

Business Bulletin

Planning Committee

2.00pm, Wednesday, 3 February 2021

Planning Committee

Convener:	Members:	Contacts:
<p>Councillor Neil Gardiner</p>  <p>Vice-Convener Councillor Maureen Child</p> 	<p>Councillor Chas Booth Councillor George Gordon Councillor Joan Griffiths Councillor Cameron Rose Councillor Max Mitchell Councillor Joanna Mowat Councillor Ethan Young Councillor Hal Osler Councillor Mary Campbell</p>	<p>Veronica MacMillan Committee Services 0131 529 4283 veronica.macmillan@edinburgh.gov.uk</p> <p>David Leslie Chief Planning Officer david.leslie@edinburgh.gov.uk</p>

Scottish Government proposals for Planning Control Areas for Short Term Lets in Scotland

In December 2020, the Scottish Government published a [consultation report](#) detailing its responses to comments made during its [consultation](#) on the definition of short-term lets and detailed proposals for the licensing scheme and control areas.

Draft regulations were laid in the Scottish Parliament before the Christmas recess. They cover the arrangements for the designation, variation and cancellation of short-term let control areas, as introduced by section 17 of the 2019 Act, alongside a related order for a licensing scheme for short-term lets. Subject to the approval of the Scottish Parliament, the regulations and licensing order will come into force on 1 April 2021.

[The Town and Country Planning \(Short-term Let Control Areas\) \(Scotland\) Regulations 2021](#)

[The Civic Government \(Scotland\) Act 1982 \(Licensing of Short-term Lets\) Order 2021](#)

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Scottish Government Consultation on its programme to review and extend Permitted Development Rights – Phase 1 Priority Development types

In December 2020, the Scottish Government [published](#) an analysis of responses to the public consultation:

On 18 December 2020, a Development Order was laid in the Scottish Parliament that will bring the Phase 1 changes into effect by amending the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (“the GPDO”). Subject to confirmation by the Parliament, they will come into force on 1 April 2021.

Scottish Government planners are working on more detailed guidance and advice and will publish this alongside the measures coming into force in Spring 2021.

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Update following the Scottish Government's consultation on changes to Scottish Planning Policy

On 18 December 2020 the Scottish Government published an amended [Scottish Planning Policy](#) (SPP), following the consultation on proposed changes which took place in Autumn 2020. On 2 September 2020 Planning Committee approved a [response](#) supporting the proposed changes.

The amendments now made to SPP are:

- The 'presumption in favour of development that contributes to sustainable development' has been replaced with a **presumption in favour of sustainable development**. Planning policies and decisions should support sustainable development. To assess whether a proposal supports sustainable development, the principles set out in SPP 2014 are maintained.
- For development plans, references to plans being 'out of date' have been removed.
- In determining planning applications, a shortfall in the housing land supply is not the sole or overriding factor in determining a planning consent. Other policies within the development plan can still apply to assess whether developments are sustainable. Should there be no such policies revised para 32 and 33 set out how the presumption should be taken into account - where a proposal is assessed as being a sustainable development the presumption in favour of sustainable development is a material consideration in favour of the proposal.
- Maintaining a five-year Effective Land Supply – there is no longer a direct link with calculating the land supply to the presumption in favour of sustainable development. Where there is a shortfall in the housing land supply in accordance with PAN 2/2010 the shortfall is a material consideration in favour of the proposal. The contribution of the proposal to addressing the shortfall within a five year period should inform the weight to be afforded. No changes have been made to the definition of effectiveness and the considerations of PAN 2/2010 should continue to be taken into account.

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- Methodology for calculating the effective five year land supply - this is set out in PAN1/2020. The approach will apply until a new policy is established in NPF4. The approach set out is based on averaging the housing land requirement such that the five year supply is equal to the plan requirement divided by the duration of the plan period, multiplied by five.

Implications:

- The fact that SDP1 is out of date will no longer mean that there is a presumption in favour of the development. The change to the presumption should reduce the risk of successful appeals on the basis of any shortfall in land supply. The decision maker will determine the weight to afford any shortfall.
- Methodology for calculating land supply will not increase the target should delivery of homes be below target in some years.
- There has been no change to the approach to housing land audits.

Planning (Scotland) Act 2019 implementation

The [Planning \(Scotland\) Act 2019](#) received Royal Assent on July 2019. It contains six parts with numerous new statutory duties introduced. The act will determine the future structure of the modernised planning system.

The changes contained in the act are being introduced in an incremental fashion through a series of commencement orders which have been enacted at intervals throughout 2019 and 2020. Since the passage of the Act, five commencement orders have been introduced, bringing 35 sections of the Act into force. Some of those sections introduced concern minor administrative issues, while other involve the provision of entire new duties for the planning authority.

The Scottish Government's Post-Bill Work Programme originally intended for most of the Act to be implemented by early 2021, owing to the limitations on any new commencement orders being laid before Parliament in the pre-election period. However, this programme has been impacted by the Covid-19 pandemic, and several important sections of the Act have yet to be brought into force.

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Appendix 1 lists the progress to date and the next steps.

Princes Street and Waverley Valley Strategy: review of existing guidance

The scope of a new Strategy for Princes Street and the Waverley Valley was agreed by Planning Committee on [14 October 2020](#).

A key first step has been a review of existing guidance applying to the area, focussing on the [City Centre Princes Street Development Framework](#) (CCPSDF) and the development briefs for [Princes Street Blocks 1-7a](#).

The CCPSDF introduced the 'String of Pearls' concept to address a decline in the city centre's retail offer and promote inward investment, whilst safeguarding and enhancing its heritage value.

The Framework outlines unique selling points for each block of Princes Street and introduced block development briefs in 2009, which are material to the assessment of planning applications.

Since that time, development activity has progressed in each block, from the Johnnie Walker Experience in the West End, through the finer urban grain of the western blocks to the larger retail floor plates at the east end.

Appendix 2 details key developments and changes from the last decade for Princes Street Blocks 1-7a. Some blocks have achieved many of the original recommendations e.g.

Block 4 – development of the flagship Primark store with permeability through the block to Rose Street, the Assembly Rooms refurbishment and public realm renewal on Rose Street; and

Block 7a – development at 10-14 Princes Street and upgrade to part of the Princes Street footway, alongside recent regeneration centred on West Register Street, its public realm and the west side of St Andrew Square.

Aspects which have not progressed are public realm upgrades to Princes Street or its key junctions, further re-use of upper floors, north-south permeability through blocks and re-interpretation of Rose Street Lanes, Hope Street and Meuse Lane, which remain as service areas.

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This baseline will provide the starting point to consider the next iteration of the briefs and to integrate these with contemporary placemaking and mobility proposals

Building Standards Appointment

The Council has been appointed as building standards verifier for this council area for a period of a further two years from 1 May 2021 to 30 April 2023. In making the appointment, the Minister for Local Government and Housing acknowledged the sustained improvements that the Building Standards service has made in performance, investment in staff and IT as well as steps taken to improve customer satisfaction. He noted the engagement of the team in the improvement process and the wider commitment across the Council.

The appointment is conditional on sustained and improved performance as well as adherence to actions set out in the Building Standards Improvement Plan.

In relation to performance, the service continues to exceed Scottish Government targets for first reports on building warrant applications and the granting of building warrants once satisfactory information is received. The targets are 95% within 20 working days and 90% within 10 working days respectively.

	19/20	2020/21		
	Q4	Q1	Q2	Q3
Number of first reports	1,210	829	921	1,397
% on target	96%	98%	98%	99%
Number of warrants granted	1,061	843	890	1,030
% on target	89%	93%	95%	94%

Vision for Water Management

A Vision for Water Management in the City of Edinburgh Council was agreed at Transport and Environment Committee on [12 November 2020](#).

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This piece of work was a collaborative project with SEPA and Scottish Water and will be relevant to all new and retrofit projects, including transport projects and permitted development across the city. It responds to the changing climate addressing all aspects of flooding and water management involving coastal, fluvial and pluvial water. New policy in City Plan will align with the objectives laid out in the vision.

The Vision also has an explanation of risk associated with the interpretation of data that is used to inform decisions and looks at a way to deliver change through the Edinburgh and Lothians Strategic Drainage Partnership.

Detailed guidance is being prepared on the rainwater (pluvial) aspects of the vision and will form part of the Edinburgh Design Guidance.

Planning Time Performance Information – Quarter 3 2020/21

Time performance statistics for Quarter 3 (Q3) are provided as Appendix 3.

They use the Scottish Government's headline indicators, which measure decision making times by the average number of weeks in which applications without processing agreements or agreed time extensions are determined. The national indicators look at major, local (non-householder) and householder developments. The appended statistics present information on listed building consent and advert applications in a similar way. Enforcement cases are presented using the same indicators as in previous years.

As reported in December, the time performance charts for the three headline indicators for Quarters 1 and 2 (Q1 and Q2) use the Scottish Government's checked mid-year return, which was made available in November.

Appendix 3 shows that in Q3:

- All six of the major applications determined in Q3 had processing agreements or agreed extensions of time. These tools are promoted by the Scottish Government and applications which use them are not monitored by the nationally-aligned indicators. Several of these cases had lengthy legal agreement processes.

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- Average decision times for relevant local developments (11.6 weeks) were similar to the previous quarter (11.7 weeks), representing sustained improvement and incremental progress towards the national average for last year (10.9 weeks).
- Decision times for householder applications (7.2 weeks) were similar to the previous quarter (7.3 weeks), representing sustained improvement and incremental progress beyond the national average for last year (7.3 weeks).

Across all application types, the service determined over 934 applications during October, November and December. This is higher than either Q1 (780) or Q2 (694). Overall, 1091 applications were submitted in Q3, a significant increase on Q2 (866) and Q1 (733).

Appendix 3 also provides information and brief commentary on enforcement cases and legal agreements. Serving of enforcement notices resumed in Q3.

Appendix 1 - Planning (Scotland) Act 2019 implementation

Major Changes

- Fines for non-compliance with enforcement notices have increased.
- The Planning Authority is required to ensure that noise sensitive developments aren't impacted by potentially adverse noise sources close by.
- The Planning Authority is required to work towards developing a woodland strategy
- Certain larger developments must now include a 'changing places' accessible toilet
- Regulations will be published to set out how a Planning Authority can designate short term let control areas.
- All elected members affected by a major development are now notified directly when an application is submitted.
- Applications which are subject to a pre-determination hearing can now be determined by Development Management Sub-Committee.
- The Planning Authority now has greater flexibility when negotiating or amending section 75 legal agreements.

The Planning Authority will continue to monitor the effectiveness of the changes which have been made and prepare for the further legislative changes which will be introduced in line with The Scottish Government's Post -Bill Work Programme

Consultations Undertaken in 2020

- The planning authority submitted a response to the Scottish Government's consultation on the future of a short term lets licensing regime and planning control areas. The Government's final report can be found via the following link:
<https://www.gov.scot/publications/short-term-lets-licensing-scheme-planning-control-areas-consultation-analysis/>
- A response has been submitted to the consultation on phase 1 of the government's programme for renewing and extending permitted development rights.
- The government has undertaken consultation changes to the existing requirements for pre-application consultation (PAC) with local communities on national and major developments.

- A response is proposed to a government consultation paper which seeks views on draft guidance on the promotion and use of mediation in the Scottish planning system.

Forthcoming Consultations in 2021

- Consultation will take place in early 2021 regarding the regulations for content and process requirements for community bodies seeking to prepare their own local place plans, and for how those plans will be undertaken through the planning system.
- Consultation will also take place in early 2021 on details of the new development planning system, including arrangements for open space strategies and play sufficiency assessments.

Further Details

<https://www.transformingplanning.scot/planning-reform/>

APPENDIX 2 – City Centre Princes Street Development Framework: Review of Blocks 1-7a

Policy Context

Planning applications in the city centre are determined in accordance with the both area-based and subject based [Local Development Plan](#) policies. Area Policy Del 2 supports the city centre's role as a strategic business and regional shopping centre and Edinburgh's role as a capital city.

In addition to meeting the tests of LDP subject policies on design, the environment, economic matters, housing and community facilities, shopping and leisure, transport, resources and services, new development may also require Listed Building consent and Environmental Impact Assessment.

The [City Centre Retail and Leisure Supplementary Guidance](#) (CCRLSG) interprets Policy Ret 2 to balance retail and non-retail use in the Retail Core and guide planning decisions on change of use. Revised in 2020, the CCRLSG permits 30% of each Princes Street block to be in non-shop use at ground floor, such as food and drink (class 3), and assembly and leisure (class 11).

City Centre Princes Street Development Framework (CCPSDF)

Complementing the City Centre Action Plan 2005-10, The 2007 CCPSDF set out principles to guide and co-ordinate development in the city centre to address the decline in the retail offer and promote inward investment, whilst safeguarding and enhancing its built heritage. Key principles of the CCPSDF include:

- To reconcile the needs of the historic environment with the requirements of contemporary users;
- To optimise the site's potential through a retail-led mixed use development; and
- To create a high quality built environment and public realm.

The CCPSDF led to the preparation of development briefs for each block of Princes Street in 2009. Blocks 1-7a area located in the city centre retail core and extend from Hope Street in the west to West Register Street in the east. The blocks are bound by Princes Street and the Gardens to the south, include Rose Street and connectivity with George Street to the north as well as the north-south streets of South Charlotte Street, Castle Street, Frederick Street, Hanover Street, South St David Street and South St Andrew Street.

Key Considerations for Blocks 1-7a

The development brief charts the historical evolution of the Street, which is further detailed in the supporting [Heritage Framework](#) and [Cultural Significance Assessment](#). Key principles that apply to the area as a whole include: sustainable reuse of historic buildings; reinforcing and reinterpreting the historic plan form; redevelopment of unlisted buildings; alterations to buildings to make them work better; and removal and renewal of elements of lesser significance.

A key consideration is maintaining the integrity of the New Town street layout as a key defining factor of its character, including Princes Street's relationship with the Gardens and the importance of topography in shaping the townscape and key views both out and into the World Heritage Site.

Design Principles for the framework seek to respect the hierarchy of layout and spatial character, guide heights and roofscape, elevational treatments, materials and shopfront design with sustainability integral to development proposals. Overall, the framework sought to support the Council's Local Transport Strategy, improving conditions for pedestrians, cyclists and inclusive access.

The management of bus movements to retain high levels of accessibility without the adverse effects on the street environment and wider bus network was a key consideration at the time, alongside the management of car traffic, provision of off-street parking and the need to manage servicing.

In terms of public realm, the ambition was to enhance the street's public realm as a whole. The initial step recommended was to focus on the nodes of activity, as advocated by [Gehl Architects](#), as gateway spaces at the west and east ends of Princes Street and the central area around the Mound and the Princes Street tram stop.

Recent context

Since publication, key changes in the city centre include delivery of tram services between the Airport and City Centre; the opening of St Andrew Square Garden to public access; substantial investment in the form of the redeveloped Edinburgh St James in the east end; and approval of the Edinburgh [City Centre Transformation Strategy](#). ECCT's public realm and active travel projects will enhance the experience of the city centre as a place to spend leisure time and to enjoy its built, cultural and natural heritage.

The draft [City Mobility Plan](#), in response to Edinburgh's target to become carbon neutral by 2030, proposes a largely car-free city centre by 2030 and a 'to not through' model for bus traffic in the city centre by 2025. At the east end of Princes Street and the Waverley Valley, a concept masterplan for Waverley Station undertaken by Network Rail, working in partnership with City of Edinburgh Council and Transport Scotland, has set out a vision for the redevelopment of the station over a 30-year period.

Review of Blocks 1-7a

This document reviews progress towards delivery of the seven individual development briefs, in terms of some of the notable built developments and other consented schemes, alongside changes to the public realm. This will form the first step, alongside analysis of related trends and strategic drivers, towards developing new aspirations for the blocks for the next 10 years.

Block 1

As the western gateway to the city centre core, key objectives for Block 1 were to establish the welcome to Princes Street and provide uses, activities and spaces which enhance this distinct place. Key changes include:

- The redevelopment of the former Frasers store was not foreseen by the brief, however, the combination of a visitor attraction and associated ground floor retail are expected to support footfall at the west end of Princes Street given the city centre's cultural and tourism function. The Johnnie Walker whisky-themed visitor experience comprises ancillary retail, bars, offices, training/event space, and roof-top extension (ref: 19/00574/FUL and 19/00573/LBC);
- Following relocation of the National Trust for Scotland, the refurbishment and redevelopment of Offices at 26-31 Charlotte Square and 2-6 Hope Street Lane was progressed by Fordell Estates Ltd (ref: 11/011996/FUL and 11/011996/LBC), including formation of an internal courtyard, which retains the historic spatial pattern of the garden ground between the buildings referred to by the brief for Block 1.
- A related application (11/03716/FUL) was granted to bring forward public realm enhancements to Charlotte Square, to reflect its importance to the World Heritage Site and to reduce vehicular dominance and provide greater space for pedestrians and cyclists. Traffic Regulation Orders (TROs) and Redetermination Order (RSO) were subsequently secured. The Council is working with the private sector, led by Fordell, to develop a funding arrangement and implementation plan for the public realm works. A bid was recently lodged with Sustrans Places for Everyone programme to support delivery of the project alongside the City Centre West East Link.

At the west end of Princes Street, opportunities to improve the elevations within the centre of the block fronting Princes Street, to introduce movement through the block and to enhance the public realm along Hope Street Lane and surrounding the west end junction have not been taken forward.

The brief emphasises the relationship of the block to the Exchange Quarter and Lothian Road, including theatres (Usher Hall, Lyceum and Traverse) as part of a west end public realm node, which will be of relevance as City Centre Transformation progresses, in particular development of the Lothian Road Boulevard concept.

Block 2

To the east of Charlotte Square, within Block 2 the fine grain qualities of Rose Street Lane South were identified as opportunities to provide for uses and spaces which respect the block's special character and Georgian scale bookend buildings, reinforcing the sense of place and supporting the buildings and uses on Princes Street. Key changes include:

- At 204 Rose Street, the change of use of the Charlotte Baptist Chapel to Centre for Dance and the Performing Arts, including theatre, exhibition area, museum, ballet school, dance studio and ancillary accommodation (ref: 15/05261/FUL and 15/05264/LBC) establishes a cultural venue within Rose Street;
- At 1 South Charlotte Street, consent was granted for five residential apartments within the upper floors of the late 18th century corner building;
- At 122-123 Princes Street, consent has recently been granted (ref:20/00491/FUL and 20/00512/LBC) to redevelop the ground floor retail unit (New Look) to create additional hotel rooms and ground floor restaurant, expanding upon earlier planning permission for retail and hotel development (Premier Inn) in 2009. This change was supported by the recent review of the City Centre Retail and Leisure Supplementary Guidance to allow non-shop use on the ground floor of Princes Street and brings some regeneration to the central section of the block; and
- Within West Princes Street Gardens, the Ross Fountain was restored by The Council, EWH and Ross Development Trust with funding from Historic Environment Scotland (ref 16/06377/LBC).

Further recommendations to promote the co-ordinated regeneration of the central part of the block, activate Rose Street Lane South as well as existing courtyards/car parks, introduce movement through the block, and enhance connections to the Gardens have not been taken forward. Overall, there has been less redevelopment activity within the block by comparison with the eastern half of Princes Street.

Block 3

Within Block 3, situated to the east of Castle Street, key objectives were to restore active frontages on the returns to Rose Street Lane and subsequently the regeneration of the Lane itself. Linked to this ambition were three development opportunities at Nos. 101- 103 (Boots), 107-108 (Next) and 111-112, (Debenhams), where larger floor plate buildings offer the potential to intensify the retail experience. Key changes include:

- At Over-Seas House, 100 Princes Street (ref:19/05791/LBC), the former Royal Overseas League, a club with 20 bedrooms for short-stay let, occupying a three storey and double-attic French Renaissance style building and part of the upper stories of the Boots building on Princes Street remains in class 7 use but now operates as a boutique hotel.
- Planning and Listed Buildings applications have been submitted for the redevelopment and change of use of the existing premises occupied by Debenhams, at the category B Listed Buildings at 109-112 Princes Street and category C Listed 144-150 Rose Street (20/05444/FUL and 20/05442/LBC) to form a hotel including a restaurant fronting Princes Street and including a link route through the block to the Rose Street frontage. This redevelopment of 111-112 Princes St is identified in the brief. Historically the block had a retail arcade at 104-105 Princes Street.

The potential to redevelop 101- 103 (Boots) and 107-108 Princes Street (Next) have not been taken up. Further opportunities to activate Rose Street Lane South and enhance connectivity with Princes Street Gardens and the Old Town have not been undertaken. Overall, there has been less redevelopment activity within the block by comparison with by comparison with the eastern half of Princes Street.

Block 3 sits opposite the Ross Pavilion and therefore any forthcoming application (19/05115/PAN) to replace this building with a new performance space will be of relevance to the block, access improvements to the Gardens and valley townscape as a whole.

Block 4

The mid-section of Princes Street to the west of Hanover Street and The Mound now includes the main Princes Street tram stop. Key objectives for the block were to regenerate and redevelop unlisted buildings and to form better connections to the lanes, Rose Street and George Street and the following change is noted:

- Supporting links through the block and its cultural dimension, the Assembly Rooms on George Street have been refurbished and upgraded, including the partial change of use to retail and restaurant/cafe at ground floor level and pend link retained through to Rose Street Lane North (10/01991/FUL and 10/01997/LBC).
- Redevelopment of 91-93 Princes Street, a Princes Street Panel building as part of the Primark flagship retail development, including over 6,500m² across six floors (including basement) and new active frontage to Rose Street (ref: 10/01123/FUL). The building formerly housed Littlewoods and redevelopment has provided a connection through the block to Rose Street.
- The section of Rose Street between Frederick and Hanover Street has been resurfaced in natural stone, funded in part through a developer contribution from the Primark development.
- Nos 64, 66, 68, 70, 72, 74, 76 Rose Street (Hanover Buildings) has seen a change of use from Class 4 (Offices) to Class 7 (Hotel) and ancillary Class 3 (at ground floor providing a degree of active frontage) with structural alterations including the erection of two new floors (14/00125/FUL).
- Within West Princes Street Gardens West, the Gardener's Cottage has undergone internal renovation by the Ross Development Trust (16/06263/LBC) supporting an objective of the brief and consents to upgrade and restore the garden shelters have recently been granted (20/00569/FUL and 20/00570/LBC)
- At 4, 18 Hanover Street, consent was granted for a change of use from office to serviced apartments (ref:18/04085/FUL and 18/04360/LBC) and concern the upper floors of a late eighteenth century three storey classical style corner tenement building with retail units built out at ground and first floor.

Redevelopment of the Abbey Business Centre at 80-83 Princes Street as identified in the brief has not been undertaken. The design objective to create active frontages on Rose Street Lane South were not achieved through the Primark and Hanover building developments with the lanes remaining in servicing use.

The brief identifies the important relationship shared by both Block 4 and 5 with the public realm at the Mound, The National Galleries of Scotland and Princes Street Gardens, which will be important to consider as part of the Public Realm Design Code and active travel improvements through Meadows to George Street.

Block 5

Located to the east of Hanover Street and The Mound, Block 5 is recognised as having a direct relationship to East Princes Street Gardens, the Scott Monument, Waverley Bridge and the Old Town, as well as St. Andrew Square and Multrees Walk.

Key objectives were to build on existing successful retail and hotel uses, including bringing upper floors back into use.

Redevelopment opportunities included Nos. 53-59 Princes Street (The Mount Royal Hotel and part of Jenners) and improvements to Nos. 60-64 Princes Street (British Home Stores, Romanes and Paterson and part of Marks and Spencer).

- At 64 Princes Street planning and listed building consents were granted for the redevelopment of existing premises (former BHS) to form retail (Class 1) and restaurants (Class 3) at Princes Street and Rose Street levels and at basement levels below, with hotel (Class 7) / restaurants (Class 3) above (within underused upper floors of premises and at new rooftop levels), (16/05292/FUL and 16/05293/LBC). The opportunity identified in the brief for Block 5 to enhance 60-63 Princes Street adjacent to this development remains to be taken forward.
- 70-77 Princes Street – planning and listed building consents were granted for proposed residential development (17/04601/FUL and 17/04602/LBC) to make greater use of upper stories in line with the brief's principles to the southwest of the block.
- As per Block 4, the relationship to the Mound precinct and Princes Street Gardens are important. Through the Scottish National Galleries project (17/05832/FUL and 17/05842/LBC), the entrance to East Princes Street Gardens now includes a new area of public realm, wider steps and accessible path routes.

The brief identified a redevelopment opportunity at Nos. 53-59 Princes Street (The Mount Royal Hotel and part of Jenners), which has not been progressed. The owner of the Jenners' building has announced the potential redevelopment of more than 10,000 square metres of hotel space, 7,000 square metres of retail space including cafes, restaurants/bar, and luxury shops. Opportunity for enhancement at.

Rose Street has benefitted from some placemaking improvements described in the public realm section below, however, its public realm has not yet been resurfaced as per Frederick Street to Hanover Street section. Opportunities to enhance the setting of the rear elevation of No. 14 George Street (The Dome) and connections between George Street and Rose Street to its side elevations have not progressed.

There have been no major changes to servicing, including deliveries and waste collection using the change in levels between Rose Street and Princes Street or wider connections through the block. Rose Street Lane South remains enclosed by tall buildings retaining a 'canyon-like' character.

Block 6

Block 6 forms the southern edge of St Andrew Square, where the anticipated redevelopment of 3-8 St Andrew Square and re-use of upper floors of Princes Street were key recommendations of the brief. The renewal of this block builds on the earlier retail and office development at 33-41 Princes Street, which overlooks the junction of Princes Street and Waverley Bridge.

- 30 - 31 Princes Street (ref:10/02121/FUL) introduced a change of use from retail to hotel of the 2nd-5th floors of Top Shop and the Meuse Lane building with entrance off Meuse Lane. This involved the construction of two additional stories on Meuse Lane and new bridge connections between the Princes Street and Meuse Lane buildings - as recommended by the brief.
- At 3 - 8 St Andrew Square and 7-21 South St David Street, application ref 06/03441/FUL (as amended) resulted in the selective demolition of buildings to form a mixed-use development in the northwest of the block. In addition to office and retail use, there are now predominantly food and drink uses fronting the Square at ground floor level, alongside an improved public realm.
- Within East Princes Street Gardens and making a significant contribution to views along Princes Street and from South St David Street toward the Old Town a scheme to replace the external lighting at the category A Listed Scott Monument was delivered (ref: 15/03473/LBC).

The Brief's objectives for this block have largely been completed except for public realm improvements to address the character and appearance of Meuse Lane. Other changes during the previous decade include the delivery of the tram stop in St Andrew Square and the associated upgrade to public realm on its eastern flank, however, the Square's northern edge remains to be upgraded.

Delivery of the tram led to reconfiguration of the crossings to Princes St and Waverley Bridge. The Block 6 development brief included options to make subterranean links to Princes Mall, which have not progressed. However, an improvement scheme to Waverley Bridge was carried out to widen and resurface footways in sandstone to manage overcrowding and to create a raised table to enhance pedestrian links with Waverley Station.

Block 7a

Block 7a extends eastwards from South St Andrew Street and includes West Register Street and Lane, Gabriel's Walk and the junction of Princes Street, North Bridge, Leith Street and Waterloo Place. Its key objectives were to link with the renewed St James Quarter and within the block itself to provide a unique mix of uses and spaces.

The key changes in this section of the Princes Street have been:

- 10, 11, 12, 13 - 14 Princes Street (formerly Woolworths) and 16 West Register Street, Change of use of 2nd and 3rd floors from class 4 (office)/class 1 (retail) to class 7 (hotel) and alterations to building comprising formation of hotel entrance on east elevation, reconfigured fenestration on north elevation, construction of two additional floors to provide hotel accommodation, replacement shop fronts to south and east elevations etc (ref: 10/02160/FUL and 10/02160/LBC).
- The northern footway on this section of Princes Street was widened during the tram works and subsequently upgraded to Sandstone outside of 10, 11, 12, 13 - 14 Princes Street.
- 15 - 19 South St Andrew Street and 28 - 50 West Register Street, where mixed use development was consented in an area of the block identified for enhancement comprising: demolition of office and retail buildings. Erection of mixed-use development comprising Class 1 (retail), and Class 2 (business) uses at ground floor, with Grade A offices (Class 4) above. Retention of facade of Venetian building and alterations at roof level; five car parking spaces, associated cycle parking (ref: 15/02788/FUL and 15/02784/LBC – amended scheme).
- As part of 15 - 19 South St Andrew Street and 28 - 50 West Register Street, public realm improvements have been secured to West Register Street and Lane to develop their unique character and create a more welcoming environment.

In the north of the development brief area for Block 7a, further developments include:

- A revised scheme is currently being prepared and progressed for the Dunard Centre, a new concert hall at 36 St Andrew Square.
- 37-38 and 39 St Andrew Square (ref: 18/03272/FUL and 18/03274/LBC), the change of use to hotel with ancillary bars, restaurants, meeting rooms, retail and commercial units with associated alterations and extensions (as amended).
- 41-42 St Andrew Square, mixed use development, including change former bank building to Class 1, 2, 3, 11, public house and hot food take away uses at ground and basement levels and flats at first floor level and above. Alterations to windows to form doors on south and east elevations and alterations at roof level to include additional flatted accommodation. The re-use of 42 St Andrew Square was a key recommendation of the brief.

The three buildings at the western end of the block represent the earliest built fabric of James Craig's First New Town. Opportunities to understand their listing, condition and future role within the block have not been progressed.

Improvements to West Register Place and the gardens of New Register House have not formed part of opportunities to improve the historic public realm and greater permeability through the block has not been introduced. Public realm improvements at the wider east end node in front of the Balmoral, General Register House have not been delivered, except for the junction with Leith Street through the redevelopment of Edinburgh St James.

The brief also recommended improving crossing opportunities between the north side of Princes Street and Waverley Station and Waverley Mall. Waverley Mall has an unimplemented consent (ref: 18/02748/FUL) to reconfigure the existing roof-top structures, construct new commercial accommodation (Class 1, 2 and 3), internal cinema use (Class 11) and create an external space to include seating performance space, open air cinema, seasonal event space, pop-ups, farmers market and musical entertainment (Classes 1, 2, 3 and 11).

Public Realm and Active Travel

Princes Street is generally laid to buff pre-cast concrete paving slabs, whereas in the New Town Conservation Area, sandstone flagstones would be expected. The footway was widened during the 1990s, including creating a continuous footway at Castle Street. The widened footway includes drainage channel which are prone to ponding and ramps slightly up to the carriageway to the south.

The arrival of Tram established a setted central reservation, power cable and support columns with new street lighting, and widened crossings at key junctions. Footway widening on the north side of Princes St also took place to the east of Waverley Bridge, where wider footways and a raised table have eased overcrowding.

Kerbing includes pre-cast concrete, wide granite and whin units and where upgrades have taken place, new or re-used whin kerbs have been installed as well as special dark grey granite units with surface drainage apertures.

Resurfacing of Rose Street in granite setts with sandstone footways has been completed between Hanover Street and Frederick Street. A number of improvements to Rose Street have also been achieved including gateway signage, store directories and planters to enhance the public realm and manage vehicle access, co-ordinated by Essential Edinburgh.

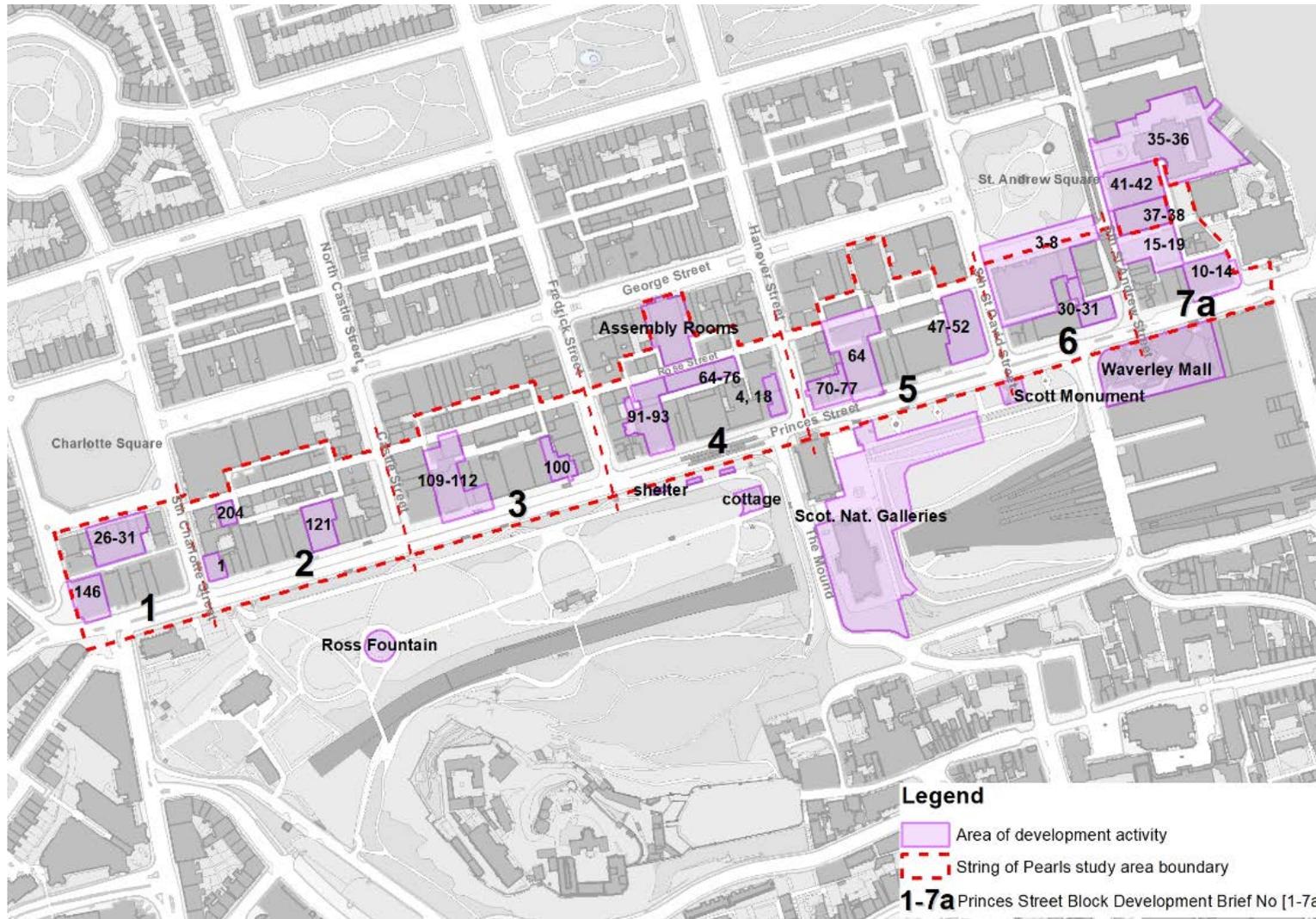
West Register Street and Lane have new sandstone footways and carriageway setts have been relayed. The regeneration and renewal of Mews Lane, Hope Street Lane and Rose Street lanes north and south has not progressed.

The George Street and First New Town design project is at concept stage and progressing towards detailed design and delivery by 2025. The project area includes Castle Street (which was upgraded in the early 2000s through the Capital Streets programme), Frederick Street and Hanover Street. At Hanover Street, the project will incorporate the Meadows to George Street active travel project.

A spur of the City Centre West-Link is also planned to run from South St David Street via Prince Street through to Waterloo Place. New Sandstone footways extend up Leith Street in part at east end of Princes Street, however the area outside General Register House remains in pre-cast concrete paving.

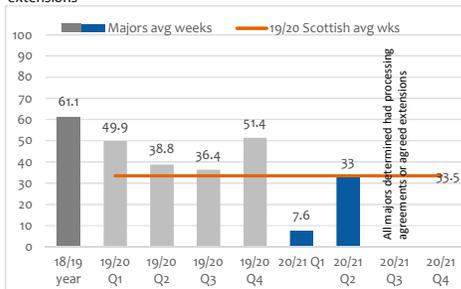
The City Centre Transformation Programme also introduced the proposal to close Waverley Bridge to traffic and to create a pedestrian plaza, which would be brought forward in conjunction with the Waverley Masterplan. The bridge is currently closed to through traffic through the Spaces for People, COVID-19 measures to create safer streets for walking and cycling whilst observing social distancing measures.

Map of key development activity



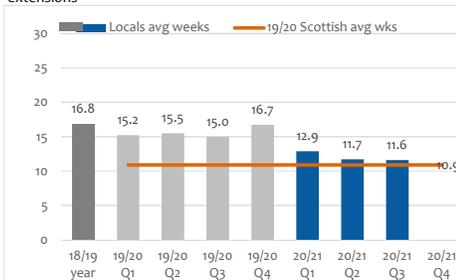
Major Developments

Average Decision Times (weeks) for applications without processing agreements or agreed extensions



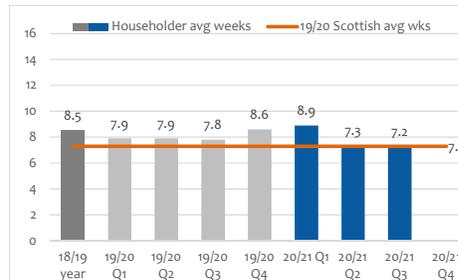
Local (Non-Householder)

Average Decision Times (weeks) for applications without processing agreements or agreed extensions



Householder

Average Decision Times (weeks)



Sub	32	12	7	1	7	3	5	7	
Det	25	9	7	5	9	5	5	6	
6 month totals:							Sub:8, Det:10		

Sub	1061	299	248	271	264	184	243	285	
Det	1082	268	242	241	249	187	212	244	
6 month totals:						Sub:427, Det:399			

Sub	1464	422	389	375	425	344	384	509	
Det	1481	387	397	369	390	362	317	472	
6 month totals:						Sub:728, Det:679			

Comments:

All six major applications determined in Q3 had processing agreements and/or agreed extensions:

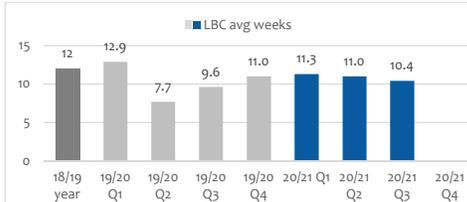
- Hotel at Jeffrey St
- Change to conditions for mixed use development at New St
- Flatted development at Ocean Drive, Leith
- Mixed use development at Peffer Place
- Flatted development at Corbieshot, The Jewel
- Mixed use urban extension at Brunstane

Notes:

- Decision times are from validation to issuing of permission, which includes time for legal agreements to be concluded.
- [Scottish Government](#) headline indicators monitor average decision times for major, local and householder applications without processing agreements or agreed time extensions. The charts show these times for relevant applications
- Quarterly figures for Q1 and Q2 are from Scottish Government's 6 monthly analysis (draft), and factor in stop-the-clock periods.
- Q3 figures have not been verified by Scottish Government and may include additional data eg. stop-the-clock periods
- Submitted & determined figures show all applications (i.e. with and without processing agreements / agreed extensions)

Listed Building Consents

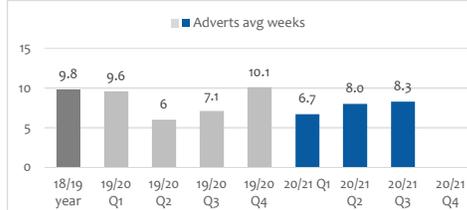
Average Decision Times (weeks)



Sub	1061	257	262	270	284	169	184	260
Det	1082	187	233	195	231	198	121	183
6 month totals:						Sub:353, Det:319		

Advert consents

Average Decision Times (weeks)



Sub	212	67	68	53	41	33	50	30
Det	325	62	76	56	53	32	39	29
6 month totals:						Sub:83, Det:71		

Enforcement

Short Term Let Enforcement Cases 2020/21

	Q1	Q2	Q3	Q4
Number submitted	6	61	10	
Number closed	72	15	46	
Number (and %) closed within 6 months (target 80%)	43 (59.7%)	9 (60.0%)	34 (73.9%)	
6 month %:- 59.8%				
12 month %:- Last year (19/20): 68.9%				
Number of notices served	0	0	3	
Number (and %) closed within 6 months (target 80%)	n/a	n/a	3(100%)	
6 month %:- n/a				
12 month %:- Last year (19/20): 67.6%				

All Other Enforcement Cases 2020/21

	Q1	Q2	Q3	Q4
Number submitted	111	199	168	
Number closed	127	117	234	
Number (and %) closed within 3 months (target 80%)	95 (74.8)%	91 (77.8%)	160(68.4%)	
6 month %:- 76.2%				
12 month %:- Last year (19/20): 65.6%				
Number of notices served	0	0	0	
Number (and %) closed within 3 months (target 80%)	n/a	n/a	n/a	
6 month %:- n/a				
12 month %:- Last year (19/20): 40.1%				

Comments: A system has been developed to allow serving of enforcement notices to take place. The service has used discretionary enforcement powers, to allow businesses to operate with short term adaptations to Covid-19, before pursuing formal action in many cases.

Legal Agreements

Legal Agreements	At end Q1	At end Q2	At end Q3	At end Q4
Number of applications at legal agreement stage	37	31	31	
Number of applications where more than 6 months since Minded to Grant decision	24	23	14	
Comments: Overall pending agreements have reduced from end 19/20 (was 45) and actions to reduce number reaching 6+ months continue to be progressed.				