

# Development Management Sub Committee

Wednesday 2 June 2021

**Application for Listed Building Consent 21/00749/LBC  
at 1F1 37 and 1F 33 Queensferry Street, Edinburgh, EH2 4QS.  
Internal alterations to form two properties for short term  
residential accommodation use.**

Item number

Report number

Wards

B11 - City Centre

## Summary

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The proposed alterations comply with the Planning (Listed Building and Conservation Areas) Scotland Act 1997 as they preserve the character and setting of the listed buildings and preserve and enhance the character and appearance of the New Town conservation area.

## Links

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[Policies and guidance for this application](#)

LDPP, LEN01, LEN04, LEN06, HES, HESINT, HESUSE, NSG, NSLBCA, OTH, CRPNEW,

# Report

## **Application for Listed Building Consent 21/00749/LBC at 1F1 37 and 1F 33 Queensferry Street, Edinburgh, EH2 4QS.**

### **Internal alterations to form two properties for short term residential accommodation use.**

## **Recommendations**

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

## **Background**

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### **2.1 Site description**

The application site relates to No. 37, 1F1 and No. 33, 1F, Queensferry Street, Edinburgh. These are first floor properties which have been converted into offices/workshops and are connected by an access door. They are located above commercial properties on the ground floor, with residential dwellings located above. The offices/workshops are accessed through two communal stairs, belonging to No. 37 and No. 33.

The buildings are category B listed, listed 14 December 1970, LB reference 29576.

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

### **2.2 Site History**

18 February 2021- Planning permission granted for the change of use from workshop (class 4) to tattoo studio (class 2) (Application number: 21/00065/FUL).

## **Main report**

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### **3.1 Description of the Proposal**

The application is for listed building consent for internal alterations to form two properties for short term residential accommodation use.

### **3.2 Determining Issues**

Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states - In considering whether to grant consent, special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. For the purposes of this issue, preserve, in relation to the building, means preserve it either in its existing state or subject only to such alterations or extensions as can be carried out without serious detriment to its character.

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

In determining applications for listed building consent, the Development Plan is not a statutory test. However, the policies of the Local Development Plan (LDP) inform the assessment of the proposals and are a material consideration.

### 3.3 Assessment

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

- a) the proposals preserve the character and setting of the listed building;
- b) the proposals preserve or enhance the character and appearance of the conservation area and
- c) comments raised have been addressed.

#### a) Impact on Listed Building

Section 59 (1) of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997 states:

*"In considering whether to grant planning permission for development which affects a listed building or its setting, a planning authority or the Secretary of State, as the case may be, shall 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."*

Policy Env 4 (Listed buildings- Alterations and Extensions) states that proposals to alter or to extend listed buildings will be permitted where those alterations are justified; would not result unnecessary damage to historic structures or diminution of its interests; and where any additions would be in keeping with other parts of the building.

Historic Environment Scotland's (HES) guidance note Managing Change in the Historic Environment: Re-use and Adaptation of Listed buildings, sets out the principles that apply to altering historic buildings. It stresses that changes may be required to find a new use for a listed building. The guidance advises that changes to specific assets and their context should be managed in a way that protects the historic environment and that careful consideration is required to avoid harming the building's special interest. It recognises that listed buildings will be adapted for new uses and that small-scale alterations will be required.

Historic Environment Scotland's Guidance Note on Managing Change in the Historic Environment: Interiors states that *"Alteration to a historic building should protect its character. In general, the principal spaces in a building are more sensitive to change as these are the spaces that normally make the most significant contribution to its character"*

The Council's Listed Buildings and Conservation Area guidance (LBCA) states *"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"*.

The two units have been subject to a degree of intervention when they have been converted into office/workshop use. This application proposes only relatively minor alterations to the existing non original dividing walls and the blocking up of the non-original doorway which links the two units.

HES were consulted as part of the assessment of the application and provided no comments or objections.

The proposal will preserve the character and setting of the listed building and accords with section 59 of the Planning (Listed Buildings and Conservation Area) (Scotland) Act 1997. It also complies with LDP policy Env 4 and HES Managing Change in the Historic Environment guidance.

#### b) New Town 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."*

LDP policy Env 6 (Conservation Areas - Development) states that development within a conservation area will be permitted which preserves or enhances the special character and appearance of the conservation area and which is consistent with the relevant character appraisal.

The New Town Conservation Area Character Appraisal identifies the key characteristics of this part of the New Town as:

*"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. There is a standard palette of traditional building materials including blonde sandstone, timber windows and pitched slated roofs".*

There are no external alterations proposed to the building. The proposal complies with LDP policy Env 6 and the New Town Conservation Area Character Appraisal.

#### c) Public comments

None.

#### Conclusion

The proposed alterations comply with the Planning (Listed Building and Conservation Areas) Scotland Act 1997 as they preserve the character and setting of the listed buildings and preserve and enhance the character and appearance of the New Town conservation area.

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

### **3.4 Conditions/reasons/informatives**

#### **Informatives**

It should be noted that:

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

#### **Financial impact**

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##### **4.1 The financial impact has been assessed as follows:**

There are no financial implications to the Council.

#### **Risk, Policy, compliance and governance impact**

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

#### **Equalities impact**

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##### **6.1 The equalities impact has been assessed as follows:**

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

#### **Sustainability impact**

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##### **7.1 The sustainability impact has been assessed as follows:**

This application meets the sustainability requirements of the Edinburgh Design Guidance.

## **Consultation and engagement**

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### **8.1 Pre-Application Process**

There is no pre-application process history.

### **8.2 Publicity summary of representations and Community Council comments**

No representations have been received.

## **Background reading/external references**

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

## **Statutory Development**

### **Plan Provision**

**Date registered** 22 February 2021

**Drawing numbers/Scheme** 1,2,3,

Scheme 1

### **David Givan**

Chief Planning Officer

PLACE

The City of Edinburgh Council

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## **Links - Policies**

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### **Relevant Policies:**

#### **Relevant policies of the Local Development Plan.**

LDP Policy Env 1 (World Heritage Site) protects the quality of the World Heritage Site and its setting.

LDP Policy Env 4 (Listed Buildings - Alterations and Extensions) identifies the circumstances in which alterations and extensions to listed buildings will be permitted.

LDP Policy Env 6 (Conservation Areas - Development) sets out criteria for assessing development in a conservation area.

#### **Relevant Government Guidance on Historic Environment.**

Managing Change in the Historic Environment: Interiors sets out Government guidance on the principles that apply to alterations to the interiors of listed buildings.

Managing Change in the Historic Environment: Use and Adaptation of Listed Buildings sets out Government guidance on the principles that apply to enable the use, the reuse and adaptation of listed buildings.

### **Relevant Non-Statutory Guidelines**

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

### **Other Relevant policy guidance**

**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.



# Appendix 1

## Application for Listed Building Consent 21/00749/LBC At 1F1 37 And 1F 33 Queensferry Street, Edinburgh, EH2 4QS

Internal alterations to form two properties for short term residential accommodation use.

### Consultations

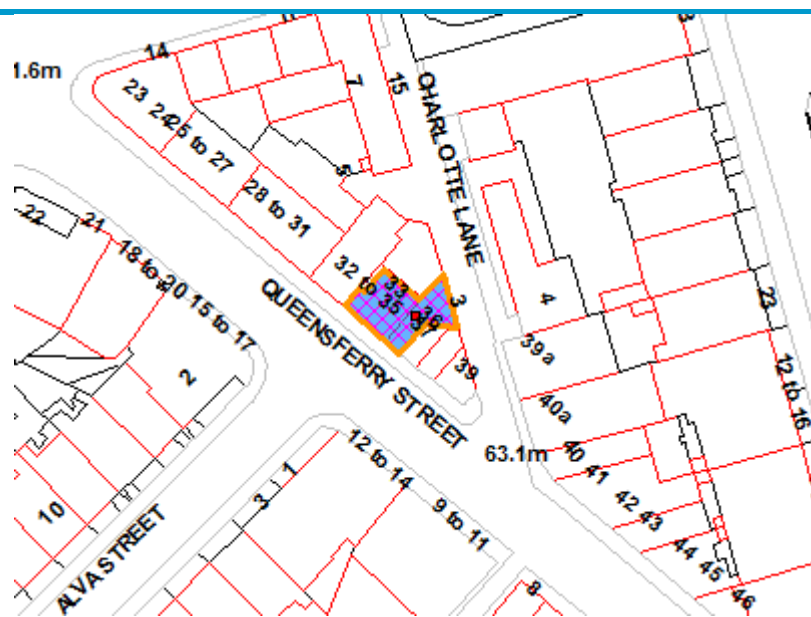
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#### Historic Environment Scotland

*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 listed building consent, together with related policy guidance.*

### Location Plan

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