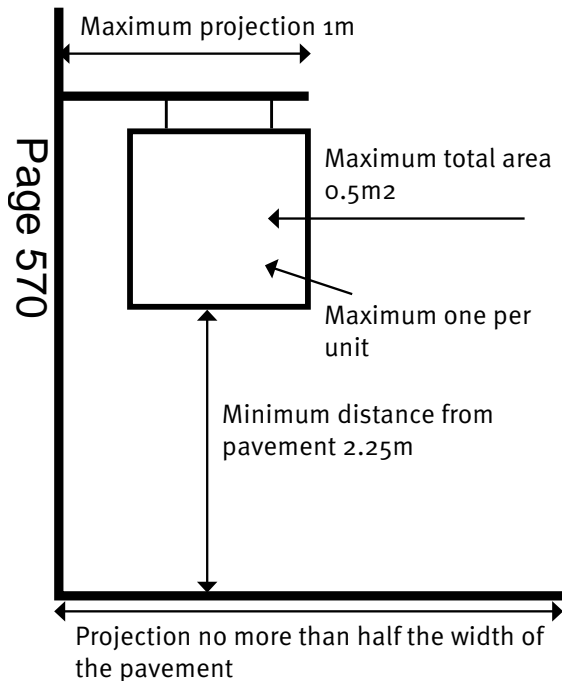
Units should be limited in number, as small as practicably possible and painted to tone with the surrounding stonework or background.

Ducting must not detract from the character of the building.

Signage and Advertisements

1. Consider the scale, location and materials of the advertisement and any lettering

High level signage is not normally considered acceptable.



NB. Dimensions may be reduced for smaller frontages

Projecting and Hanging Signs

Traditional timber designs are most appropriate on traditional frontages.



Fascia

Box fascia signs applied to existing fascias are not considered acceptable.

Individual lettering should not exceed more than two thirds the depth of the fascia, up to a maximum of 450mm.

Princes Street

Projecting signs and banners will not be supported. Illumination must be white and static.

Listed Buildings and Conservation Areas

Signage obscuring architectural details is not acceptable.

Signage should be timber, etched glass or stainless steel; synthetic materials are not appropriate.

Signage should harmonise with the colour of the shopfront.

Applied fascia boards/panels will not normally be acceptable. Lettering shall be applied directly onto the original fascia. If there is an existing applied fascia board/panel in place, this should a) be removed and the original fascia restored, or b) an appropriate new fascia applied but only where there is no original fascia.

Letters must be individual and hand painted.

On buildings of domestic character, lettering or projecting signs are not acceptable. Guidance on alternative signage is given on the next page.

2. Consider an appropriate method of illumination

External illumination will only be acceptable if unobtrusive.

Individual letters should be internally or halo lit. Discreet spotlights painted out to match the backing material or fibre optic lighting may also be acceptable. Illumination must be static and no electrical wiring should be visible from outside of the premises. White illumination is preferable.

Projecting signs should only be illuminated by concealed trough lights.

LED strip lighting to illuminate signage may be acceptable where it can be positioned discreetly on the shop front.

3. Consider alternative advertisements

Internal Advertisements

Advertisements behind the glass should be kept to a minimum to allow maximum visibility into the premises.



Listed Buildings and Conservation Areas

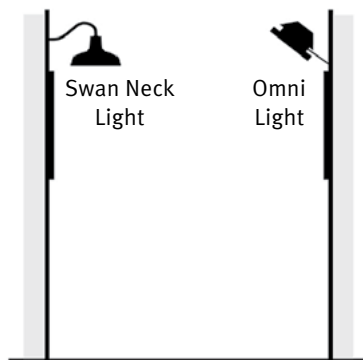
Basement properties

Basement properties may be identified by a name plate or modest sign on the railings, or where they don't exist, discreet and well designed pole mounted signs may be acceptable.



Listed Buildings and Conservation Areas

Swan neck lights, omni-lights on long arms or trough lights along the fascia will not normally be acceptable. Letters should be halo or internally lit.



Directional Signs

Advance directional signs outwith the curtilage of the premises to which they relate are not acceptable unless particular circumstances justify a relaxation.

Guest Houses

Houses in residential use (Class 9) but with guest house operations should not display signs, except for an official tourism plaque or a window sticker.

For properties operating solely as a guest house (Class 7), any pole signs located in front gardens should not exceed 0.5sq metres in area.

Buildings of domestic character

On buildings of domestic character, identification should consist of a brass or bronze nameplate, smaller than one stone. Where the building is in hotel use, consideration will be given to painted lettering on the fanlight or a modest sign on the railings.



HAPPY TO TRANSLATE

ترجمہ ککے حاضر آماندہر سہلے انوباد کررر

يسعدنا توفير الترجمة MOŻEMY PRZETŁUMACZYĆ 很樂意翻譯

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Guidance for Businesses

April 2023

Page 573



Guidance for Businesses



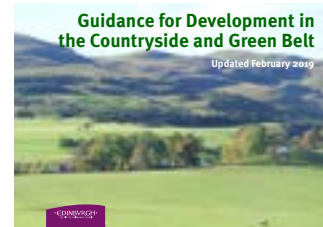
Who is this guidance for?

This guidance is intended to assist businesses in preparing applications to change the use of a property or carry out alterations to a business premises.



Policy Context

This document interprets policies in the *Edinburgh Local Development Plan*. Relevant policies are noted in each section and should be considered alongside this document.



Misc: Student Housing, Radio Telecommunications, Open Space Strategy etc.

This document and other non-statutory guidance can be viewed at: www.edinburgh.gov.uk/planningguidelines

Listed Buildings and Conservation Areas

If the building is listed or located within a Conservation Area, guidance on *Listed Buildings and Conservation Areas* must also be considered. Boxes throughout this guideline give specific information relating to Listed Buildings and Conservation Areas. You can check if your property is listed or located within a conservation area on the Council's website www.edinburgh.gov.uk/planning

Business Gateway

Business Gateway offers businesses free practical help and guidance. Whether you're starting up or already running a business, and provide access to business support and information services.

To get more information on help for your business, or to book an appointment with our experienced business advisers please contact our Edinburgh office.

Contact details:

Business Gateway (Edinburgh Office)
Waverley Court
4 East Market Street
Edinburgh
EH8 8BG
Tel: 0131 529 6644

Email: bglothian@bgateway.com

www.bgateway.com

This guidance was initially approved in December 2012 and incorporates additional text on short term commercial visitor accommodation approved in February 2013, and minor amendments approved in February 2014, February 2016, March 2018 and February 2019.

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Do I need Planning Permission?

Planning Permission

Planning permission is required for many alterations, and changes of use. However, some work can be carried out without planning permission; this is referred to as 'permitted development'. Permitted development is set out in legislation.

Common enquiries are set out in the relevant chapters of this document.

If you believe your building work is 'permitted development', you can apply for a [Certificate of Lawfulness](#) to confirm that the development is lawful and can go ahead. This can be applied for online at www.eplanning.scot

What is a change of use?

Most properties are classified under categories known as a 'Use Class'. For example, shops are grouped under Class 1 and houses under Class 9. Some uses fall outwith these categories and are defined as 'sui generis', meaning 'of its own kind'. This is set out in The Use Classes (Scotland) Order 1997 (as amended).

Changing to a different use class is known as a change of use and may require planning permission, although some changes between use classes are allowed without planning permission. Planning permission is not required when both the present and proposed uses fall within the same 'class' unless there are specific restrictions imposed by the council. The Scottish Government Circular 1/1998 contains guidance on use classes.

Listed Buildings and Conservation Areas

Fewer alterations are considered to be permitted development and most changes to the outside of a building, including changing the colour, require planning permission. More information on other consents which may be required is included on the next page.

Listed Building Consent

Listed building consent is required for works affecting the character of listed buildings and also applies to the interior of the building and any buildings within the curtilage. Planning permission may also be required in addition to Listed Building Consent. If your building is listed, specific guidance on [Listed Buildings and Conservation Areas](#) must also be considered along with this document.

What Other Consents Might Be Required?

Advertisement Consent

Advertisements are defined as any word, letter, model, sign, placard, board, notice, awning, blind, device or representation, whether illuminated or not, and employed wholly or partly for the purpose of advertisement, announcement or direction.

While many advertisements require express consent, certain types do not need express consent as they have 'deemed consent'. You can check this by consulting [The Town and Country Planning \(Control of Advertisements\) \(Scotland\) Regulations 1984](#).

Advertisements displayed in accordance with the advert regulations do not require advertisement consent.

Illuminated shopfront signage in a conservation area requires advertisement consent.

Building Warrant

Converted, new or altered buildings may require a Building Warrant. There is more Building Standards information at www.edinburgh.gov.uk/buildingwarrants. For detailed information please go to the [Scottish Government website](#).

Road Permit

You must get a permit to the Council if you want to carry out work in or to occupy a public street. A [road permit](#) will be required if forming a new access or driveway or if placing a skip or excavation in a public road. It will also be required for scaffolding

or to occupy a portion of the road to place site huts, storage containers, cabins, materials or contractors plant, to put up a tower crane or to operate mobile cranes, hoists and cherry pickers from the public highway. For more information contact the Areas Roads Manager in your [Neighbourhood Team](#).

Licensing

Some activities, such as the sale and supply of alcohol or late hours catering, require a licence. Please contact [Licensing](#) for more information on 0131 529 4208 or email licensing@edinburgh.gov.uk.

[The Civic Government \(Scotland\) Act 1982 \(Licensing of houses in Multiple Occupation\) Order 2000](#), requires operators of HMOs to obtain a licence allowing permission to be given to occupy a house as a HMO where it is the only or principal residence of three or more unrelated people.

Table and Chairs Permit

If your business sells food and drink you may be able to get a permit from the Council to put tables and chairs on the public pavement outside your business.

A [tables and chairs permit](#) allows you to put tables and chairs on the public pavement between 9am and 9pm, seven days a week and is issued for either six or twelve months. For more information please email TablesChairsPermits@edinburgh.gov.uk or phone 0131 529 3705.

Biodiversity

Some species of animals and plants are protected

by law. Certain activities, such as killing, injuring or capturing the species or disturbing it in its place of shelter, are unlawful. It is also an offence to damage or destroy a breeding site or resting place (or obstruct access to).

If the presence of a European Protected Species (such as a bat, otter or great crested newt) is suspected, a survey of the site must be taken. If it is identified that an activity is going to be carried out that would be unlawful, a license may be required.

More information on European Protected Species, survey work and relevant licenses is available on the [Scottish Natural Heritage website](#).

Trees

If there are any trees on the site or within 12 meters of the boundary, they should be identified in the application. Please refer to [the Edinburgh Design Guidance \(chapter 3.5\)](#) for advice.

All trees in a Conservation Area or with a Tree Preservation Order are protected by law, making it a criminal offence to lop, top, cut down, uproot wilfully, damage or destroy a tree unless carried out with the consent of the council. To apply for works to trees, go to www.eplanning.scot.

Trade Waste

Proposals for commercial use of a property should ensure that there will be sufficient storage space off street to store segregated waste containers, in line with the Council's Trade Waste policy.

Changing a Residential Property to a Commercial Use

What does this chapter cover?

Changes of use to:

- private day nurseries
- house in multiple occupation (HMOs)
- running a business from home
- guest house
- short term let accommodation

Private day nurseries

The change of use from a residential property to a private day nursery requires planning permission.

Where child minding is undertaken from a residential property, whether a change to a private day nursery has occurred will be assessed on a case by case basis. Consideration will be given to the number of children, the frequency of activity and the duration of stay. The criteria under 'Running a business from home' should also be considered.

Houses of Multiple Occupation (HMOs)

The sharing of accommodation by people who do not live together as a family is controlled at the point at which there is considered to be a material change of use. For houses, Class 9 of the Town and Country Planning (Use Classes) (Scotland) Order 1997 considers this to be when more than 5 people are living together, other than people living together as a family. As with houses, the Council would also expect a material change of use to occur in flats when more than 5 unrelated people share accommodation. All planning applications for Houses in Multiple Occupation (HMOs) are assessed using LDP Policy Hou 7: Inappropriate Uses in Residential Areas, having regard to the advice below.

Running a business from home

Proposals which comply with all the following may not need planning permission, but always check with the council first.

- There should be no change in the character of the dwelling or the primary use of the area. For example, signage, display of commercial goods, increased pedestrians and vehicular movements, noise etc.
- There should be no more than the parking of a small vehicle used for commercial and personal purposes within the curtilage of a dwelling house.
- Any ancillary business should not be detrimental to the amenity of the area by reason of noise, vibration, smell, fumes, smoke, ash, dust, or grit.
- There should be no impact on the amenity or character of the area as a result of visitors or deliveries to the property.
- The primary use of the property must be domestic and any members of staff on the premises should have no impact on the amenity and character of the property.

This guideline is not intended to address new hotel development which is covered by [Edinburgh Local Development Plan \(LDP\) Policy Emp 10 Hotel Development](#).

Where an extension to a residential property is required to then run a business from home, please refer to the [Guidance for Householders](#) to understand what permissions are required.

When is planning permission required?

Some activities within a residential property can be undertaken without requiring planning permission. Some common enquiries are given below.

What should I do if it is permitted development?

If you believe planning permission is not required, you can apply for a [Certificate of Lawfulness](#) for legal confirmation.

Using your home as a guest house

Planning permission will not be required for the use of a house as a bed and breakfast or guest house if:

- The house has less than four bedrooms and only one is used for a guest house or bed and breakfast purpose
- The house has four or more bedrooms and no more than two bedrooms are used for a guest house or bed and breakfast purpose.

Planning permission will always be required if a flat is being used as a guest house or bed and breakfast, regardless of the number of rooms.

Short Term Let Accommodation

The city-wide Edinburgh Short-term Let (STL) Control Area came into force on 5 September 2022, which means that the use of a residential property for short term let accommodation will constitute a change of use requiring planning permission provided that:

- It is not a private tenancy under Section 1 of the Private Housing (Tenancies) (Scotland) Act 2016;
- It is not a tenancy of a dwellinghouse (or part of one) where all or part of the dwellinghouse is the principal home of the landlord or occupier;
- Sleeping accommodation is provided to one or more persons for one or more nights for commercial consideration (i.e. an exchange of money);
- No person to whom sleeping accommodation is provided is an immediate family member of the person by whom the accommodation is being provided;

- The accommodation is not provided for the principal purpose of facilitating the provision of work or services to the person by whom the accommodation is being provided or to another member of that person’s household;
- The accommodation is not provided by an employer to an employee in terms of a contract of employment for the better performance of the employee’s duties; and
- The accommodation is not a hotel, boarding house, guest house, hostel, residential accommodation where care is provided to people in need of care, hospital or nursing home, residential school, college or training centre, secure residential accommodation (including a prison, young offenders institution, detention centre, secure training centre, custody centre, short-term holding centre, secure hospital, secure local authority accommodation or use as military barracks), a refuge, student accommodation or an aparthotel.

These legal requirements are set out in the Town and Country Planning (Scotland) Act 1997 and the Town and Country Planning (Short-term Let Control Areas) (Scotland) Regulations 2021. Further detail is contained in Annex B of the Scottish Government’s Planning Circular 1 of 2021 – Establishing a Short-term Let Control Area.

On 1 October 2022, the licensing scheme under the Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) Order 2022 (the STL Licensing Order) will open to receive applications for short-term let licenses. The requirement to have an STL licence is separate from any need to have planning permission.

In Edinburgh, due to the STL Control Area, to lawfully operate a secondary let STL under an STL licence, there will be a need to either have planning permission in place, or an ongoing application for planning permission, or have it in place confirmation from the Council that planning permission is not required. In the event that the planning application and any related appeal is refused, the STL licence holder cannot lawfully continue to operate the secondary let STL in terms of their licence.

“Secondary letting” means a short-term let consisting of the entering into an agreement for the use of accommodation, which is not, or not part of, the licence holder’s only or principal home.

Further guidance on licensing can be found on the [Council’s website](#).

What to consider if planning permission is required

Policy Hou 7

Sets out when uses will not be permitted in predominately residential or mixed use areas i.e. uses which would have a materially detrimental effect on the living conditions of nearby residents.

Amenity

Proposals for a change of use will be assessed in terms of their likely impact on neighbouring residential properties. Factors which will be considered include background noise in the area and proximity to nearby residents.

In the case of private day nurseries, whether nearby residential uses overlook the garden will also be considered. This is due to the potential for increased noise to those households.

Road Safety and Parking

The *car parking standards* define the levels of parking that will be permitted for new development and depends on the scale, location, purpose of use and the number of staff. Parking levels will also be dependent on the change of use and proximity to public transport.

The existing on-street parking and traffic situation will be important considerations in this assessment. The location should be suitable to allow people and deliveries to be dropped-off and collected safely. This is especially important for children going to and from a private day nursery. The potential impact on vulnerable road users – cyclists and pedestrians – will also be a consideration.

Parking in Gardens

The provision of new car parking should have regard to character and setting of the property and should normally preserve a reasonable amount of front garden. In a conservation area parking in the front garden would only be considered if there was an established pattern and it was part of the character of the area. Parking in the front garden of a listed building is not likely to be supported and there is normally a presumption against loss of original walling and railings and loss of gardens. Further information on the design of parking in gardens can be found in the *Guidance for Householders*.

Flatted Properties

Change of use in flatted properties will generally only be acceptable where there is a private access from the street, except in the case of HMOs. Nurseries must also benefit from suitable garden space.

Further information

If a proposal has the potential to result in impacts then these should be addressed at the outset so they can be considered by the case officer. Examples of information that may be required include:

- An acoustic report if there is potential for noise impact.
- Details of ventilation systems if the application has the potential to create odour problems, and details of the noise impact of any proposed ventilation system.
- Details of any plant and machinery
- Details of attenuation measures if structure-borne and air-borne vibrations will occur.

Short Term Let Accommodation

Applications for a change of use to short term let accommodation will be assessed and determined against the development plan, both with respect to LDP policy Hou 7 and National Planning Framework 4 (NPF 4) policy 30(e), and material considerations. The table below principally provides guidance in respect of LDP Policy Hou 7. It may also provide some assistance in considering NPF 4 Policy 30 (e) (i). This table is not relevant to the consideration of NPF 4 Policy 30 (e) (ii).

<p>The character of the new use and of the wider area.</p>	<p>Where the location is predominantly commercial in character and there are no residential properties in nearby, adverse impacts on amenity are less likely. This means it is more likely short-term lets (STLs) can be supported in such locations.</p> <p>Where the location is mixed in character (residential / commercial) regard will be had to the nature of surrounding uses and the proximity of the proposal site to residential properties. Where there is likely to be a further deterioration on residential amenity in such mixed areas, it is unlikely that short term let proposals will be supported.</p> <p>Where the street has a quiet nature or low ambient noise levels (particularly at night-time), STL will not generally be supported. No weight will be given to the existence of neighbouring unlawful STLs as justification for the grant of planning permission for an STL.</p> <p>The Planning service will assess the merits of any proposal against its impact on the lawful planning use of nearby properties. Where the area is wholly residential, it is unlikely that short-term let proposals will be supported.</p>
<p>The size of the property.</p>	<p>Larger properties can have a greater capacity for guests. Where there are greater numbers of guests, there is increased potential for noise and disturbance. Both the number and size of rooms will be taken into account when considering this.</p>
<p>The pattern of activity associated with the use including numbers of occupants, the period of use, issues of noise, disturbance, and parking demand.</p>	<p>If the property is accessed off a stair where there are other flats off that stair, it is very unlikely that a change of use will be supported. This is because it has been found that existing residents of flats within stairs are particularly affected by the pattern of activity which often results from STL use where multiple sets of guests stay for short periods of time throughout the year. Guests of the short-term let properties can arrive late at night and make noise and cause disturbance in a way which residents of that stair would not, given they will know of the impacts that they have on one another and be able to manage those impacts in a neighbourly way. Examples of disturbance include bumping suitcases up stair and using washing machines in the middle of the night.</p> <p>If the property does have its own main door access regard must be had to the other criteria within this table.</p> <p>Planning permission is granted to property rather than individuals, which means that property can change hands and be operated in a different way than was intended by the applicant for planning permission. Because of this, when considering the pattern of activity associated with a use, only limited regard can be had to how an applicant intends to manage that.</p> <p>It should be noted that licensing of STLs is separate from the planning system.</p>
<p>The nature and character of any services provided.</p>	<p>Where there is access to a communal garden which can be used by existing residential properties, or where there is a garden that would form part of the curtilage of an STL and would be in close proximity to residential gardens, STLs will generally not be supported. Where parking is provided, this will be considered within the context of the Council’s parking policies and guidance.</p>

Changing to a Food or Drink Use

What does this chapter cover?

Uses such as:

- Restaurants, cafes and snack bars (Class 3)
- Hot food takeaways (Sui Generis)
- Cold food takeaways which are classed as a shop (Class 1)
- Public houses and bars (Sui Generis)
- Class 7 uses (hotels and hostels) licensed or intending to be licensed for the sale of alcohol to persons other than residents or persons other than those consuming meals on the premises. i.e. with a public bar.

It does not include:

- Class 7 uses (hotels and hostels) without a public bar.

When is planning permission required?

Some food and drink uses do not require planning permission. Information on some common enquiries is given on this page.

Changing a shop to Class 3 use or hot food takeaway

Planning permission is required for a change of use from a shop to a hot food takeaway or to a Class 3 use, such as a café or restaurant. Whether this change has, or will occur will be determined on a case by case basis. Regard will be given to:

- Concentration of such uses in the locality
- The scale of the activities and character and appearance of the property
- Other considerations are the impact on vitality and viability, the effect on amenity and potential road safety and parking problems.

What should I do if it is permitted development?

If you believe planning permission is not required, you can apply for a [Certificate of Lawfulness](#) for legal confirmation.

Selling cold food for consumption off the premises

Businesses selling cold food for consumption off the premises, such as sandwich bars, fall within Class 1 shop use. If the building is already in use as a shop then permission is not required.

Some secondary uses alongside the main uses also do not need permission; this is dependant on the scale of the activity.

Ancillary uses which are not likely to require planning permission in addition to a Class 1 shop use are:

- The sale of hot drinks
- The provision of microwaves, soup tureens and/or toasted sandwich machines.
Note: hotplates for the cooking of food will generally not be acceptable in a class 1 establishment
- Seating constituting a very minor element to the overall use. The limit will vary according to the size and layout of the premises
- An appropriately sized café in a larger unit, such as a department store, if it is a relatively minor proportion of the overall floorspace and operates primarily to service the shop's customers.

What to consider if planning permission is required

Protecting Shops

Policies Ret 9-11

Set out which locations a non-shop use is acceptable. These policies should be considered if a shop will be lost as part of the changes. In some areas of the City, the loss of a shop use will not be permitted. In other areas, certain criteria must be met.

Policy Hou 7

sets out when uses will not be permitted in predominantly residential or mixed use areas.

Policy Ret 11

Sets out when food and drink establishments will not be permitted.

Restaurants, cafés, snack bars and other Class 3 Uses

Proposals will be supported in principle in the following locations:

- Throughout the Central Area
- In designated shopping centres
- In existing clusters of commercial uses, provided it will not lead to an unacceptable increase in disturbance, on-street activity or anti-social behaviour to the detriment of the living conditions of nearby residents.

Proposals in predominantly housing areas will not normally be permitted.

Hot Food Takeaways

With the exception of proposals within areas of restriction (shown on the next page), proposals will be supported in principle in the following locations:

- Throughout the city centre area as shown in the adopted Edinburgh Local Development Plan (LDP)
- In designated shopping centres as shown in the LDP
- In existing clusters of commercial uses, provided it will not lead to an unacceptable increase in disturbance, on-street activity or anti-social behaviour to the detriment of the living conditions of nearby residents.

Proposals in the areas of restriction will only be accepted if there will be no adverse impact upon existing residential amenity caused by night-time activity. Where acceptable, this will normally be controlled through conditions restricting the hours of operation to 0800 to 2000.

Proposals in predominantly housing areas will not normally be permitted.

Where a restaurant's trade is primarily in-house dining but a minor element is take-away food then this still falls within the Class 3 use. Where take-away is a minor component of the business it will not require planning permission.

You can find out whether a site is located in the city centre area or a designated shopping centre through the online proposals map for the LDP, which can be accessed via the following link: <https://edinburghcouncil.maps.arcgis.com/apps/webappviewer/index.html?id=d1e3d872be424df5b89469de72bb03bd>

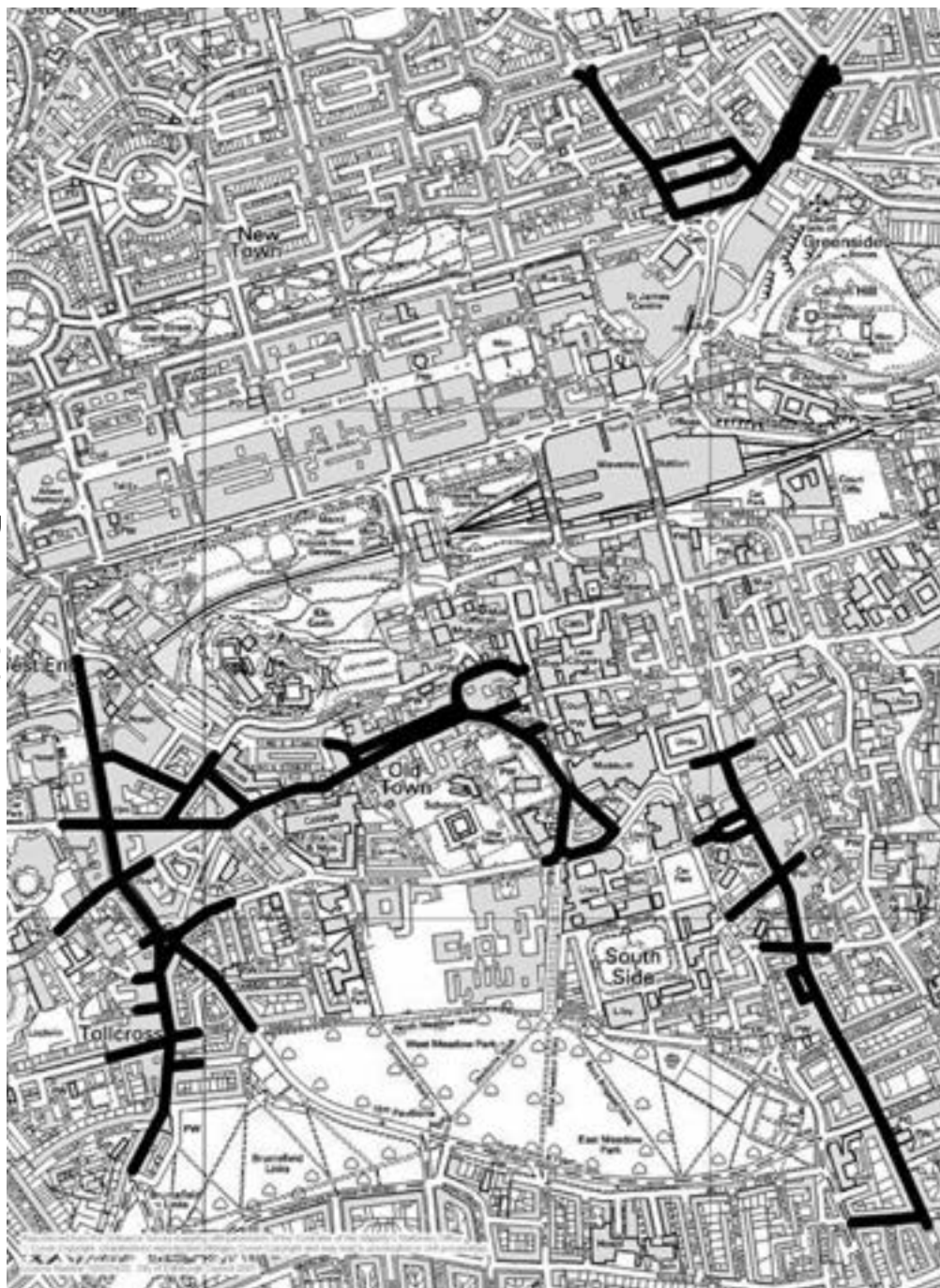
Public houses, entertainment venues and hotels outwith Class 7 (Hotels and Hostels)

In all locations, these uses should be located so as not to impinge on residential surroundings. Accordingly, such developments, with the exception of public houses designed as part of a new build development, will not be allowed under or in the midst of housing¹

There will be a presumption against new public houses and entertainment venues in the areas of restriction (shown on Page 10). Proposals for extensions to venues in the areas of restriction will only be accepted if there will be no adverse impact of the residential amenity caused by night time activity.

Proposals in predominantly housing areas and residential side streets will not normally be permitted.

[1] "Under or in the midst of housing" means a) where there is existing residential property above the application site or premises; or b) where there is existing residential property immediately adjoining two or more sides of the building or curtilage comprising the application site. "Residential property" means dwelling houses, flats or houses in multiple occupancy and includes any vacant units.



Ventilation

If the use is acceptable in principle, establishments with cooking on the premises must satisfy ventilation requirements to ensure that they do not impinge on the amenity of the residential area or other neighbourhoods.

An effective system for the extraction and dispersal of cooking odours must be provided. Details of the system, including the design, size, location and finish should be submitted with any planning application. A report from a ventilation engineer may also be required where it is proposed to use an internal route in an existing building for ventilation ducting.

The ventilation system should be capable of achieving 30 air changes an hour and the cooking effluvia ducted to a suitable exhaust point to ensure no cooking odours escape or are exhausted into neighbouring premises.

Conditions shall be applied to ensure the installation of an effective system before any change of use is implemented, and/or the restriction of the form and means of cooking where necessary.

On a listed building or in a conservation area, the use of an internal flue should be explored before considering external options. The flue would need planning permission and listed building consent in its own right.

Design

Any external duct should be painted to match the colour of the existing building to minimise its visual impact.

Location

Ventilation systems should be located internally. Where this is not practicable, systems located to the rear may be considered.

Noise

Conditions may be put in place to ensure that there is no increase in noise that will affect the amenity of the area.

The map identifies areas of restriction. These are areas of mixed but essentially residential character where there is a high concentration of hot food takeaways, public houses and entertainment venues.

Changing a Commercial Unit to Residential Use

When is permission required?

Planning permission is required to convert a business to a house or flat. Permission will also be required for physical alterations to any external elevation. Listed building consent, where relevant, may also be required.

What to consider if planning permission is required

Protected shops

Policies Ret 9-11 set out when a non-shop use is acceptable. They should be considered if a shop will be lost as part of the changes.

In some areas of the city, the loss of a shop use will not be permitted. In other areas, certain criteria must be met. These policies should be considered for more information.

Amenity

Policy Hou 5

Sets out the criteria to be met by proposals to convert to residential use.

Applications for a change of use will need to prove that the quality and size of accommodation created is satisfactory.

Units with insufficient daylight will be unacceptable; proposals should fully meet the council’s daylight requirements in the [Edinburgh Design Guidance](#). Basement apartments with substandard light will only be accepted where the remainder of the created unit represents a viable unit in its own right with regards to adequate daylight.

Dwelling sizes should meet the following minimum requirements and exceeding these standards is encouraged. Provision of cycle and waste storage is encouraged and may be required in some instances.

Number of Bedrooms	Minimum Gross Floor Area (sq m)
Studio	36
1 (2 persons)	52
2 (3 persons)	66
2 (4 persons)	81
3 (4 persons)	81
Larger Dwellings	91

Design

New designs should be of a high quality and respect their context

1. Consider the architectural or historic merit of the shopfront and its context and identify an appropriate design from one of the following three basic approaches.

Retain the shopfront



Henderson Street

Retaining the existing shopfront and adapting it for residential use is a simple method of conversion and ensures the property fits well within its context. Where the shopfront is of architectural or historic merit this will be the only appropriate design.

A design which retains the shop front could be used in residential areas or within a row of shops.

Simple contemporary design



Royal Park Terrace

Simple contemporary designs are often the most successful. The existing structural openings should be retained and any features of architectural or historic merit retained and restored. High quality materials should be used.

A simple contemporary design could be used in residential areas or within a row of shops.

Residential appearance

Conversions with a residential appearance are rarely successfully achieved. Attention should be paid to structural openings, materials and detailing to ensure the new residential property does not stand out from its context.

Windows which are a version of those on the upper floors in terms of proportions, location and detail are usually most appropriate. Doors should relate to the scale of the building and should not result in a cluttered appearance.

Paint work should be removed to expose the stone or toned to match the building above.

A design with a residential appearance may be appropriate in residential areas but not within a row of shops.



Consider the privacy of residents

To create privacy within the property, shutters or moveable screens behind the window could be considered as an alternative to frosted glass. Where considered acceptable, frosted glass should not occupy more than 50% of the height of the window. Retaining recessed doors also provides a degree of separation from the street. Metal gates could also be added.

Altering a Shopfront

There should always be a presumption to improve, where possible, a poor shopfront.

Understanding your shopfront

Policy Des 12

sets out the principles for altering a shopfront

Page 587

1. Consider the period of the building and the style of the shopfront

Shopfronts come in many styles, reflecting the different periods of architecture in Edinburgh. Those of architectural merit or incorporating traditional features or proportions should be retained and restored.

2. Determine whether there are any original or important architectural features or proportions which need to be retained

The pilasters, fascia, cornice and stallriser form a frame around the window and should be retained. Recessed doorways, including tiling, should not be removed. Original proportions should be retained.



Pilasters



Cornice



Stallriser

3. Identify any inappropriate additions which should be removed

Large undivided areas of plate glass can be appropriate within a small shopfront, however over a larger area can appear like a gaping hole over which the upper storeys look unsupported.

Large deep fascia boards and other claddings should be removed and any original features reinstated.



Deep Fascia



Proportions



Cladding

Good Example

At 37-41 Nicolson Street, Edinburgh, restoration work has been carried out to remove modern additions and unveil the original Victorian shopfront of 'McIntyre's Drapery Stores'. Architectural features, including the cornice, pilasters and glazing bars have been exposed. Views into the store have now been opened up and the shop is more noticeable in the street.



Context

Shopfronts should be designed for their context

1. Consider the relationship of the frontage to the rest of the street

The relationship of the frontage to the established street pattern should be considered, particularly in terms of fascia and stallriser height and general proportions. Alterations should preserve and strengthen the unity of the street.



One shopfront across two separate buildings will not normally be acceptable as it disrupts the vertical rhythm of the facades above.



2. Consider the relationship to features on the upper floors

Where units have a narrow frontage and vertical emphasis, they should retain their individual integrity, rather than attempting to achieve uniformity with adjoining properties.



Good Examples



St Stephen Street



William Street



Grassmarket

New Design

New designs should be of high quality and respect their surroundings

1. Identify the features or proportions which will need to be retained or restored

The pilasters and frame should be retained, even if the rest of the frontage is not of sufficient quality to merit retention.

Poorly designed fascias and pilasters do not make up a well composed frame. Pilasters should not be flat to the frontage and fascias should not exceed one-fifth of the overall frontage height or be taken over common staircases. Stallrisers should be in proportion to the frontage.

Cornice which continues from the adjacent frontages will require to be restored. No part of the frontage should be located above this.

2. Consider the design and materials to be used

Where a new frontage is considered appropriate, there is no particular correct style. Modern designs will be considered acceptable providing they incorporate high quality materials, are well proportioned, and retain any features of architectural merit.

Reproduction frontages should be based on sound historical precedent in terms of archival evidence or surviving features.

Appropriate spacing and cornice should be used to create a visual break between the frontage and the building above.

Good Examples



Barclay Place



Bread Street

In general, natural and traditional materials, such as timber, stone, bronze, brick and render should be used. These should be locally sourced from renewable or recycled materials, wherever possible. Frontages clad in incongruous materials will not be acceptable.

Paint and Colour

When is permission required?

Planning permission, and where relevant listed building consent, will be required to paint a building which is listed or within a conservation area, including a change of colour.

Planning Permission will not be required to paint an unlisted building out with conservation areas. However the painting and colour of a building should reflect its character and the area.

Good Example



Victoria Street

Listed Buildings and Conservation Areas

Paint

Unpainted stonework and other good quality materials should not be painted.

Colour Schemes

The creation of a strong identify for a business must come second to an appropriate balance with the context. Colour schemes should clarify the architectural form and not apply alien treatments and design. The most successful are simply schemes which employ only one or two colours.

Muted or dark colours are preferable.

Uniform Appearance

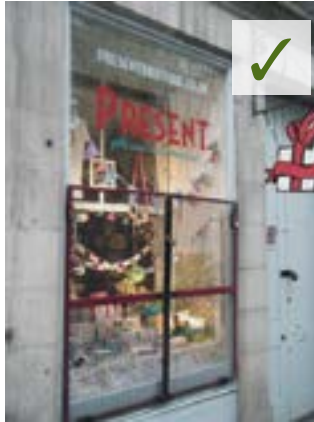
Coordinated paint schemes are encouraged and should be retained where present. In particular, common details, such as arches and pilasters, should have a uniform treatment. Similar lettering and signage should also be used.

The range of colours within a block should be limited.

Security

1. Determine whether a security device is necessary and consider alternative solutions

Security devices should not harm the appearance of the building or street. Toughened glass or mesh grilles could be used as an alternative to security shutters.



2. If a device is considered acceptable, consider its location in relation to the window

Where shutters are not common within the immediate area, they should be housed internally, running behind the window.

Elsewhere, shutters should be housed behind the fascia or a sub-fascia.

Shutters should not be housed within boxes which project from the front of the building.

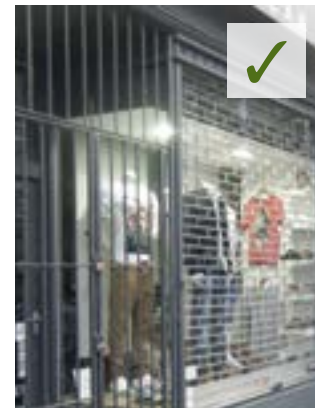


3. Identify an appropriate shutter design

Solid roller shutters are unacceptable. They do not allow window shopping at night, the inability to view the inside of the shop can be a counter security measure and they tend to be a target for graffiti.



Roller shutters of the non-solid type may be acceptable in a perforated, lattice, brick bond or open weave pattern. Shutters made up of interlocking clear polycarbonate sheets running externally to the glass may also be acceptable.



Where there is evidence of early timber shutters, they should be restored to working order or replaced to match.

External roller shutters require planning permission.



Listed Buildings and Conservation Areas

Externally mounted shutters will not be considered acceptable.

The most appropriate security method is toughened glass. Internal open lattice shutters or removable mesh grilles may also be acceptable.

Metal gates are most appropriate on recessed doors.

Shutters should be painted an appropriate colour, sympathetic to the rest of the frontage and immediate area.

Blinds and Canopies

1. Consider whether a blind or canopy is appropriate on the building

Blinds and canopies should not harm the appearance of the building or street.

Traditional projecting roller blinds, of appropriate quality, form and materials, will be considered generally acceptable

Dutch canopies will not be acceptable on traditional frontages where important architectural elements would be obscured.

2. If acceptable, consider the location of the blind or canopy

Blinds and canopies should fold back into internal box housings, recessed within the frontage. They must not be visually obtrusive or untidy when retracted.



Boxes housing blinds and canopies that project from the building frontage will not be acceptable.

Blinds and canopies will not be acceptable above the ground floor level.



3. Determine an appropriate design and materials

Blinds and canopies must be made of high quality fabric. Shiny or high gloss materials in particular will not be supported.

An advert, including a company logo or name, on a blind or canopy will need advertisement consent.



Other works affecting or relating to a shopfront or other business which may require planning and/or listed building consent:

- Installation of garlands, particularly if they are supported by a structure
- Free standing advertisement fixtures, awnings, flagpoles and banners

Where permission is **required** these will generally not be acceptable.

Listed Buildings and Conservation Areas

Dutch canopies will not be acceptable on listed buildings or in conservation areas.

Blinds and canopies will not be considered acceptable on domestic fronted buildings.

Solar glass and film are acceptable alternative methods of protecting premises from the sun, providing they are clear and uncoloured.



Dutch canopy

Automatic Teller Machines

1. Consider whether an ATM will be acceptable

ATMs should not impact upon the character of the building or area.

Free standing ATMs add to street clutter and will not be considered acceptable.

ATMs may be considered acceptable when integrated into a frontage, providing no features of architectural or historic interest will be affected and the materials and design are appropriate.

2. If acceptable, consider the location, design and access

Consideration should be given to pedestrian and road safety. Terminals should be sited to avoid pedestrian congestion at street corners and narrow pavements. The assessment of the impact on road safety will include any potential increase in the number of vehicles stopping, visibility and sightlines.

The use of steps for access to ATMs should be avoided and the units should be suitable for wheelchair access.

Where ATMs are removed, the frontage should be reinstated to match the original.

Listed Buildings and Conservation Areas

Consideration should first be given to locating the ATM internally. For guidance on internal alterations, consider the Listed Buildings and Conservation Area guidance.

Externally, ATMs should be located in a concealed position on the façade, within an inner vestibule or on a side elevation.

ATMs should not be fitted to finely detailed façades or shopfronts of historic or architectural merit. They will not be acceptable where stone frontages, architectural features or symmetry will be disturbed. New slappings (knocking a hole through a wall to form an opening for a door, window etc) will be discouraged.

Only one ATM will be allowed on the exterior of any building.

Where acceptable, the ATM should not be surrounded by coloured panels or other devices and signage should not be erected. The ATM and any steps or railings, where necessary, should be formed in high quality materials and be appropriate to the area. Surrounding space should match the façade in material and design.

Permissions Required

ATMs which materially affect the external appearance of a building require planning permission. Listed building consent may also be required for an ATM on a listed building. In addition, advertisement consent may be required for any additional signage.

Air Conditioning and Refrigeration

Location

Air conditioning and refrigeration units should not be located on the front elevation or any other conspicuous elevations of buildings, including roofs and the flat roofs of projecting frontages.

It will normally be acceptable to fix units to the rear wall. These should be located as low as possible.

Design

Units should be limited in number, as small as practicably possible and painted to tone with the surrounding stonework or background.

Listed Buildings and Conservation Areas

The preferred location for units on listed buildings and within conservation areas are:

- standing within garden or courtyard areas (subject to appropriate screening and discreet ducting)
- Within rear basement areas
- Inconspicuous locations on the roof (within roof valleys or adjacent to existing plant). However, in the New Town Conservation Area and World Heritage Site, aerial views will also be considered.
- Internally behind louvers on inconspicuous elevations. This should not result in the loss of original windows.

Where it is not practicably possible to locate units in any of the above locations, it may be acceptable to fix units to the wall of an inconspicuous elevation, as low down as possible.

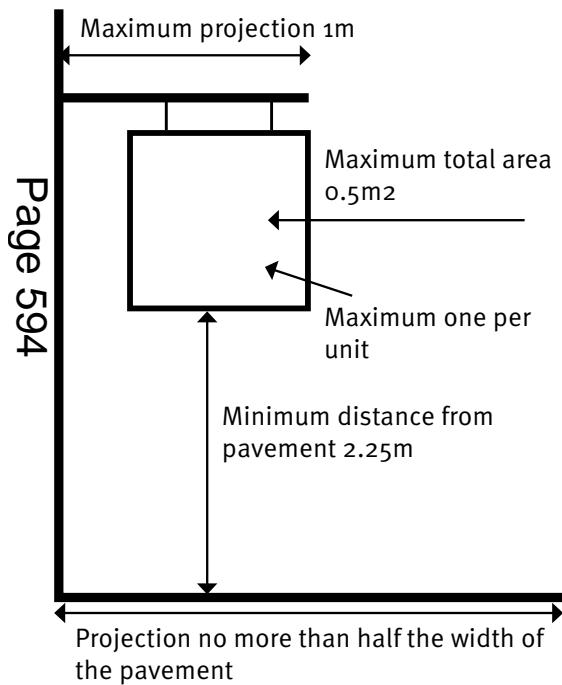
Units should be limited in number, as small as practicably possible and painted to tone with the surrounding stonework or background.

Ducting must not detract from the character of the building.

Signage and Advertisements

1. Consider the scale, location and materials of the advertisement and any lettering

High level signage is not normally considered acceptable.



NB. Dimensions may be reduced for smaller frontages

Projecting and Hanging Signs

Traditional timber designs are most appropriate on traditional frontages.



Fascia

Box fascia signs applied to existing fascias are not considered acceptable.

Individual lettering should not exceed more than two thirds the depth of the fascia, up to a maximum of 450mm.

Princes Street

Projecting signs and banners will not be supported. Illumination must be white and static.

Listed Buildings, Conservation Areas and Royal Mile

Signage obscuring architectural details is not acceptable.

Signage should be timber, etched glass or stainless steel; synthetic materials are not appropriate.

Signage should harmonise with the colour of the shopfront.

Applied fascia boards/panels will not normally be acceptable. Lettering shall be applied directly onto the original fascia. If there is an existing applied fascia board/panel in place, this should a) be removed and the original fascia restored, or b) an appropriate new fascia applied but only where there is no original fascia.

Letters must be individual and hand painted.

On buildings of domestic character, lettering or projecting signs are not acceptable. Guidance on alternative signage is given on the next page.

In the Royal Mile area of Special Control, there are additional controls on advertisements.

2. Consider an appropriate method of illumination

External illumination will only be acceptable if unobtrusive.

Individual letters should be internally or halo lit. Discreet spotlights painted out to match the backing material or fibre optic lighting may also be acceptable. Illumination must be static and no electrical wiring should be visible from outside of the premises. White illumination is preferable.

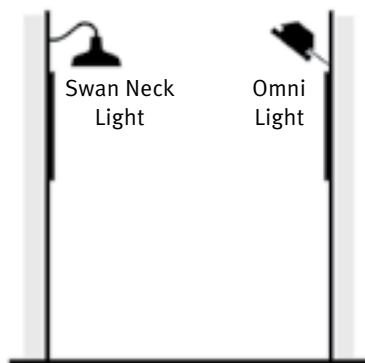
Projecting signs should only be illuminated by concealed trough lights.

LED strip lighting to illuminate signage may be acceptable where it can be positioned discreetly on the shop front.

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Listed Buildings and Conservation Areas

Swan neck lights, omni-lights on long arms or trough lights along the fascia will not normally be acceptable. Letters should be halo or internally lit.



3. Consider alternative advertisements

Internal Advertisements

Advertisements behind the glass should be kept to a minimum to allow maximum visibility into the premises.



Directional Signs/ Temporary On-Street Advertising / A boards

Advance directional signs outwith the curtilage of the premises to which they relate (including 'A boards' and other temporary on-street advertising) will not be permitted.

Guest Houses

Houses in residential use (Class 9) but with guest house operations should not display signs, except for an official tourism plaque or a window sticker.

For properties operating solely as a guest house (Class 7), any pole signs located in front gardens should not exceed 0.5sq metres in area.

Listed Buildings and Conservation Areas

Basement properties

Basement properties may be identified by a name plate or modest sign on the railings, or where they don't exist, discreet and well designed pole mounted signs may be acceptable.



Buildings of domestic character

On buildings of domestic character, identification should consist of a brass or bronze nameplate, smaller than one stone. Where the building is in hotel use, consideration will be given to painted lettering on the fanlight or a modest sign on the railings.

Cycle Storage

Commercial buildings which operate under class 4, 5 or 6 of the use classes order* have permitted development rights to erect a structure for the purpose of the temporary storage of pedal cycles, provided that the following criteria are met:

- The structure will not be sited within the curtilage of a listed building
- If the site is located in a conservation area, the structure will be located within the front curtilage of the commercial building
- The structure will not obstruct the clear line of sight of a road or footpath by the driver of a vehicle entering or leaving the commercial building (a driver's view of pedestrians and drivers on the footpath and road next to the building should not be worsened as a result of the structure being erected)
- The structure would create an obstruction to light to another building

To get written confirmation that you do not require planning permission you can apply for a Certificate of Lawfulness. You can do this online and you will get a decision from us on whether permission is required. This certificate can be used to confirm you do not need permission. It can also be useful should you decide to sell or rent the premises, or if you are asked if you have permission for ancillary buildings.

Note: The planning authority will not provide informal opinions as to whether a building will obstruct either the clear sight of a driver, or light to another building. If you wish to seek clarification as to whether your proposal complies with these requirements in order to be considered permitted development, a certificate of lawfulness must be applied for.

* Use classes order

Class 4 - Business use

- As an office, other than a use within class 2 (financial, professional and other services)
- For research and development of products or processes
- For any industrial process

Being a use which can be carried on in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

Class 5 - General Industrial

Use for the carrying on of an industrial process other than one falling within class 4 (business)

Class 6 - Storage or distribution

Use for storage or as a distribution centre



You can get this document on tape, in Braille, large print and various computer formats if you ask us. Please contact ITS on 0131 242 8181 and quote reference number 21-6965A ITS can also give information on community language translations.

Guidance for Householders

February 2019

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Privacy and outlook

People value privacy within their homes but they also value outlook - the ability to look outside, whether to gardens, streets or beyond. To achieve both, windows either have to be spaced sufficiently far apart so that it is difficult to see into a neighbouring property or windows have to be angled away from one another.

18m is the minimum recommended distance between windows, usually equally spread so that each property's windows are 9 metres from the common boundary.

A frequent objection to a development is loss of a particular view from the neighbour's house. Though private views will not be protected, immediate outlook of the foreground of what can be seen from within a building may be. This means that new development that blocks out the immediate outlook of a dwelling must be avoided.

Side Windows

Windows will only be protected for privacy and light if they themselves accord with policies in terms of distance to the boundary. Windows on side walls or gables - as often found on bungalows, for instance - will not normally be protected as they are not set back sufficiently from the boundary to be "good neighbours" themselves, taking only their fair share of light.

Ground floor windows can sometimes be closer than 9 metres to a boundary if they can be screened in some way, e.g. by a fence or hedge.

Decking, Roof Terraces, Balconies and Rooflights

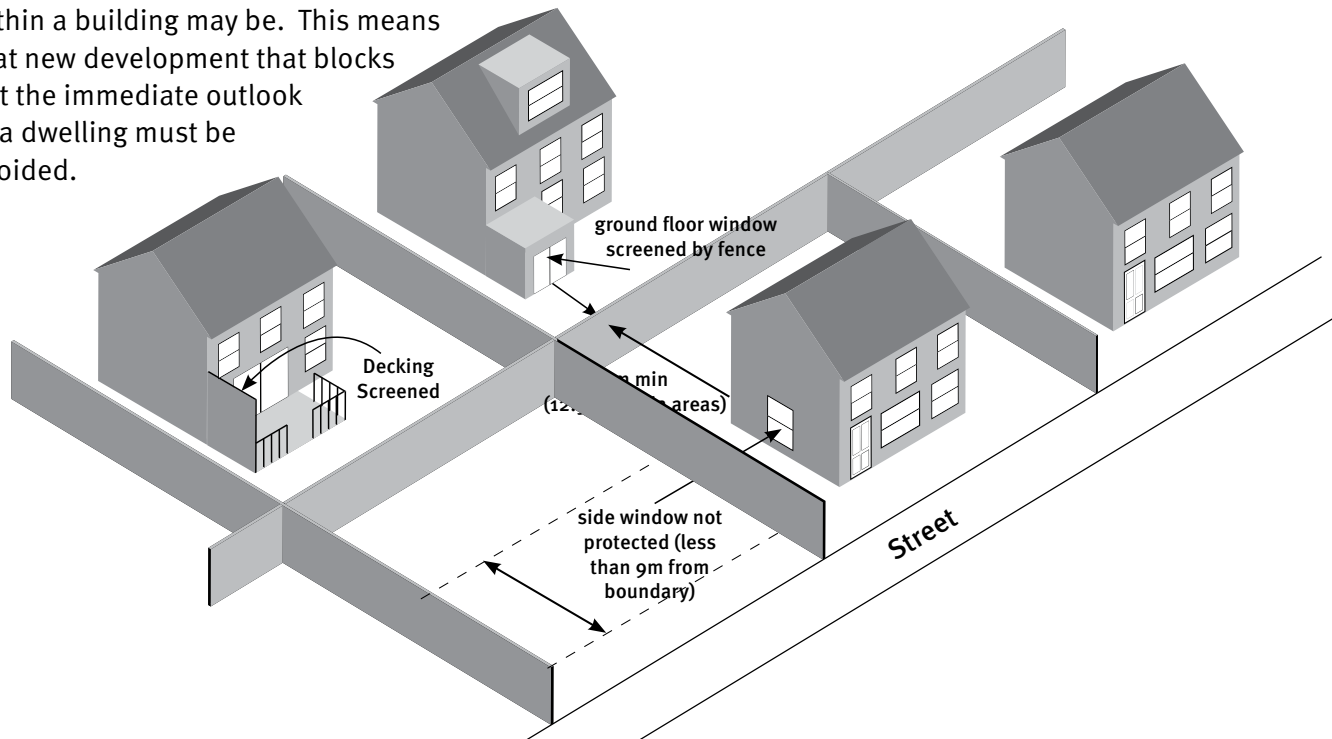
Balconies, roof terraces and decking which are close to boundaries and overlook neighbouring properties can be a major source of noise and privacy intrusion.

Generally, decking should be at, or close to, ground level (taking account of any level changes in the garden ground), of simple design (including barriers and steps), and should not detract from the appearance of the house.

Opportunities for decking may be limited on listed buildings, as it is rarely part of the original character.

Permission for roof terraces and balconies will not be granted where there is significant overlooking into neighbouring property due to positioning and height or if the terracing results in loss of privacy to neighbouring properties.

Rooflights in new extensions that are within 9 metres of the boundary may be acceptable so long as they do not have an adverse impact on the existing privacy of neighbouring properties. Any adverse impacts on privacy may be mitigated if the rooflight(s) is set at a high level above floor level (usually above 1.8 metres).



Listed Buildings and Conservation Areas

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March 2018

Listed Buildings & Conservation Areas

Who is this guidance for?

Anyone considering work to a property within a conservation area or to a listed building.

This guidance provides information on repairing, altering or extending listed buildings and unlisted buildings in conservation areas.

This document and other non-statutory guidance can be viewed at:

www.edinburgh.gov.uk/planningguidelines

This document is divided into two parts:

Part 1. Listed Building Guidance

Part 2. Conservation Area Guidance

Policy Context

This guidance interprets policies in the Edinburgh Local Development Plan which seek to protect the character and setting of listed buildings, and the character and appearance of conservation areas.

This guidance was initially approved in December 2012 and incorporates minor amendments approved in February 2016 and March 2018.



Misc: Student Housing, Radio Telecommunications, Open Space Strategy etc.

March 2018

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- apply** For Planning Permission
- apply** For Listed Building Consent
- apply** For Certificate of Lawfulness

Part1: Listed Buildings

Listed buildings represent the very best examples of the built heritage. They are defined as buildings of special architectural or historic interest and are protected under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. The lists of Buildings of Historic or Architectural Interest are compiled by Historic Scotland on behalf of Scottish Ministers. The term *building* includes structures such as walls and bridges.

There are three categories of listed buildings:

Category A - Buildings of national or international importance, either architectural or historic, or fine little-altered examples of some particular period, style or building type.

Category B - Buildings of regional or more than local importance, or major examples of some particular period, style or building type which may have been altered.

Category C - Buildings of local importance, lesser examples of any period, style, or building type, as originally constructed or moderately altered; and simple traditional buildings which group well with others in categories A and B.

Buildings which relate together in townscape terms or as planned layouts in urban, rural or landed estate contexts, often have their group value stressed by inclusion within 'A' or 'B' groups.

To check whether your property is listed, use our [online map](#).

March 2018

Do I need Listed Building Consent?

Listed buildings are afforded statutory protection. This means that listed building consent is required for the demolition of a listed building, or its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest.

Listing covers the interior as well as the exterior, and includes any object or structure fixed to the building, or which has been included within its curtilage since 1st July, 1948. Listing, therefore, extends to historic fixtures or fittings (plasterwork, chimneypieces, panelling) and items within the curtilage such as stables, mews, garden walls and stone setts. Any proposals to alter unsympathetically, relocate or remove such features are likely to detract from the quality of the setting and are unlikely to be approved.

Listed building consent must be obtained where proposals will alter the character of the listed building, regardless of its category or whether the work is internal or external.

Proposed change will be managed to protect a building's special interest while enabling it to remain in active use. Each proposal will be judged on its own merits. Listing should not prevent adaptation to

modern requirements but ensure that work is implemented in a sensitive and informed manner. The aim is to guard against unsympathetic alterations and prevent unnecessary loss or damage to historic fabric. Any alterations which would seriously detract from or alter the character of a listed building are unlikely to receive consent



Listed building consent is not required for internal redecoration, renewal of bathroom and kitchen fittings, rewiring or new plumbing, provided fittings or internal decorations (such as decorative plaster, murals and paintings) which contribute to the character of the building or structure are not affected.

In considering any application for listed building consent, and also any application for planning permission for development which affects a listed

building or its setting, the Council are required to have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it may possess. In this context, preserving, in relation to a building, means retaining it either in its existing state or subject only to such alterations or extensions as can be carried out without detriment to its character.

The tests for demolition are detailed in the Scottish Historic Environment Policy. No listed building should be demolished unless it has been clearly demonstrated that every effort has been made to retain it. The Council will only approve such applications where they are satisfied that:

- the building is not of special interest; or
- the building is incapable of repair; or
- the demolition of the building is essential to delivering significant benefits to economic growth or the wider community; or
- the repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period.

Repairs which match the original materials and methods and do not affect the character of the building do not usually require listed building consent or planning permission.

You can apply for listed building consent at www.eplanning.scot.

What if the work has already been carried out?

It is a criminal offence to demolish, alter materially or extend a listed building without listed building consent. Alterations may be subject to enforcement action or prosecution at any time. Retrospective applications for listed building consent will be considered on their merits.

Our guidance on [Selling Your House](#) sets out the criteria which will be used to determine whether to take enforcement action against unauthorised works to a listed building. This will help if you are selling a listed property and provides general advice on listed building consent.

What Other Consents Might Be Required?

Planning Permission

Development is defined as the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land.

Planning permission is required for many alterations, additions and changes of use, although some development can be carried out without planning permission. This is ‘[permitted development](#)’.

To determine whether planning permission is required, the [Town and Country Planning \(General Permitted Development\) \(Scotland\) Order 1992](#) or [Government Circular on Permitted Development](#) should be considered.

If you believe your building work is ‘permitted development’, you can apply for a [Certificate of Lawfulness](#). This is a legal document from the Council which confirms that the development is lawful.

In addition, listed building consent may be required regardless of whether planning permission has been granted.

Advertisement Consent

Many advertisements will require advertisement consent, in addition to listed building consent and planning permission. You can check this by consulting or by seeking advice from the Planning Helpdesk.

Building Warrant

Converted, new or altered buildings may require a building warrant, even if planning permission or listed building consent is not required. Please contact Building Standards for more information on 0131 529 7826 or [email: buildingwarrant.applications@edinburgh.gov.uk](mailto:buildingwarrant.applications@edinburgh.gov.uk).

General Principles

The aim of this guideline is to prevent unnecessary loss or damage to historic structures and ensure that proposals will not diminish their interest.

The fact that a building is listed does not mean that changes cannot be made. However, it does mean that any alterations must preserve its character. Any alterations which would seriously detract from or alter the character of a listed building are unlikely to receive consent.

It is strongly advised that specialist advice be sought prior to carrying out any works to a listed building. Without exception, the highest standards of materials and workmanship will be required for all works associated with listed buildings.

Any alterations should protect the character and special interest of listed buildings .

There is a strong presumption against demolition of listed buildings and proposals for demolition will be assessed against the criteria set out in the Scottish Historic Environment Policy.

Repair

Planning permission and listed building consent are not normally required for repairs which match the original materials and methods and do not affect the character of the building. Inappropriate repairs can result in enforcement action or prosecution.

Repairs to listed buildings should always be carried out with care. Matching the original materials and method is important. The use of inappropriate materials and poor repair techniques can accelerate the decay of traditional historic buildings, shorten their lifespan and result in longer-term problems which may result in much higher repair costs.

Stone Repair

Before any repairs are undertaken, the existing stonework details should be carefully categorised for the:

- **Type:** ashlar, random rubble, coursed rubble etc.
- **Tooling:** broached, stugged, polished
- **Joints:** v-jointed, square-jointed, fine-jointed, etc.

An analysis of the stone will also be required to establish its chemical make-up and ensure compatibility with the existing stone.

These details should be respected and repeated, where appropriate, when stone replacement and pointing is carried out. Inappropriate replacements affect the architectural integrity of historic buildings.

It is also imperative to remedy the cause of any decay by eliminating sources of soluble salts, preventing the passage of moisture and rectifying active structural faults.

Indenting

Indenting is the insertion of a new stone to replace one which is damaged or decayed.

Indenting may not always be necessary when a stone has a defect; if the stone can reasonably be expected to survive for another 30 years, it should be left, regardless of its appearance.



Where indenting is appropriate, the indent should be selected to closely match the original stone. Artificial stone should not be used on listed buildings.



There will inevitably be a marked contrast between old and new work. However, within a few years of repair the effects of natural weathering will have gone a long way to remedy this situation. Cosmetic treatment of indented stone, either cleaning the old stone or distressing the new is not recommended.

Partial indenting should not normally be considered. In certain circumstances, small indents may be appropriate on moulded detail, but leaving the damaged stonework may be more acceptable than carrying out a visually intrusive repair.

Stone indents on external original steps and entrance platts are normally the most appropriate method of repair. Concrete screeds to steps and entrance platts are not acceptable.

Redressing

Redressing is the removal of the surface layer from the decayed stone. This may not be appropriate as it can cause considerable damage to the underlying stone and accelerate decay.

Mortar

Mortar repairs to stone should only be used as an extension of pointing to fill in small areas of decay and extend the life of a stone which would otherwise have to be replaced.

In some cases, it may be appropriate to use mortar on sculpted or moulded stonework. However, as mortar is significantly different from stone, ensuring a permanent bond between the two materials will be difficult. Therefore, a mortar repair will have a considerably shorter life than indenting.

Lime mortars will usually be the most appropriate mix. The presence of cement in the mix used for mortar repairs will accelerate decay in the neighbouring stone.

Weather Proofing

In traditional construction, the free movement of water vapour through the fabric of a building in both directions is essential.

The use of silene and silicone treatments to weather proof stone is not recommended because serious damage can occur if condensation builds up within a stone and the process is not reversible.

Mortar Joints and Pointing Repair

The original mortar joints and pointing should be respected, if traditional and causing no damage. Pointing can take many forms (recessed, flush, slaistered etc.) In some instances, small pieces of stone or slate are used in the mortar mix. In cases where it is unclear what existed previously, mortar analysis should be carried out.

Under no circumstances should joints be widened to facilitate the work. Raking out should be done carefully with hand tools; power tools should never be used. It is important that the correct pointing and tools are chosen and used for specific types of joints.

Mortar should be sufficiently resilient to accommodate minor movements in the masonry, but it should never be stronger or denser than adjoining stones. This will cause the mortar to crack and prevent drying out through the joints, causing moisture to evaporate through the stones, accelerating decay.

Lime mortar should be used in most instances. However, as the technology, science and physical properties of pure lime mortars vary considerably from cement gauged mortars, they must be used

carefully. Hard cement mortar should never be used.

Traditional Harls and Renders

Hard cement mixes should not be used for harls and renders. A hard mix will trap a layer of moisture between the harl and the stonework beneath, thus forcing water back into the stone and encouraging accelerated decay. Lime mixes are recommended.

Original harls can be analysed to establish their composition. In order to prepare surfaces for harling and rendering, old cement render should usually be removed. In most cases, it will be more appropriate to use a wet dash rather than a dry dash. It is important that each 'layer' of harl is allowed to dry fully before applying another coat. However, each situation is different and specialist advice should be sought on best practice.

Roofs

Listed building consent will be required for alterations to roofs. Planning permission may also be required, depending on the proposal.

Planning permission and listed building consent are not normally required for repairs which match the original materials and methods and do not affect the character of the building.

The roof, which includes parapets, skews, chimney heads and chimney pots, is an important feature of a building. The retention of original structure, shape, pitch, cladding (particularly colour, weight, texture and origin of slate and ridge material) and ornament is important. Any later work of definite quality which makes a positive contribution to the interest of the building should also be kept.



The restoration of lost roof elements to match the original form will be encouraged.

It is important to use the proper repair techniques and materials for ridges, flashings, mortar fillets



and parapet gutters. Ridges should be replaced to match existing. Most ridges and flashings should be replaced in lead, making sure to use the correct code of lead.

Any change to the roofing material, including alternative slate, will require listed building consent and may require planning permission.

Most traditional roofs within Edinburgh are covered with Scots slates, although other materials, such as Welsh and Cumbrian slates, pantiles and thatch, have also been used. In some instances, materials such as copper may have been used on the roof of a decorative turret. Traditional materials should always be respected and repeated, where appropriate.



Scots slates are becoming increasingly rare and in some circumstances second-hand slates are of poor quality and size. It is preferable in some cases that sound old slates are laid together on visible roof slopes, with new slates used on non-visible roof slopes. Alternatives to Scots slate will be considered on their merits.

It is important to ensure consistency in the texture and grading, and that the new slate matches the colour, size, thickness and surface texture of the original materials as closely as possible.

Concrete tiles or artificial slate should never be used in conjunction with, or as a replacement for real slate. The introduction of slate vents may require listed building consent.

Patterned slating, incorporating fish scale or diamond slates, sometimes in different colours, should be retained and repaired with special care.

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The original gradation of slates should be repeated.

Flat Roofs

Lead is usually the most appropriate covering for the long-term maintenance of flat roofs. Alternatives to lead may be considered acceptable in certain cases. Bituminous felt is not generally appropriate for use on listed buildings.

Chimneys

Removal of all or part of a chimney will require listed building consent and may require planning permission.

Original chimneys should always be retained and repaired as they are an essential feature of traditional buildings and contribute to the historic skyline. Non-original additions to chimneys should be removed.

Chimneys should be repaired using traditional methods to reinstate as original, with particular attention to the detail of the coping stone. Particular care should be taken to retain chimneystacks to their original height.

Detailed records of the original structure should be made where dunting is necessary to ensure correct replacement. Chimney pots should always be replaced to match the original.

Where the original chimneys have been demolished and replaced in brick and render, the rebuilding in stone will be encouraged.

Rainwater goods (guttering, downpipes etc.)



Replacement rainwater goods should match the original, cast iron or zinc should be used where these were the original materials. Other materials such as aluminium may be acceptable, where appropriate.

They should be painted either black or to tone in with the adjacent stonework and roofing respectively.

Railings, Gates, Balconies and Handrails

The erection of railings, gates, balconies and handrails requires listed building consent and planning permission.

Planning permission and listed building consent are not normally required for repairs.

Balconies, gates, railings and handrails are usually formal components in the design of an elevation. They should be maintained and repaired and, if

they have to be replaced, should be erected on a like for like basis. The recommended paint colour is black gloss.

Usually, railings were made from cast iron, although there may be some examples surviving of wrought iron. If the railings no longer exist, it is important to establish what the original railings were like. Remaining sections of iron work may still exist in the cope or on similar neighbouring properties or old photographs and plans can be used. In most cases, cast iron railings fixed individually into the cope should be used.

Railings are normally fixed to stone copes. These should be repaired according to the principles outlined in the previous section on stone repair. Moulded copes and other special details should always be respected and repeated.



External Alterations

Any external alterations, however minimal, may require listed building consent and possibly planning permission.

This section provides guidance on the most common forms of change. You are encouraged to contact Planning to discuss any proposed work.

Where it is proposed to restore lost features, it will be important to ensure that all restorative work is

based on sound physical and documentary evidence of the previous state of the building. This is to ensure that work is carried out in an architecturally and historically correct manner.

Stone Cleaning

Listed building consent is required to stone clean listed buildings. Planning permission is also required for the stonecleaning of any building within a conservation area.

Stone cleaning cannot be undertaken without damaging a building. It can also reveal the scars of age, such as staining, poor previous repairs and surface damage. It may also remove the natural patina, the protective layer on the stone, opening up the surface pore structure and making re-soiling much easier.

There will, therefore be a presumption against the stone cleaning of listed buildings and buildings within conservation areas. Stone cleaning will not be considered acceptable on any street where cleaning has not commenced. Where cleaning of a street has commenced, the issue of reinstating architectural unity will be a material considerations in assessing the merits of individual applications.

Specialist professional skills should be sought to undertake analysis and, where acceptable, design a suitable cleaning method and undertake work.

Applications for stone cleaning should be accompanied by a full drawing and photographic survey.

To assess the most appropriate method of stone

cleaning, applicants will be required to ascertain geological characteristics through laboratory tests.

Stone cleaning methods should be tested on an inconspicuous trial area of two or three stones.

If stone cleaning is approved, post-cleaning photographic records should be submitted and documented for research purposes.

It is expected that most necessary repairs will be identified at the initial application stage. Therefore, consent would be conditional upon a commitment by applicants to undertake a minimum standard of repair subsequent to stonecleaning.

Stone Cleaning Methods

The following are the most common stone cleaning methods. Their inclusion in this guideline is for information only and does not imply their acceptability.

1. Mechanical - Carborundum Disc

This method comprises a hand-held rotary disc with a carborundum pad.

2. Air and Water Abrasive

These methods comprise grits and other abrasive mediums carried by jets of air and/or water.

3. Chemical Cleaning

This method comprises the application of chemicals and a high pressure water wash or pressure steam.

4. Water (High Pressure, Low Pressure, Manual)

When water pressure is used as part of the cleaning method, water is forced into the stone to a depth where natural evaporation will not take place. The water can then percolate down through the fabric of the wall and cause accelerated weathering at lower levels in the building. High pressure water can also cause damage to the stone.

A water wash remains an alternative stone cleaning technique. A low pressure water wash (100-200psi) is the least aggressive method of stone cleaning. However, it will not remove dirt which has combined with the surface to form an insoluble compound. High pressure and/or excessive water can cause surface erosion, pointing wash-out, staining and force water into the core of the wall. Due to the dangers of thermal expansion, water washing should be avoided in frosty conditions.

Paint Removal from Masonry

Paint removal will require planning permission and listed building consent.

The restoration of the original surface through the removal of paint can improve the character and appearance of a building. Where surfaces have been previously painted, the removal of paint will be supported in principle, provided that the proposed removal method does not adversely affect the original surface.

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The removal of paint requires chemical and/or abrasive cleaning to re-expose the stone beneath. Abrasive methods can cause severe damage to the surface and will be unlikely to remove all traces of paint from coarse, porous sandstone. In certain circumstances, a minimally abrasive method may be appropriate to remove the outermost paint layers not in contact with the stone surface. Chemical paint removal varies from paint stripper to a proprietary poultice (a substance placed on the stone to draw out the paint). Each requires extreme caution due to their potentially damaging effects and trial samples should be carried out.

Previous painting could have disguised the poor condition or appearance of the surface so repair work may be required following paint removal. Therefore, consents will be conditional upon a commitment by applicants to undertake a minimum standard of repair subsequent to paint removal.

Where paint removal is not appropriate, the property should be repainted in a matt finish stone coloured paint to tone with the adjoining stonework.

Specialist professional skills should be sought to undertake analysis, design a suitable treatment method and undertake any work.

Graffiti Treatment

Graffiti treatment will require planning permission and listed building consent if the proposed method will affect the character or appearance of the building.

Whilst graffiti can have an adverse impact on the character and appearance of a building and general environment, inappropriate graffiti treatment can cause irreversible and fundamental damage to buildings.

The treatment of graffiti from listed buildings and buildings within conservation areas will generally be supported provided there would be no unacceptable change in the appearance of the historic surface or structural integrity. However, the condition or architectural detailing of the surface or the nature of the graffiti may, in some circumstances, prevent any form of graffiti treatment from being acceptable.



Each site must be assessed on an individual basis and a site specific proposal prepared. Specialist professional skills should be sought to design suitable treatment methods and undertake any work.

At sites where graffiti is a recurring issue or where historic surfaces are vulnerable to the effects of graffiti treatment, alternative strategies may be required to prevent or reduce incidences of graffiti. Lighting, CCTV, physical barriers and the repositioning of fixtures may be required. These may need listed building consent and/or planning permission.

Temporary sacrificial coatings will also be encouraged in areas of persistent graffiti attack, provided there would be no adverse impact on the surface.

The permanent sealing of a surface will result in accelerated decay of the stone leading to expensive repairs and will therefore not be considered acceptable.

Graffiti Removal Methods

Chemical

Includes solvent based paint removers, other organic solvents and alkali-based paint removers or caustic removers.

Physical

Mainly air abrasion but can also include pressure washing and steam cleaning.

Heat

Includes hot pressure washing and steam cleaning, which must be applied at an appropriate pressure for the substrate; and laser treatments which can be labour intensive, slow and expensive.

Painting and Render

Paint which matches the existing in colour and uses traditional materials and methods will not require listed building consent or planning permission.

Painting or rendering of a previously untreated surface will require planning permission and listed building consent, and is unlikely to be acceptable.

Changing the colour of a listed building will need listed building consent. Planning permission will also be required to change the colour of any building located within a conservation area.



External stonework must not be painted or rendered, unless the surface was originally painted or rendered.

Coping stones and the edge of steps should not be painted.

Information on painting a shop or other commercial premises is included within the [Guidance for Businesses](#).

Walls covered with smooth cement render or a harled finish should generally be painted in earth colours or neutrals (grey, cream or beige). Rendered bands to windows should generally be in stone colours.

Extensions and Additions

Listed building consent will be required for extensions or additions to listed buildings. Planning permission may also be required, depending on the proposal.

New extensions on a terraced block may not be acceptable where there are no existing extensions. Where the principle of extending a listed building is acceptable, the extension should be subservient to the main building and will rarely be permitted on principal elevations. Extensions should not normally exceed 50% of the width of any elevation.



It is usually acceptable for an addition to be different and distinguishable from the existing building, in terms of design. The use of high quality materials which complement the main building will be required. In other circumstances it may be appropriate to match the new work to the existing, in which case the new materials should be carefully matched.

The visual separation of extensions is encouraged. In the case of side extensions, they should be set back from the facade and be of a scale that does not affect the overall architectural composition. The effect of any addition on a symmetrical composition will be particularly important.

Encouragement will be given to the removal of inappropriate additions which are of inferior quality and which detract from the listed building. Where there is an existing extension of historic or architectural interest, such as a conservatory or outshot, this should be restored or repaired, rather than replaced.

Shopfront Alterations and Signage



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Specific information is included in Guidance for Businesses. This should be considered alongside this document, where relevant.

Windows

The removal, replacement or alteration of windows will normally require listed building consent.

Repairs and painting which match the existing and use traditional materials and methods will not require listed building consent or planning permission.

Double glazing in listed buildings will require listed building consent.

Where a significant proportion of historic glass (such as Crown, cylinder and drawn sheet) remains on an individual window, it should be retained or re-used.

Secondary glazing is likely to require listed building consent where it will impact on architectural detail or affect the external appearance of the building.

Planning permission may also be required where the replacement or alteration will not match the existing in design, material, size, opening mechanism or proportion. Replacement windows which do not result in a material change to the appearance will not normally require planning permission.

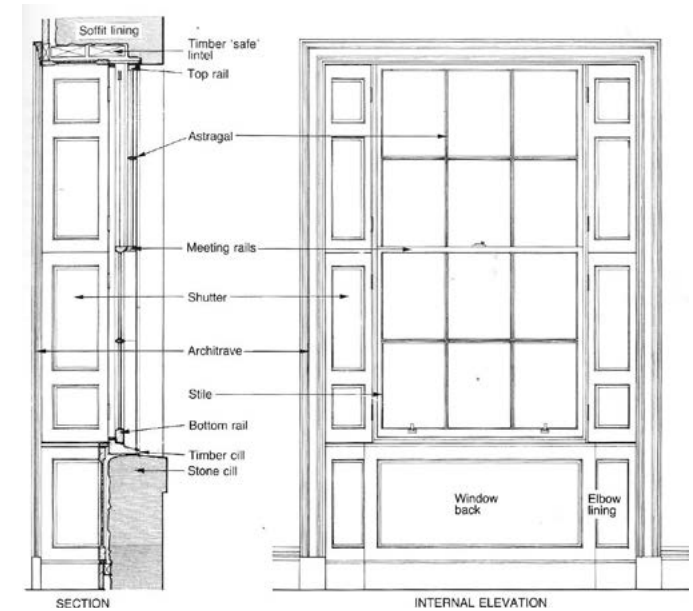
The reinstatement of the original window pattern will normally be encouraged.

Repair and Maintenance

There is a general presumption against the removal of original window frames and glazing; repair and refurbishment is preferred. Decay in timber is usually caused by moisture penetration, which can be prevented by thorough painting, regular maintenance and prompt attention to necessary repairs.

Glazing should be fixed with putty or a glazing compound rather than timber beading.

The thermal performance standard of existing windows can be improved by repair, draught-stripping and working internal shutters.



Openings

Window openings play an important role in establishing the character of an elevation and they should not be altered in their proportions or details.

Proposals to increase the glazing area by removing stone or timber mullions (vertical members between windows which form the divisions between windows) will not normally be granted consent.

Proposals to convert windows into door openings will not be considered acceptable on principal frontages or above garden level on all other elevations. Where acceptable, the width of the existing opening should not be increased. Normally, only one set of French windows will be permitted.

Entirely new window openings are unlikely to be acceptable on principal elevations as this can create an unbalanced composition.

Replacing Original Windows



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Original windows are important features of any building and should not be removed or altered. The complete replacement of original windows will only be approved where they have clearly deteriorated beyond practicable repair. Proposals must be accompanied by evidence demonstrating that they are beyond repair; a professional survey may be requested.

In the event that replacement windows can be justified, they should be designed to replicate the original details, including materials, design and opening method. Particular attention must be paid to the mouldings; standard modern sections are not acceptable for reinstatement work. uPVC will not be acceptable.

Care should be taken to ensure that replacement windows are fitted in the same plane as the originals, are made of timber sections (the profile and dimensions of which match the originals) and

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have the meeting rails in the same position as the originals; this is especially important where the windows of only one property in a tenement or terrace block are being replaced.

Whenever an original window has been lost, any modern windows which are badly proportioned, of the wrong type, or incorrectly glazed, should be reinstated to the original proportion and detail. This is especially important in the case of unified terraces.

Double Glazing

Slim profile double glazing with a cavity (the space between the two sheets of glass) of a maximum of 6mm can be fitted into existing windows, provided early glass is not present.

Double glazing with a cavity of more than 6mm is not acceptable.

Secondary Glazing

Secondary glazing involves an independent internal window in addition to the existing. It should, wherever possible, be fitted immediately inside existing sashes or at a suitable position within the depth of the window reveal, being fixed either to the case or the surrounding framework of the ingoes. Secondary glazing should not disrupt architectural features, such as shutters.

The meeting rails and frames of secondary windows should be as small in section as possible to allow them to be disguised behind existing rails. Painting their external faces black helps to minimise visibility from the outside. Where necessary, detailing of internal secondary windows must allow for the use of the easy-clean hinges on the lower sash of the original outer window.

Additional glazing units fitted to the outside of existing windows are not acceptable.

Fanlights



Decorative fanlights should be retained, and where necessary, replaced.

Astragals

Where there is clear photographic or physical evidence that astragals (the glazing bars dividing panes of glass) have been removed, their replacement to the original profile and dimensions will be encouraged. The glazing pattern which forms part of a significant later re-modelling scheme should not be changed. Astragals applied to the surface of the glass or sandwiched between the glass of doubled glazed units are not considered acceptable.

Horns

Horns are Victorian projections of the side frames of the sashes, devised to strengthen them, following the introduction of heavy plate glass. Georgian and early Victorian windows with astragals never have horns and will therefore be strongly resisted. Edwardian windows sometimes had horns, and their use may, therefore, be appropriate.

Ventilators and Extractor Fans

Ventilators cut through the glass or visible on the window frames will not be considered acceptable; they should be located unobtrusively in the meeting rail or through the box frame.

Mechanical extractor fans should be located on rear or side elevations and will not normally be acceptable within windows or fanlights, or on front elevations.

Paint

Originally, most windows were painted dark brown or bottle green. However, window joinery, including fanlights, should normally be painted white or off-white to maintain uniformity (brilliant white should be avoided).

Freestanding buildings may have more scope to investigate and 'restore' the original colours.

All areas of dormer windows, other than the window frames, should be painted to tone in with the roof.

Special Cases

Institutional/Industrial buildings

Industrial and institutional buildings have a variety of window types, depending on their age and function. The original window type should be retained wherever practicable, although flexibility on window design may be acceptable to allow conversion to new uses. The glazing pattern should be reproduced and the manner of opening should be as close to the original as possible. Standard double glazing may be acceptable, provided discrepancies in the form, profile, section, materials and opening method are kept to a minimum.

Early Modern Metal Windows

Early modern metal framed windows should normally be repaired or replaced with matching windows of the same materials and design. New units manufactured from different materials will rarely be capable of accurately matching and will only be acceptable where exact replication of the original window is of less importance. In such cases, any discrepancy in form, profile, section and opening method should be kept to a minimum.

Casement Windows

Original inward opening casement windows are relatively rare and must be retained or identically replaced.

Special Types of Glass

There is a presumption in favour of retaining stained, decorative leaded, etched glass and historic glass. If the glass has to be removed and is of artistic merit, arrangements should be made for its recording and its careful removal. Proposals to use wired glass, obscured glass, and louvered glass or extract fans in windows on main elevations will not be considered acceptable.

Dormer Windows and Rooflights

New dormer windows will not normally be acceptable unless they are part of the original or early design of an area. Rooflights will almost always be a preferable solution, but these will not generally be permitted on roof slopes which are largely unaltered. Where acceptable, rooflights should be of



a conservation type and should be of an appropriate scale and proportion. The proposed number of rooflights will also be a determining factor.

Doors

The removal, replacement or alteration of doors will normally require listed building consent.

Original doors are important features of any building and should not be removed or altered. The complete replacement of original doors will only be approved where they have clearly deteriorated beyond practicable repair. Proposals must be accompanied by evidence demonstrating that they are beyond repair; a professional survey may be requested.

Replacement doors which incorporate integral fanlights or inappropriate glazing or panelling patterns will not be granted consent.

Entirely new door openings are unlikely to be acceptable on principal elevations as this can create an unbalanced composition.

Doors in street frontages, even though no longer used, should be retained.

Door furniture and later fittings of quality should be retained. Where these have not survived, the replacement of modern fittings with items appropriate to the period of the building will be encouraged.

Door entry systems should be discreetly designed and should be located on door ingoos, not the main façade.



Paint

Doors should be painted in an appropriate dark and muted colour.

Basements

Listed building consent may be required for external alterations to basements. Planning permission may also be required, depending on the proposal.

There is a presumption against the removal of original stone slabs from basement areas. They should never be covered in concrete or any other material such as gravel or chips. Where existing stone slabs need to be renewed new stone slabs should be laid. Similarly, stone steps and platts to ground floor entrances should be repaired or renewed in natural stone to match the original in



colour. Basement steps, floors and walls should not be painted .

Proposed extensions in front basement areas or under entrance platts are not normally acceptable and owners are encouraged to remove existing extensions.

The formation of lightwells in basements will only be permitted where they are part of the character of the street. These should always be in matching materials to the main building and covered with a flush cast iron grille.

Access Stairs

New external access stairs will require listed building consent and may also require planning permission.

There is a general presumption against the introduction of external access stairs on any elevation. External access stairs may be acceptable in exceptional circumstances where there is a pattern of original access stairs established relevant



to the elevation(s) in question and this can be fully supported by an historic building analysis.

Where access stairs can be justified, they should be in-keeping with the character of the building. The design of the stair should either be based on an original design for the type of building or a lightweight modern addition with metal being the preferred material. New doors and stairs should be painted appropriate colours, usually black for metal work. They should not be enclosed structures.

Stairs should normally be for access only. Where they include platforms for incidental use, the Council's guidelines on privacy must be complied with. Stairs should be kept close to the building, but should not obstruct daylight from existing windows.

When buildings are in single occupancy and there is an existing door at either ground floor or basement level, an access stair at upper levels will not normally be permitted. On all other properties, access stairs will be restricted to the floor above the lowest habitable floor level. Bridges over rear basement areas will not be considered acceptable.

Renewable Energy Technologies (Solar Panels, Wind Turbines etc.)

Listed building consent will normally be required for the installation of renewable energy technologies. Planning permission may also be required, depending on the proposal.

The installation of renewable energy technologies should be carefully sited in order to protect the architectural integrity of the listed building.

Poorly located renewable energy technologies can be visually intrusive and will not be acceptable where they detract from the character of the building. They should not be visible from public view. They may be acceptable in the following locations:

- On the ground to the rear of the building.
- On a modern extension to the rear of the building, providing that no part is higher than the main building.
- In the internal valley of a roof, provided that no part projects above the ridge.

In the New Town Conservation Area and World Heritage Site, aerial views will also be considered.

External Plumbing

Listed building consent may be required for external plumbing. In some circumstances, planning permission may also be required, depending on the proposal.

Additional pipework on important facades should be avoided especially if it would result in disturbance to, or the breaking through of masonry, mouldings or decorative features. Replacements should be in cast iron, painted to match the colour of the walling and should match the original sections.

Gas Pipes and Meter Boxes

Listed building consent is only required where the guidelines listed below cannot be complied with.

A maximum of a 450mm of supply pipe can be visible on the front wall of listed buildings. External pipes which are both horizontal and vertical must have the horizontal section within the basement areas (where applicable) and not be visible from the street.

Holes in stonework must be kept to a minimum and should be made through stone joints, except in the case of “V” jointing or rubble where holes should be in the stonework. Non-ferrous fixings must be used.

Pipe runs should not interfere with cornices and decorative plasterwork. Where pipes are chased into walls, plasterwork must be reinstated to original.

All redundant surface-run pipe work must be removed and the surfaces made good and painted to match existing materials and colour.

Meter boxes should not be fitted to the front or any conspicuous elevation of buildings.

Pipe work and meter boxes should be painted to match adjacent stone.

Flues

Listed building consent is required to install balanced flues on the front or any conspicuous elevation of listed buildings. In certain circumstances an application for planning permission will also be required.

Balanced flues will not normally be acceptable on the front or conspicuous elevations of listed buildings.

The balanced flue should be painted to match the colour of the surrounding stonework.

Holes to accommodate the balanced flue should be formed with a core cutter.

Ventilation Grilles

Listed building consent is required to install ventilation grilles on the front elevation (or any conspicuous elevations) of listed buildings. Planning permission is not normally required if of a domestic scale.

Ventilation grilles will not normally be acceptable on the front or other conspicuous elevations of listed buildings.

If acceptable in principle, ventilation grilles should generally be no bigger than the standard size, flush with the wall surface and coloured to match the background.

Air Conditioning and Refrigeration

Planning permission and listed building consent will normally be required to install air conditioning and refrigeration units on the exterior of buildings. Listed building consent may also be required to install units within listed buildings where units would disrupt architectural features and fixtures.

The preferred location for units on listed buildings are:

- Free standing within garden or courtyard areas, subject to appropriate screening and discreet ducting.
- Within rear basement areas.
- Inconspicuous locations on the roof (within roof valleys or adjacent to existing plant). However, in the New Town Conservation Area and World Heritage Site, aerial views will also be considered.
- Internally behind louvres on inconspicuous elevations. This should not result in the loss of original windows.

Where it is not practicably possible to locate units in any of the above locations, it may be acceptable to fix units to the wall of an inconspicuous elevation, as low down as possible; they should not be located on the front elevation.

Units should be limited in number, as small as practicably possible and painted to tone with the surrounding stonework or background.

Ducting must not detract from the character of the building.

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Alarm Boxes

Alarm boxes on listed buildings should be the smallest available, fitted in the least conspicuous location and painted to match the background colour or stonework.



There will be a general presumption against the location of alarm boxes on the front elevation of listed buildings which retain their original domestic character, irrespective of the use of the premises.

Where alarm boxes have to be located on the front elevation, they should be restricted to the least visible location. On tenemental properties, alarm boxes should not normally be located above the ground floor.

In basement areas, it may be possible to fit alarm boxes in inconspicuous locations such as on in-facing walls, under entrance platts and stairs, and on the sides of platt supporting arches close to the junction with the pavement.

Concealed locations on side and rear elevations should also be considered. Consideration should also be given to fitting boxes inside the building behind windows and fanlights. Alarm boxes should not bridge mortar joints in the stone, particularly where V or square joints are used.

Alarm boxes will normally be considered acceptable in appropriate locations and on painted shop fronts and commercial frontages where the boxes are painted to match the background colour.

Satellite Dishes

Listed building consent will normally be required to install a satellite dish on a listed building. Planning permission may also be required if located within a Conservation Area.

Poorly sited satellite dishes can be visually intrusive and will not be acceptable where they detract from the character of the building. They should not be visible from public view. They may be acceptable in the following locations:

- On the ground to the rear of the building.
- On a modern extension to the rear of the building, providing that no part of the dish is higher than the main building.
- In the internal valley of a roof, provided that no part of the dish projects above the ridge.
- Behind a parapet, provided no part of the dish projects above it.

In the New Town Conservation Area and World Heritage Site, aerial views will also be considered.

Where the location for a dish is considered to be appropriate, it should be chosen to blend in with its background. This may require the dish to be painted.

All fixings should be non-ferrous.

Consent may be refused for additional dishes due to the visual effects of a multiplicity of dishes, even if this precludes some residents from receiving satellite television. The sharing of satellite dishes will be encouraged.

Other Additions

External fixtures will require listed building consent when they affect the character of the listed building. These include floodlighting, security cameras, window boxes, key boxes, bird control installations and eyebolts (unless on window reveals). Planning permission may also be required, depending on the proposal.

Only undamaging and visually unobtrusive positions for such fixtures will be considered acceptable. Fixtures should not lie across, cut into or through any architectural feature or disturb the balance of a symmetrical façade. Fixings into stonework should be kept to a minimum and should be non-ferrous.

The size and number of additions will also be an important consideration and, where appropriate, applicants may be asked to erect fixtures on a temporary basis in order that their impact can be accurately assessed.

Proposals to erect any fixtures which fail to respect the form and detailing of the building and detract from its appearance are not likely to be acceptable.

The position and colour of cabling for lighting, television and other services should be inconspicuous. Cabling may often be accommodated behind or next to downpipes or on top of projecting string courses and cornices. Black or grey cabling is normally the most appropriate colour.

Adaptation for Accessibility

Listed building consent is required to install ramps, handrails, indicators and lifts and for alterations to doors. Planning permission may also be required.

While the Equality Act 2010 requires service providers to take “reasonable” steps to make their buildings and services accessible, there is also a statutory duty to protect the character of the historic environment. The provision of access for the less able to historic buildings will, therefore, require careful consideration and design.

Full access for everyone via the principal entrance may not be appropriate. Alternative access arrangements which preserve the character of the listed building may be required.

Listed building consent will be required for any internal alterations which will alter the character of the listed building.

Planning permission is not required for internal alterations.

Solutions should be tailored to the particular building through the use of innovative design and high quality materials.

Ramps

The placing of a ramp on a building should have minimal impact on the historic fabric.

The symmetry of existing elevations and the rhythm of the street as a whole should be respected, and where relevant, care should be taken to protect the relationship between railings, property and basement.



Where appropriate, consideration should be given to regrading the ground at the entrance in order to overcome the need for larger ramps and minimise the visual impact on the building. If this will cause a footway hazard, a ramp inside the building may be appropriate; the removal of steps and the lengthening of doors can sometimes accommodate this.

Ramps on the public footway will not generally be supported. Where acceptable, ramps must leave sufficient clear footway for pedestrians. This will vary according to the volume of pedestrian traffic. In general, this is 2 metres for residential areas, 3 metres for main roads and 5-6 metres for busy shopping streets.

Where a ramp is acceptable, high quality materials, such as stone to match the existing building, will be encouraged. In some circumstances, high quality design in modern materials may be more appropriate.

Handrails

Where required, handrails should be carefully designed and sensitively located to avoid being visually intrusive.

Appropriate contrast with the background material can be achieved with high quality traditional or contemporary materials.

Tactile Indicators

Historic flooring materials should not be replaced with standard tactile paving. A tactile grid can be achieved by using materials that match those of the surrounding area, and which have been textured with ridges or dimples. More information is available in the [Edinburgh Design Guidance](#).

Visual indicators

Brightly coloured high-visibility strips should be avoided, unless their use helps to avoid other more visually intrusive works.

Doors

There may be cases (particularly in the case of historic buildings) where it is less damaging to seek alternative access routes than to widen or alter a doorway. Historic doors are often an integral part of the design of the building, and should be retained wherever possible.

Where historic doors are heavy or difficult to operate, it is normally possible to adapt them by re-hanging and/or introducing opening mechanisms or visual indicators to make the handles more prominent.

Lifts

External chair and platform lifts can have a significant impact on the architectural character of a building, but may be more appropriate than a ramp in certain circumstances. The resting position of any external lift should be as low as possible, and the design of the platform and restraints should be as transparent as possible. Metal cages are unlikely to be acceptable as they are disruptive to the streetscape and can seem intimidating to the user.

Internal Alterations

Listed building consent will be required for any internal alterations which will alter the character of the listed building.

Planning permission is not required for internal alterations.

Subdivision

The original plan form of a building should always be respected.

All major works of alteration should be limited to areas of secondary importance. There will be a particular requirement not to sub-divide, either vertically or horizontally, principal rooms and entrance/stair halls. Where the interior is of particular architectural or historical importance, subdivision will not be permitted.

The degree of change to the plan form which may be acceptable will normally be dependent on previous alterations and use.

There will be a presumption against the sub-division of complete houses and flats currently in residential use. A greater degree of flexibility will be exercised where the current use is non-residential and a return to residential is proposed.

Where acceptable, subdivision should not normally result in the formation of more than one flat per floor in town houses.

Rear stairs should not be attached as part of a sub-division proposal. Access to rear gardens should be retained through a basement room, where possible.

Garden ground should not be formally divided up by the use of fences and other unsuitable boundary markers to delineate ownership. Particular care should be taken to conceal the clutter of intensified domestic use, e.g. garages and bin stores.

Internal Walls and Partitions

Internal walls in listed buildings should always be investigated with care in advance of alterations as historic or interesting features may be concealed by plaster or behind panelling. In some cases, the partitions themselves may be of historic interest.

In general, consent will not be granted for the removal of original internal walls or partitions between front and rear principal rooms at ground and first floor level.

In cases where it is considered acceptable for an existing wall or partition to be removed, it will be necessary to leave nibs and a downstand of at least 300mm with any original cornice left intact. Work should not cut through mouldings or enriched plaster decoration but be shaped around them to allow for reinstatement at a later date. In most cases it will be desirable to replicate the original cornice detail at the head of new partitions as well as dadoes and skirtings.

New partitions which affect the proportions of principal rooms will not be considered acceptable.

Internal Doors

Doors that form part of the architectural composition of a room or plan form should be retained. Where they are redundant in terms of circulation, they should be locked shut and left in position, rather than being removed.

If traditional panelled doors require to be upgraded for fire resistance, fire resistant paper applied to the panelling or intumescent paint and edge strips should be used. Door closers should be hidden.

In general, consent will not be granted for new doors connecting front and rear principal rooms at ground and first floor level. Jib (secret) doors may only be allowed in certain cases.

Where new door openings are considered acceptable, they should be correctly detailed with matching doors and architraves. They should not incorporate features such as glazed panels. Where doors are to be added, but are not in traditional positions it is often acceptable to design a jib door or modern opening, so as not to confuse the building's history.

Buffet recesses are an important feature in the dining rooms of listed buildings, particularly in the New Town, and should be retained. New door openings will not be granted within a buffet recess.

Plasterwork



Care should always be taken with works to old plaster to avoid destroying early decoration. All decorative features from a simple cornice or cove

to elaborate wall and ceiling decoration should be preserved. Suspended ceilings should never be formed in principal rooms or entrance halls which have decorative plasterwork. They may be acceptable in minor rooms provided they are above window height.

Chimneypieces

Chimneypieces, along with fireplaces containing original features are part of the decorative history of a building and are often central to the design of a room. Even later chimneypieces of interest can make a significant contribution to the character of a room. Original or later chimneypieces or fireplaces of interest should not be removed, even if the chimney is redundant. In cases where there is no alternative to the removal of a chimneypiece, it should be re-used in an appropriate location within the building. The removal of a chimneybreast is almost never acceptable, particularly as this may affect the structural stability and ventilation of the building. The restoration of missing chimneypieces will be supported.



Staircases



The removal or alteration of any historic staircase, including handrails and balusters, is not normally acceptable. The stair is often the most significant piece of design within a building and can be important dating evidence. Where subdividing ground and basement floors, the basement stair must be retained. In retail premises, the removal of the lowest flight of stairs, which provides access to and use of upper floors, will not be allowed.

Lifts and Stair Lifts

Wherever possible, lifts should be installed in an existing opening in order to minimise physical and visual disruption to the built fabric.

Stair lifts and chair lifts may not be acceptable in sensitive interiors. It may be better to use a secondary stair if possible, or to rationalise the service provision within the building so that access to all floors is not required. An independent device such as a stair climber could also be considered.

Floors and Ceilings

Floors which are original to the building and/or of interest because of their materials, form or surface treatment should be respected, and repaired and retained in situ. Care must be taken when such floors require to be lifted in order to install or repair services. In some instances, features of interest are concealed behind suspended or false ceilings. This should always be the subject of investigation prior to any works being carried out.

Kitchens and Bathrooms

New kitchens and bathrooms should be located at the rear of a building to prevent fittings being built across windows to the front of a property and to avoid cluttering a front elevation with downpipes and ventilators.

New kitchens will generally not be acceptable in principal rooms and must not obscure any architectural detailing.

Podded kitchens and bathrooms will rarely be permitted in principal rooms but may be permitted elsewhere provided they are of a limited area, are freestanding and do not have a detrimental effect on any fixtures of architectural interest.

En-suite bathrooms will not be acceptable in principal rooms. They should ideally be located within existing boxrooms or cupboards. Where this is not possible, it may be acceptable to locate them in larger, secondary rooms although this will be dependent on their form and how they affect room proportions.

En-suite bathrooms, where acceptable within rooms, will normally be height, appearing as a 'piece of furniture' within the room.

Sprinkler Systems

The introduction of sprinkler systems into important and/or vulnerable interiors will normally be acceptable. Whilst exposed pipework systems minimise the degree of disturbance to the structure, care must be exercised in the design of exposed pipework to ensure its appearance is appropriate to the historic interior to be protected. Pipework should not be cut into decorative plasterwork.

The location of sprinkler heads, either ceiling or wall mounted, must be carefully integrated into interiors in order to reduce their visual impact. In particular, ornate interior locations, will not normally be considered acceptable. On highly decorative ceilings, sprinkler heads are best concealed within the raised modelling of the ceiling.

The presence of sprinkler protection does not eliminate the need for preventative measures to reduce the risk of a fire occurring or spreading.

Other Services

The installation of services, such as computer trunking, fibre optics and central heating pipes, should be reversible and should not result in damage to architectural features. Surface mounting such services may be preferable.

New development in the grounds of listed buildings

Development within the curtilage of a listed building which is not physically attached to listed structures does not require listed building consent, but may require planning permission.

Buildings and structures erected before 1 July 1948 within the curtilage of a listed building are treated as part of the listing building, even if they are not included within the description. Listed building consent will, therefore, be required for works which affect their character. Planning permission may also be required.

The curtilage of a listed building is the area of land originally attached to, and containing the structure of the main house and its ancillary buildings, and which was used for the comfortable enjoyment of the house. The extent of the curtilage in individual cases will be based on an assessment of the physical layout, pattern of ownership, and the past or present use and function of the building. Thus, buildings such as coach-houses, doocots, mews/stable courts, walled gardens, lodges, boundary walls, garden ornaments and gates would all be considered to be part of the curtilage of the listed building and are treated as part of the listed building, even if they are not individually listed.

The setting of a listed building is the environment of which the building was designed to be a principal focus, and which it was designed to overlook. The 'setting' of a listed building takes into account a much broader assessment of the siting and situation

of the building. The curtilage of a house will normally form part of the setting, but it is also important to consider land immediately adjacent to, or visible from, the listed building.

Development within the setting of a listed building will only be acceptable if it can be demonstrated that the proposal would not be detrimental to the architectural or historic character of the listed building.

The sympathetic conversion and re-use of existing buildings on the site, particularly stable blocks, mews, service courts and steadings, should be considered prior to developing proposals for new build; care should be taken to incorporate surviving original features in these buildings where possible.

However, any proposals to alter unsympathetically, relocate or remove items within the curtilage, such as stables, mews, garden walls, stone steps, stone paving and cobbled or setted areas are likely to detract from the quality of the building's setting and are unlikely to be approved.

The condition of the main item of listing is critical and, where it has gone out of use, it is important that the restoration of the listed building is sought as a priority. It should be a condition that work on the listed building should be completed, or that an appropriate contract has been let for its restoration, prior to the commencement of new development.

New Development

Where new development within the grounds of a listed building is acceptable, the siting, design, scale, form, density and materials should be sympathetic to the listed building, including ancillary buildings.

The feeling of spaciousness of the grounds in relation to the main building should be protected for the amenity of the property. The scale of new development should be controlled so as not to crowd or obscure the house. No building of similar or greater bulk should be erected close to the main listed building.

The relationship that exists between the main house and its ancillary uses should not be disrupted by the new build.

Views

New development should always be set back from the original building line of the main house to avoid interfering with oblique views of the listed building and disrupting formal approaches. Development to the front of a listed building which breaks its relationship to the street is not acceptable. This is particularly destructive of character, not only to the building, but to the area, especially where the building is part of a unified group. The principal elevations should remain visible in their entirety from all principal viewpoints. New development should not restrict or obstruct views of, or from, the listed building or rise above and behind the building so that its silhouette can no longer be seen against the sky from the more familiar viewpoints. Distant views of features and landmarks which may have been exploited in the design of the building should not be obstructed by the development.

Landscape

The landscape setting of the building should be analysed as the loss of garden ground can seriously affect the setting of a listed building.

Planting which forms part of the original landscape should be retained and, where appropriate, the original landscape restored. New landscaping should be used imaginatively to screen and enhance new development and to retain the landscape setting of the building. Immediate surroundings should be maintained communally, avoiding individually defined gardens.

Conservation areas are areas of special architectural or historic interest which have a character and appearance which is desirable to preserve or enhance.

To check whether your property is located within a conservation area, the Council's [online map](#) can be used.

Part 2: Conservation Areas

Conservation Area Character Appraisals

Conservation Area Character Appraisals identify the essential character of conservation areas. They guide the local planning authority in making planning decisions and, where opportunities arise, preparing enhancement proposals. The Character Appraisals are a material consideration when considering applications for development within conservation areas.

Implications of Conservation Area Status

1. The permitted development right which allows any improvement or alteration to the external appearance of a flatted dwelling that is not an enlargement is removed.
2. Special attention must be paid to the character and appearance of the conservation area when planning controls are being exercised. Most applications for planning permission for alterations will, therefore, be advertised for public comment and any views expressed must be taken into account when making a decision on the application.
3. Within conservation areas the demolition of unlisted buildings requires conservation area consent.
4. Alterations to windows are controlled in terms of the Council's policy.

5. Trees within conservation areas are covered by the Town and Country Planning (Scotland) Act 1997. The Act applies to the uprooting, felling or lopping of trees having a diameter exceeding 75mm at a point 1.5m above ground level, and concerns the lopping of trees as much as removal. The planning authority must be given six week's notice of the intention to uproot, fell or lop trees. Failure to give notice renders the person liable to the same penalties as for contravention of a Tree Preservation Order (TPO).

Do I Need Planning Permission?

Planning Permission

Planning permission is required for many alterations, additions and changes of use. However, some work can be carried out without planning permission; this is referred to as 'permitted development'.

Within conservation areas, fewer alterations are permitted development and most changes to the outside of a building, including changing the colour, require planning permission.

The **Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended)** sets out the requirements for planning permissions.

If you believe your building work is 'permitted development' and doesn't need planning permission, you can apply for a Certificate of Lawfulness. This is a legal document from the Council which confirms that the development is lawful.

What Other Consents Might Be Required?

Listed Building Consent

Listed building consent is required for works affecting the character of listed buildings, including the interior and any buildings within the curtilage. Planning permission may also be required in addition. If your building is listed, the Listed Buildings Guidance should be used.

Advertisement Consent

Advertisements are defined as any word, letter, model, sign, placard, board, notice, awning, blind, device or representation, whether illuminated or not, and employed wholly or partly for the purposes of advertisement, announcement or direction.

While many advertisements require permission, certain types do not need permission as they have "deemed consent". You can check this by consulting **The Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984**.

Building Warrant

Converted, new or altered buildings may require a Building Warrant, even if Planning Permission is not required. Please contact Building Standards for more information on 0131 529 7826 or **email: buildingwarrant.applications@edinburgh.gov.uk**.

Road Permit

A Road Permit will be required if forming a new access or driveway. Please contact the Area Roads Manager in your **Neighbourhood Team** for more information.

Biodiversity

Some species of animals and plants are protected by law. Certain activities, such as killing, injuring or taking the species or disturbing it in its place of shelter, are unlawful.

If the presence of a European Protected Species (such as a bat, otter or great crested newt) is suspected, a survey of the site must be undertaken. If it is identified that an activity is going to be carried out that would be unlawful, a licence may be required.

More information on European Protected Species, survey work and relevant licenses is available in the Edinburgh Planning Guidance on Biodiversity and the **Scottish Natural Heritage** website.

Trees

If there are any trees on the site or within 12 metres of the boundary, they should be identified in the application. Please refer to **Edinburgh Design Guidance** for advice.

Trees with a Tree Preservation Order or in a conservation area are also protected by law, making it a criminal offence to lop, top, cut down, uproot, wilfully damage or destroy a tree unless carried out with the consent of the Council. You can read more about this on our website at www.edinburgh.gov/privatetrees

General Principles

Designation of a conservation area does not mean development is prohibited.

However, when considering development within a conservation area, special attention must be paid to its character and appearance. Proposals which fail to preserve or enhance the character or appearance of the area will normally be refused. Guidance on what contributes to character is given in the conservation area character appraisals.

The aim should be to preserve the spatial and structural patterns of the historic fabric and the architectural features that make it significant.

Preservation and re-use should always be considered as the first option.

Interventions need to be compatible with the historic context, not overwhelming or imposing.

Without exception, the highest standards of materials and workmanship will be required for all works in conservation areas.

Repair

Planning permission is not normally required for repairs which match the original materials and methods and do not affect the character of the building.

Demolition

Conservation area consent is required for the complete demolition of unlisted buildings within conservation areas.

Demolition will only be acceptable if the new development preserves or enhances the area.

Extensions and Alterations

Information on extensions and alterations to residential properties is included within '**Guidance for Householders**'.

Proposals must preserve or enhance the character or appearance of the conservation area.

The use of traditional materials will be encouraged. UPVC will not be acceptable.

Shopfront Alterations and Signage

Specific information is included in Guidance for Businesses. This should be considered alongside this document, where relevant.

Windows and Doors

The replacement, repair and painting of windows and doors which match the design, materials and methods utilised in the existing build will not require planning permission.

Planning permission will not be required where replacement or altered windows and doors meet the following requirements.

Replacement windows and doors on all elevations of unlisted properties of a traditional design within conservation areas must match the original proportions, appearance, materials, and opening method. Appropriate timber sealed unit double glazing will normally be considered acceptable. Rooflights on unlisted properties of a traditional design should be of a 'conservation style'. Alternative materials such as uPVC will not be acceptable.

A departure from these guidelines must be fully justified. The form of the existing windows &



doors within the building and in its immediate surroundings will be taken into consideration.

Replacement windows and doors in less traditional developments within conservation areas should maintain the uniformity of original design and materials and should open in a manner that does not disrupt the elevation. However, the exact replication of the original windows or doors may, in some cases, be of lesser importance.

Doors should be painted in an appropriate dark and muted colour. Windows should normally be painted white or off-white.

Planning permission is required for the stonecleaning of any building within a conservation area.

Stone Cleaning

Stone cleaning cannot be undertaken without damaging a building. It can also reveal the scars of age, such as staining, poor previous repairs and surface damage. It may also remove the natural patina, the protective layer on the stone, opening up the surface pore structure and making re-soiling much easier.

There will therefore be a presumption against the stone cleaning of buildings within conservation areas. Stone cleaning will not be considered acceptable on any street where cleaning has not commenced.



Where cleaning of a street has commenced, the issue of reinstating architectural unity will be a material consideration in assessing the merits of individual applications.

Specialist professional skills should be sought to undertake analysis and, where acceptable, design a suitable cleaning method and undertake work.

1. Fabric Survey

A full drawing and photographic survey should be submitted. This should identify the types of stone on the building and the extent and nature of any current defects, including previous mortar or plastic repairs and the condition of pointing. The photographic survey should illustrate the frontage in relation to neighbouring properties and streetscape. This will allow an assessment of the impact of a 'clean' building within its wider environmental context. For comparative purposes, the fabric survey should also include a record of 'colour value' measured either by chromatic or Kodak colour strip.

2. Laboratory Analysis

To assess the most appropriate method of stone cleaning, applicants will be required to ascertain geological characteristics through laboratory tests. These tests should be carried out on uncleaned and trial area cleaned samples. The tests should include:

- (i) depth profiling
- (ii) petrological analysis
- (iii) stone permeability

These may reveal the presence of potentially damaging salts, the types of density of mineral grains and the stone's resistance to surface water penetration.

Applicants will also be asked to provide photographs to allow assessment of surface texture and roughness, both before and after trial cleaning.

The extent of laboratory analysis required may vary, subject to the architectural and historic importance of the building.

3. Trial Cleaning Samples

Paint removal methods should be tested on an inconspicuous trial area of two or three stones. A photographic survey should be carried out of the pre and post cleaning samples and the visual and chemical effects recorded. This enables an assessment of the technique's effectiveness.

Applicants may be asked for further samples.

The number of samples should reflect the nature of the specific building being tested; all varieties of stone should be tested.

4. Post-Cleaning

If acceptable, post-cleaning photographic records should be submitted and should be documented for research purposes.

It is expected that most necessary repairs will be identified at the initial application stage. Therefore, consent would be conditional upon a commitment by applicants to undertake a minimum standard of repair subsequent to stonecleaning.

Stone Cleaning Methods

The following are the most common stone cleaning methods. Their inclusion in this guideline is for information only and does not imply their acceptability.

1. Mechanical - Carborundum Disc

This method comprises a hand-held rotary disc with a carborundum pad. The surface layer of stone is removed along with the dirt, often creating contours as the disc hits hard and soft areas. This produces an uneven surface and causes the loss of fine detail.

2. Air and Water Abrasive

These methods comprise grits carried by jets of air and/or water. The impact of the particles on the surface of the stone removes both dirt and stone and relies upon the skill of the operative to ensure that not too much stone is lost. The results of this method vary, but the pitting of the surface of the stone and the loss of fine detail are common. Dry grit blasting is usually more aggressive than wet grit washing.

3. Chemical Cleaning

This method comprises the application of chemicals and a high pressure water wash. The balance of chemicals varies with the type of stone and surface deposit to be removed. Poultices can also be used; these are more gentle but damage still occurs.

After chemical cleaning, most stones retain the chemicals, even after pressure washing. This then increases decay.

4. Water

When water pressure is used as part of the cleaning method, water is forced into the stone to a depth where natural evaporation will not take place. The water can then percolate down through the fabric of the wall and cause accelerated

weathering at lower levels in the building. High pressure water can also cause damage to the stone.

A water wash, pressurised or not, remains an alternative stone cleaning technique. It is likely that a low pressure water wash remains the least aggressive method of stone cleaning. However, it will not remove dirt which has combined with the surface to form an insoluble compound. High pressure and/or excessive water can cause surface erosion, pointing wash-out, staining and force water into the core of the wall. Due to the dangers of thermal expansion, water washing should be avoided in frosty conditions.

Painting

Planning permission will be required to paint or render a previously untreated surface or change the colour of a building.

Paint which matches the existing in colour and uses traditional materials and methods will not require planning permission.

External stonework must not be painted or rendered, unless the surface was originally painted or rendered.

In basements, painting the underside of the entrance platt will be considered exceptions. Coping stones and the edge of steps should not be painted.

Walls covered with smooth cement render or a harled finish should generally be painted in earth colours or neutrals (grey, cream or beige). Rendered bands to windows should generally be in stone colours.

Information on painting a shop or other commercial premises is included within the **Guidance for Businesses**.

Doors should be painted in an appropriate dark and muted colour. Windows should normally be painted white or off-white. All areas of dormer windows, other than the window frames, should be painted to tone in with the roof.

Railings, balconies, other ornamental ironwork and downpipes should be painted black gloss, although other very dark colours may be appropriate for railings, such as dark green for railings around gardens.

Paint Removal

Paint removal will require planning permission.

The restoration of the original surface through the removal of paint can improve the character and appearance of a building. Where surfaces have been previously painted, the removal of paint will be supported in principle, provided that the proposed removal method does not adversely affect the original surface.

The removal of paint requires chemical and/or abrasive cleaning to re-expose the stone beneath. Abrasive methods can cause severe damage to the surface and will be unlikely to remove all traces of paint from coarse, porous sandstone. In certain circumstances, a minimally abrasive method may be appropriate to remove the outermost paint layers not in contact with the stone surface. Chemical paint removal varies from paint stripper to a proprietary poultice (a substance placed on the stone to draw

out the paint). Each requires extreme caution due to their potentially damaging effects and trial samples should be carried out.

Previous painting could have disguised the poor condition or appearance of the surface so repair work may be required following paint removal. Therefore, consents will be conditional upon a commitment by applicants to undertake a minimum standard of repair subsequent to paint removal.

Where paint removal is not appropriate, the property should be repainted in a matt finish stone coloured paint to tone with the adjoining stonework.

Specialist professional skills should be sought to undertake analysis, design a suitable treatment method and undertake any work.

1. Fabric Survey

A full drawing and photographic survey should be submitted. This should identify the types of stone on the building and the extent and nature of any current defects, including previous mortar or plastic repairs and the condition of pointing. The photographic survey should illustrate the frontage in relation to neighbouring properties and streetscape. This will allow an assessment of the impact of paint removal within its wider environmental context. For comparative purposes, the fabric survey should also include a record of 'colour value' measured either by chromatic or Kodak colour strip.

2. Trial Paint Removal Samples

Paint removal methods should be tested on an inconspicuous trial area of two or three stones. A photographic survey should be carried out of the pre and post painting samples and the visual

and chemical effects recorded. This enables an assessment of the technique's effectiveness. Applicants may be asked for further samples.

The number of samples should reflect the nature of the specific building being tested; all varieties of stone should be tested.

Telecommunications including Satellite Dishes

Planning permission will be required for a satellite dish on a building within a conservation area.

The installation of cable television equipment in conservation areas requires planning permission. Equipment should be sensitively sited to minimise the affect on the special character and appearance of the conservation area.

Satellite dishes in conservation areas should not be easily visible from public view.

They should be located in inconspicuous locations, such as behind a parapet wall, within a roof valley or concealed behind by a chimney. They may also be acceptable on modern extensions to the rear, providing no part is higher than the main building.

To prevent a multiplicity of satellite dishes, the Council may refuse consent for additional dishes, even if this may prevent some properties from receiving satellite television. The sharing of dishes on buildings will be encouraged.

Where acceptable, satellite dishes should blend in with the background; this may require it to be painted. All fixings should be non-ferrous.

Gas Pipes and Meter Boxes

Planning permission is only required where the guidelines below cannot be complied with.

A maximum of a 450mm of supply pipe should be visible on the front wall. External pipes which are both horizontal and vertical must have the horizontal section within the basement areas (where applicable) and not be visible from the street.

Holes in stonework must be kept to a minimum and should be made through stone joints, except in the case of “V” jointing or rubble where holes should be in the stonework. Non-ferrous fixings must be used.

All redundant surface-run pipe work must be removed and the surfaces made good and painted to match existing materials and colour.

Meter boxes should not be fitted to the front or any conspicuous elevation of buildings.

Pipe work and meter boxes should be painted to match adjacent stone.

Flues

Balanced flues will only be permitted where it is not possible to line an existing chimney to form an internal flue.

Balanced flues will not normally be acceptable on the front or conspicuous elevations of listed buildings.

Air Conditioning and Refrigeration

Planning permission will normally be required to install air conditioning and refrigeration units on the exterior of buildings.

The preferred location for units within conservation areas is:

- Free standing within garden or courtyard areas, subject to appropriate screening and discreet ducting.
- Within rear basement areas.
- Inconspicuous locations on the roof (within roof valleys or adjacent to existing plant). However, aerial views will also be considered.
- Internally behind louvres on inconspicuous elevations. This should not result in the loss of original windows.

Where it is not practicably possible to locate units in any of the above locations, it may be acceptable to

fix units to the wall of an inconspicuous elevation, as low down as possible; they should not be located on the front elevation.

Units should be limited in number, as small as practicably possible and painted to tone with the surrounding stonework or background.

Ducting must not detract from the character and appearance of the building and area.

Adaptation for Accessibility

Planning permission may be required to install ramps, handrails, indicators and lifts and for alterations to doors.

While the Equality Act 2010 requires service providers to take “reasonable” steps to make their buildings and services accessible, there is also a statutory duty to protect the character of the historic environment. The provision of access for the less able to historic buildings will therefore require careful consideration and design.

Full access for everyone via the principal entrance may not be appropriate. Alternative access arrangements which preserve the character of the listed building may be required.

Solutions should be tailored to the particular building through the use of innovative design and high quality materials.

Apply for planning permission or a certificate of lawfulness at www.eplanning.scot.

apply

Ramps

The placing of a ramp on a building should have minimal impact on the historic fabric.

The symmetry of existing elevations and the rhythm of the street as a whole should be respected, and where relevant, care should be taken to protect the relationship between railings, property and basement.

Where appropriate, consideration should be given to regrading the ground at the entrance in order to overcome the need for larger ramps and minimise the visual impact on the building. If this will cause a footway hazard, a ramp inside the building may be appropriate; the removal of steps and the lengthening of doors can sometimes accommodate this.

Ramps on the public footway will not generally be supported. Where acceptable, ramps must leave sufficient clear footway for pedestrians. This will vary according to the volume of pedestrian traffic. In general, this is 2metres for residential areas, 3metres for main roads and 5-6metres for busy shopping streets.

Where a ramp is acceptable, high quality materials, such as stone to match the existing building, will be encouraged. In some circumstances, high quality design in modern materials may be more appropriate.

Handrails

Where required, handrails should be carefully designed and sensitively located to avoid being visually intrusive.

Appropriate contrast with the background material can be achieved with high quality traditional or contemporary materials.

Tactile Indicators

Historic flooring materials should not be replaced with standard tactile paving. A tactile grid can be achieved by using materials that match those of the surrounding area, and which have been textured with ridges or dimples. More information is available in the [Edinburgh Design Guidance](#).

Visual indicators

Brightly coloured high-visibility strips should be avoided, unless their use helps to avoid other more visually intrusive works.

Doors

There may be cases (particularly in the case of historic buildings) where it is less damaging to seek alternative access routes than to widen or alter a doorway. Historic doors are often an integral part of the design of the building, and should be retained wherever possible.

Where historic doors are heavy or difficult to operate, it is normally possible to adapt them by re-hanging and/or introducing opening mechanisms or visual indicators to make the handles more prominent.

Lifts

External chair and platform lifts can have a significant impact on the architectural character of a building, and should only be proposed where no other option is suitable. The resting position of any

external lift should be as low as possible, and the design of the platform and restraints should be as transparent as possible. Metal cages are unlikely to be acceptable as they are disruptive to the streetscape and can seem intimidating to the user.



HAPPY TO TRANSLATE

ترجمہ ککے حاضر آماندہر سہلے انوباد کررہ

يسعدنا توفير الترجمة MOŻEMY PRZETŁUMACZYĆ 很樂意翻譯

You can get this document on tape, in Braille, large print and various computer formats if you ask us. Please contact ITS on 0131 242 8181 and quote reference number 12-0932. ITS can also give information on community language translations.



Currie 地區文物保護-地區特色的鑑定

کری کے قدیم علاقے کی خصوصیت کی تشخیص

کارر (Currie) اناکار بئشپٹا سترکون کرر

تقیم طابع منقطة Currie المحمية

CURRIE CONSERVATION AREA CHARACTER APPRAISAL

*The Currie Conservation Area
Character Appraisal was Approved by the
Planning Committee
On 26 September 2000*

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INTRODUCTION

Conservation Areas

Section 61 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, describes conservation areas as “...areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. The Act makes provision for the designation of conservation areas as distinct from individual buildings, and planning authorities are required to determine which parts of their areas merit conservation area status

There are currently 39 conservation areas in Edinburgh, including city centre areas, Victorian suburbs and former villages. Each conservation area has its own unique character and appearance.

Character Appraisals

The protection of an area does not end with conservation area designation; rather designation demonstrates a commitment to positive action for the safeguarding and enhancement of character and appearance. The planning authority and the Scottish Ministers are obliged to protect conservation areas from development that would adversely affect their special character. It is, therefore, important that both the authorities and other groups who have an interest in conservation areas and residents are aware of those elements that must be preserved or enhanced.

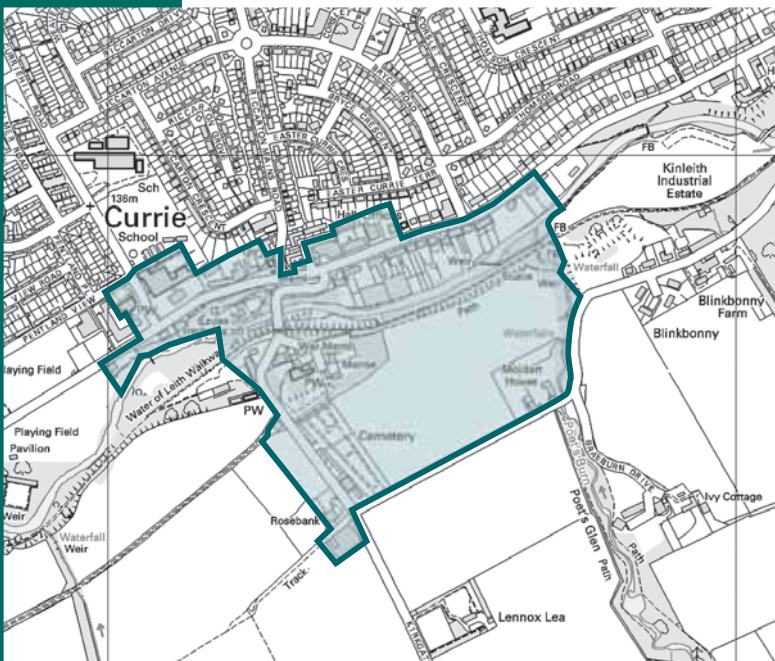
A Character Appraisal is seen as the best method of defining the key elements, which contribute to the special historic and architectural character of an area.

It is intended that Character Appraisals will guide the local planning authority in making planning decisions and, where opportunities arise, preparing enhancement proposals. The Character Appraisal will be a material consideration when considering applications for development within the conservation area and applications for significant new developments should be accompanied by a contextual analysis that demonstrates how the proposals take account of the essential character of the area as identified in this document.

NPPG 18: Planning and the Historic Environment states that Conservation Area Character Appraisals should be prepared when reconsidering existing conservation area designations, promoting further designations or formulating enhancement schemes. The NPPG also specifies that Article 4 Direction Orders will not be confirmed unless a Character Appraisal is in place.

Currie Conservation Area

Currie Conservation Area was originally designated in on 28 June 1972 and extended on 29 May 1987. The conservation area was further extended in October 2003 to include



Currie is situated 6 miles to the west of Edinburgh, occupying a ridge running alongside the Water of Leith and surrounded by Greenbelt. Originally a small, linear settlement which related historically to the Water of Leith to the south, and the farmland to the north. Following improvements in transport in the 19th and 20th centuries, it has significantly increased in size to become a dormitory suburb of Edinburgh.

The conservation area forms a relatively small part of Currie itself and is concentrated around the original historic village and

Kirk. On the basis of the current designation, Currie Conservation Area extends eastwards to 135 Lanark Road West which is the Riccarton/Woodhall Arms public house, to the south, crosses Lanark Road West, with the edge being defined by No.142, a detached stone-built villa set in spacious garden ground; the boundary then continues to the rear of the Gibson-Craig memorial hall, the former police station and the bank and neighbouring properties, becoming less well defined at the edge of Riccarton Mains Road where a modern housing development impinges on the edge; continuing along, the boundary runs behind the Post Office past the Riccarton Arms Hotel, then crosses back over Lanark Road West to include the old smiddy and, then down the steep sides of the ridge to include Currie Brig, Currie Kirk and its environs and runs past the Manse to the west to then join up with the edge of the Riccarton Arms public house on Lanark Road West.

It is estimated that approximately 80-100 people live in the conservation area. The wider population of Currie Parish is now approaching 6,500.

HISTORICAL DEVELOPMENT

Origins of Currie as a Settlement

The earliest records of a settlement in the Currie area are the stone cists (c. 500 B.C.) at Duncan's Belt to the west and Blinkbonny, to the east, of the existing area known as Currie, and a Bronze Age razor (1800 B.C.) found at Kinleith Mill, to the east.

There is no definitive explanation of the meaning of the name 'Currie', but some suggestions that have been made are:

'Coria': name of a Roman camp.

'Curragh': from the Gaelic, meaning a boggy plain.

'Curri': an old family name.

British (or Welsh) "Curi": a hollow.

There is evidence of a Christian community in the area for more than a 1000 years. In 1018, the Archdeacons of Lothian established a base in the area. John Bartholomew's Civic and Ecclesiastical maps of the 13th century do not show Currie, but the Index of Charters 1309-1413 records Currie as being 'favourite hunting grounds' for the Lords and Knights of Edinburgh Castle. A cottage is recorded on Riccarton Mains Road on Armstrong's Map of the three Lothians in 1773.



The more formal historic settlement began to take shape around Currie Kirk and the main Lanark Road, which was the main route south and continues to be known as 'The Lang Whang'. It is believed that the original Currie Brig dates from the 14th century and is significant in history because Dalziel of Binns passed over it in 1666 with his troops to cut off the Covenanters and bring them to battle at Rullion Green. Currie Kirk is reputed to have been built on the foundations of the ancient Church of Kinleith and dedicated to St. Kentigern in 1296. The Kirk in its present form dates from 1784, with later alterations in 1791 and the steeple, clock and vane, which were added in 1818.



Development around the Kirk comprised the manse, school and some dwellings which served the wider area of Currie Parish. Meanwhile in the hinterlands the development of farm buildings continued as agricultural needs changed.



The first railway line came in 1874, with the development of Currie station set next to The Water of Leith which had already developed as an industrial area. The paper mills were already thriving before the development of the railway. Kinleith Mill was established in 1792, and by 1865 was the fifth largest of its kind in Scotland with an output of 1,300 tons per year. By 1876, after the railway was constructed, it produced 2,000 tons per year. The railway answered the growing demands of the existing paper mills at Colinton, Juniper Green, Currie and Balerno. Their national importance contributed to the change in the character of the Water of Leith Valley around Currie from agricultural to industrial/suburban. Ribbon development continued along the roadside. The Riccarton Arms was originally the farmhouse for Wester Currie Farm. It appeared under the name 'Riccarton Arms' in 1876.



The building of the railway brought much change to the transportation links for Currie and the area around Lanark Road West began to become more developed with the erection of the Gibson Craig Memorial Hall of 1901 and the board school of 1903.

The period between 1921-1951 brought many changes including the building of council houses and the beginnings of private house building along Lanark Road West, thereby continuing the spread of ribbon development. Wider scale development began in the late 1960s/early 1970s when speculative house builders started to promote Currie as a pleasant commuting suburb of Edinburgh and house building took place to the north of Lanark Road West. Currie High School was constructed from 1960. The physical topography has ensured that the original historic core to the south of Lanark Road West including the Water of Leith has remained relatively unchanged.

ANALYSIS AND ESSENTIAL CHARACTER

Spatial Pattern and Townscape

Currie Conservation Area is defined by its architectural heritage which consists of a strong historic core of 19th century buildings centred around the Kirk and Brig; the farming hinterland to the south; the Water of Leith with its surrounding woodland and vegetation; and the linear development including public buildings along Lanark Road West. The mix of elements give Currie its unique sense of place and make it a very attractive settlement which has open views out to and in from the countryside beyond.



Currie is reached along Lanark Road West, which has a more or less continuous line of villa development from the inner suburbs of the city. Arrival in the Conservation Area from both east and west is signalled by the use of stone which occurs prior to the edge of the boundary, after more modern and rendered houses for much of the way. As it runs through the Conservation Area the road winds, almost like the river below it, along the top of a ridge.

Currie evolved as a small linear settlement set alongside Lanark Road West, the main north-south route, above Currie Brig. The surrounding land was countryside, with the Water of Leith and woodland providing a strong natural setting on either side of Currie Brig. The topography guided early development in the past to focus on Lanark Road West and the north, thus ensuring a very contained area around the heart of the original village.



The Conservation Area boundary to the north, in the main, runs behind those properties facing the road and the rest of the slope is covered by largely modern suburbia at times protruding through to the main road. The extension to the Conservation Area includes a mixture of two and single storey detached and terraced houses, mainly stone built villas, with dormers and front gardens. These gardens are an important resource in allowing space for trees and shrubs that continue the wooded character of the river valley below and Green Belt to penetrate the village. Their long gardens to the rear sloping down to the river may indicate the original feus and are similar in nature to the lang riggs, which are found in

medieval burghs. Near the core there appears to be the remains of a short wynd echoing this pattern, running down between the last two cottages on the south side, with three further small and disused cottages along it.

To the south, the building pattern has mostly been respected, apart from a few extensions and development in the rear gardens. On the north side, the pattern is much more disparate with the development of a garage and a dense flatted development.

The valley carved by the Water of Leith, and also the former railway line running beside it reinforces the linear development pattern. At the core of the village, many of the original houses built in terrace form come to the edge of the pavement and their orientation reflect the bends in the road. This indication of a once more enclosed core shown in historic plans has now been altered by modern development with the loss of the tollhouse and a cottage to the south side of the road. To the north, at the widened junction with Riccarton Mains Road, there are now views out to the Forth Bridges and Fife. To the south, the ground drops away vertically and is supported by a high retaining wall with railings following upgrading of the road over the years. This has now become a busy main route resulting in the core of the village becoming cut off from the area around Currie Kirk. This does, however, give a sudden sense of openness with wide views up to the hills. From here the broader pattern of the Conservation Area becomes evident.

Beneath the vista of the hills, attention is drawn down to Currie Kirk which is set in a contained landscape setting surrounded by stone walls which also encompasses the old schoolhouse and Currie school, built in 1832. At first, the churches location on the opposite bank of the river seems to set it apart from the congregation it serves, but a more positive image is gained after the river is crossed. The small



separation from the village, the sudden absence of traffic intrusion on the main road above and the sound of the river give an aura of peace around the church.

The church with its attractive pedimented front, clock and spire, all in a scale that seems appropriate to the village, forms part of an exceptional grouping of buildings. Flanking it on either side are the old schoolhouse and the original Currie School. In between, there is a path leading to the church door and on one side, a small lawn. These are separated by low stone walls and hedges, creating an off centre and informal approach. The School to the west is of a single storey terraced form with the westmost part a half bay width of its neighbour. They are orientated east-west, the cottage to the east is of a detached two storey form and is orientated north-south. Despite these apparent differences, the style appears of the same hand, their gables, skews, pedimented windows and access porches are all crow stepped and their tall slender square chimneys are faceted. This design approach has been adopted in all the other work carried out in building the manse, church extension and down to the small gardener's store. The use of traditional materials and geometric forms in chimneys, crow steps, the church spire, even to the obelisk forms of memorials in the graveyard, create a relationship between the variety of 'built' elements.

Parts of the adjacent walled garden are in a poor state of repair, but the garden makes a very significant contribution to the overall grouping. This area lies within the Green Belt with fields and open countryside beyond. Seen together, the group is like a small religious settlement.

From the hill behind, there is a view back down to the church and village beyond. From this vantage point both the village form with its house frontages opposite and the road curve round the bend in the river give an image of the village embracing the church. The graveyard was extended further south earlier in the last century and is well defined with matching stone walls. To the east of the Manse is a conifer plantation.



From here also emerges a third aspect of the areas spatial pattern, that of Rosebank Farm. This consists of the main farmhouse, some of the older barns, a terrace of former farm workers cottages and a small duck pond. These are in the same vernacular style with traditional stone construction and slate or pantiled roofs. Whilst the rest of the farm is surrounded with fields, the cottages back on to the newer cemetery. Most of the areas development runs parallel to the contours but, the cottages facing the road up the hill provide additional visual interest as the exposed gables gradually reflect the slope.



At one time the infrastructure in the village and valley would have played a greater role. The Currie Brig is a considerable stone structure in its own right linking village to church, cottages and farms beyond. With the railway in use, boats along the river (although their use was limited because of the presence of weirs), more frequent pedestrian use and horse based transport over the bridge and the toll road, there would have been four different levels of movement. In the village a small circle of setts

in the pavement mark the location of a well once used by travellers. Further along the main road are the remains of a drinking fountain now built into the front wall of 147 Lanark Road West.

Other notable features include an early milepost giving distances to Edinburgh and Lanark and a small standing stone which is believed to be part of Corslet Cross, which in the Middle Ages was a boundary marker for the Burlaw Court. This



Court, according to a recent inscription set below the stone, used to 'decide the dates between which things could be done to mutual advantage'. From a similar period there is St. Mungo's Well in the river valley. Of more recent times there is the standing stone in front of the Post Office commemorating Dougal Haston, the mountaineer who died in 1977.

The combination of village, with more rural church grouping, farm, cottages and natural setting all in such a small space together and well tended make this a Conservation Area of considerable quality.

Essential Character

- *Typical linear development pattern along hilltop ridge, to some extent compromised by intrusive road and suburban development.*
- *Rural character of Green Belt still continued into main street by trees in front gardens where housing is set back.*
- *Continuous linear pattern along Lanark Road West reinforced by the river valley and former railway line below, with views out to and in from the Green Belt.*
- *Evidence of a lang rigg feu pattern with remains of a typical wynd/close and diminutive rural cottages.*
- *Vernacular development within conservation area, reflecting Currie's history as a rural settlement.*
- *Village core with cottages right to the heel of the pavement and a small central space with open views to south and north.*
- *Exemplary historic Kirkyard grouping with geometric architectural elements linking buildings through time and set in a self contained landscape setting.*
- *Contrast of busy main road and short transition to peaceful riverside walkway.*
- *Traditional farm house and cottages in vernacular style and traditional materials.*

Significant Buildings

There are several buildings and groups of buildings, which contribute, significantly to the character of the area.

Currie Kirk and Environs

This is undoubtedly the most important building group within the conservation area, a fine enclave of 18th and early 19th century traditional buildings, set in a picturesque setting



- **Currie Kirk:** Currie Parish Church (St. Kentigerns): This fine church sits in the valley on the south side of Currie Brig, dating from 1784-85. This building has been built in a classical style with Gothic windows and central clock tower. It is listed category A and was built on the site of the former medieval church. The interior was re-cast by David Bryce in 1835. It forms the central building in a picturesque setting. The surrounding churchyard and cemetery form a dramatic setting with much of the original trees and layout surviving intact. There are many interesting original grave stones and a sundial. The cemetery extended beyond to the south into an adjoining plot of land, which dates from the 19th century in its form and layout.
- **Currie Manse:** Situated to the east of the Kirk, the Manse originally dates in part from 1799, with alterations by David Bryce in 1838. This building forms part of the courtyard setting with the Kirk and the original schoolhouse to the west. It is two-storey with crow-stepped gables and large diagonal paired chimneys. There is a large terraced garden area which forms the setting, has a rare beebole type structure in the garden wall near the NE corner.
- **Rosebery Cottages:** The old school, by William Burn 1828-29, 2-storey with crow-stepped gables. The schoolhouse was built opposite.
- **Former Schoolhouse:** An L-plan 2 -storey building by David Bryce, 1830-31, this property, situated to the west, completes the grouping. Single-storey, stone-built with slated roof and crow-stepped gables.

- **Terraced Cottages to West:** A terrace of small stone-built cottages in vernacular form is situated to the west around a triangle of green.
- **Cast Iron Post Box:** There was originally, a post office amongst this grouping which no longer exists, however, the original posting box remains, set within the stone boundary wall.



Lanark Road West

- **Gibson Craig Memorial Hall by J McIntyre Henry, 1900-01,** listed category C (S), a red sandstone building which sits on the building line on the on the main road. It has a commanding entrance with Gibbsian surrounds, ionic pilasters with an ionic Venetian window above set in a gabled frontage.
- **Farmhouse dating from the later 18th century.** A traditional 2-storey house with a single-storey addition to the west and a 2-storey addition to the northwest. This building is an early survival of the original settlement and sits on the roadside forward of the later established building line and has a prominent gable. It is listed category B.
- **Currie Post Office,** listed category C(S), dating from the mid 19th century is a single-storey L-plan building. It is stone-built with slate roof and moulded skewputts and a distinctive tall brick chimney. It is important because it defines the edge of the original building line at this point.
- **194 Lanark Road West:** A two-storey 18th century house, remodelled in the mid-19th century constructed of rubble stone with painted margins. This building forms part of the original roadside setting.

- **198, 200, & 202 Lanark Road West:** A row of three single-storey terraced farm cottages dated early/mid 19th century. They are raised above the roadway and are traditional in their construction and exhibit much vernacular charm. Constructed of stone with slate roofs and brick chimneys, some of which are neglected.



- **Old Smiddy & SSEB Substation:** A single-storey low range of buildings, originally used as the blacksmith's workshop and smiddy, part of which, now houses an electricity sub-station. The original pantiles have been replaced with modern tiles on the front roof, but can still be seen to the rear, where there is a semi-circular outshot and piended roof.



- **165 Lanark Road West:** A pair of single-storey cottages with attics, circa 1815. They are distinguished by a Roman Doric pilastered doorpiece to the front. Built in stone with slate roofs.

- **209 Lanark Road West:** The former Town O' Currie School originally dating from 1699, John Grinton and Robert Telford Wright and masons. Single-storey to road and 2-storey to south, harled over with French tile roof.

- **Riccarton Arms Public House:** 2 storey stone building with small single storey cottage attached to left. Originally, the farmhouse and one of the cottages for Wester Currie Farm, probably dating from the 19th century, it is much altered, with a large extension to the rear. It is painted white with black windows and door margins, and is set back, reflecting the original roadside setting.

The Water of Leith and its Setting Within The Currie Conservation Area

This natural setting, unlike the built heritage in the Conservation Area, is linked and continuous. The management plan for the Water of Leith, prepared by The Water of Leith Action Group, sets out a vision for the river; "From hill springs through wooded slopes which keep the city at bay, to the sea, this unique landscape will be safeguarded and enhanced. Integrated management will ensure that river and valley fulfil their many and varied roles; as a sanctuary for people and wildlife, as an outdoor classroom for adults and children and much more." The plan seeks to ensure continuity in approach.

- **Currie Brig:** In its current form, dating from the 18th century, this striking structure straddles the Water of Leith and provides the transition from Lanark Road West to the Currie Kirk and environs.
- **Saint Mungo's Well:** This is an old water source near to the east of Currie Brig on the south bank of the Water of Leith, dedicated to Saint Mungo (also known as Saint Kentigern), the patron saint of Glasgow.
- **Bottle Kiln:** The remains of an old bottle kiln, circa 18th century are situated to the west of Currie Brig on the north bank of the river. It was used to dry grain for milling and is believed to be one of the few circular grain mills still surviving in Scotland.



Essential Character

- *Key buildings within Kirkyard grouping by William Burn and David Bryce, important architects of their time and instrumental in the revival of the Scottish Baronial style in Scotland*
- *Currie Brig, previously, the meeting point of three levels of transport infrastructure- road, rail and pedestrian, crossing over the river valley*
- *The natural setting of The Water of Leith and its wooded dell and vegetation*

Activities and Uses

The Conservation Area is mainly residential in character. There is a small mix of established and newly housed commercial uses. The pub, and Post Office are in traditional properties around the small green at the centre of the village whilst more recent development housing a garage with showroom, repair bay, workshop and forecourt vehicle display area is located close by taking up a wide arc of street frontage.

At the edges and just on the area's boundaries are, to the west, Currie Primary School and library and to the east, a bank, the Gibson Craig Memorial Hall, with community hall behind, a local Council Office and a small sheltered housing development on the south side of the road. These are interspersed with houses until a small modern block of some six shop units which sits on the corner of Bryce Road. To the west of the historic core is the Currie Kirk with its associated buildings and Rosebank Farm.

Lanark Road West, the main road through the village, is one of the principal routes into Edinburgh from the west and serves the nearby town of Balerno. This road is also a main commuter route and traffic flows through the village appear constant and fairly heavy. This has had a considerable impact over time on the character of the village with road widening leading to the demolition of the old Toll House, a cottage to the north side as well as the masonic hall. Changes in road alignment over time, have made access to Currie Kirk less direct.

The Water of Leith walkway, kirkyard and lanes down in the valley are quiet and unhurried by comparison and are becoming an increasing focus for recreational and educational uses both by local residents and people from outwith the area. The Water of Leith Conservation Trust is a body which has been formed to protect the river and walkway and encourage educational use.

Essential Character

- *The Conservation Area is mainly residential with a broader mix of uses at it's edges such as the Post Office, public houses and community hall.*
- *A busy and unvarying through route which does not acknowledge the village character nor gives a sense any sense of progression from edge to core.*
- *Considerable recreational and educational uses in both the areas river side walkway and green belt location.*

SUMMARY OF ELEMENTS WHICH DETRACT FROM CURRIE CONSERVATION AREA'S SPECIAL CHARACTER AND OPPORTUNITIES FOR IMPROVEMENT

Strengths and Weaknesses

Currie Conservation Area exhibits a special character, which is enhanced by its strengths and compromised by its weaknesses. The strengths are many and lie in the nature of the topography of the area with its unique setting within the Water of Leith valley, the countryside to the hinterland beyond and the historic nature of Lanark Road West.

There are elements, which detract from the character of the conservation area, which have led to a disruption in the spatial pattern and loss of the sense of containment, which are key features in the area. These elements can be identified as follows:

- **Inappropriate Development on Lanark Road West:** Some recent housing development has failed to reinforce the character of the area. Also, the use of non traditional materials has had a negative impact in the conservation area. There have also been some poor alterations to existing traditional buildings such as unsympathetically designed dormers, porches and conservatories.
- **Car-parking in Front Gardens on Lanark Road West:** There is a significant loss of front garden ground to hard standing, mainly for parking purposes in the traditional villas.
- **Safety Barrier to Lanark Road West:** A continuous safety barrier has been erected on the south part of Lanark Road West where Currie Brig meets the main road. The road has been designed to take high levels of traffic and the conservation area would benefit from measures to reduce traffic speed.
- **Built Elements of Heritage, Which Have Been Neglected:** There are certain elements of Currie's heritage, which have been neglected and are in need of some attention. St. Mungo's Well set within the southbank of the Water of Leith has lost its brass plaque depicting its origins and the surrounding stone slabs are loose. Further alongside the Water of Leith, on the south bank, there is some machinery from the original weir i.e. sluice gate and lade, and the odd relic from the original railway line, which are gently decaying. The disused kiln on the north west side of Currie Brig which is believed to be the remnants of a circular grain mill, shows signs of decay, which could lead to instability in the future. Currie Brig itself shows slight signs of wear. An old cast-iron drinking fountain has been identified on Lanark Road West outside the Post Office, which has rusted and is set into a stone boundary wall. A cast-iron directional road sign still survives on Lanark Road West.

GENERAL INFORMATION

Statutory Policies Relating to Currie

The Currie Balerno Local Plan, Written Statement, June 1983, identifies the original boundaries of Currie Conservation Area, which were much more tightly defined around a smaller area. It highlights the area immediately to the south of Currie Kirk containing the cemetery and the adjacent farm cottages in the Kirkgate as forming an important part of the setting of the historic village. It also states that the Council will consider the desirability of including these areas in the designated conservation area. These areas are subject to Countryside and Greenbelt policies and are situated in an Area of Great Landscape Value.

Within the Countryside policy area the objective of the plan is to protect countryside from development and maintain its rural character. This places a general presumption against any development that is not related to agriculture and outdoor recreation. Consequently, in the case of the wider environs around Currie Conservation Area, to the south, the emphasis is on ensuring that new development does not alter the rural character of this group of properties.

The original designation of the Edinburgh Green Belt was in 1957, with the following objectives:

- To limit the further expansion of the City
- To prevent the merging of built-up areas
- To preserve and enhance the landscape setting of the Capital, and
- To prevent the loss of agricultural land to development

The designation, 'Area of Great Landscape Value' has no statutory significance, but local authorities were encouraged to designate them by the Scottish Office, to highlight the need for careful planning in their vicinity. Within these areas there are landscape qualities which should be safeguarded and recreational and wildlife interests promoted.

The Council is in the process of replacing the Currie Balerno Local Plan with the Rural West Edinburgh Local Plan. The finalised version of the Rural West Edinburgh Local Plan, identifies parts of Currie Conservation Area as being situated within designated areas of Green Belt, Site of Interest for Nature Conservation and Guest House Area.

The Local Plan contains advice on:

- The classes of permitted development within the conservation area;
- The preservation of enhancement of a conservation area where development is proposed;
- The protection of listed buildings;
- The protection of open space;
- Development within Edinburgh's Green Belt;
- Design and amenity criteria for development within Edinburgh's Green Belt.

Implications of Conservation Area Status

Designation as a conservation area has the following implications:

- Permitted development rights under the General Development Order are restricted. Planning permission is, therefore, required for stonecleaning, external painting, roof alterations and the formation of hard surfaces. The area of extensions to dwelling houses, which may be erected without consent, is also restricted to 16m² and there is additional control over satellite dishes.
- Under Article 4 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, the planning authority can seek approval of the Scottish Executive for Directions that restrict permitted development rights. The Directions effectively control the proliferation of relatively minor alterations to buildings in conservation areas that can cumulatively lead to erosion of character and appearance. Development is not precluded, but such alterations will require planning permission and special attention will be paid to the potential effect of proposals. Currie Conservation Area is currently covered by an Article 4 Direction Order, for the following range of permitted development classes:
 - 1 enlargement, improvement or other alteration of a dwelling house
 - 3 provision or alteration of buildings or enclosures within the curtilage of a dwelling house
 - 6 installation, alteration or replacement of satellite antennae
 - 7 creation of means of
 - 18 agricultural works

-
- 38 water undertakings
 - 39 development by gas suppliers
 - 40 development by electricity undertakers

- Special attention must be paid to the character and appearance of the conservation area when planning controls are being exercised. Most applications for planning permission for alterations will, therefore, be advertised for public comment and any views expressed must be taken into account when making a decision on the application.
- Buildings, which are not statutorily listed, can normally be demolished without approval under the Planning Regulations. Within conservation areas the demolition of unlisted buildings requires conservation area consent.
- Proposals for work on trees must be notified in writing to the Council, six weeks in advance of commencing works.
- Alterations to windows are controlled in terms of the Council's policy.
- Grants may be available towards the repair or restoration of historic buildings

Supplementary Guidelines

The Council also produces supplementary planning guidance on a range of development control issues. These are contained within the Development Management Handbook.

Protection of Trees

Trees within conservation areas are covered by the Town and Country (Scotland) Act 1972, as amended by the Town and Country Planning (Scotland) Act 1997. The Act applies to the uprooting, felling or lopping of a tree having a diameter exceeding 75mm at a point 1.5m above ground level, and concerns the lopping of trees as much as removal. The planning authority must be given six week's notice of the intention to uproot, fell or lop trees. Failure to give notice render the person liable to the same penalties as for contravention of a TPO.

REFERENCES

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Currie in Old Picture Postcards

John Tweedie - published by European Library-Zaltbommel/Netherlands, 1973

Various press cuttings from the Edinburgh Room Archives of
The Central Library

Historic Maps:

Gelatly's Map 1834

Ordnance Survey Plan 1852

Ordnance Survey Plan 1893

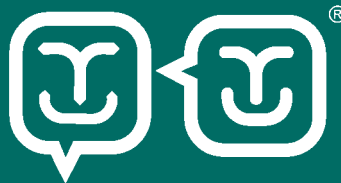
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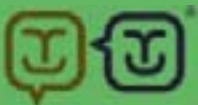
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Produced by the City Development Department: Planning & Strategy

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MORNINGSIDE CONSERVATION AREA CHARACTER APPRAISAL



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مترجمين سعداء - مترجمين سعداء
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*THE MORNINGSIDE CONSERVATION AREA
CHARACTER APPRAISAL WAS APPROVED BY THE PLANNING
COMMITTEE
ON 4TH OCTOBER 2001*

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INTRODUCTION

Conservation Areas

Section 61 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, describes conservation areas as “... areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. The Act makes provision for the designation of conservation areas as distinct from individual buildings, and planning authorities are required to determine which parts of their areas merit conservation area status. There are currently 38 conservation areas in Edinburgh, including city centre areas, Victorian suburbs and former villages. Each conservation area has its own unique character and appearance.

Character Appraisal

The protection of an area does not end with conservation area designation; rather designation demonstrates a commitment to positive action for the safeguarding and enhancement of character and appearance. The planning authority and the Scottish Executive are obliged to protect conservation areas from development that would adversely affect their special character. It is, therefore, important that both the authorities and other groups who have an interest in conservation areas, and residents are aware of those elements that must be preserved or enhanced.

A Character Appraisal is seen as the best method of defining the key elements that contribute to the special historic and architectural character of an area.

It is intended that Character Appraisals will guide the local planning authority in making planning decisions and, where opportunities arise, preparing enhancement proposals. The Character Appraisal will be a material consideration when considering applications for development within the conservation area and applications for significant new developments should be accompanied by a contextual analysis that demonstrates how the proposals take account of the essential character of the area as identified in this document.

NPPG 18: Planning and the Historic Environment states that Conservation Area Character Appraisals should be prepared when reconsidering existing conservation area designations, promoting further designations or formulating enhancement schemes. The NPPG also specifies that Article 4 Direction Orders will not be confirmed unless a character appraisal is in place.

Morningside Conservation Area

The Morningside Conservation Area lies to the south of The Grange Conservation Area and was originally designated in 1996.

The conservation area is situated some 4kms from the City centre and lies within the boundaries of Wards 46 and 51.

The southern boundary of the conservation area runs along the rear of the properties on the south side of Braidburn Terrace and Hermitage Drive, overlooking the Braid Burn and the Hermitage of Braid. The eastern boundary follows Midmar Drive to the north, overlooking the allotments on the slope of Blackford Hill. The boundary then crosses Cluny gardens and Cluny Avenue before following the boundary of the Astley Ainslie Hospital up to Canaan Lane. At this point the boundary turns westwards before turning south to Jordan Lane, running a short distance along the Lane before turning south again to run along the rear of the properties on Nile Grove, to meet up with Morningside Road. The boundary then runs southwards down Morningside and Comiston Roads before rejoining Braidburn Terrace.



HISTORICAL ORIGINS AND DEVELOPMENT

The Morningside Conservation Area partly covers an area that was formerly known as the Burgh Muir. This was common ground gifted to the City of Edinburgh by David 1 in the first half of the 12th century. At this time the dense forest of Drumselch lay to the south of the City and it was the major part of this forest that David gifted to the City. The forest stretched from the Meadows southwards to the lower slopes of the Blackford and Braid Hills.

The Burgh Muir stretched from Bruntsfield Place and Morningside Road on the west to Dalkeith Road on the east. The southern boundary was formed by the Pow, or Jordan Burn, flowing through the lowest point of Morningside Road.

Braid, lying to the south of Morningside, and therefore lying outside the Burgh Muir, was owned in the 12th Century by Sir Henry de Brade, sheriff of Edinburgh. His surname derives from the name of his Scottish estate, which is Gaelic for a throat, or gorge.

In 1585, Edinburgh was decimated by the plague. The authorities did everything possible to prevent the spread of the disease and make provision for the victims. This proved extremely costly and took the municipal treasury to the point of bankruptcy. In overcoming this financial disaster, the Town Council decided in 1586 to feu out the Wester Burgh Muir. From this decision the districts of Greenhill, Morningside, east Morningside and Canaan slowly emerged.



Morningside, located on the old road from Edinburgh to Biggar, became an agricultural village serving the population of the many neighbouring farms and estates. During the 1700s the village was represented by only a handful of houses. By 1880, the situation was beginning to change. Grant, in “Old and New Edinburgh” stated that Morningside was “once a secluded village, consisting of little more than a row of thatched cottages, a line of trees, and a blacksmith’s forge, from which it gradually grew to become an agreeable environ and summer resort of the citizens, with the fame of being the “Montpelier” of the east of Scotland.”

The gradual transformation of village to suburb was encouraged by the building of a proliferation of villas and mansions which increased the population dramatically. The Edinburgh Transport Act of 1871 permitted the Local Authority to construct, or own a tramway system, but the operation of the system was leased to private operators. This new emerging suburb in Morningside was

one of the first routes to be served with a tram service running from Register House, at the east end of Princes Street, to Morningside.

However, by far the biggest spur to new development was the opening, in 1885, of the Edinburgh Suburban and South Side Junction Railway with a station and goods yard located on Maxwell Street. Much of the planning of this successful suburban line was undertaken by Thomas Bouch, designer of the ill fated Tay rail bridge.



The construction of the suburban rail line encouraged increasing numbers of people to take up residence in Morningside and Braid. This was particularly evident in the 1930s when railway transport was at its peak, with this line providing a regular service to Waverley Station. The line was closed to passenger traffic in 1962 under the cuts implemented by Beeching.

For many centuries, Morningside and Braid road formed the main route linking Edinburgh to Biggar until 1830, when a new length of turnpike road, known as Comiston Road, was built to avoid the steep braes of Braid Road. Initially, with the coming of the railway in 1885, farm produce and livestock was brought down this road to the Maxwell Street goods yard for onward transmission to the City. However, by 1890s the northern end of Comiston Road, formerly known as Little Egypt, was being developed for housing. This farm with its biblical name, had given rise to a number of local associated names, such as Jordan, Canaan and Nile. The Braid Estate, owned by the Gordon family, was feued by Sir Rowand Anderson, with Nile Grove being the first street to be developed in 1881. Subsequent streets were named for Braid or other estates owned by the Gordon family. During the 1880s, Cluny Avenue and Gardens, built in 1884 and 1885 respectively, were followed by Cluny Drive, Terrace and Place in the 1890s. From 1900 onwards, Corrennie Gardens and Drive were built, closely followed by a series of streets beginning with Midmar.





Blackford Observatory

By 1910, the Braid Estate, feued by R. Rowand Anderson, had been fully developed up to Blackford Hill, which had been purchased by the Town Council in 1888 to provide the first municipal golf course in Scotland. In 1890, the Town Council sold three and a half acres on the east slope of Blackford Hill to the Government Office of Works to build an observatory.



R. Rowand Anderson



Hermitage of Braid and its estate forms the southern boundary of the conservation area and provides an important recreation area for the City. The house was designed by Robert Burn. Completed in 1785, it has mock battlements and corner turrets in memory of Braid Castle. In 1937, the estate of 42 acres, including the Hermitage, lodge and policies, with dell and valley, was purchased by John McDougal for £11,000. In 1938, John McDougal presented these properties to Magistrates of Edinburgh to be used as a public park, or recreation ground for the benefit of the citizens of Edinburgh.



Hermitage Lodge

ANALYSIS AND ESSENTIAL CHARACTER

Spatial Structure

The topography of the conservation area, sitting across a valley running west to east, originally formed by the Pow or Jordan Burn, divides the area into two distinct areas. This valley is now occupied by the south suburban rail line which carries freight only. Morningside Road, which forms the western boundary of the conservation area, runs down the south facing slope to meet the clock and the green “square” sitting at the foot of the road, in front of Morningside Parish Church. This south facing slope forms part of the heart of the original Morningside village.



Green Square

Once the rail line is crossed, Morningside Road changes to become Comiston Road which skirts the north west facing slope of the Braid Hills. The original main route of Braid Road separates off from Comiston Road at its southern end and climbs the steep north facing slope of the Braids. This southern junction forms the collection point for four separate roads.

Comiston and Morningside Roads form one of the major arterial routes from Edinburgh to the south west. Only one other road runs right through, but not beyond the conservation area on a north south axis, this being Woodburn Terrace, changing to Braid Avenue once the railway is crossed to the south.

The northern boundary of the conservation area zig zags between Jordan Lane and Canaan Lane. In this small area there is a small eclectic mix of buildings and periods, ranging over vernacular single storey buildings, to Georgian detached buildings and Victorian tenements. Part of this northern boundary is shared with the Grange Conservation Area at Astley Ainslie Hospital.

South of this enclave, the conservation area is characterised by solid, substantial, Victorian residential properties ranging over terraces, semi detached and detached houses, with tenements occurring on Comiston Road.

The southern boundary is formed by the rear gardens of Hermitage Drive which overlook the woodland park of Hermitage of Braid. Hermitage Drive forms a flat ridge line before descending the steep slopes of Hermitage of Braid. The eastern boundary is formed by Midmar Drive which is a single sided street overlooking extensive allotments, which in turn are overlooked by the mass of Blackford Hill lying to the east.



South Suburban Rail Line

The principal features of the urban fabric are characterised by a loose grid layout dividing the area into unequal rectangular perimeter blocks, which are lined by semi detached and detached houses to the east of Braid Road. The area from Braid Road to Comiston Road forms a long triangle with five separate roads penetrating between the two roads, giving good permeability. The effect of this is to create irregularly shaped perimeter blocks upto Braidburn Terrace.



Mature Tree

With the exception of Comiston Road, the overall density of the conservation area is low with individual front and rear gardens to the majority of the buildings within the conservation area. Generally, there are smaller gardens to the front and extensive gardens to the rear, both containing mature trees. The gardens are well tended and are particularly important in terms of greening the area and offering a mature landscape setting. Most gardens are defined by low stone walls and hedging.



Development at Braid Avenue

There are two recent developments, one being a brick built terrace on Midmar Drive and the other being an extensive block of flats turning the corner of Braid Avenue and Hermitage Drive. The latter site was developed after the original single villa was burnt down and now contains two large blocks of flats. Both of these developments respect the scale and general massing of the area. Their use of render with red pre-cast concrete margins to windows in one case

and particularly brick in the other, do not reflect the materials characteristic of the area.



Modern Terrace at Midmar Drive

Townscape

The primary north – south route through the area is Morningside Road, which acts as the main shopping street for the area. Once the railway line is crossed, the principal road becomes Comiston Road. The original main route of Braid Road separates off from Comiston Road at its southern end, rejoining Comiston Road at Buckstone.

The principal east – west through route is Cluny Gardens, which begins at the junction where Comiston and Braid roads separate. Cluny Gardens skirts round the northern foot of Blackford Hill before connecting with Mayfield.

Although the area has a diverse mix of styles and ages, the predominant character is made up of large Victorian houses sitting in large gardens, which give an air of spaciousness. These properties vary in height from three to three and half storeys and are constructed of stone with slated roofs. Morningside and Comiston Roads evidence a more traditional tenemental form. On Comiston Road, tenements are set back from the heel of the pavement with small front gardens. At the points where shops and offices occur, the front garden the building line of the tenement is carried through producing a wider pavement in front of the shops. Four churches feature in the area acting as focal points.

Views through the conservation area are important. Travelling from south to north views are given along streets towards Blackford Hill and the Braids giving an indication of wilderness areas. In the direction south to north, the skyline of Edinburgh is glimpsed, particularly from the ridge formed by Hermitage Drive, where the streets leading north are subtly aligned on the castle by slightly skewing the street blocks. A particularly fine townscape vista is offered down

Braid Avenue. A spectacular panoramic view is offered at the one sided Midmar Drive which immediately overlooks popular allotment gardens, with Blackford Hill in the immediate background and the City skyline to the north.



Cluny Gardens



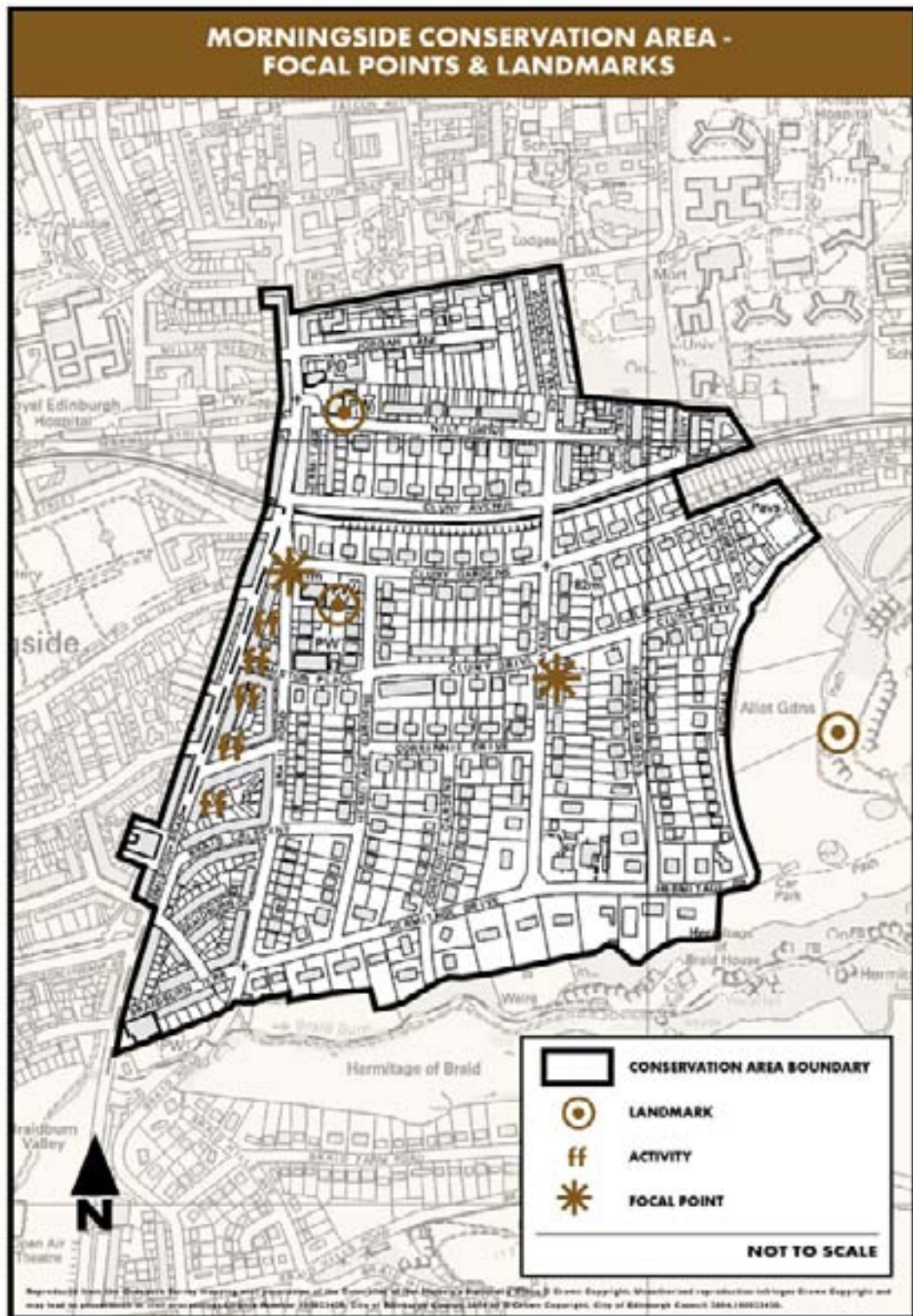
Victorian Villa



Tenement on Comiston Rd



View to Blackford Hill



Essential Character: Spatial Structure and Townscape

- *The principal feature of the urban fabric is a subtle Victorian grid structure responding to the topography by setting up views to the castle and dividing the area into unequally sized rectangular perimeter blocks.*
- *Perimeter blocks are surrounded by substantial Victorian housing composed of individual, semi detached and terraced housing that exhibit continuity through their uniform heights, massing and use of stone and slated roofs.*
- *Gardens with mature trees predominate throughout the area, having a strong greening affect throughout the area.*
- *Northern views along streets to Blackford Hill and the Braids and southern views back to the City skyline are important.*



View down Braid Road

Architectural Character

The conservation area contains a total of 44 Listed Items. The architectural character is largely composed of Victorian and Edwardian villas and terraces which form boundaries to extensive blocks of private open space. The villa streets are complemented by the profusion of mature trees, extensive garden settings, stone boundary walls and spacious roads. The villas are in variety of architectural styles, unified by the use of local building materials. The northern part of the area within Jordan and Canaan Lanes contains a more varied architectural mix of buildings ranging over traditional village dwellings, Georgian villas and tenements.

The first phase of the development of the Braid estate from 1880 had Rowand Anderson and George Washington Browne as the main architects. Rowand Anderson remained the feuing architect of the extended scheme south of the railway line until the early 1900s.

Four churches provide focal points in the conservation area:

- The octagonal, Italianate Braid Church 1886 by George Washington Browne, lying on the corner of Hermitage Terrace and Nile Grove, forms part of the first phase of the Braid Estate, overlooking the open space fronting Hermitage Terrace.
- Cluny Parish Church 1889, is a red sandstone church lying on the grassy terraced corner of Braid Road and Cluny Gardens by Hippolyte J. Blanc in 1889. A tower at the north west corner was proposed, but never built.
- Cluny Church Centre 1890, on the corner of Cluny Drive and Braid Road is a confident, red sandstone, mixed gothic building by Rowand Anderson. Its square north west tower becomes more elaborate in stages. In the mid 1970s the interior was divided to form small rooms and offices on the ground floor.
- Greenbank Church, on the corner of Braidburn Terrace and Comiston Road, is a bland building built in the Gothic manner with red sandstone margins. Built in 1927, it was designed by A. Lorne Campbell. The hall to the east was built in 1900 and used as a temporary church until the main building was erected in 1927. More recently, a new entrance from Braidburn Terrace and a new multi purpose hall, by the Lee Boyd partnership, were erected in 2000.



Braid Church



Cluny Parish Church



Cluny Church Centre

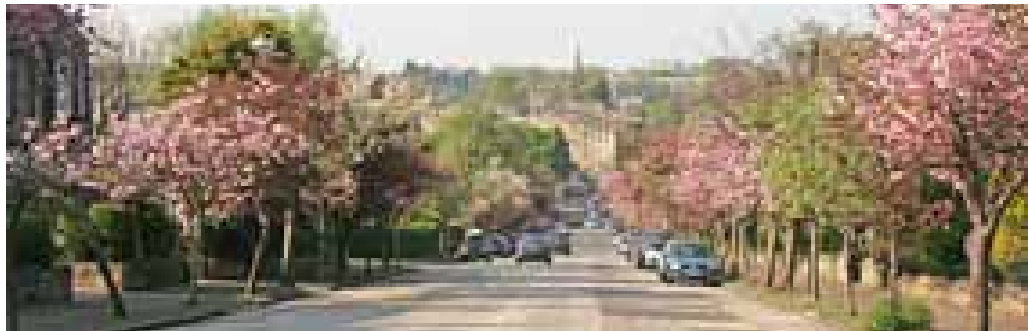


Morning Glory

Comiston Road starts with a giant red sandstone Renaissance block of 1889, including the richly sculpted, formerly named, Hermitage Bar, now called Morning Glory, all sitting at the southern join with Braid Road. Braid Crescent lying between Comiston and Braid Roads has the grandest two storey bay windows in Edinburgh, each crowned with an octagonal lead dome. The long airy roads of the Braid Estate, to the east, were controlled in design terms by the feuing architect Rowand Anderson, with the tree lined, Braid Avenue, running north south, being the grandest road in the estate.



Braid Crescent



Nile Grove and Hermitage Terrace formed part of the development of the Braid Estate from 1880 onwards, with Wardrop Anderson and George Washington Browne as the main architects. The Braid Estate was Edinburgh's answer to Bedford Park in London. Browne who had returned from London in 1883, after working on the Queen Anne development of Kensington Court, brought the Queen Anne style to the Braid Estate and with Rowand Anderson developed its Scottish, masonry based variant.



Queen Anne Style at Cluny Avenue

The houses on Cluny Place and Cluny Avenue formed a later phase (mid 1890s) in the development of the Braid Estate. Designed by Rowand Anderson, the Queen Anne style made way to a more wholehearted adoption of what became "stockbroker tudor".

Essential Character: Architectural Character

- *High quality stone built architecture of restricted height, generous scale and fine proportions.*
- *The significant degree of unity resulting from the predominant use of traditional building materials: local sandstone for buildings and boundary walls and Scots slate for roofs.*

Activities and Uses

Residential uses predominate throughout the area, producing a peaceful Victorian environment of high quality and high amenity. Intermixed in this quiet suburb there are four churches and a residential care home on Cluny Drive.

This is contrasted with Morningside Road and Comiston Road, the main through route which is a place of activity in terms of social and commercial activities. Morningside Road in particular is the main shopping street for the area containing a full range of shops and services. Comiston Road has less activity, which begins to fall off towards the south.



Essential Character: Activities & Uses

- *The contrast between activity on Morningside and Comiston Roads and the general tranquillity in the residential hinterland of the conservation area.*
- *The peaceful Victorian environment of high quality and high amenity residential uses.*

Natural Heritage



Within the boundaries of the conservation area, the environment is predominantly residential and there are very few areas of public open space. Only two areas exist within the conservation area and these consist of; the small narrow area of grassed and railed open space sitting in front of Hermitage Terrace, which contains a number of mature trees; and the Braid Estate Recreation Ground consisting of tennis courts and a bowling club, sitting at the northern foot of Midmar Drive and spanning through to Cluny Gardens.



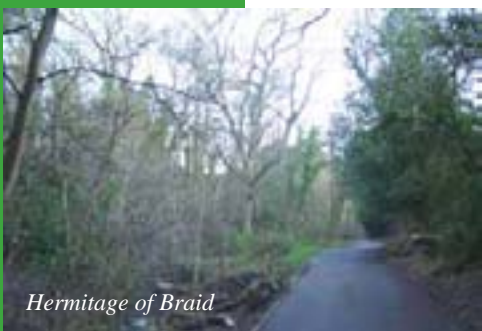
Despite this lack of public open space within the conservation area, the predominant townscape nature of substantial Victorian properties with their associated large gardens, containing many mature trees, provides an environment of lush greenery. These private gardens are particularly important in providing suitable habitats for bird and wildlife.

It is therefore important that where mature trees are removed due to disease, or old age, that they are replaced, not only to maintain the green character of the area, but also to sustain wildlife.



Lying immediately outwith the boundaries of the conservation area, to the east, is Blackford Hill which provides a visually dominant backcloth from many points within the area. Hermitage of Braid lies immediately to the south of the conservation area and while this area is not as visually prominent, it is of equal importance in terms of providing easily accessible recreational open space.

Both Blackford Hill and Hermitage of Braid form part of the Green belt, part of an extensive green wedge stretching into the countryside well beyond the city boundary to the south. They are also both classed as Areas of Great Landscape Value and Wildlife Sites, whilst also being classed as a Local Nature Reserve.



Blackford Hill is geomorphically important and is covered by an SSSI designation due to the presence of Agassiz rock, named after the Swiss geologist Louis Agassiz who determined in 1840 that the grooves in the rock were the result of glacial action. This

discovery was not only important in establishing an understanding the nature of glacial action generally, but also in understanding how the Hermitage valley and Blackford Hill had been formed. The allotments butting against Midmar Drive are a popular facility and extensively used. These too are covered by the Green Belt and AGLV designations.



Essential Character: Natural Heritage

- *The predominance of large gardens with mature trees, being important in terms of their townscape value and their provision of a habitat for wildlife. It is important that where mature trees are removed then they should be replaced.*
- *The dominating nature of Blackford Hill providing significant views.*
- *The easy public access to Hermitage of Braid and Blackford Hill which both provide an important natural, recreational facility.*

Opportunities for Enhancement

The scale, design and materials of new developments should reinforce and protect those features that give the conservation area its special character. Any development should take into consideration the spatial pattern, scale, proportions and design of traditional properties.

Any development, either within or outside the conservation area, should be restricted in height and scale in order to protect the key views of the conservation area. New development should protect the setting of individual buildings and the historic environment as a whole. Opportunities for introducing further trees and replacing trees that are lost to age should be considered throughout the area.

Traditional materials should be used in repair and new build. Modern substitutes generally fail to respect the character of the area. The stone boundary walls and railings are a key feature within the conservation area, and they should be repaired and reinstated where appropriate. Original architectural features should be preserved wherever possible.



The grassed area in front of Hermitage Terrace offers an opportunity for enhancement in terms of railing reinstatement and encouraging greater public use.

Role of the Public

It is essential that property owners accept their maintenance responsibilities. The emphasis should be on the repair rather than replacement of original features, as these contribute to the conservation area's character as a whole. Alterations or additions should be sympathetic to the original style and of an appropriate scale.

Boundary Changes

Boundary changes are proposed at the northern and western edges. It is proposed that the boundary to the north, which zigzags between Jordan Lane and Canaan Lane, moves to the rear of the tenements lining Morningside Road up to and including the tenements on the southern corner of Morningside Park. It is also proposed that the western boundary runs behind the tenements lining the western side of Morningside Road and Comiston Road. At present, the boundary runs down the middle of this main thorough fare where the buildings on the east side, which are within the conservation area, are largely mirrored by similar buildings on the western side. This thorough fare also provides the principal shopping street for the conservation area.



GENERAL INFORMATION

Statutory Policies

The Morningside Conservation Area is contained within The Central Edinburgh Local Plan adopted by the Council in 1997, which includes the conservation area within a broad 'Housing and Compatible Uses' or 'Urban Area' policy allocation, in which the primary concern is to safeguard existing residential character and amenities. Consequently, effect on residential amenity will be the determining consideration for all development proposals, including changes of use.

The Local Plan contains policy advice on a range of matters. In relation to proposals within the conservation area, for example, development will only be allowed where all features that contribute to the special character and appearance of the area are retained. Development proposals in the conservation area are required to take into account the area's special interest and how its character and appearance may be preserved or enhanced.

Blackford Hill and Hermitage of Braid, which both lie adjacent to the conservation area boundaries, are contained in the South East Local Plan adopted by the Council in 2005 which contains policies relating to their significance in terms of policies relating to:

- The Green Belt.
- An area of Great Landscape Value.
- A Wildlife Site.
- A Site of Special Scientific Value.

Supplementary Guidelines

The Council also produces supplementary planning guidance on a range of development control issues. These are contained within the Development Quality Handbook.

Implications of Conservation Area Status

Designation as a conservation area has the following implications:

- Permitted development rights under the General Development Order are restricted. Planning permission is, therefore, required for stonecleaning, external painting, roof alterations and the formation of hard surfaces. The area of extensions to dwelling houses which may be erected without consent is also restricted to 16m² and there are additional control over satellite dishes.
- Under Article 4 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, the planning authority can seek approval of the Scottish Executive for Directions that restrict permitted development rights. The Directions effectively control the proliferation of relatively minor alterations to buildings in conservation areas that can cumulatively lead to erosion of character and appearance. Development is not precluded, but such alterations will require planning permission and special attention will be paid to the potential effect of proposals. The Morningside Conservation Area is currently covered by the full range of Article 4 Directions:

Class 1	enlargement, improvement or other alteration to a dwelling house
Class 3	provision or alteration of buildings or enclosures within the curtilage of a dwelling house
Class 6	installation, alteration or replacement of a satellite dish
Class 7	construction or alteration of gates, fences, walls or other means of enclosure
Class 30/33	local authority development
Class 38	water undertakings
Class 39	development by public gas supplier
Class 40	development by electricity statutory undertaker

-
- Special attention must be paid to the character and appearance of the conservation area when planning controls are being exercised. Most applications for planning permission for alterations will, therefore, be advertised for public comment and any views expressed must be taken into account when making a decision on the application.
 - Buildings which are not statutorily listed can normally be demolished without approval under the Planning Regulations. Within conservation areas the demolition of unlisted buildings requires conservation area consent.
 - Alterations to windows are controlled in terms of the Council's policy.
 - Trees within conservation areas are covered by the Town and Country (Scotland) Act 1972, as amended by the Town and Country Planning (Scotland) Act 1997. The Act applies to the uprooting, felling or lopping of a tree having a diameter exceeding 75mm at a point 1.5m above ground level, and concerns the lopping of trees as much as removal. The planning authority must be given six weeks notice of the intention to uproot, fell or lop trees. Failure to give notice renders the person liable to the same penalties as for contravention of a TPO.
 - Grants may be available towards the repair or restoration of historic buildings. The Council runs a conservation grant scheme, however, such grants are normally dependent on comprehensive repair and restoration of original features and priority is given to tenemental housing and prominent buildings.

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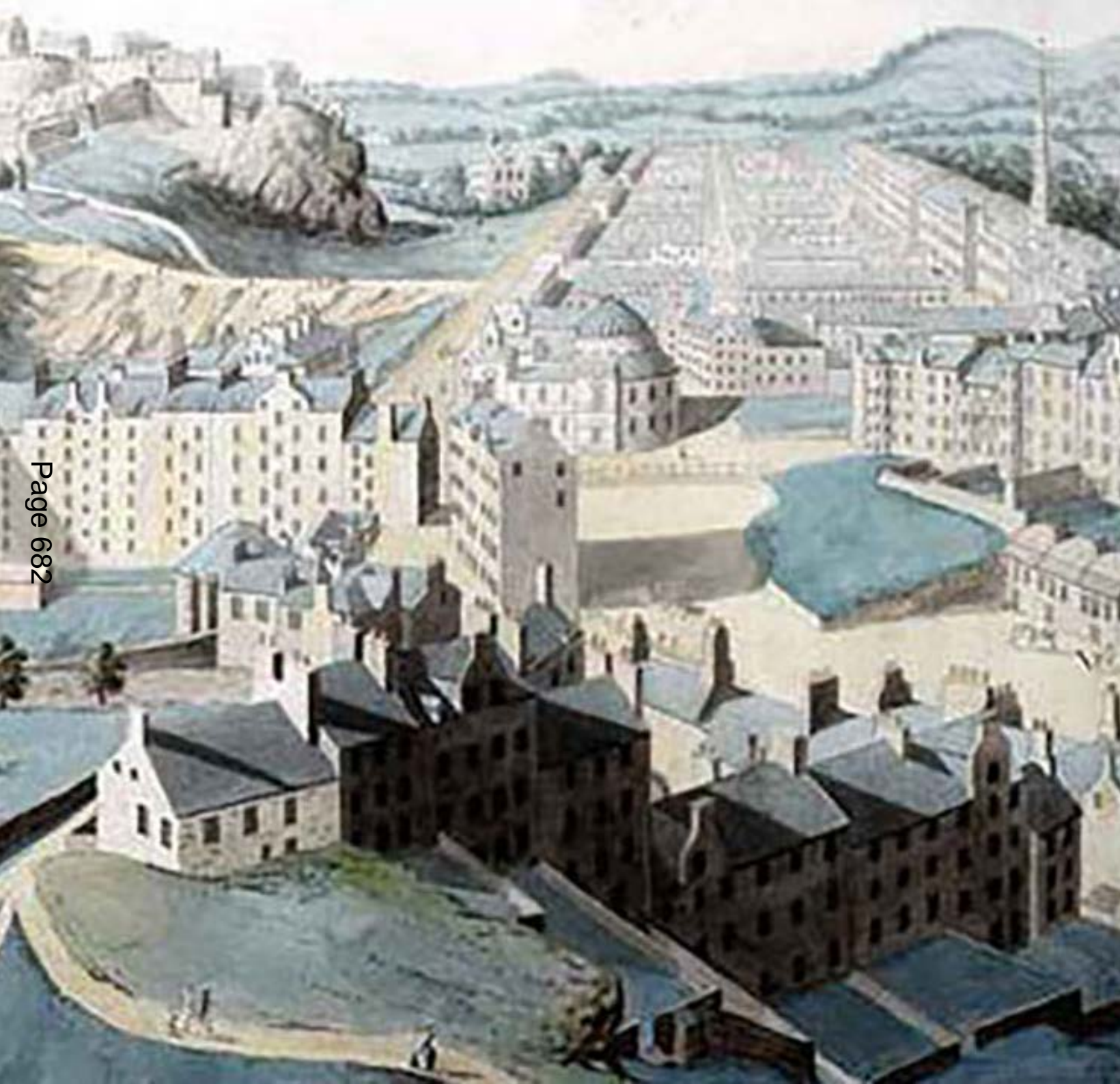
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Produced by the City Development Department : Planning & Strategy





New Town
Conservation Area
Character Appraisal

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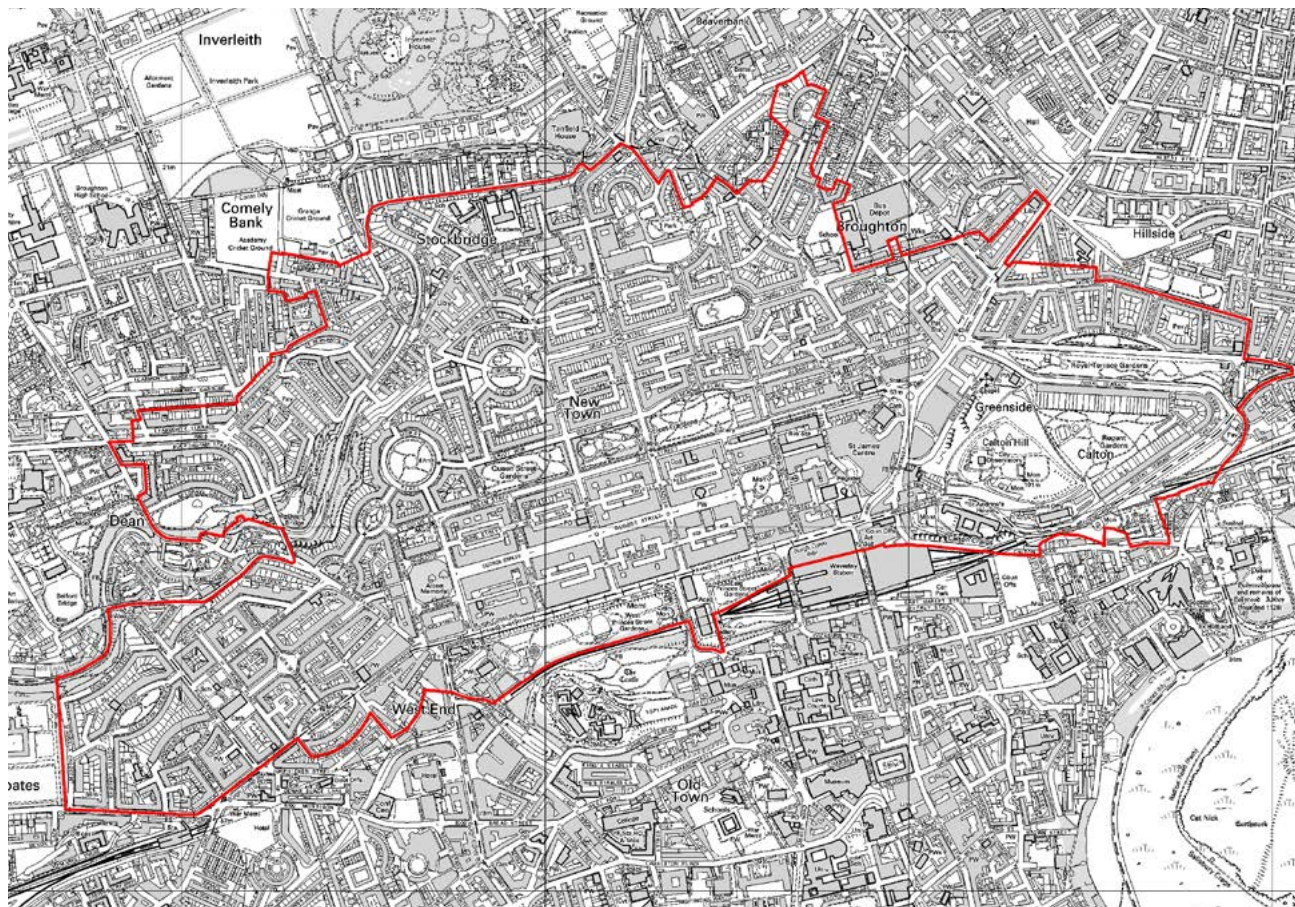
New Town

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Location and Boundaries

The Conservation Area forms the northern section of the city centre of Edinburgh and its inner suburbs. It is 322ha (825 acres) in area, and approximately 3.7 kilometre (3 miles) wide west to east and 2 kilometres (1.25miles) north to south.



Dates of Designation/Amendments

The Conservation Area was originally designated in October 1977. An amendment in March 1980 transferred Waverley Station to the Old Town Conservation Area. A further amendment was made in 1995 to include Atholl Crescent and Rutland Square, which were previously included in the West End Conservation Area.

World Heritage Status

All but the northern fringe of the Conservation Area is included in the Old and New Towns of Edinburgh World Heritage Site, which was inscribed on UNESCO's World Heritage Site list in 1995. This was in recognition of the outstanding architectural, historical and cultural importance of the Old and New Towns.

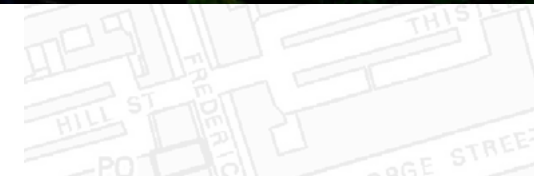
In terms of UNESCO's criteria, the conservation and protection of the World Heritage Site are paramount issues. The conservation of the World Heritage Site is defined as those steps necessary for its protection, conservation and restoration as well as its controlled development and harmonious adaptation to contemporary life. Inscription commits all those involved with the development and management of the Site to ensure measures are taken to protect and enhance the area for future generations. Since 2014, Historic Environment Scotland has a statutory duty to consider the Outstanding Universal Value of the Site when assessing the impact of development proposals.

Edinburgh World Heritage was established in 1999 by a merger of the Old Town Renewal Trust and the New Town Conservation Committee. The World Heritage Site is managed, protected and promoted through a partnership comprising Edinburgh World Heritage, Historic Environment Scotland and the City of Edinburgh Council. This Character Appraisal should be read in conjunction with the Management Plan for the World Heritage Site.



Old and New Towns of Edinburgh World Heritage Site Management Plan.

Old and New Towns of Edinburgh World Heritage Statement of Outstanding Universal Value



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Statement of Significance

The New Town, constructed between 1767 and 1890 on the glacial plain to the north of the Old Town, contains an outstanding concentration of planned ensembles of ashlar-faced, world-class, neo-classical buildings, associated with renowned architects, including John and Robert Adam, Sir William Chambers, and William Playfair. Contained and integrated with the townscape are gardens, designed to take full advantage of the topography, while forming an extensive system of private and public open spaces. It covers a very large area, is consistent to an unrivalled degree, survives virtually intact and constitutes the most extensive surviving example of neo-classical town planning in the world.

The Conservation Area ranks as one of the most important in the United Kingdom, in terms of both its architectural, urban planning and historic interest. Its significance is reflected in the extensive number of Statutory Listed Buildings, the number of tourists that visit the area, and its international recognition as part of the UNESCO designated Old and New Towns of Edinburgh World Heritage Site.



Purpose of Character Appraisals

Conservation area character appraisals are intended to help manage change. They provide an agreed basis of understanding of what makes an area special. This understanding informs and provides the context in which decisions can be made on proposals which may affect that character. An enhanced level of understanding, combined with appropriate management tools, ensures that change and development sustains and respects the qualities and special characteristics of the area.

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Planning Advice Note PAN 71: Conservation Area Management specifies that:

'When effectively managed, conservation areas can anchor thriving communities, sustain cultural heritage, generate wealth and prosperity and add to quality of life. To realise this potential many of them need to continue to adapt and develop in response to the modern-day needs and aspirations of living and working communities. This means accommodating physical, social and economic change for the better.'

Physical change in conservation areas does not necessarily need to replicate its surroundings. The challenge is to ensure that all new development respects, enhances and has a positive impact on the area. Physical and land use change in conservation areas should always be founded on a detailed understanding of the historic and urban design context.'



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How To Use This Document

The analysis of New Town's character and appearance focuses on the features which make the area special and distinctive. This is divided into two sections:

- Structure, which describes and draws conclusions regarding the overall organisation and macro-scale features of the area; and
- Key Elements, which examines the smaller-scale features and details which fit within the structure.

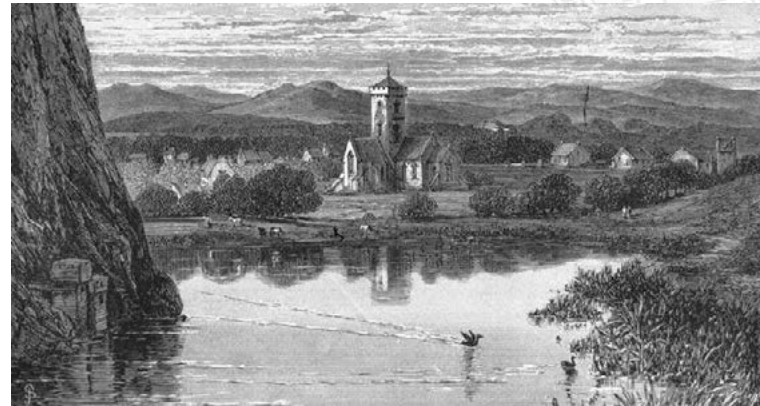
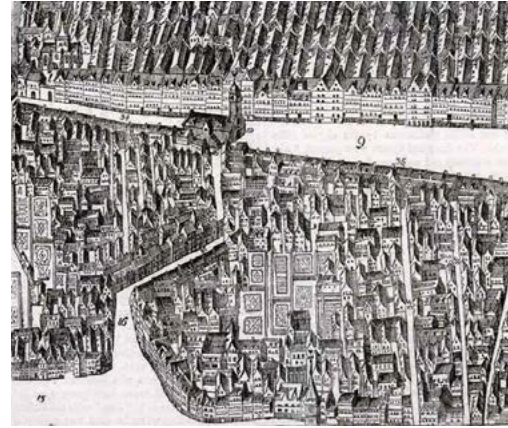
This document is not intended to give prescriptive instructions on what designs or styles will be acceptable in the area. Instead, it can be used to ensure that the design of an alteration or addition is based on an informed interpretation of context. This context should be considered in conjunction with the relevant Local Development Plan policies and planning guidance. The management section outlines the policy and legislation relevant to decision-making in the area.



Historical Origins and Development

During the 1600s and early 1700s, the population of Edinburgh grew considerably within the old walls of the city, producing conditions of severe overcrowding. The late seventeenth century and early eighteenth century were difficult periods for Scotland. The country's economy was relatively small, its range of exports limited, and the country was in a weak political position in relation to the great powers of Europe, including neighbouring England, and their overseas empires. Famine and depopulation in the 1690s, the Union of Parliament in 1707, severe financial losses following the failure of the Darien Colony in Panama, and instability resulting from the Jacobite rebellions of 1715 and 1745 (in which Edinburgh was taken by the Jacobites) were significant impediments to development. It was not until the more settled political and economic climate of the 1750s that the city could contemplate an ambitious potential expansion.

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Before the building of the First New Town, the land to the north was characterised by open ground with a few scattered villages such as Broughton, Stockbridge, Canonmills, Dean, Picardy and Calton. All these villages were difficult to access from the Old Town which was severely constrained by its topography – with expansion to the north impeded by the Nor' Loch.

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The gradual growth of economic prosperity by the mid-eighteenth century was accompanied, after 1745, by political stability. In the 1750s, Edinburgh was, therefore, ripe for expansion. Its more prosperous citizens wanted better housing than was available in the cramped and dark closes of the Old Town. The building of Argyll Square, Adam Square, Brown Square and George Square to the south met some of this demand on a relatively small scale.



In 1751, a pamphlet was published entitled 'Proposals for carrying on certain public works in the city of Edinburgh'. This document, strongly supported by the Lord Provost, George Drummond, proposed a New Town connected to the Old Town by a bridge.



The draining of the Nor' Loch began in 1759, and the Council also took steps to purchase sections of land immediately across the valley to enable development.

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Character Appraisal



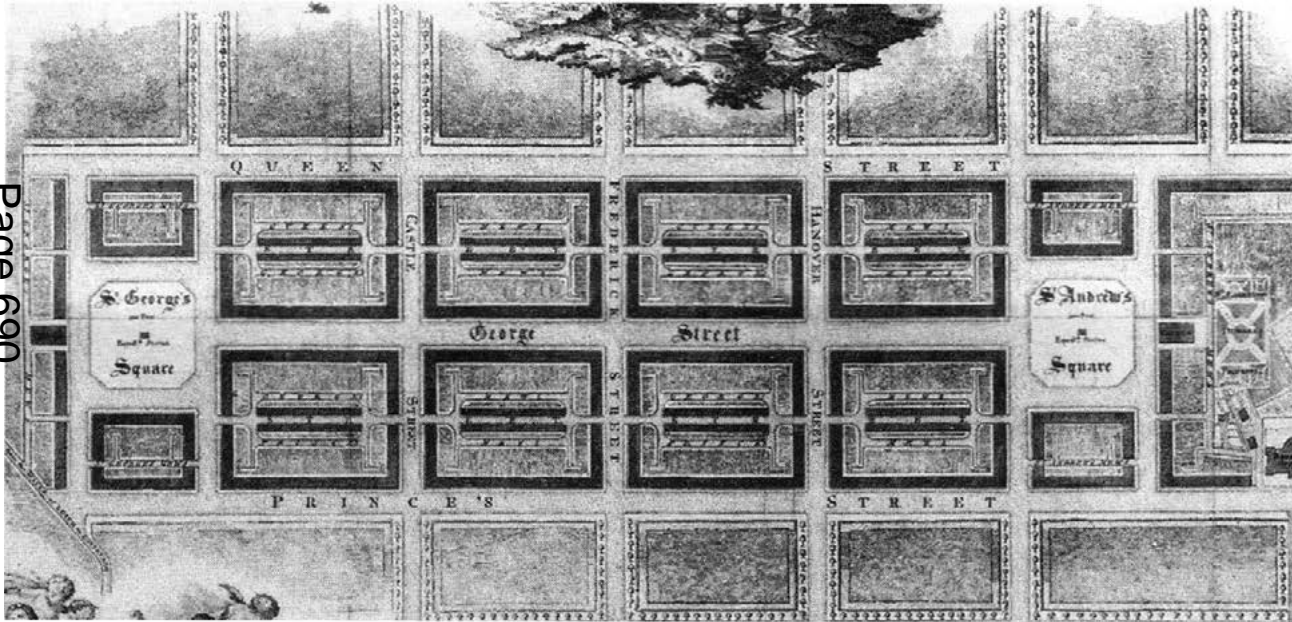
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The First New Town

In March 1766, the Council announced a competition to produce an overall plan for the new development. The objectives were to create an elite residential suburb, based on 'order and regularity' with 'streets of a proper breadth'. The winning entry was that prepared by the 23 year old James Craig.

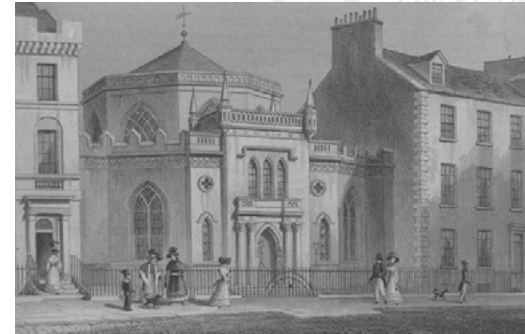


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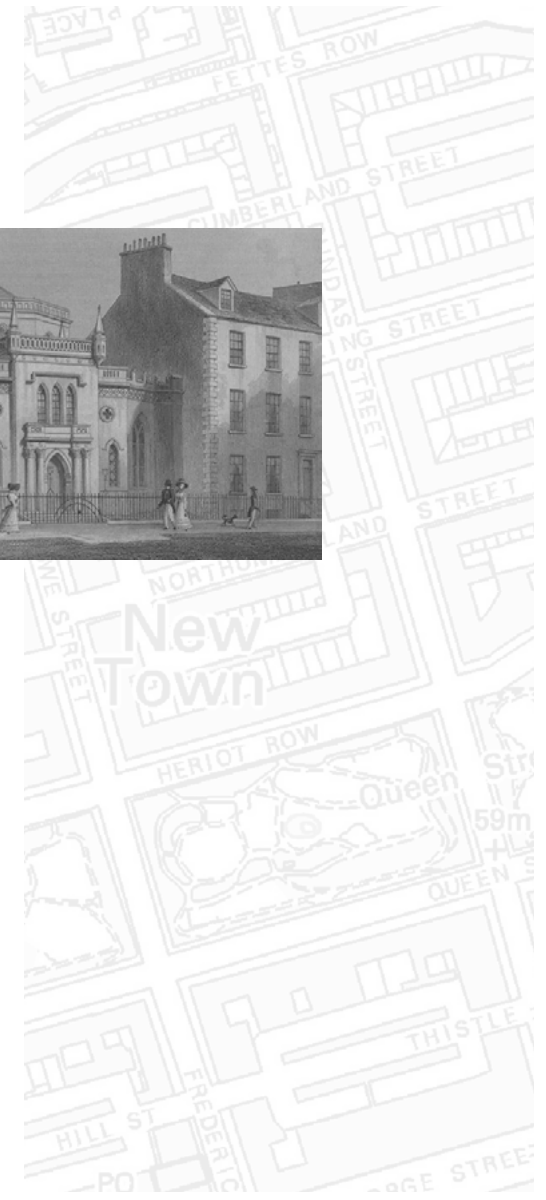
Character Appraisal

The final version of the plan was approved by the Town Council on 29th July 1767 - 2017 is the 250th anniversary of the approval of the plan. It is a strikingly simple, self-contained grid, with a broad main street along the top of the ridge connected to two squares. Parallel to this street are two more streets, looking north and south out over the Forth and over the Nor' Loch valley. Three equally spaced cross-streets bisect the grid. Along the long axis of each block is a smaller road, with mews lanes opening off it on each side.



The approved plan incorporated a layout of generous proportions and spaciousness. The central street is 100ft (30m) wide; the outer streets and cross streets 80ft (24m) wide; and the mews 30ft (9m) wide. The spatial layout incorporates a lateral social segregation, reflecting the hierarchy of eighteenth century society in which each class was given its due place. At the top of the hierarchy is the central, widest street (George Street) and the two grand squares. These formed the most prestigious addresses and would host the grandest individual town houses for the aristocracy and gentry. Next came the two outer streets and the cross streets. The subsidiary streets were intended to house shopkeepers and tradesmen, and the mews lanes the stables and outbuildings serviced the rear of the grand houses. In practice, the open views from the one-sided flanking streets meant that Queen Street attracted the most affluent residents.

This hierarchy provided a striking contrast to the relative social equality of the Old Town, where all classes were piled on top of one-another, occupying different levels of the same tenement. In creating the plan, Craig and the Town Council were 'importing to Scotland, for the first time, the built class distinctions of the new North Britain' (Charles McKean, *James Craig and Edinburgh's New Town*).



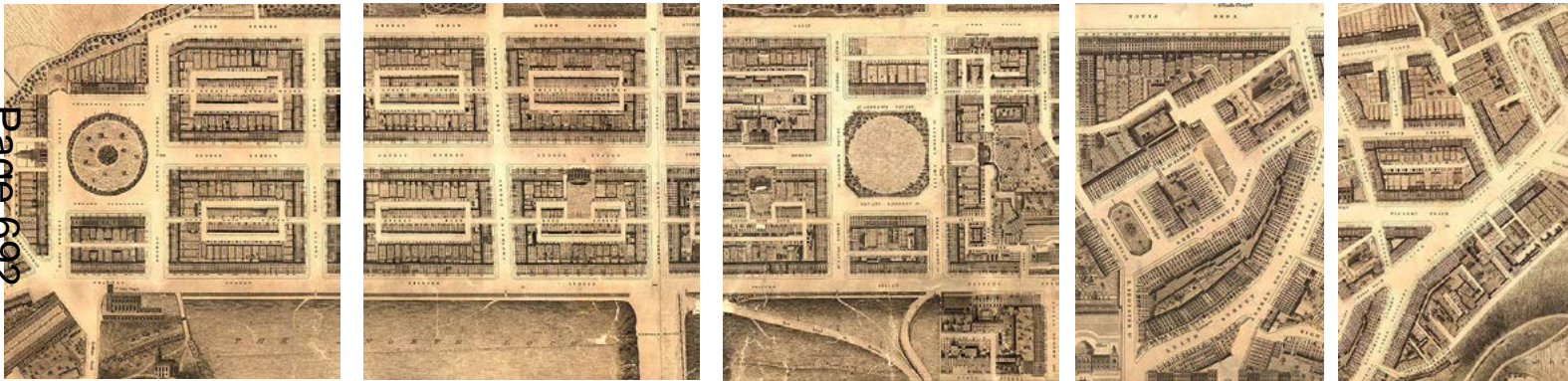
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The original feuing plan of the New Town shows the blocks broken up into regular plots, with gardens behind the houses and access from the mews lanes. However, development on the ground varied significantly from this plan.

Construction began around 1770 with buildings at the east end of Queen Street and Thistle Street, and the northern and eastern sides of St Andrew Square. By early in the 1780s, construction was underway in the eastern extremes of George Street, Princes Street and Rose Street, from where it spread gradually towards the west end.



All development was subject to conditions imposed by the feu superiors, in this case the Council. Control over the appearance of the buildings was initially very relaxed - the only condition imposed was that Craig's plan should be followed, with continuous terraces set back from the pavement by a basement area. Despite the regular plots shown on the feuing plan, feus were sold in a variety of sizes, and built both as town houses and tenement blocks of different sizes and designs, and the development was soon criticised for its irregularity which conflicted with the order required by contemporary taste.

Following concerns about the disparate overall appearance of the initial buildings, the conditions of sale of the land became increasingly prescriptive, and the Town Council passed a series of Acts in the 1780s to control issues such as building height and dormers. In 1781, the Council stipulated that every house on a main street was to be of three storeys with a sunken basement and not more than 48ft (14m) high from the basement area to the top of the wall. In 1791, the Council commissioned Robert Adam to complete detailed plans and elevations for Charlotte Square to act as a detailed design guide. This resulted in the first New Town development to use a coherent palace block design to articulate an architectural unity across a number of individual properties, all controlled by Adam's feuing plan.



Post -War Planning

As the success of the First New Town became clear, adjacent land owners began to consider similar ventures. This resulted in a series of developments spreading north, west and east of the First New Town which today form the New Town Conservation Area.

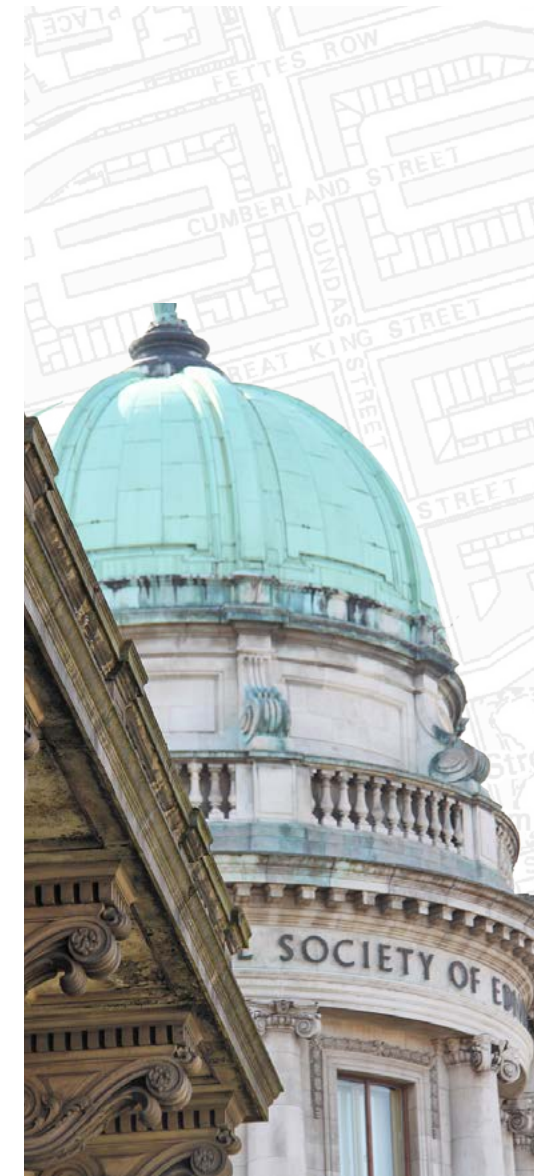
The highly regarded town planner, Sir Patrick Abercrombie, produced detailed reports with proposals for the redevelopment of a number of British cities including Edinburgh, following the urban destruction and dramatic changes brought about by the Second World War. In 1949, Abercrombie presented his Civic Survey and Plan to Edinburgh Corporation. The plan recommended major changes to the city centre, including the remodelling of Princes Street in its entirety to regain the unity, which had been lost. These radical proposals were adopted by the Princes Street Panel in the 1950s, which devised a standard section for Princes Street. This segregated pedestrians from vehicular traffic, with a walkway at first floor level. Buildings using this approach are still evident. The demolition of St James Square and the insertion of a new road network through the Central Area were also recommended.

By the late 1960s, concerns about threats to the Georgian New Town were widespread. These focused on the condition of the buildings and the loss of clarity and coherence of the Georgian ensemble. Confronted with these multiple threats, the various authorities and interests organized a conference on the conservation of Georgian Edinburgh in 1970. The conference confirmed the international importance of the New Town and resulted in the establishment of the Edinburgh New Town Conservation Committee (ENTCC) in 1972. The ENTCC provided a single focus within one agency for all activities related to the study, condition, conservation, and development of the New Town.

From this point, a much greater emphasis was placed on conservation rather than redevelopment. Traffic proposals for the city centre proposed by Buchanan in the mid 1970s, which were a progression of Abercrombie's proposals were abandoned. However, this did not prevent the demolition of Picardy Place and St James Square - the former for road proposals and the latter for the St James Centre.

The New Town was designated as a conservation area in 1977. The inscription of the Old and New Towns of Edinburgh on UNESCO's list of World Heritage Sites in 1995 provided additional recognition of the city's unique heritage.

In 1996, the consultants EDAW were commissioned to produce 'A Strategy for the First New Town', considering, amongst other things, the issue of perceived conflict between the desire to maintain commercial vitality and the need to protect the historic and architectural character of the area. The recommendations of the EDAW Study were adopted by the Planning Committee in November 1997.



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The Edinburgh World Heritage Trust (EWH) was created in 1999 by the amalgamation of the Old Town Renewal Trust and the New Town Conservation Committee. The aim of EWH is to preserve or enhance the character or appearance of the site's special architectural or historic interest. EWH seeks to co-ordinate activities necessary for the protection of the heritage value of the site through its controlled development and its harmonious adaptation to contemporary life. The World Heritage Site Management Plan identifies what is significant about the World Heritage Site, recognises challenges and threats, and sets out policies to preserve and enhance the Site.



Structure

Topography

The formal designs of the New Town were laid out without substantially altering the existing landform and the topography, therefore, has a significant impact on the form of the Conservation Area. The majority of the area sits on a north facing slope. Calton Hill is the most prominent natural landmark within the area and forms a dramatic punctuation to the east. From George Street, the ground falls dramatically south down to Princes Street Gardens, overlooked by the Castle and the Old Town. Only the Western New Town is laid out on flat ground. Linked grid layouts make use of the topography to achieve a cohesive, uniform urban whole.



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Development Pattern

The development of the New Town has resulted in a building stock of extraordinary quality which has proved to be both durable and capable of adaptation, both to the needs of changing residential standards and to different uses. Parts of the New Town can be characterised as restrained or even austere, relying on proportion, regularity and repetitive design for their architectural quality.

The Conservation Area is typified by formal plan layouts, spacious stone built terraces, broad streets and an overall classical elegance. The majority of buildings are of a standard type that expresses Georgian ideals of urban living. The standard building form is three main storeys over a sunken basement, normally three bays wide and three storeys high, including steps from street to basement and cellars under the pavement with a slate covered pitched roof. The width of the basement area was standardised at 8ft (2m) in the First New Town, though it is sometimes wider in subsequent developments - for example, nearly 4.0m in Heriot Row. The street elevations of each property typically follow a standard form of evenly spaced vertically proportioned sash windows, with a door at street level. There is usually a high proportion of masonry to window opening on both the front and rear elevations. The facades reflect the internal planning of the buildings with larger balconies and lengthened windows to the drawing rooms at first floor level.



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Character Appraisal

Apart from a few of the very earliest properties, which are of rubblework stuccoed to represent ashlar, the street elevations of the majority of buildings were built of finely dressed squared ashlar of the durable local Craigleith sandstone. From the 1860s, builders took advantage of improved transport to import significant quantities of cheaper and softer stone from further afield. Rear elevations were usually constructed of rubblework masonry.

Driven by the grid plan of Craig's New Town as a precedent and the topographical characteristics of the area, each subsequent development adopted the basic principles of a grid layout. These grid layouts, defined by perimeter blocks, were designed with a concern both for buildings and the public realm and the relationship between built form, streets and open spaces. The layouts are framed by the use of perimeter blocks, which are rectangular in the earlier schemes, but become curved and rounded to meet the grid requirements of later schemes.

The First and Northern New Towns generally have the same hollow square perimeter block shape and size, while the later schemes have smaller hollow squares. The backlands to these hollow squares form large areas of open space within the Conservation Area and are significant features. The encroachment of commercial and retail uses in the New Town has resulted in the infill of the perimeter blocks; particularly along Princes Street, George Street and Shandwick Place.

The planned formal gardens throughout the Conservation Area introduce punctuation, emphasise views and provide amenity space within the discipline of the grid layouts.



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From the 1840s onward, the local authority relaxed its restriction on the allowable heights of buildings, which quickly led to the construction of an additional floor on a large number of properties.

The Victorians changed the nature of Princes Street and George Street with the introduction of commercial buildings. However, when developing residential areas in the New Town they invariably followed the grid plan precedent set by Craig.

In the post-war period there has been a significant amount of redevelopment within the area, particularly during the 1960s. Some of the buildings of this period tend to have ignored a number of the historic townscape rules in terms of proportion, scale, materials and form.



Setting and Edges

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North Bridge and the Mound, original links between the Old and New Towns, provide principal routes to the south and the Borders. The access over North Bridge reveals the topography and character differences between the Old and New Towns. It also provides panoramic views to the east towards Arthur's Seat and the coast in the distance. The end of the bridge is terminated by Robert Adam's palace and the former GPO and Balmoral Hotel frame the bridge at Princes Street.



The Mound, a causeway built up of spoil from the construction of the New Town between 1780 and 1830, divides Princes Street gardens into two sections. Playfair's Galleries are classical temples against the backdrop of the Old Town ridge.

London Road, the principal route from the south reaches the Conservation Area through Playfair's Calton Scheme, giving an immediate introduction to the classical formality of the New Town.

New Town

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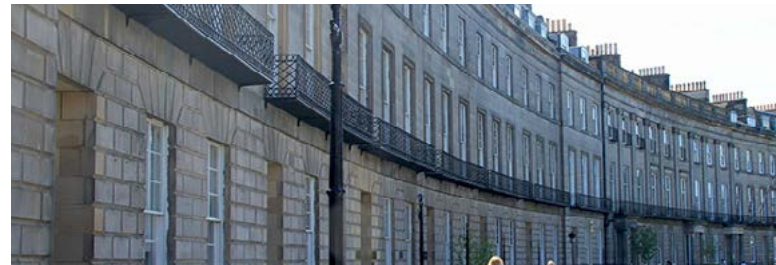
Character Appraisal

The principal south western approach enters the New Town via Lothian Road with the Caltonian Hotel on the western junction with Princes Street. The Churches of St John and St Cuthbert terminate West Princes Street Gardens.

Leith Walk, connecting the City with its sea port, enters the Conservation Area at Haddington Place, which leads on to Playfair's Elm Row and Gayfield Square. London Road also provides a set piece entrance to the Conservation Area, linking through to Leith Walk.



The road to Glasgow skirts the Victorian development of the Western New Town before swinging north-east onto Haymarket Terrace and passing through the Georgian elegance of Coates and Atholl Crescents, to arrive via Shandwick Place at Princes Street. Queensferry Road, another western approach, takes advantage of Telford's high level bridge of 1830 to avoid the original route, which wound down a steep valley to cross the Water of Leith.



Vistas and Views

Views and vistas were an important element in eighteenth century design and town planning, and the area has a variety of notable views. The New Town exploits the topography and the value of views both within and out from it to maximum effect. The historic plan forms allied to the dramatic topography results in important terminated and long vistas and landmark features that respond to the changes in level. This is particularly true of southern views from the First New Town across Princes Street Gardens to the Old Town Ridge. Views from the northern slopes provide stepped panoramas towards and across the Firth of Forth.

In addition to these distant views Craig's plan deliberately promoted axial views along its main routes. Of particular note is the view south from George Street along Hanover Street towards the Royal Scottish Academy and Assembly Hall of the Church of Scotland. The views along George Street, east along Princes Street and out of practically all the cross streets are also outstanding.

To the west, the view of the spires of St Mary's cathedral is visible from many positions and is juxtaposed to the east with the prominence of Calton Hill. Playfair's scheme for Calton follows the contours of the hill and provides a terrace of exception-

al length and great elegance that exploits spectacular views both to the north, south, and west along Princes Street.

Within the grid layouts, terminated vistas have been planned, using churches, monuments, buildings and civic statuary, resulting in an abundance of landmark buildings. The generally uniform heights of the New Town ensure that the skyline is distinct and punctuated only by church spires, steeples and monuments. The uniformity of building heights, allied to the wide use of formal gardens within the grid layouts, provides a background against which important features stand out and allows views across the city to be appreciated.

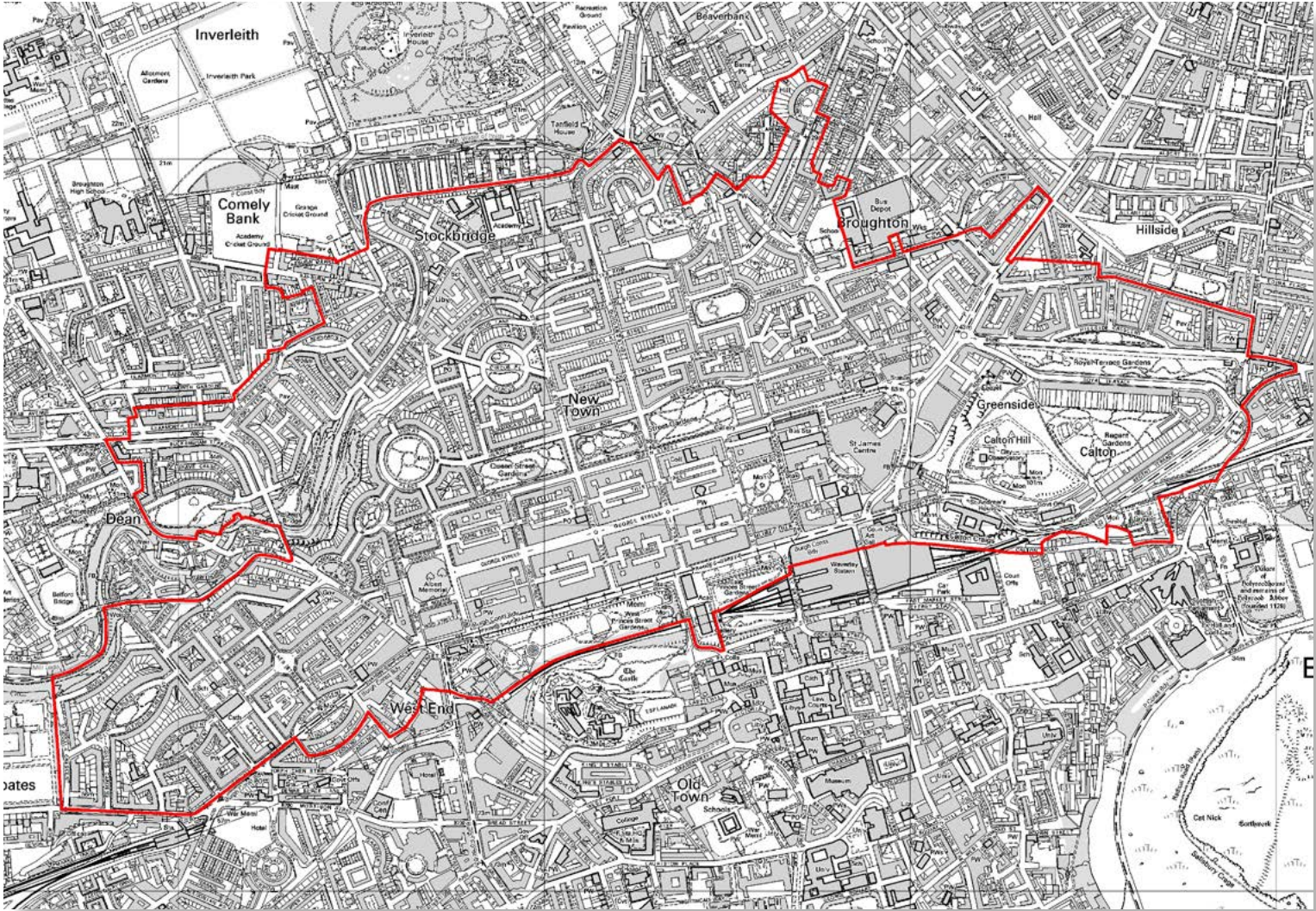
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Vistas and Views



Key (Interactive map)

— Conservation Area Boundary

▲ Focal Points

↔ Vistas/Panorama

Ⓣ→ Terminated View

New Town

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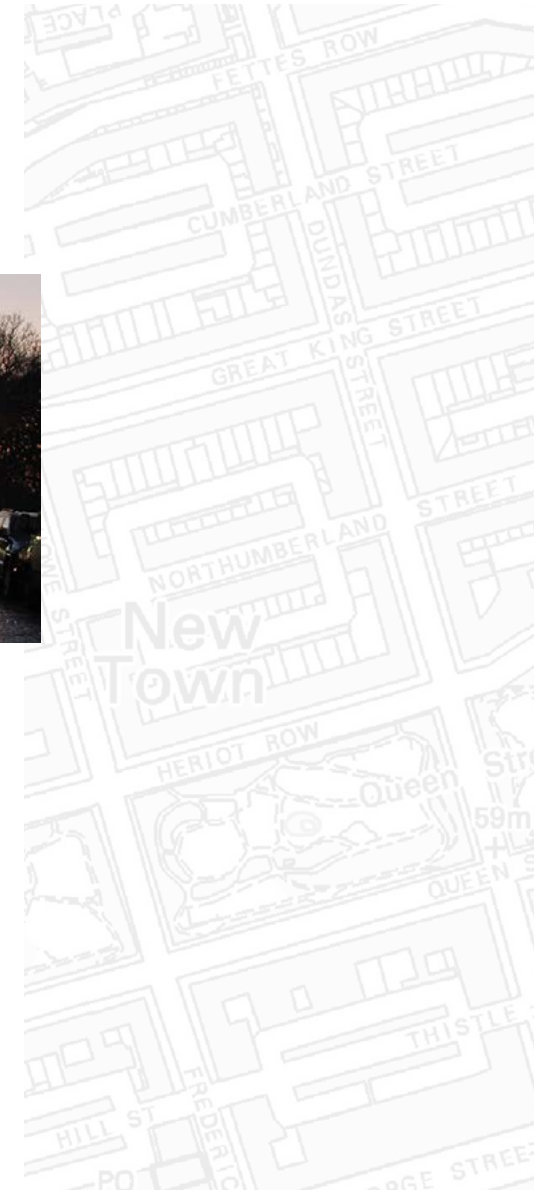
Character Appraisal

Townscape

The Conservation Area is characterised by Georgian and early Victorian rectilinear development of grand formal streets lined by fine terraced buildings expressing neo-classical order, regularity, symmetry, rigid geometry, and a hierarchical arrangement of buildings and spaces. They create a regular pattern of stately streets, squares and crescents, interspersed by formal gardens, and containing a series of major classical buildings by architects of the stature of Robert Adam.



While there are a considerable number of prominent buildings and focal points in the area, the sloping topography means that punctuation above the skyline is limited. The features that are prominent and can be seen from many parts of the area are the Old Town Ridge, Calton Hill with its monuments, and St Mary's Cathedral. The former St James Centre was a prominent feature that could be seen from many viewpoints.



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Princes Street gardens, with its Castle ridge backcloth, provides an open natural setting for a number of landmark buildings directly associated with Edinburgh. The magnificent Greek revival pavilion art galleries by Playfair at the foot of the Mound give credence to Edinburgh as the 'Athens of the North'. Further to the east is the Gothic steeple of the Scott Monument. The Balmoral Hotel (formerly the North British) completed in 1902 is a large quadrangular building, with a domed clock tower overlooking Waverley Station.



The New Town is made up of a mix of town houses and tenement buildings, usually following a sloping topography, and adopting a generally uniform height with only church spires projecting above them. Within the grid layouts, there are individual set pieces and important buildings that do not disturb the skyline. The New Town can also be viewed from above at locations such as the Castle and Calton Hill, which makes the roofscape and skyline sensitive to any modern additions.

To understand the character of the Conservation Area, it is as appropriate to break it down into smaller parts. However, there is a strong sense of these parts 'fitting together' to form a unique and special place.



First New Town

The completed development of the First New Town was characterised by:

- A general consistency of overall building form, of three main storeys over a sunken basement with slate-clad pitched roofs, contributing to the appearance of a unified whole;
- An almost exclusive use of finely dressed squared ashlar of the durable local Craigleith sandstone (a pale, buff sandstone that weathers to a dark grey), creating a visual homogeneity;
- Visual homogeneity was also created by the use of a limited range of supporting materials: natural slate on roofs; cast and wrought iron for railings, balconies and street lamps; fine joinery and glazing at doors and windows; and stone for footpath paving, kerbs and roadway setts; and
- Richer, grander designs, such as Charlotte Square, were introduced as building work moved to the west and the development became economically secure.

The First New Town was planned to be essentially residential - a neighbourhood for elegant living. The majority of buildings were originally residential, non-residential buildings were confined to ancillary uses such as churches and the Assembly Rooms. Shops were planned in Rose Street, Hill Street and Thistle Street.

The new environment was ideal for the development of retail trade and over the years Princes Street has been extensively redeveloped as Edinburgh's prime shopping street. This has resulted in the majority of the buildings now being in retail use, though office, leisure and hotel uses are also present on upper floors.

Moving north from Princes Street retail use decreases. Rose Street and George Street have considerable shop frontages, particularly in their central and western ends but retail use has not achieved the saturation level of Princes Street. Further north, Thistle Street and Queen Street only house a very modest amount of retail use. The cross streets in the area also reflect these changes.



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Throughout the area property has often been rebuilt or extended or converted for office or institutional use. Residential use only remains significant in the western and northern fringes of the First New Town.



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The Northern New Town

In 1799, the Heriot Trust, which owned much of the land to the north of the First New Town, feued York Place, an extension eastwards of Queen Street. David Stewart, a former Provost, set the pattern for later large-scale development. Initially feuing some thirteen acres to the north of Queen Street from the Heriot Trust, he subsequently proposed plans for a much larger development. The project involved laying out a large square and circus linked by a grand central boulevard crossed by a continuation of Hanover Street running down the slope below Queen Street.

Stewart went bankrupt in 1800, but a variation of his plan by William Sibbald and Robert Reid, was finally adopted. Following the successful precedent of Charlotte Square, elevations for the façades were provided by Reid, with each of the blocks treated as a single composition.

Building started in 1803 but proceeded slowly until the end of the Napoleonic Wars in 1815, by which time only Heriot Row and part of Northumberland Street had been completed. Subsequently construction speeded up while the plan underwent further modification as building proceeded. The square was given a rounded end, to form Drummond Place and in 1823 William Playfair redesigned the circus to incorporate a road up the slope from Stockbridge.



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Great King Street, intended as the most prestigious, and, therefore, the most expensive, address was slow to feu, as Heriot Row, which faced the private gardens north of Queen Street, was the preferred location. These gardens, that became a feature of the later New Town developments, allowed occupiers exclusive access. Despite delays the development was essentially complete by 1823, although small sections of Fettes Row in the north-east, and of Bellevue Crescent in the north-west were not completed until much later.



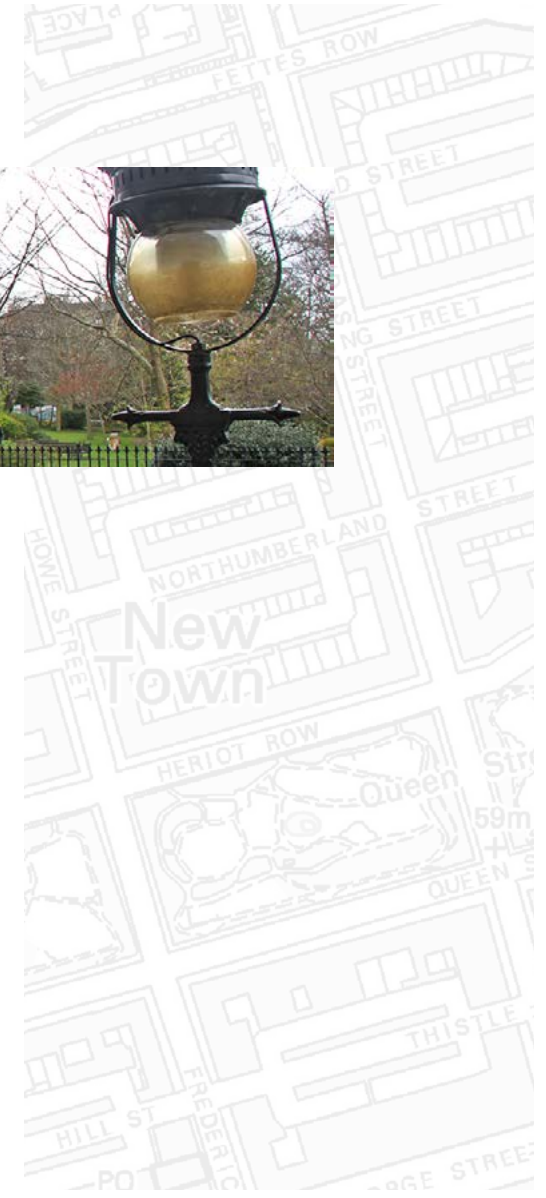
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The basic architectural form of the area continued the precedent of the First New Town, with fine quality ashlar residential blocks of three storeys over a sunken basement arranged in straight formal terraces.



The Moray Estate

By the early 1820s, the first New Town was virtually complete, and the Northern and Western New Towns and the Raeburn Estates were well under way. The estate of the Earl of Moray to the west of the Northern New Town remained open country. In 1822, with the demand for housing at its height, the Earl of Moray employed James Gillespie Graham to draw up a master plan. In order to ensure that the scheme was fully realised, the Earl imposed feuing conditions specifying the buildings that could be erected in great detail.



New Town

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The estate, which occupied a relatively narrow strip of land sloping down to the Water of Leith was not the easiest on which to fit a classical layout. However, Gillespie Graham designed a self-contained enclave of exceptional quality which cleverly linked the First, Northern and Western New Towns. Development proceeded briskly, although the pace later slowed, with some houses not being built until 1855.



In response to the unusually shaped site and the rigid regularity of the earlier New Towns, the Moray Estate abandoned a rectilinear street layout in favour of a chain of three geometric shaped spaces linked by axial connecting streets. Each of the formal main spaces contains private gardens at their centres.



The first or most south-westerly of these spaces is Randolph Crescent, a semi-circular space with central gardens fronting Queensferry Street. Perpendicular to Queensferry Street, Great Stuart Street leads from Randolph Crescent to the elliptical Ainslie Place continuing on to the circular Moray Place.



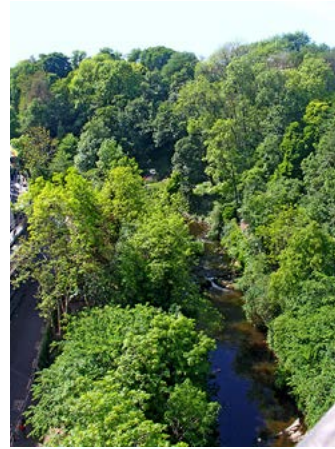
The townscape of the Moray Estate is on a grand scale. This is expressed by the greater spaces between the blocks and the buildings, although they retain the three storey and basement form. The buildings around Moray Place itself are particularly impressive, taking the form of twelve Roman Doric palace fronted elevations, six of which have imposing columned centrepieces.



New Town

Conservation Area

Character Appraisal



To the north, running down the slopes of the river gorge, is a mutual communal pleasure ground which was an important element of the scheme.



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Western New Town

Early in the nineteenth century development began to the west of the First New Town. Shandwick Place, an extension to Princes Street westwards flanked by two wide crescents, was the first street to commence and was completed by 1825. This street has attracted considerable retail use leading to considerable redevelopment, although Atholl Crescent and Coates Crescent have remained much as they were built.



The area north of Shandwick Place and west of Queensferry Road belonged for the most part to Patrick Walker with the Trustees of Lord Alva owning a small section in the south-east corner. They jointly commissioned a plan from Robert Brown in 1813, based on the now well-established grid plan, but with only one, diagonally set square, Melville Crescent, in the centre.

Although development started briskly on Lord Alva's land and in the main east-west boulevard, Melville Street, it later slowed. The grander corner properties proved particularly hard to feu, perhaps because the more prosperous buyers preferred the greener outlooks available on the Moray Estate and Calton Hill. In 1855, the designs for some of these were simplified and scaled down, in order to complete the development.



Despite these setbacks, the Walkers made a substantial income and from 1873 Patrick Walker's three daughters funded the building of the three-spired St Mary's Episcopal Cathedral that provides a prominent terminus to the main axis of the development.



In 1830, John Learmonth feued a small area of land between Shandwick Place and Lothian Road. He used an adaptation of an 1817 plan by Thomas Elliot, drawn up for the previous owner, to form a short street and Rutland Square, a neat rectangle of porticoed houses.

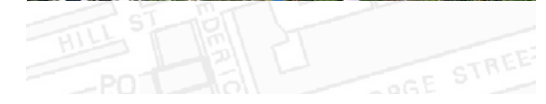
The spread of the city westward prompted the Heriot's Trust, which owned the land still further west, to develop it from 1860. Recognising the desirability of a green outlook, the designs by John Lessels, Peddie and Kinnear, John Chesser and others included a good proportion of narrow ellipses and crescents. The style of architecture gradually changed from neo-classical to a rich Victorian

Renaissance in the later developments. The most westerly developments, Magdala Crescent and Douglas Crescent, have, uniquely in the area, mansard roofs.

New Town

Conservation Area

Character Appraisal



New Town

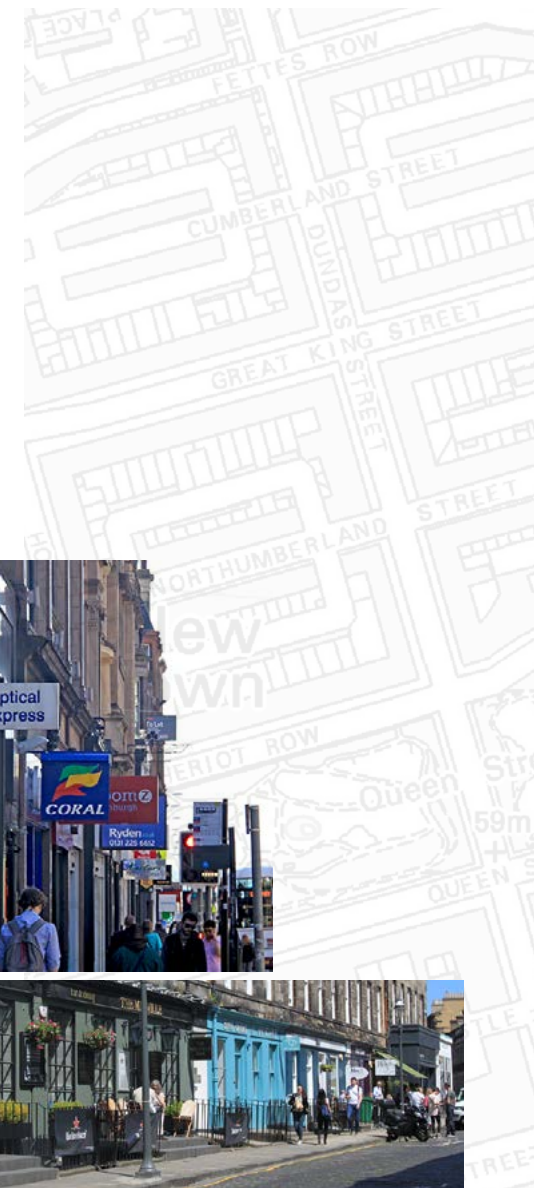
Conservation Area

Character Appraisal

Development also extended to the north of the Walker developments with the Drumsheugh area completed by 1890, though building slowed further to the west and Rothesay Terrace was only completed in the 1900s.

The Western New Town was planned around the grand central axis of Melville Street, with Shandwick Place and Chester Street/Drumsheugh Place as flanking streets. Melville Street is closed by St Mary's Cathedral at one end and the back of West Register House at the other and lined by grand buildings. The formality of the design is, however, compromised by the asymmetrical crossing of Queensferry Street. The formality of the plan was maintained in Shandwick Place, where the street is flanked by the crescents and gardens of Coates and Atholl Crescents.

The cross streets of Stafford Street, Manor Place and Walker Street continue the rectilinear street layout, which is completed by William Street with Alva Street to the south, and Chester Street, Drumsheugh Gardens and Rothesay Place to the north.



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The extreme western part of the area stands beyond the north/south line of Palmerston Place. From the 1860s, this area was laid out around the saucer shaped gardens formed by Eglinton Crescent/Glencairn Crescent and Grosvenor Crescent/Landsdowne Crescent. It represents some of the latest development within the Conservation Area.

This area has been subject to increasing pressure from commercial uses. Shandwick Place has become a significant retail location with purpose built properties replacing the original Georgian houses. Less intensive retail use has also colonised Alva Street and William Street behind Shandwick Place, and the cross streets of Stafford Street and Queensferry Street. Adjacent to these retail areas, many of the original Georgian buildings are used for offices. In Rutland Square, Melville Street, Coates and Atholl Crescent the majority of buildings are now in office use. Office use remains a significant function throughout the area to the west of Palmerston Place, although the original residential use becomes more predominant further north and west.



New Town

Conservation Area

Character Appraisal

Gayfield

The Gayfield Estate, owned by James Jolie, lay beyond the eastern boundary of the Northern New Town between East London Street and Leith Walk, the main thoroughfare to Leith. Jolie, a solicitor, began feuing part of the area in 1785. From around 1807, Hugh Cairncross, a former assistant of Robert Adam, designed a layout for the Gayfield Estate which was less formal than the earlier New Town developments. Gayfield Square, a large rectangle opening onto Leith Walk, contained tenement blocks, villas and a row of smaller houses. Broughton Place was lined with two-storey palace-fronted blocks similar to Heriot Row but on a smaller scale. Forth Street and Hart Street, by Robert Burn, on Heriot Trust land, are similar in scale.

The western section of Gayfield, between Union Street and Broughton Street, consists of roughly regular rectilinear streets fronted by late Georgian terraces of tenements. Towards the east, the formal grid of streets is based around the development of



Gayfield Square which structures the area and is surrounded by a fringe of less regular development which contains significant pockets of piecemeal redevelopment.

Gayfield has a substantial residential population amongst other uses. This variety has been extended by redevelopment and by the conversion of residential property to office use. Shop units occupy the street level accommodation along Leith Walk and Broughton Street and occasional shop uses are present in Union Street and other locations.



New Town

Conservation Area

Character Appraisal

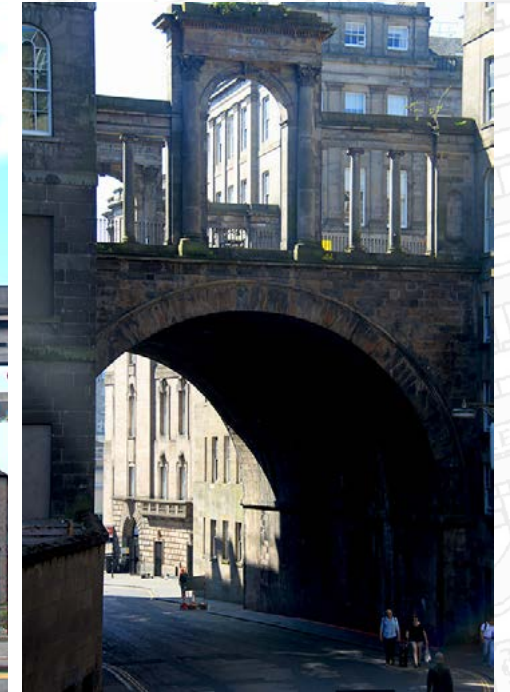
Calton

The decision in 1814 to site a prison next to the Bridewell prompted the Council to improve access to Calton Hill by building a bridge over the Calton Valley. Work began in 1815 with Robert Stevenson appointed as engineer and Archibald Elliot as architect. A single developer built all the properties along Waterloo Place, ensuring that Elliot's conception of a grand entrance to the city was consistently executed.

Improved access to the Calton Hill prompted the Town Council to conduct a competition for a design to develop the hill and its northern flank. Although the competition was inconclusive, the Council accepted the guiding advice of their architect William Stark for a picturesque improvement following a plan and report of 1819 produced by his pupil William Henry Playfair.

Playfair's plan retained the hilltop as public open space with development of the Hill limited to its mid-level, served by an extended Princes Street. A tree flanked, grand lower London Road was also proposed to link up with Leith Walk.

The sides of the Hill were to be planted informally with a canopy of deciduous woodland. The street layout was set to converge on the Hill to provide framed views of the woodland and hilltop skyline. Within this large composition Playfair created sweeping panoramas and important point vistas at differing heights up the hill.



New Town

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The blocks to the immediate north, beyond London Road, were built to Playfair's design intermittently between 1820 and the 1880s. Feuing of the mid-level stances was not complete until the 1880s. The lower levels were never fully taken up and were given over to railway and other developments.

In 1825 on the south side of the Hill, Thomas Hamilton designed a new building for the Royal High School in a pure Greek Revival style to mimic the Propylaea in Athens, which serves as the entrance to the Acropolis. The summit of the Hill attracted a collection of monuments: to Nelson by Robert Burn (1807), Robert Burns by Hamilton (1830), Dugald Stewart by Playfair (1831), and most conspicuously, the National Monument, an incomplete replica of the Parthenon, erected in 1829 to a design by Cockerell and executed by Playfair, who had already topped the hill with his diminutive Greek observatory (1818). The relationship between the Royal High School (Propylaea) and the National Monument (Parthenon) creates part of the unique composition. The Calton skyline, embellished with this distinguished ensemble of monuments, enhanced Edinburgh's identity as the Athens of the North.



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In 1936, the prisons on Regent Road were replaced by the monumental St Andrews House.

The hill is surrounded by a triangle of roads; Waterloo/Regent Road to the south, London Road/Royal Terrace to the north-east and Leith Street to the north-west. Waterloo Place forms an eastern extension of Princes Street, its entrance marked by the western elevation of the first buildings in the street - designed as a matching pair with their ionic pilastered porticos forming a gateway to Waterloo Place. The north and south elevations of the first part of the street are closely lined by late Georgian buildings built in the classical style.

New Town

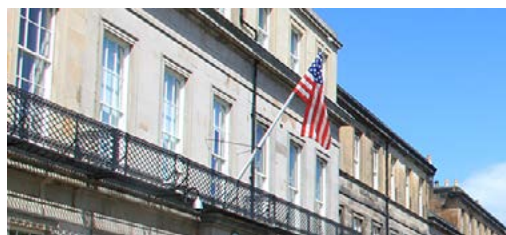
Conservation Area

Character Appraisal

These are followed by Stevenson's Bridge over the Calton ravine, with the Old Calton burial ground and St Andrew's House to the south. Beyond St Andrew's House the road skirts the slopes of Calton Hill and opens up views across the eastern part of the Old Town to Salisbury Crags, with the Old Royal High School to the north.

Royal and Regent Terrace exploit the topography of the site and consist of two long outward facing terraces linked at an acute angle. Royal Terrace facing to the north, with views out to the Forth, is an imposing street, consisting of a 1181ft (360m) row of forty terraced houses with Corinthian and Ionic colonnades. These buildings are of a conception and scale unmatched anywhere else in Edinburgh. To the south, is the only slightly less grand 984ft (300m) stretch of Regent Terrace, linked to Royal Terrace by Calton Terrace. It is built along a natural contour line, maximising long views and the picturesque qualities of the site. To the north of Royal Terrace are the rectilinear city blocks of Leopold Place, Hillside Crescent and Eglinton Crescent, radiating back from London Road.

Although retaining substantial residential use, this area has also attracted prestigious offices such as consulates, while a significant portion of Royal Terrace is in hotel use, often involving merging adjacent properties.



New Town

Conservation Area

Character Appraisal

The Dean Estate

John Learmonth bought the Dean Estate in 1825, an area separated from the growing New Town by the Water of Leith in its steep sided valley. At the time Learmonth was Lord Provost and was promoting a bridge across the Water of Leith to improve communication between the city and the north, by avoiding the steep descent into Dean Village. He obtained the support of the Trustees of the Cramond Turnpike, owners of the road, by agreeing to appoint their preferred architect, the eminent civil engineer Thomas Telford, and the bridge was built in 1831, largely at Learmonth's expense.

An innovative and elegant design that has stood the test of time, Telford's Dean Bridge was an asset to the city, encouraging the siting of institutions such as the Dean Orphanage and Daniel Stewart's School beyond the river.

It was not until the 1850s that the Heriot Trust, which had bought the land, commissioned John Tait to lay out Oxford Terrace, Eton Terrace, Lennox Street and Clarendon Crescent north-east of Queensferry Road, taking advantage of the views afforded by the valley location. This was followed in 1860 by Belgrave Terrace by John Chesser, set back behind a garden along the other side of Queensferry Road which featured bay windows for the first time in the area. Belgrave Crescent, overlooking the valley, followed in 1874 and Belgrave Place in 1880. Mirroring Belgrave Terrace on the other side of the road, Learmonth's descendants began Learmonth Terrace to designs by Chesser in 1873.



The Dean Estate stands each side of the Queensferry Road beyond Telford's Dean Bridge. The earliest development is on the left beyond the old Holy Trinity Church, formed by two main streets, Buckingham Terrace and Belgrave Crescent, running roughly parallel to Queensferry Road. Each street is single sided looking out over public open space.

The Heriot Trust development immediately to the north of Dean Bridge, and on the right of Queensferry Road, is based on a polygon of roads all outward facing terraces except Lennox Street, the road farthest from Queensferry Road.



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New Town

Conservation Area

Character Appraisal

Stockbridge and the Raeburn Estate

At the turn of the eighteenth century Stockbridge was a successful milling community standing astride the Water of Leith by a new stone bridge, completed in the late 1700s, which replaced the original ford across the river. In addition to the industrial buildings, which village had a community of workers' cottages and out of town villas of the more affluent.

From around 1813, the expansion of the New Town impacted on Stockbridge. The growing prosperity of the area and additional traffic along the toll road increased the demand for property, leading to the incremental replacement and development of Stockbridge's commercial centre. By the late 1800s, Stockbridge had been engulfed by Edinburgh's suburbs, becoming a neighbourhood centre that continues to support a thriving retail sector.



Stockbridge is an ancient rural and milling village situated by the Water of Leith and has a less formal character than the New Town, making it distinct from the rest of the Conservation Area. The area forms a neighbourhood shopping centre primarily based around small shop units in Raeburn Place.

Stockbridge was laid out around a single through route; now called Kerr Street to the south east of the Water of Leith and Deanhaugh Street, Raeburn Place, Comely Bank Road successively on the other bank. Dean Street and Leslie Place join Raeburn Place from the higher ground to the south-west. These streets are lined with Georgian and Victorian terraces of tenements or three storey houses some particularly fine buildings including palace fronted terraces with substantial individual front gardens.

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New Town

Conservation Area

Character Appraisal

The majority of property remains in residential use - in particular the Raeburn Estate has been subject to little redevelopment and remains an attractive and architecturally outstanding residential area.

In 1789, the painter Henry Raeburn, acquired the estate of Deanhaugh, through his marriage to Ann, the widow of James Leslie of Deanhaugh. The estate to the northwest of the New Town was still somewhat out of town and accessible only by the bridge at Stockbridge. Construction began in 1813 to the west of Stockbridge under the direction of the architect James Milne. The first street built, named Ann Street after Raeburn's wife, has some particularly fine buildings including palace fronted terraces with substantial front gardens. Despite its location, the development was successful - later sections were more conventionally urban in style, as it was engulfed by the city. St Bernard's Crescent, a grand fully urban composition with giant Doric columns was completed in 1824, and is a superior example of late Georgian townscape.



Canonmills and Claremont

Canonmills was originally a milling community the property of the monks from Holyrood, hence its name. All of the schemes in this area which began in the 1820s were never completed and only fragments were produced. It was left to the Victorians to complete the development.

This area consists of a series of modest-sized Georgian developments, none of which were completed and which lack the formal layout of other parts of the New Town. The western section of the area is bisected and structured by the east-west route of Henderson Row.



New Town

Conservation Area

Character Appraisal

Spaces

The Conservation Area contains a series of gardens, squares and walks which make an important contribution to the character of the area and contrast with the controlled architecture of the surrounding buildings. They also reflect the area's neo-classical town planning and picturesque tradition of landscape improvement. They were designed to take advantage of Edinburgh's topography and townscape. They range in size from West Princes Street Gardens (12.8ha) and Regent Gardens (4.8ha) to the smaller squares and strips of Rothesay Terrace (0.12ha) and Saxe-Coburg Place (0.24ha). The gardens are of international significance and are designated in the Inventory of Gardens and Designed Landscapes.

There are many shared private gardens within the New Town. They occupy about 13% of the New Town area and contribute a value to the character of the conservation area far in excess of their area.

There are also important graveyards associated with St John's, St Cuthbert's and Calton.

St Andrew and Charlotte Square

St Andrew Square was laid out in 1770 and Charlotte Square was completed in 1808. They were laid out as formal geometric pleasure gardens providing a retreat for the surrounding owners.



New Town

Conservation Area

Character Appraisal

Princes Street Gardens

Princes Street Gardens lie in the valley separating the Old and New Towns. Situated at a lower level than the surrounding streets, there are good views into the gardens from Princes Street, the Mound, and the Castle; but views out from the gardens are limited, and are dominated principally by the Mound and views of the Old Town, which overlook the gardens to the south.

In 1776, the Town Council became responsible for the area of land that was to become East Princes Street Gardens. It was not until 1829 that permanent ground works were carried out and an ornamental terrace along the Princes Street side built. In 1844 the construction of Waverley Station and the railway cutting through the garden required redesign of the gardens to accommodate these changes. The gardens were officially reopened on 15 August 1851.

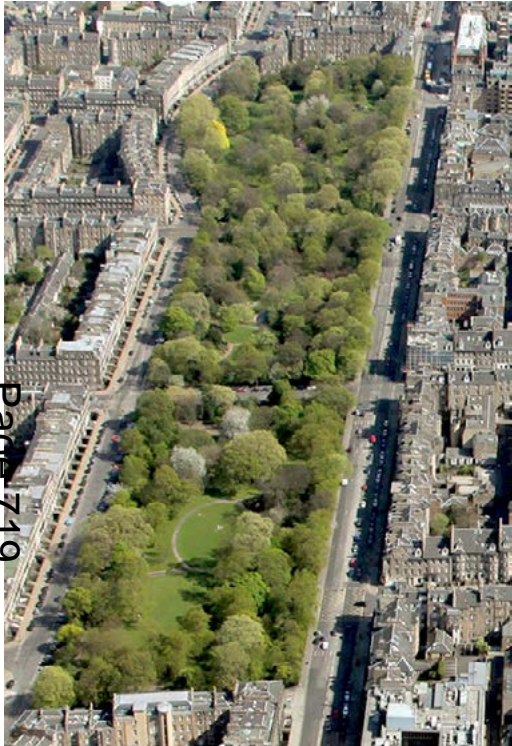
A memorable feature of the gardens is the floral clock which was installed in 1903 and was the first in Britain. Its popularity and success led to the widespread adoption of floral clocks as a prominent fashion in civic bedding displays during the early twentieth century.

West Princes Street Gardens were formed at the insistence of residents of Princes Street who leased land that had been the Nor' Loch from the Council. Alternative plans for the design of the gardens were put forward, but it was not until 1820 that James Skene's plans were adopted and implemented by Alexander Henderson, whose firm, Eagle and Henderson, was involved with many of the New Town pleasure gardens. After many difficulties the gardens were opened in 1821 to those residents willing to pay the annual fee of four guineas.

Between 1845 and 1847, the Edinburgh-Glasgow Railway Company took its line through the bottom of the gardens which affected the layout. In 1862, the owners added the spectacular Ross Fountain by A Durenne of Paris.

By the 1870s, there were still about 400 private individuals who subscribed to use the garden although properties in Princes Street had become almost entirely commercial. This caused public pressure for the Council to adopt the gardens, which they did in 1876. The Council instigated several changes, such as the creation of the terrace just below Princes Street in 1879, with small paths running downhill from it and the erection of a bandstand in 1880 - the bandstand was superseded by the Ross Theatre in 1935.





Queen Street Gardens

Craig’s plan for the First New Town included a wide band of formal parkland to the north of Queen Street, however, land acquisition problems delayed the construction of these works.

East Queen Street Gardens, which commenced in 1814, was the first of the three communal pleasure garden to be laid out along Queen Street. The original layout of paths radiating from the centre of the gardens was changed to the present arrangement between 1817 and 1840. In the early 1860s, the garden was opened-up to make vistas and space by thinning the trees around its periphery. In 1868, the existing terrace that extends along the Queen Street side of the garden was constructed, to give generous views down into the garden.

Central Queen Street Gardens were laid out in the mid-1820s on land formerly the stead-ing of a Mr Wood whose farm pond was reformed with a small rocky island in the middle to make a central feature in the garden which was otherwise open. Unlike East and West Queen Street Gardens, Central Queen Street Gardens are very enclosed. There are no views into the garden due to a thick perimeter planting of deciduous trees and ever-greens.

West Queen Street Gardens were originally a flat area with no natural features to incorpo-rate into the design apart from some old trees. The design adopted, included a mounded central area intersected with walks. As in East and Central Queen Street Gardens, a ter-race was built on the Queen Street side to allow good views, especially down India Street. The garden is open to the surrounding streets, with simple perimeter planting.



Calton Hill

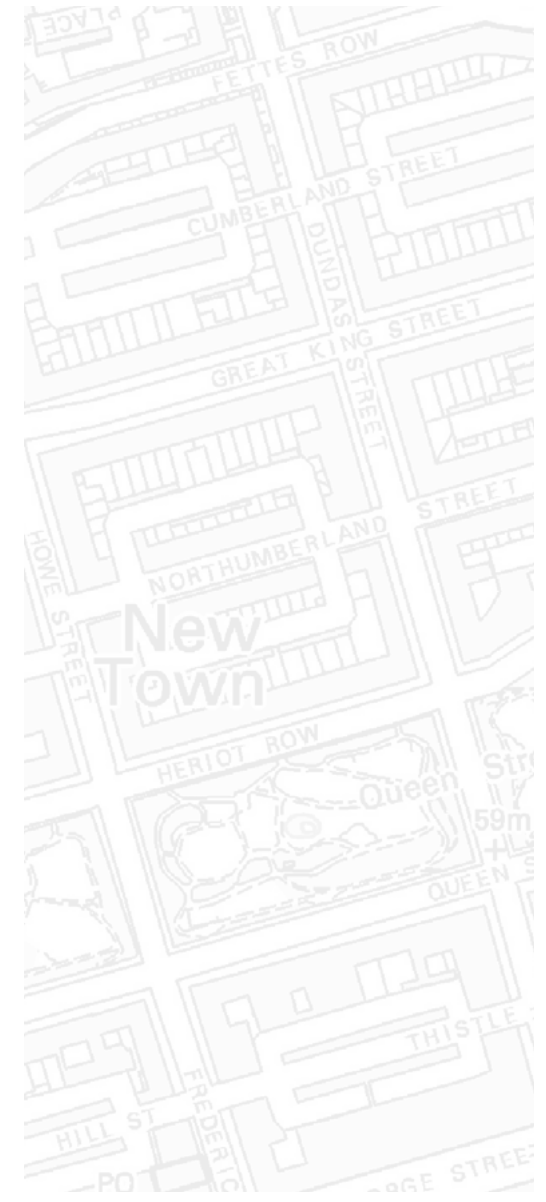
Calton Hill is visible from a wide range of locations. Its monuments give it emphasis and a characteristic form. Panoramic views are obtained from Calton Hill and Regent Gardens to the Scott Monument and over the city and the Firth of Forth. The Calton Hill Conservation Plan which was adopted by the Council in 2001 informs all decisions on the management and future of the public open space and monuments on the Hill.

Calton Hill is designated as a composite SSSI ‘Site of Special Scientific Interest’ which includes Arthur’s Seat and the Castle Rock, notified for geological and biological interests.

New Town

Conservation Area

Character Appraisal



New Town

Conservation Area

Character Appraisal

Regent Gardens

Regent Gardens were formed between 1830 and 1832, under a feu charter of 1829. The gardens, the largest of the New Town gardens still in private ownership, are roughly triangular with the gardens of Regent Terrace and Royal Terrace backing on to the two long sides. The structure of the gardens remains very much as originally planned.

A central lawn on sloping ground is planted with mature parkland trees. A mixture of lime, beech, and sycamore shelters the surrounding walks. The various footpaths lead to a terrace planted with limes, set above a ha-ha at the top of the gardens, just inside the boundary wall with Calton Hill. The ha-ha is in two parts, connected by a rustic bridge below which is a walk lined on one side by a holly hedge and on the other by Irish yews.



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Dean Gardens

In the 1860s, the area surrounding Dean Bridge was undergoing rapid development by Colonel Learmonth, son of Lord Provost Learmonth (who was instrumental in building the Dean Bridge). Local residents were anxious to protect open space and banded together to petition for the provision of a garden and to purchase the land.

The layout of the gardens consists of two terraces connected by paths and steps which allowed various picturesque views to St Bernard's Well a classical temple, designed by Alexander Nasmyth in 1789 and built on the site of a mineral spring.





Water of Leith

In addition to the formal gardens delineated by the various stages of development the Water of Leith Walkway runs through the Area. It is an important landscape feature and a key wildlife resource forming the principal wildlife corridor between the uplands of the Pentland Hills and lower Water of Leith Valley. It is designated as an Urban Wildlife Site.

The character of the river valley alters from a steep, wooded gorge in Dean Gardens to a flatter more urban river from Deanhaugh Street reflecting sharp changes in earlier sea levels. The Walkway along the Water of Leith is one of Edinburgh's major recreational resources and, as it passes through the enclosed, natural gorge, it provides a distinct feature area within the Conservation Area.



New Town

Conservation Area

Character Appraisal



KEY ELEMENTS

Vistas and Views

Terminated vista within the grid layouts and the long distance views across and out of the Conservation Area are important features. The grid layout follows the topography throughout the area providing a formal hierarchy of streets with controlled vistas and planned views both inward and outward and particularly northwards over the estuary. The cohesive, historic skyline makes an important contribution to the Conservation Area and it is particularly crucial to control building heights, particularly along skyline ridges.

Building Forms

The overwhelming retention of buildings in their original design form, allied to the standard format of residential buildings, contributes significantly to the character of the area. The principal building form throughout the New Town is the hollow square, residential, tenement block consisting of a sunken basement area with three to four storeys above.

Streetscape

Streets and pavements are usually consistent in their width comprising a central parallel-sided carriageway defined by granite or whin drainage channels and stepped kerbs. Pavement and road widths are determined by the street hierarchy and have a consistent ratio based on where the street lies within the hierarchy. The relationship of stone buildings, pavements and setted streets provide a disciplined unity and cohesion.

Within the Conservation Area, the historic street pattern is largely intact. Initially pavements were flagged, probably with Hailes or Craigleith sandstone paving slabs, while carriageways were setted. Streets are bounded on either side by pavements running back in an unbroken surface from the kerb to the building line, or stone base of railings guarding an open basement area.

The extensive retention of original historic street surfaces, particularly roads surfaced in whin or granite setts and some high quality stone paving add an important texture to the character of the area. They should be rigorously protected and used as guiding references in new works. Many items of historic street furniture such as railing mounted lighting, police boxes, telephone boxes also remain.



New Town

Conservation Area

Character Appraisal

Street Lighting

There has been street lighting in the area since 1785, when one hundred and sixteen lamps burning whale oil were installed. From the 1820s, gas lamps were installed. In 1955, the local authority began a ten-year programme to replace all surviving gas lighting with electric lights throughout the city. At this time the majority of the surviving gas standards were replaced with concrete or steel poles - some with 'Georgian-style' lanterns. Railing-mounted lamps were also installed or reinstated in a few streets - the railing standards along the Mound and the south side of Princes Street are examples. These were copies of the privately erected wrought iron oil lamps in Charlotte Square that were erected in c. 1800. Many owners augmented the original street lighting by adding lamps to the front railings of properties.

The vast majority of lamp standards erected prior to the 1940s were cast iron. Contemporary with other cast iron elements, such as railings, these were often of considerable design merit. The retention of these items is important where they still exist.



Street Furniture

Edinburgh has a tradition of robust and well designed street furniture: for instance the cast iron police boxes and road lamps designed by the City Architect, E J MacRae, in the 1930s to complement Edinburgh's classical architecture. Where these items occur, they make an important contribution to the quality of the area. They can also provide a pattern for new furniture.



Statues and Monuments

The extensive collection of statues, monuments, historic graveyards and national memorials in the Conservation Area make a significant contribution to the historic and architectural character of the area. They also provide a focus and punctuation points for many views. St John's, St Cuthbert's and Calton graveyards contain important collections of funerary monuments.



Mews and Lanes

Craig's New Town contained lanes that were composed of artisans' dwellings, but as the expansions of the New Town took place, the original purpose of the lanes transferred to the provision of mews. These provided accommodation for stabling and coaches, usually associated with the town houses on the streets that they lay behind. They are usually one and a half stories high, with a carriage entrance and sometimes a hayloft, both on the lane side. They were usually built with a formal high quality design facing the house and an informal rubble elevation facing the lane of the mews.



Materials

There is a standard palette of traditional building materials including blonde sandstone, timber windows and pitched slated roofs.

New Town

Conservation Area

Character Appraisal



New Town

Conservation Area

Character Appraisal

Stonework

Apart from a few of the very earliest properties, which are of rubblework stuccoed to represent ashlar, the street elevations of all buildings were in finely dressed squared ashlar of the durable local Craigleith sandstone. By the 1860s, improved transport led to the import of significant quantities of cheaper and often softer stone.

There are a variety of masonry treatments on front and rear elevations, none of which were originally painted: polished ashlar (smooth); broached ashlar (horizontally tooled); droved ashlar (with fine banded tooling); stugged ashlar (lightly tooled with a masons' punch or point); channelled V-jointed ashlar; rock faced; vermiculated (as if eaten by worms); random rubble and squared rubble.

Roofs

Most roofs in the First New Town are steeply pitched, with a high central ridge. Roofs in later developments were more likely to have two parallel ridges making a double-pitched 'M' profile roof with a central leaded platform.

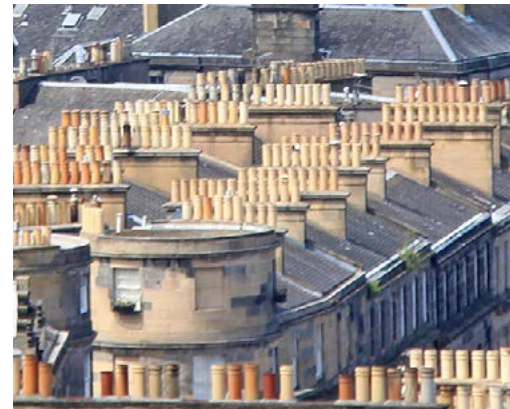
Chimneys and chimney pots occur on party and gable walls, and cupolas are virtually universal over internal stairs. Roofs are generally covered with graded slate with lead flashings to parapet or valley gutters. Rainwater goods are generally cast iron.

Windows

Timber sash windows are typical throughout the Conservation Area, usually consisting of a pair of glazed sashes often subdivided by astragals, that slide vertically in a case or frame with a pair of weights contained within the case balancing each sash.

In conjunction with internal timber shutters, sash and case windows are an efficient design well suited to combat Edinburgh's climate and the majority of windows have withstood the test of time remarkably well. Where there are no inherent defects in their traditional construction such windows should have no problems that regular maintenance cannot cure.

Most early windows were glazed with either Crown or cylinder glass rather than the more modern cast or sheet glass. The high surface gloss, slight imperfections and convex planes create interesting reflections and give depth to the façade. Where it exists original glass should, therefore, be retained wherever possible. Since Crown glass and cylinder glass could only be made in small sheets the size of the panes was strictly limited, so large windows demanded sub-division by rebated glazing bars, or astragals, to carry the smaller section of glass.





Most early astragals are extremely fine. After 1845 when the weight tax on glass was abolished, larger sheets of heavier drawn glass came into use and astragals became thicker to support the extra weight. Soon afterwards even larger sizes of panes became available and astragals were no longer required because a complete sash could be glazed without the need for sub-division. Many of the later New Town houses had plate glass on the front elevation but retained the cheaper Crown or cylinder glass with astragals at the rear.

The size and number of panes and the arrangement of astragals vary widely depending on the date and position of the window, the relative importance of individual rooms, the improvements in glass manufacture and subsequent changes in fashion. For example, in the 1820s it became fashionable to have floor-to-ceiling windows in drawing rooms on the first floor and the cills were lowered accordingly, examples can be seen in Northumberland Street and Heriot Row.

There has been longstanding Council guidance which requires windows to be painted white to maintain the unity of architectural schemes.

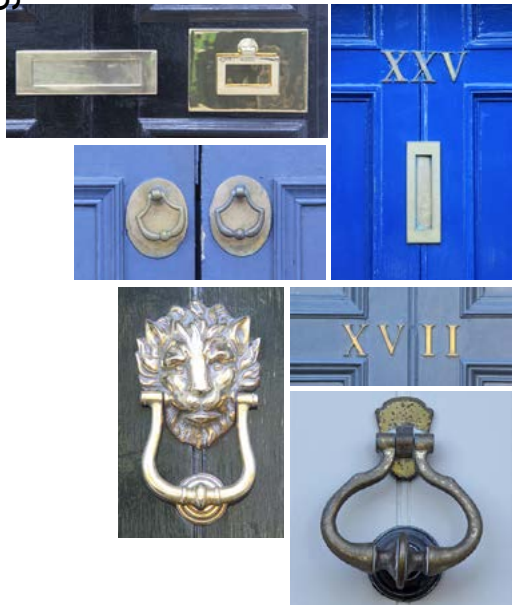
Doors

Doors are a distinctive feature of the area. They are normally a simple four or six panel design constructed in Baltic pine and painted. The configuration of panels and mouldings varied considerably, displaying the full range of Georgian joinery skills.

Much of the excellent original ironmongery has survived on front doors within the area. Usually manufactured of brass with a relatively high zinc content. Typical items include door handles, letter plates, bell pulls, numerals and often a door knocker. Brass name plates with incised Roman characters filled with wax or paint are another common feature.

Fanlights

The term fanlight, derived from the semi-circular fan shape, tends to be applied to any glazed opening above a door, but it may be more precise to refer to the rectangular openings as 'overdoor lights'. In either case, they were generally placed above solid unglazed doors to admit light into hallways. A wide variety of patterns are found in the Conservation Area reflecting the tastes of the original builders or owners. Most were ornate - featuring curved, circular, rectangular or fan shaped geometric patterns of astragals.



New Town

Conservation Area

Character Appraisal



New Town

Conservation Area

Character Appraisal

Entrance Platts

Front doors are usually accessed from the street by one or more stone steps leading to a stone slab or platt bridging the open basement area. This arrangement also reinforces the importance of the entrance whilst bridging the difference in level between the street and the entrance. The drop from the pavement to the area and the edge of the entrance steps and platt are protected by cast iron railings, a feature which became increasingly ornate over time particularly on more prestigious buildings.



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Cast Iron work

Cast iron railings are an important and characteristic feature throughout the Conservation Area, serving as safety barriers around sunken basement areas. The abundance of cast iron work in Edinburgh was a result of the expansion of the city at a time when cast iron was relatively cheap. During the Second World War, when many ornamental railings around communal gardens were removed for re-use for munitions, but never actually used for that purpose, the sunken basement still had to be protected, and consequently much of the original ironwork has survived. Cast iron balconies at first floor level are also found in many places, and add significant interest and rhythm to the facades.

In many streets, entrances were emphasised by the incorporation of lamps adjacent to the footpath and on either side of the entrance. These lamps, many of which survive, were mounted on wrought or cast iron standards integral to railings or stood separately on the stone plinth.

There is long standing Council guidance which requires the painting of all iron work in black to maintain architectural unity.



New Town

Conservation Area

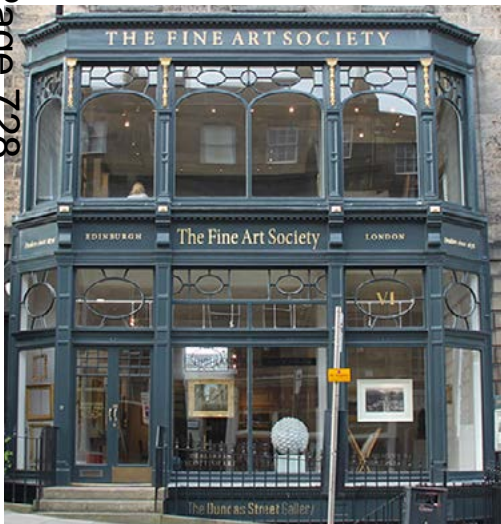
Character Appraisal

Shop Fronts

The form and appearance of shop fronts make an important contribution to the appearance and character of certain parts of the area.

Streets of shops were included from the beginning of the New Town. Many of these shops have survived on the fringes of the central area, such as Stockbridge and William Street. However, within the central area these early shop fronts have largely disappeared. Victorian and early twentieth century shop fronts incorporated fine and elaborate joinery, becoming more elegant and maximising display space. In the post-war period, the availability of a wide range of new materials and changing architectural philosophy resulted in a change in shop front design.

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Boundary Treatments

Boundaries are important in maintaining the character and quality of the spaces in the New Town. They provide enclosure, define many pedestrian links and restrict views out of the spaces. Stone is the predominant material.

MANAGEMENT

Legislation, policies and guidance

Conservation Areas

The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that Conservation Areas are 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. Local authorities have a statutory duty to identify and designate such areas.

Special attention must be paid to the character and appearance of the conservation area when planning controls are being exercised. Conservation area status brings a number of special controls:

- The demolition of unlisted buildings requires conservation Area consent;
- Some permitted development rights are removed; and
- Works to trees are controlled (see Trees for more detail).

The removal of buildings which make a positive contribution to an area is only permitted in exceptional circumstances, and where the proposals meet certain criteria relating to condition, conservation deficit, adequacy of efforts to retain the building and the relative public benefit of replacement proposals. Conservation area character appraisals are a material consideration when considering applications for development within conservation areas.

Alterations to windows are also controlled in conservation areas in terms of the Council's guidelines.

Listed buildings

A significant number of buildings within the New Town Conservation Area are listed for their special architectural or historic interest and are protected under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. Listed building consent is required for the demolition of a listed building, or its alteration or extension in any manner which would affect its special character.

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World Heritage Site

Since 2014, Historic Environment Scotland has a statutory duty to consider the Outstanding Universal Value of the Site when assessing the impact of development proposals.

Planning guidance

More detailed, subject-specific guidance is set out in Planning Guidance documents. Those particularly relevant to the New Town Conservation Area are:

[The World Heritage Site Management Plan](#)

[Guidance for Householders](#)

[Guidance for Businesses](#)

[Listed Buildings and Conservation Areas](#)

[Developer contributions and affordable housing](#)

[Edinburgh Design guidance](#)

[Street Design Guidance](#)

In addition, a number of statutory tools are available to assist development management within the Conservation Area.

[Article 4 Direction Orders](#)

The Town and Country Planning (General Permitted Development) (Scotland) Order 1992, amended 2012, (abbreviated to GPDO), restricts the types of development which can be carried out in a Conservation Area without the need for planning permission. These include most alterations to the external appearance of dwellinghouses and flats. Development is not precluded, but such alterations will require planning permission and special attention will be paid to the potential effect of proposals.

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Conservation Area

Character Appraisal



Under Article 4 of the GPDO the planning authority can seek the approval of the Scottish Ministers for Directions that restrict development rights further. The Directions effectively control the proliferation of relatively minor developments in Conservation Areas which can cumulatively lead to the erosion of character and appearance. The New Town Conservation Area has Article 4 Directions covering the following classes of development:

Class 7- the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

Class 38 - water undertakings.

Class 39 - development by public gas supplier.

Class 40 - development by electricity statutory undertaker.

Class 41- development required for the purposes of the carrying on of any tramway or road transport undertaking.

Trees within Conservation Areas are covered by the Town and Country Planning (Scotland) Act 1997 as amended by the Planning (etc) Act 2006. This Act applies to the uprooting, felling or lopping of a tree having a diameter exceeding 2" (75mm) at a point 4ft (1.5m) above ground level. The planning authority must be given six weeks' notice of the intention to uproot, fell or lop trees. Failure to give notice will render the person liable to the same penalties as for contravention of a Tree Preservation Order (TPO).

Tree Preservation Orders are made under planning legislation to protect individual and groups of trees considered important for amenity or because of their cultural or historic interest. When assessing amenity, the importance of trees as wildlife habitats will be taken into consideration. There is a strong presumption against any form of development or change of use of land which is likely to damage or prejudice the future long term existence of trees covered by a Tree Preservation Order. The removal of trees for arboricultural reasons will not imply that the space created by their removal can be used for development.

The *Trees in the City* Action Plan contains a set of policies to guide the management of the Council's trees and woodlands.

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Character Appraisal



Assessing Development within the New Town Conservation Area

The richness of the New Town's built heritage is considerable. It is this complexity and diversity which make it attractive, yet make these qualities hard to define. It also has a fragility and human scale which often does not sit easily with the demands of present day development requirements. These are qualities and conflicts that must be resolved if the character of the New Town is to be sensitively interpreted and enhanced.

General Criteria

General issues to be taken into account in assessing development proposals in the Conservation Area include the appropriateness of the overall massing of development, its scale (the expression of size indicated by the windows, doors, floor heights, and other identifiable units), its proportions and its relationship with its context i.e. whether it sits comfortably. Development should be in harmony with, or complimentary to, its neighbours having regard to the adjoining architectural styles. The use of materials generally matching those which are historically dominant in the area is important, as is the need for the development not to have a visually disruptive impact on the existing townscape. It should also, as far as possible, fit into the "grain" of the Conservation Area, for example, by respecting historic layout, street patterns or existing land form. It is also important where new uses are proposed that these respect the unique character and general ambience of the Conservation Area, for example certain developments may adversely affect the character of a Conservation Area through noise, nuisance and general disturbance. Proposals outside the boundaries of the Conservation Area should not erode the character and appearance of the New Town or intrude into views of the Castle.

New Buildings

New development should be of good contemporary design that is sympathetic to the spatial pattern, scale and massing, proportions, building line and design of traditional buildings in the area. Any development within or adjacent to the Conservation Area should restrict itself in scale and mass to the traditionally four/five storey form. New development should also reflect the proportion and scale of the traditional window pattern. The quality of alterations to shop fronts, extensions, dormers and other minor alterations should also be of an appropriately high standard.

The development of new buildings in the Conservation Area should be a stimulus to imaginative, high quality design, and seen as an opportunity to enhance the area. What is important is not that new buildings should directly imitate earlier styles, rather that they should be designed with respect for their context, as part of a larger whole which has a well-established character and appearance of its own. Therefore, while development of a



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gap site in a traditional terrace may require a very sensitive design approach to maintain the overall integrity of the area; in other cases modern designs sympathetic and complimentary to the existing character of the area may be acceptable.

Alterations and Extensions

Proposals for the alteration or extension of properties in the Conservation Area will normally be acceptable where they are sensitive to the existing building, in keeping with the character and appearance of the particular area and do not prejudice the amenities of adjacent properties. Extensions should be subservient to the building, of an appropriate scale, use appropriate materials and should normally be located on the rear elevations of a property. Very careful consideration will be required for alterations and extensions affecting the roof of a property, as these may be particularly detrimental to the character and appearance of the Conservation Area.

Definition of 'Character' and 'Appearance'

Conservation areas are places of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance.

The character of an area is the combination of features and qualities which contribute to the intrinsic worth of an area and make it distinctive. Special character does not derive only from the quality of buildings. Elements such as the historic layout of roads, paths and boundaries, paving materials, urban grain and more intangible features, such as smells and noises which are unique to the area, may all contribute to the local scene. Conservation area designation is the means of recognising the importance of all these factors and of ensuring that planning decisions address these qualities.

Appearance is more limited and relates to the way individual features within the conservation area look.

Care and attention should be paid in distinguishing between the impact of proposed developments on both the character and appearance of the conservation area.

OPPORTUNITIES FOR DEVELOPMENT

Development opportunities for infill or replacement may arise within the area, and will be considered in terms of the relevant guidance. The Edinburgh Design Guidance, Guidance for Householders and Listed Buildings and Conservation Areas explain the Council's approach to design in historic contexts.



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Character Appraisal

No sites within the Conservation Area are identified for significant housing or other development through local development plans.

OPPORTUNITIES FOR PLANNING ACTION

Conservation Area Boundaries

The boundaries of the Conservation Area have been examined through the appraisal process. No proposals for boundary changes are proposed.

OPPORTUNITIES FOR ENHANCEMENT

The character appraisal emphasises the more positive aspects of character in order that the future can build on what is best within the Conservation Area. The quality of urban and architectural design needs to be continuously improved if the character of the Conservation Area is to be enhanced. The retention of good quality buildings (as well as listed buildings) and the sensitive interpretation of traditional spaces in development are of particular importance.

Streetscape

Careful consideration needs to be given to floorscape which is an essential part of the overall appreciation of the New Town's rich townscape heritage. Repair and renewal work to street surfaces should be carefully detailed and carried out to the highest standards using quality natural materials.

Shop Fronts

Whilst there are many fine shop fronts in the Conservation Area, there are also a number which are unsatisfactory and ignore the architectural form of the buildings of which they form part. Encouragement should be given to improving the quality of the shop fronts in the area, particularly that minority of shop fronts which are particularly poorly or inappropriately designed or badly maintained.

Natural Heritage

Measures to further protect and enhance the river valley of the Water of Leith should be pursued, whilst complementing its designation as an Urban Wildlife Site in accordance with the Edinburgh Biodiversity Action Plan, NPPG 14 and its historic character.



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Opportunities should also be taken to increase the biodiversity potential of appropriate open spaces through a variety of management practices. This may include the introduction of replacement native shrub planting and diversity of grass cutting regimes.

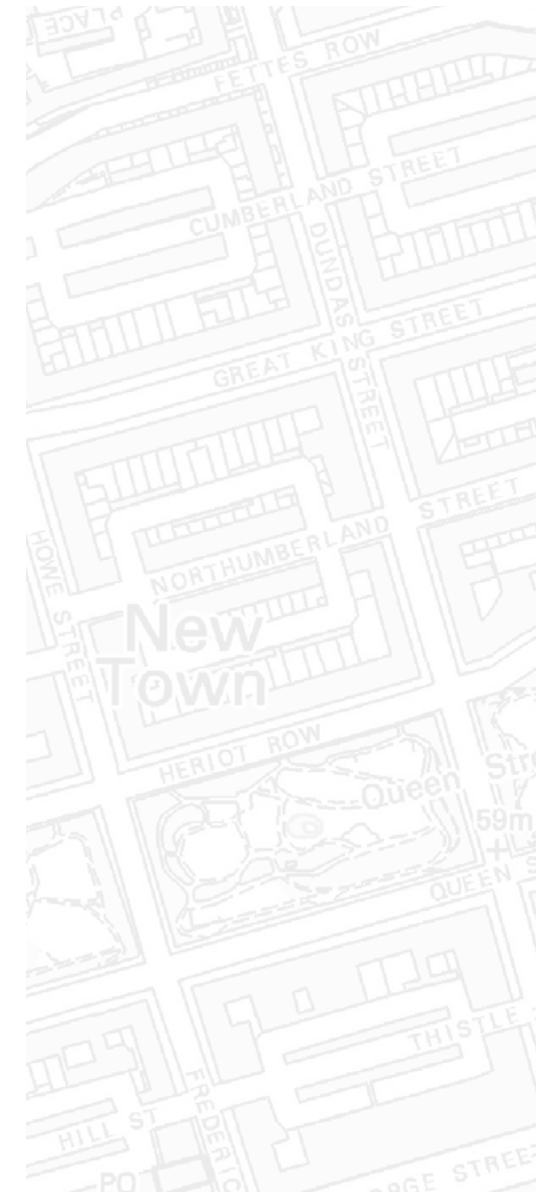
High Buildings

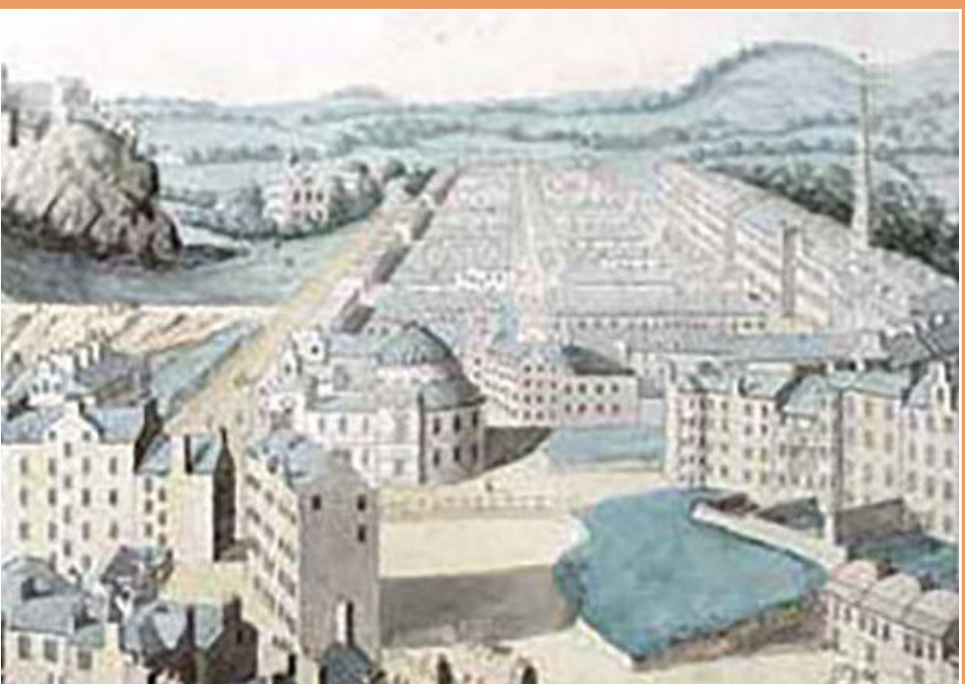
The New Town has very consistent heights and a cohesive skyline and is particularly susceptible to buildings that break the prevailing roof and eaves height and impinge on the many important views. It is also important to protect the character of the Conservation Area from the potentially damaging impact of high buildings outside the Conservation Area.

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HISTORIC
ENVIRONMENT
SCOTLAND

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ALBA

MANAGING CHANGE IN THE HISTORIC ENVIRONMENT

Setting





Above: Kilmartin Glen, Argyll and Bute. An important prehistoric linear cemetery composed of a number of burial cairns and standing stones. Intervisibility between elements of the complex, and views along the line of monuments, through and along the valley, are key to understanding each monument and the complex as a whole. © Kilmartin House Trust'

Cover image: Bronze-Age stone circle at Tomnaverie, Aberdeenshire. Many recumbent stone circles are located on elevated positions and are positioned to have wide-ranging views over the landscape. Views towards these monuments are also an important part of their setting as many appear skylined against the horizon.

MANAGING CHANGE IS A SERIES OF NON-STATUTORY GUIDANCE NOTES ABOUT MANAGING CHANGE IN THE HISTORIC ENVIRONMENT. THEY EXPLAIN HOW TO APPLY GOVERNMENT POLICIES.

The aim of the series is to identify the main issues which can arise in different situations, to advise how best to deal with these, and to offer further sources of information. They are also intended to inform planning policies and the determination of applications relating to the historic environment.

INTRODUCTION

This note sets out the principles that apply to developments affecting the setting of historic assets or places, including scheduled monuments, listed buildings, Inventory historic gardens and designed landscapes, World Heritage Sites, conservation areas, historic battlefields, Historic Marine Protected Areas and undesignated sites.

Planning authorities usually make the initial assessment of whether a development will affect the setting of a historic asset or place. However, this may also be identified through other mechanisms such as an Environmental Impact Assessment (EIA) or Strategic Environmental Assessment (SEA). If a planning authority identifies a potential impact on a designated historic asset, it may consult Historic Environment Scotland, who act as statutory consultees in the planning process.

World Heritage Site status brings a commitment to protect the site's cultural significance and the Outstanding Universal Value for which the site is inscribed. This may include reference to aspects of setting.



Clava Cairns, Highland. An important Bronze-Age cemetery complex of burial cairns and standing stones. Intervisibility of elements of the complex is key to understanding the scheduled monument. © Crown copyright: Historic Environment Scotland. Licensor canmore.org.uk

Below: Fort Augustus lock flight, Caledonian Canal, Highland. Running from Inverness to Banavie, near Fort William, the scheduled Caledonian Canal represents the culmination of 18th-century canal construction in Scotland. The modern village of Fort Augustus developed along the locks, and views along the lock flight clearly reveal the relationships between the urban topography and the canal. © J. Malcolm



KEY ISSUES

1. Setting can be important to the way in which historic structures or places are understood, appreciated and experienced. It can often be integral to a historic asset's cultural significance. Planning authorities must take into account the setting of historic assets or places when drawing up development plans and guidance, when considering environmental and design assessments/statements, and when making decisions on planning applications.
2. Where development is proposed it is important to:
 - identify the historic assets that might be affected
 - define the setting of each historic asset
 - assess the impact of any new development on this
3. Setting often extends beyond the property boundary or 'curtilage' of an individual historic asset into a broader landscape context. Both tangible and less tangible elements can be important in understanding the setting. Less tangible elements may include function, sensory perceptions or the historical, artistic, literary and scenic associations of places or landscapes.
4. If proposed development is likely to affect the setting of a key historic asset, an objective written assessment should be prepared by the applicant to inform the decision-making process. The conclusions should take into account the significance of the asset and its setting and attempt to quantify the extent of any impact. The methodology and level of information should be tailored to the circumstances of each case.
5. In the light of the assessment described above, finalised development proposals should seek to avoid or mitigate detrimental impacts on the settings of historic assets.
6. Advice on whether a planning application should include an assessment of the development's impact on setting should be sought from the planning authority.

1. WHAT IS 'SETTING'?

'Setting' is the way the surroundings of a historic asset or place contribute to how it is understood, appreciated and experienced.

Monuments, buildings, gardens and settlements were almost always placed and orientated deliberately, normally with reference to the surrounding topography, resources, landscape and other structures. Over time, these relationships change, although aspects of earlier settings can be retained.

Setting can therefore not simply be defined by a line on a map, and is likely to be unrelated to modern landownership or to curtilage, often extending beyond immediate property boundaries into the wider area.

Baltersan Castle, South Ayrshire. A category A listed 17th-century tower house, viewed from the 15th-century gatehouse of the adjacent Crossraguel Abbey. The medieval burgh of Maybole lies beyond, marked by the bell tower of the tolbooth. These elements of the late medieval / early modern Maybole area have clear visual and spatial relationships. © J. Malcolm

2. WHAT FACTORS CONTRIBUTE TO SETTING?

The setting of a historic asset can incorporate a range of factors, not all of which will apply to every case. These include:

- current landscape or townscape context
- views to, from and across or beyond the historic asset or place
- key vistas (for instance, a 'frame' of trees, buildings or natural features that give the historic asset or place a context, whether intentional or not)
- the prominence of the historic asset or place in views throughout the surrounding area, bearing in mind that sites need not be visually prominent to have a setting
- aesthetic qualities



- character of the surrounding landscape
- general and specific views including foregrounds and backdrops
- views from within an asset outwards over key elements in the surrounding landscape, such as the view from the principal room of a house, or from a roof terrace
- relationships with other features, both built and natural
- non-visual factors such as historical, artistic, literary, place name, or scenic associations, intellectual relationships (e.g. to a theory, plan or design), or sensory factors
- a ‘sense of place’: the overall experience of an asset which may combine some of the above factors

Defining the setting of a historic asset or place is case-specific and will ultimately rely on informed judgement, based on a range of considerations, including those set out above.

Cullen Seatown, Moray. In this conservation area the layout of the buildings is closely linked to the landscape context: on the north side of the village, gables face the sea to maximise shelter; here, on the south side, the houses are aligned to maximise light. © N. Haynes



3. ASSESSING THE IMPACT OF CHANGE

There are three stages in assessing the impact of a development on the setting of a historic asset or place:

- **Stage 1: identify the historic assets** that might be affected by the proposed development
- **Stage 2: define and analyse the setting** by establishing how the surroundings contribute to the ways in which the historic asset or place is understood, appreciated and experienced
- **Stage 3: evaluate the potential impact of the proposed changes** on the setting, and the extent to which any negative impacts can be mitigated (see Section 4)

Stage 1: identify the historic assets

A desk assessment of historic environment records and other relevant material will provide the baseline information, identifying which assets will be affected and what is significant about them.

The initial approach should include all the potentially affected historic assets and places (including those relatively distant from the proposal) and their settings. It may be necessary to engage a suitably qualified historic environment consultant to undertake this identification and assessment.

Neist Point Lighthouse, Skye, Highland. The remote location and open views are important elements in the function and setting of the category B listed lighthouse. Seaward views are important, and views towards the lighthouse from shipping channels also form part of the setting.



Stage 2: define and analyse the setting

The setting of a historic asset comprises our present understanding and appreciation of its current surroundings, and what (if anything) survives of its historic surroundings combined with subsequent historic changes. Answering the following questions often helps define a setting:

- How do the present surroundings contribute to our ability to appreciate and understand the historic asset or place?
- How does the historic asset or place contribute to its surroundings? For instance, is it a prominent or dominant feature in the landscape?
- When the historic asset or place was developed or in use (both originally and subsequently):
 - how was it intended to be viewed? From a distance? From other sites, buildings or specific points in the landscape?
 - what views was it intended to have? Wide views over the landscape or seascape? Confined views? Narrow alignment(s)?

Key viewpoints to, from and across the setting of a historic asset should be identified. Often certain views are critical to how a historic asset is or has been approached and seen, or understood when looking out. These views were sometimes deliberately manipulated, manufactured and/or maintained, and may still be readily understood and appreciated today. Depending on the historic asset or place these could include specific points

on current and historical approaches, routeways, associated farmland, other related buildings, monuments, natural features, etc.

Sometimes these relationships can be discerned across wide areas and even out to distant horizons. In other cases they have a more restricted view, defined and enclosed by topographical or built features. For some historic assets and places, both immediate and distant points of visual relationship are crucial to our understanding of them.

Changes in the surroundings since the historic asset or place was built should be considered, as should the contribution of the historic asset or place to the current landscape. In some cases the current surroundings will contribute to a sense of place, or how a historic asset or place is experienced.

The value attributed to a historic asset by the community or wider public may influence the sensitivity of its setting. Public consciousness may place a strong emphasis on an asset and its setting for aesthetic reasons, or because of an artistic or historic association. Such associative values can contribute to the significance of a site, and to the sensitivity of its setting.

Whether or not a site is visited does not change its inherent value, or its sensitivity to alterations in its setting. This should be distinguished from the tourism, leisure or economic role of a site. Tourism and leisure factors may be relevant in the overall analysis of the impact of a proposed development, but they do not form part of an assessment of setting impacts.

In certain circumstances the value attributed to a historic asset by the community or wider public may influence the sensitivity of its setting. Public consciousness may place a strong emphasis on an asset and its setting for aesthetic reasons, or because of an artistic or historic association. Such associative values can contribute to the significance of a site, and to the sensitivity of its setting. However, it is important to emphasise that an asset has a setting whether it is visited or not.

Stage 3: evaluate the potential impact of the proposed changes

The impact of a proposed development on the setting of a historic asset or place can be a material consideration in determining whether a planning or other application is given consent, so thought must be given to whether new development can be incorporated

Aerial view of Kinross House (1684) and gardens and Lochleven Castle, Perth and Kinross. The category A listed house and gardens which feature on the Inventory of Gardens and Designed Landscapes, designed by Sir William Bruce as his main residence, used the castle and the island as a picturesque focal point in the landscape.
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Licensor canmore.org.uk

sensitively. Depending on the nature of the historic asset or place, relatively small changes in the wider landscape may affect its setting.

Certain types of development require an Environmental Impact Assessment (EIA), which might include assessing the impact on the setting of a historic asset or place. Further information and advice about EIA can be found on our [website](#).

Factors to be considered in assessing the impact of a change on the setting of a historic asset or place include:

- whether key views to or from the historic asset or place are interrupted
- whether the proposed change would dominate or detract in a way that affects our ability to understand and appreciate the historic asset
- the visual impact of the proposed change relative to the scale of the historic asset or place and its setting



- the visual impact of the proposed change relative to the current place of the historic asset in the landscape
- the presence, extent, character and scale of the existing built environment within the surroundings of the historic asset or place and how the proposed development compares to this
- the magnitude of the proposed change relative to the sensitivity of the setting of an asset – sometimes relatively small changes, or a series of small changes, can have a major impact on our ability to appreciate and understand a historic asset or place. Points to consider include:
 - the ability of the setting to absorb new development without eroding its key characteristics
 - the effect of the proposed change on qualities of the existing setting such as sense of remoteness, current noise levels, evocation of the historical past, sense of place, cultural identity, associated spiritual responses
 - cumulative impacts: individual developments may not cause significant impacts on their own, but may do so when they are combined



Rosyth Castle, Fife. Once located on an island in the River Forth, the site was incorporated into the naval dockyards in the 20th century resulting in significant change to the scheduled monument's original setting. Any changes, including enhancement, need to be considered against the current setting.

Many Geographical Information Systems (GIS) packages support useful interpretative models, such as wireframes, viewshed analyses and digital terrain models. Graphic presentations such as photomontages, and landscape data-sets such as Historic Land-use Assessment (HLA), may also assist in reaching an understanding of a historic asset or place in the landscape and how development may affect it.

4. MITIGATION OF IMPACTS AND ENHANCEMENT OF SETTING

Where the assessment indicates that there will be an adverse impact on the setting of a historic asset or place, even if this is perceived to be temporary or reversible, alterations to the siting or design of the new development should be considered to remove or reduce this impact.

The most effective way to prevent impacts on setting is during site selection and early design. Any mitigation and enhancement proposals should be discussed as part of the pre-application process.

Burghead Harbour, Moray. Early 19th century listed granaries line the quayside. Their even spacing, scale and relationship to the wet dock and to the grid-plan town are relevant to an understanding of the setting. © N. Haynes

Other mitigation measures include screening the development, for example with trees or bunding (enclosing structures). However, the screening itself needs careful consideration so that it does not cause an impact in its own right.

It is also important to bear in mind that vegetation such as trees are subject to environmental and other factors (e.g. wind blow, felling and seasonal changes which affect leaf cover) and cannot necessarily be relied upon to mitigate adverse impacts of a development. In some cases, there may be potential for improving the setting of a historic asset or place, for example by opening up views through removing vegetation.





The Inventory garden and designed landscape at Crathes Castle, Aberdeenshire. The formality of the late 18th and 19th century gardens contrasts with the farmland beyond. © N. Haynes

5. FURTHER INFORMATION AND ADVICE

Historic Environment Scotland is charged with ensuring that our historic environment provides a strong foundation in building a successful future for Scotland. One of its roles is to provide advice about managing change in the historic environment.

Information for designated heritage assets can be downloaded from Historic Environment Scotland's [spatial data warehouse](#) or viewed at [Pastmap](#).

The Hermitage. An 18th-century picturesque Inventory designed landscape, Perth and Kinross. Both William and Dorothy Wordsworth featured The Hermitage in their writing. Ossian's Hall (pictured) was placed to take advantage of views over the falls, and the sound created by them. These elements also contribute to an appreciation of the nearby woodland walks, and combine to form part of the setting.



Details of listed buildings and advice on the requirement for listed building consent, conservation area consent, building warrants and other permissions/consents should be sought from local authorities.

Most works at monuments scheduled under the Ancient Monuments and Archaeological Areas Act 1979 require scheduled monument consent. Where a structure is both scheduled and listed, the scheduling controls have precedence. Separate advice is available from Historic Environment Scotland's [website](#).

Planning authorities also have their own historic environment records and policies in local development plans and supplementary guidance.

Other sources of information

Mitigation measures in Environmental Impact Assessment (EIA) terms are explained in [Planning Advice Note \(PAN\) 1/2013](#):

Aerial photography and other records of the settings of historic structures or places can be obtained from Historic Environment Scotland, John Sinclair House, 16 Bernard Terrace, Edinburgh, EH8 9NX

Tel: 0131 662 1456,
Fax: 0131 662 1477
Email: info@rcahms.gov.uk
Web: www.historicenvironment.scot

The setting of heritage structures, sites and areas is the subject of the [ICOMOS Xi'an Declaration on the Conservation of the Setting of Heritage Structures, Sites and Areas \(2005\)](#)

Historic Land-use Assessment (HLA)

The HLA, developed by Historic Environment Scotland, is a GIS-based map that depicts the historic origin of land-use patterns, describing them by period, form and function. Its purpose is to enhance our knowledge and understanding of the historic dimension of the landscape and to inform management decisions relating to it. It highlights relict archaeological landscapes, aids understanding of the landscape context of individual sites and helps identify areas where further survey could be useful. It is available [here](#).

Gardens and designed landscapes

The Gardens Trust has [Planning Conservation Advice Notes](#) on Development in the Setting of Historic Designed Landscape (Number 11 2008) and Briefs for Historic Landscape Assessments (Number 13 2008)

Scottish Natural Heritage (SNH) has also produced [landscape guidance](#):

Wind energy development

The Scottish Government has produced [guidance for wind planning applications](#).

SNH has produced a [suite of documents](#) to assist in the process of assessing the potential impacts of wind farm proposals on Scotland's landscapes.

Historic Marine Protected Areas

Guidance is located [here](#).



Balfarg henge and standing stones, Fife. An example of a scheduled monument now surrounded by a 1970s housing development: the two photos show the site before and after redevelopment. Upper image © Crown Copyright: HES. Licensor canmore.org.uk. Lower image © K. Brophy



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INTERIM GUIDANCE ON THE PRINCIPLES OF LISTED BUILDING CONSENT APRIL 2019



HISTORIC
ENVIRONMENT
SCOTLAND

ÀRAINNEACHD
EACHDRAIDHEIL
ALBA

This guidance was published by Historic Environment Scotland as part of the Historic Environment Scotland Policy Statement (2016). This edition is an interim document published by Historic Environment Scotland in 2019 to provide detailed guidance on the application of Historic Environment Policy for Scotland (HEPS, 2019). It sets out the principles HES recommends are followed in implementing the requirements of Scottish Planning Policy paragraphs 141 and 142 and is a material consideration in the planning process. It should be read alongside HEPS and the Managing Change Guidance Notes series. We will be reviewing and updating our Managing Change Guidance series and any new guidance will be subject to public consultation.

HISTORIC ENVIRONMENT SCOTLAND GUIDANCE ON LISTED BUILDING CONSENT

1. Historic buildings and structures are a highly visible and accessible element of Scotland's rich heritage. They cover a wide range of uses and periods, which together chart a great part of the history of Scotland. They encompass all aspects of life, from education to recreation, to defense, industry, homes and worship. Much of Scotland's social and economic past and its present is expressed in these exceptional buildings. Listing recognises their importance.

2. Listed buildings are protected under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. This establishes that any work which affects the character of a listed building will require listed building consent. It is a criminal offence to carry out such work without listed building consent.

3. In assessing an application for listed building consent, the planning authority is required to have special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses (Scottish Planning Policy paragraph 141-142).

4. Works of like-for-like repair or other works which do not affect a building's character, would not normally require listed building consent. Such works could include repointing a wall or altering part of a building which does not contribute to the overall special interest.

5. Listed building consent is separate from the statutory planning process but there is a close relationship between them and this guidance should therefore be read in conjunction with current Scottish Government planning policy

for the historic environment. The two systems may run in parallel in cases where planning permission is also required, and such cases are normally dealt with most effectively if applications for planning permission and listed building consent are submitted at the same time. It is not possible to seek or to be given outline listed building consent.

6. The majority of listed buildings are adaptable and have met the needs of successive generations while retaining their character. Change should therefore be managed to protect a building's special interest while enabling it to remain in active use. Each case must be judged on its own merits but in general terms listing rarely prevents adaptation to modern requirements but ensures that work is done in a sensitive and informed manner.

7. In the context of listed buildings the sustainable use and management of the historic environment means recognising the advantages to be gained from retaining existing buildings and ensuring that their special interest is protected.

8. Once lost listed buildings cannot be replaced. They can be robbed of their special interest either by inappropriate alteration or by demolition. There is, therefore, a presumption against demolition or other works that adversely affect the special interest of a listed building or its setting.

9. Listed buildings will however, like other buildings, require alteration and adaptation from time to time if they are to remain in beneficial use, and will be at risk if such alteration and adaptation is unduly constrained. In most cases such change, if approached carefully, can be managed without adversely affecting the special interest of the building.

10. Knowing what is important about a building is central to an understanding of how to protect its special interest. Applications should demonstrate that in arriving at a strategy for intervention, the importance of the building has been clearly understood and those features which contribute to its special interest have been identified.

11. In general the more extensive the intervention which is proposed, the more supporting information applications should provide. Where proposals involve significant intervention, evidence that less intrusive options have been considered should be provided. Where the application would have a significantly adverse effect on the building's special interest, but is believed to offer significant benefits to economic growth or the wider community, applicants should prepare a statement which justifies the intervention in relation to these benefits. This statement should demonstrate that the benefits could not be realised without the intervention proposed.

12. Planning authorities should satisfy themselves, as soon as applications are received, that they include an appropriate level of supporting information.

13. Where a proposal protects or enhances the special interest of the building, for example through the like-for-like replacement of a window or door which is beyond repair or the reinstatement of important detailing, consent should normally be granted.

14. Where a proposal involves alteration or adaptation which will sustain or enhance the beneficial use of the building and does not adversely affect the special interest of the building, consent should normally be granted.

15. Where a proposal involves alteration or adaptation which will have an adverse or significantly adverse impact on the special interest of the building, planning authorities, in reaching decisions should consider carefully:

- a. the relative importance of the special interest of the building; and
- b. the scale of the impact of the proposals on that special interest; and
- c. whether there are other options which would ensure a continuing beneficial use for the building with less impact on its special interest; and
- d. whether there are significant benefits for economic growth or the wider community which justify a departure from the presumption set out in paragraph 8.

