

Development Management Sub Committee

Wednesday 27 October 2021

**Application for Listed Building Consent 21/04315/LBC
at 30 Castle Street, Edinburgh
Reconfigure the internal layout to provide 15 studios. Each
studio will have a bathroom, kitchenette and living/sleeping
area.**

Item number

Report number

Wards

B11 - City Centre

Summary

The development complies with the Planning (Listed Building and Conservation Areas) Scotland Act 1997 as it preserves the character and setting of the listed building and preserves or enhances the character and appearance of the conservation area.

Links

[Policies and guidance for this application](#)

LDPP, LEN04, LEN06, HES, HEPS, HESINT,

Report

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Recommendations

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

Background

2.1 Site description

The application property consists of the upper floors of a category B listed building (listing reference: LB28475). The building was built in 1792-4 and is four storey and basement, with 2 later attic floors.

The property is currently a guest house on four floors from first floor upwards. Access is from steps leading up to a front door and then stairs leading up to the floors above. The ground floor is separate and is a restaurant.

The guest house consists of several en-suite bedrooms with a shared kitchen space. Internally there are good architectural features such as cornicing and dado panelling.

The surrounding area is largely commercial with guest houses, offices, shops, pubs and restaurants predominating.

The site lies within the World Heritage Site.

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

2.2 Site History

26 January 1995 - planning permission granted for proposed office and retail development (application reference: 94/62492/FUL)

30 May 1996 - planning permission granted to alter and part change of use from dwelling to dwelling & house of multiple occupation (application reference: 95/02999/FUL)

16 August 2021 - application for planning permission submitted for commercially managed short term let studios (application reference: 21/04319/FUL). Pending decision.

Main report

3.1 Description of the Proposal

It is proposed to carry out internal and external alterations in connection with the conversion of the property from a 20 bedroom guest house to 15 short term let studios. Each studio will have a double bed, sitting area, small kitchen and bathroom.

On the first floor, the two front principal rooms will be retained, and the side bathrooms upgraded. Partitions will be removed in the rear rooms and two studios formed.

On the second floor, the two front principal rooms will be retained, and the side bathrooms upgraded. Again, the rear area will be reconfigured to form two studios.

On the third floor, an en-suite bathroom pod will be removed and new en-suites formed allowing the main rooms to be re-instated.

On the fourth floor, bathroom pods will be removed, and en-suites formed from side rooms.

Externally, a non-original cupola will be upgraded, and minor service penetrations are proposed on the roof.

Supporting documents

- supporting statement

This is available to view on the Planning Portal.

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 and
- b) the proposals preserve the character and appearance of the conservation area.

b) Impact on Listed Building

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.

Historic Environment Scotland's (HES) Guidance Notes on Managing Change in the Historic Environment set out the principles for alterations to listed buildings including physical alterations.

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.

Externally, the main changes to the listed building are minor and do not affect any features of special interest.

Internally, the building has many good rooms with fine detailing. The best rooms are to the front on the first and second floors. All features including dado panelling and fireplaces will be retained. In the three rooms with dado panelling, the kitchen units will be butted up against it without any change. New en-suites will be in small rooms off the principal rooms allowing the main rooms to be appreciated.

The rooms on the attic floors at third and fourth level are not of such good quality but the existing bathroom pods and other inappropriate partitions will be removed and new en-suites formed.

The proposal complies with LDP Policy Env 4 and HES Managing Change guidance.

c) 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 if it preserves or enhances the special character or appearance of the conservation area and is consistent with the relevant conservation area character appraisal and demonstrates high standards of design and utilises materials appropriate to the historic environment.

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 only external changes are an upgraded cupola and some service projections. The change of use from a guest house to a short-term holiday 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.

The proposal complies with LDP Policy Env 6.

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:

This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

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

No representations have been received.

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**

Urban area

Date registered

16 August 2021

Drawing numbers/Scheme

01-10,

Scheme 1

David Givan

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Nancy Jamieson, Team Manager

E-mail:nancy.jamieson@edinburgh.gov.uk

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.

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

Relevant Government Guidance on Historic Environment.

The Historic Environment Policy for Scotland 2019 outlines Government policy on how we should care for the historic environment when taking planning decisions.

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

Appendix 1

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Consultations

Historic Environment Scotland

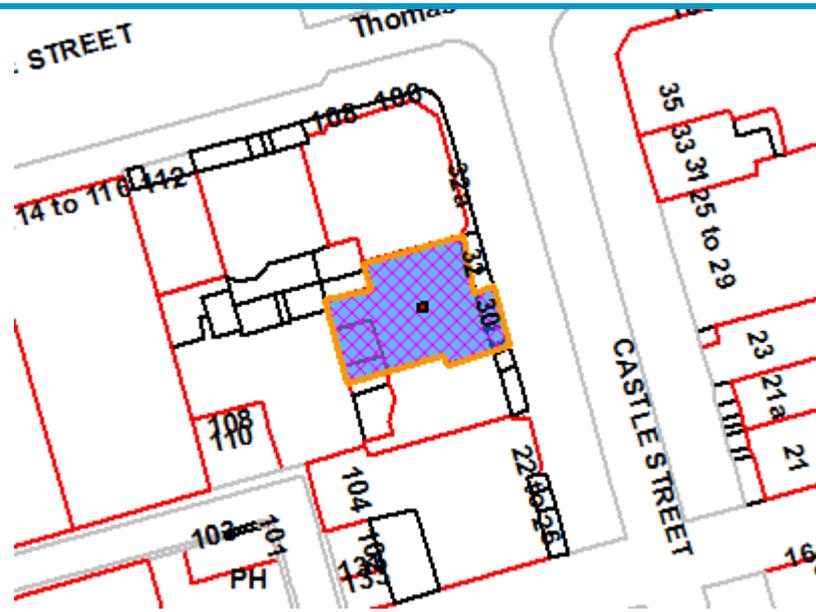
Listed at category B, 30 Castle Street forms the upper levels of a classical tenement that is a significant surviving part of Edinburgh's original New Town fabric. The application is for various external and internal alterations to refurbish the existing accommodation.

We note the first and second floors appear reasonably intact, especially the plan form and formal Georgian character of the larger, principal front-facing rooms. The general presumption should be that existing features of interest are retained and that new additions and servicing avoid adversely affecting historic features that make a positive contribution. For example, if the proposed kitchenettes would impact on dado panelling (which we understand survives in places), we would advise these are made freestanding instead (as proposed for the larger front rooms).

Externally, the removal of the non-original glazed cupola is proposed, but we note that details of its replacement do not appear to have been provided. Our advice is that the replacement cupola is sympathetically designed to protect the traditional character and appearance of the listed building's roof.

Planning authorities are expected to treat our comments as a material consideration, and this advice should be taken into account in your decision making. Our view is that the proposals do not raise historic environment issues of national significance and therefore we do not object. However, our decision not to object 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/conservation area consent, together with related policy guidance.

Location Plan



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