

Development Management Sub Committee

Wednesday 4 August 2021

Application for Listed Building Consent 20/05603/LBC at 2 - 4 Abbey Mount, Edinburgh, EH8 8EJ. Conversion and alterations of existing tenement building to form two short-term let studio apartments and community cafe / restaurant. Demolition works/alterations of un-listed rear hall building to form 9 short-term let studios apartments.

Item number

Report number

Wards

B14 - Craigentinny/Duddingston

Summary

The proposal ensures the continued use of the ground floor of the listed building and a new use for the former church hall. The proposed alterations will not have a detrimental impact on the unique architectural and historical character or setting of the listed building.

The proposal complies with the Local Development Plan and HES Managing Change Guidance and there are no material considerations which override this.

Links

[Policies and guidance for this application](#)

LDPP, LEN04, HES, HESUSE,

Report

Application for Listed Building Consent 20/05603/LBC at 2 - 4 Abbey Mount, Edinburgh, EH8 8EJ. Conversion and alterations of existing tenement building to form two short-term let studio apartments and community cafe / restaurant. Demolition works/alterations of un-listed rear hall building to form 9 short-term let studios apartments.

Recommendations

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

Background

2.1 Site description

The application site comprises two former shop units to the ground floor of a tenement building at 2-4 Abbey Mount and a two-storey hall adjoined by a vestibule to the rear.

The tenement building is part of a C listed building which additionally covers 1 Abbey Mount and 2 Montrose Terrace. Its statement of special interest notes the building as an idiosyncratic tenement in a very prominent position at the cross-roads of Regent Road, Abbey Mount and Montrose Terrace (listing ref: LB49048, listing date: 19 December 2002).

The hall is reported to have originally been a Victorian church hall and is unlisted being specifically excluded in the listing description. It has had a number later uses including as an arts and social centre for rehabilitation and care, a resource centre and most recently a venue offering space for workshops, meetings and classes. The former shop units below the tenement have previously been associated with the use of the hall, with the central door and corridor between the units providing access. Both the hall and shop units have been vacant for several years.

The surrounding area has a mixed character, with both residential flats and houses, new build student accommodation and commercial properties.

2.2 Site History

7 December 2016 - Listed building consent granted for change of use and alterations to form residential studios, retention of existing community café/restaurant and meeting room (application reference:16/03669/LBC)

7 December 2016 - Planning permission granted for change of use and alterations to form residential studios, retention of existing community café/restaurant and meeting room (application reference: 16/03668/FUL).

29 May 2019 - Non-material variation of the planning application 16/03668/FUL (application reference: 16/03668/VARY)

29 August 2019 - Listed building consent granted for amendments to listed building consent previously granted for change of use and alterations to form residential studios, retention of existing community café/restaurant and meeting room (application reference: 19/03185/LBC)

14 December 2020 - Concurrent planning application for change of use and alterations to form 11 short term let studio apartments and café (20/05581/LBC)

Main report

3.1 Description of the Proposal

It is proposed to create two short term let studio units and a class 3 café/restaurant within the ground floor of the listed tenement building.

Internally, alterations are minimal with the shop unit to the north being sub-divided to form two short term let units.

Externally the link between the listed tenement and the rear hall will be removed and original window and door openings re-instated.

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.

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 development has special regard to the desirability of preserving the listed building, its setting or any features of special architectural or historic interest and
- b) comments raised have been addressed.

a) 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"

Historic Environment Scotland's (HES) Guidance Notes on Managing Change in the Historic Environment: Use and Adaptation of Listed Buildings states; "New uses may enable us to retain much of the fabric and special interest of a building, but they will always have an impact on its intangible value. The process of conversion will have some impact on a building's special interest, regardless of how well it is handled. The continued use of a listed building for its original function will normally be the best way to retain its historic character".

LDP Policy Env 4 (Listed Buildings - Alterations and Extensions) permits alterations to listed buildings when they are justified, in keeping with its character and can be undertaken without damage to historic structures or diminution of interest.

The listing description for the site and adjoining building places emphasis on the architectural features on the principal elevation of the tenement as being important to the unique character of the building. The proposal will retain the existing traditional recessed shopfronts and cast iron entrance gates on the ground floor of the tenement building. Whilst it is acknowledged that the use of the building will change, the change will not have a material impact on the special interest of the listed building.

The external alterations and removal of linking vestibule to the former church hall will improve the current condition of the building. The proposed alterations will be an improvement to the setting and character of the listed building.

Internally, there are no features of special architectural or historic interest to be preserved.

The proposal will not have an adverse impact on the unique architectural and historical character of the listed building. The proposal complies with LDP Policies Env 4 and the relevant HES guidance.

b) Public comments

Material Comments - Neutral

- Swift bricks should be included - this is outwith the scope of the listed building application as this relates to the unlisted hall.

Conclusion

The proposal ensures the continued use of the ground floor of the listed building and a new use for the former church hall. The proposed alterations will not have a detrimental impact on the unique architectural and historical character or setting of the listed building.

The proposal complies with the Local Development Plan and HES Managing Change Guidance and there are no material considerations which override this.

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 works hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.

Financial impact

4.1 The financial impact has been assessed as follows:

There are no financial implications to the Council.

Risk, Policy, compliance and governance impact

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

Equalities impact

6.1 The equalities impact has been assessed as follows:

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

Sustainability impact

7.1 The sustainability impact has been assessed as follows:

Consultation and engagement

8.1 Pre-Application Process

There is no pre-application process history.

8.2 Publicity summary of representations and Community Council comments

The application received one neutral comment.

Background reading/external references

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

Statutory Development Plan Provision

Date registered 15 December 2020

Drawing numbers/Scheme 01-18, 19A, 30-33,

Scheme 2

David Givan

Chief Planning Officer

PLACE

The City of Edinburgh Council

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Links - Policies

Relevant Policies:

Relevant policies of the Local Development Plan.

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

Relevant Government Guidance on Historic Environment.

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.

Appendix 1

**Application for Listed Building Consent 20/05603/LBC
At 2 - 4 Abbey Mount, Edinburgh, EH8 8EJ
Conversion and alterations of existing tenement building to
form two short-term let studio apartments and community
cafe / restaurant. Demolition works/alterations of un-listed
rear hall building to form 9 short-term let studios
apartments.**

Consultations

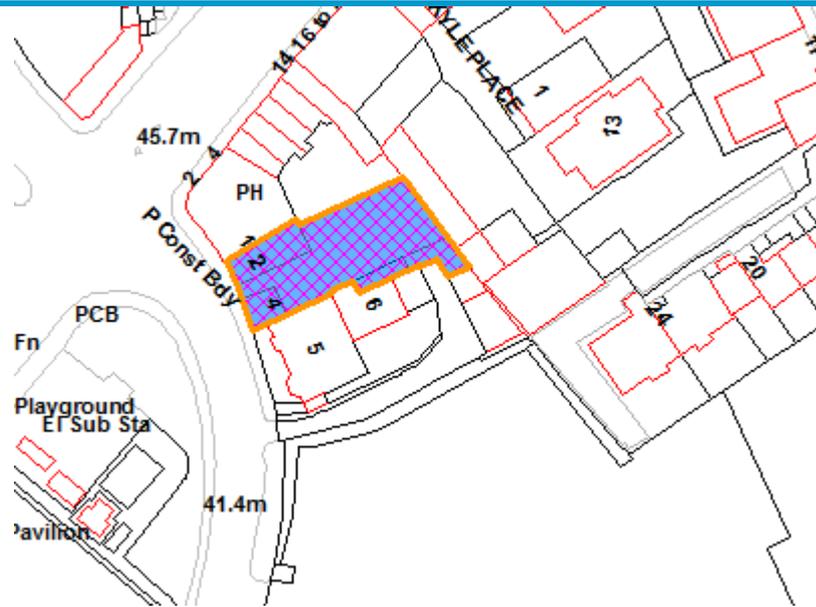
Archaeologist

Further to your consultation request I would like to make the following comments and recommendations concerning this linked FUL and LBC applications for the conversion & alterations of existing tenement building to form two short-term let studio apartments and community cafe / restaurant and demolition works / conversion / alterations of un-listed rear hall building to form 9 short-term let studios apartments. Proposed new external landscaping and plant / storage building.

Both the listed building and attached unlisted former Victorian church hall are considered to be of local archaeological and historic significance. As such a programme of archaeological historic building survey was undertaken by AOC Archaeology in 2020 in response to a condition attached to the previous consent (see 19/03185/LBC). AOC report accompanied this application.

Given this previous work and having assessed the potential impacts of this new revised scheme, it has been concluded that there are no archaeological implications, in regard to these new (revised) applications.

Location Plan



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