

# Development Management Sub-Committee Report

**Wednesday 15 June 2022**

## **Application for Planning Permission**

**13 - 17 Forth Street & 6 Broughton Street Lane, Edinburgh,**

**Proposal: Change of use from offices to apart hotel including alteration and extension of existing premises.**

## **Item – Committee Decision**

**Application Number – 22/00147/FUL**

**Ward – B11 - City Centre**

## **Reasons for Referral to Committee**

There are more than six objections and the recommendation is to grant planning permission. Therefore, the application must be considered by Development Management Sub Committee.

## **Recommendation**

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

## **Summary**

The proposal complies with the Development Plan and is acceptable in principle. The proposal will preserve the special architectural and historic interest of the listed building and setting. The character and appearance of the conservation area will be preserved and the Outstanding Universal Value of the World Heritage Site will not be compromised. There will not be an unreasonable loss to neighbouring residential amenity and there are no transport or parking issues. There are no equalities or human rights issues and the proposal complies with the SPP Sustainability Principles. The proposal is acceptable and there are no material considerations that outweigh this conclusion.

## **SECTION A – Application Background**

### **Site Description**

The application site consists of two connected buildings on Forth Street and Broughton Street Lane.

Forth House on Forth Street is a 9-bay, three storey and basement, palace-fronted classical tenement designed in 1800. The building is category B listed (LB reference LB45947; date of listing 16 June 1966). Playfair House, on Broughton Street Lane, is a modern four storey office block with car access leading to car parking underneath the building and in the space between the two buildings. Playfair House is connected to Forth House at the rear.

Both buildings were last used as class 4 offices (for Radio Forth). Forth House has been altered significantly internally and the original plan form has been lost. There are few original features remaining.

Forth street is predominantly residential with shops, hotel and, offices concentrated mainly to the western end of the street. Broughton Street Lane also contains a mix of uses with residential use being more concentrated to the east and the commercial units mostly to the west of the lane. Broughton Street lies to the west with a mix of uses and Leith walk is nearby with a mix of shops, restaurants, hotels and leisure facilities.

The buildings in Forth Street are nearly all Category B listed and on the south side of Broughton Street Lane is the rear of the listed buildings on Picardy Place. There are no listed buildings on the north side of Broughton Street Lane.

The site lies within the New Town Conservation Area and the Old and New Towns of Edinburgh World Heritage Site.

### **Description of the Proposal**

The proposal is for a change of use to a hotel including internal and external alterations and an extension. The hotel will be an aparthotel with small kitchen areas in the rooms, a communal lounge/bar area and no restaurant or dining room. There will be 55 rooms and there will be reception facilities on a 24/7 basis. The gross internal area will be 3125 sqm of which 224 sqm is new additional floor space.

The front of Forth House will remain mostly unchanged. In the basement a wide non-original infill is removed beneath the main entrance platt and the basement frontage is restored to its original form and appearance. Minor changes are proposed on the rear elevation, such as changing an existing opening to a door. Sash and case windows, the stone elevations and roof will be made good where necessary. Playfair House will remain similar on its rear elevation with the front elevation seeing new window pattern and style, materials and balconies on top floor.

Internally, walls and partitions will be removed to reconfigure the inside of the buildings for hotel use. This will include the reinstatement of the former but non-original lift shaft and the installation of a new lift. A lounge/bar, gym and reception will be provided in the hotel.

The existing vehicular access on Broughton Street Lane will remain with a new security gate being installed. It is also proposed to install a new access ramp to Playfair House in Broughton Street Lane.

Seven parking spaces are proposed including one disabled persons parking bay and five parking spaces for electric vehicles to be charged. Ten bicycle parking spaces will be provided internally plus four external spaces in the car park.

Materials proposed include natural stone cladding, aluminium framed windows, painted render, pre-cast concrete, steel and galvanised.

### **Supporting Information**

- Design Statement incorporating Heritage Statement
- Planning Statement
- Framework Travel Plan
- Noise Impact Assessment
- Surface Water Management Plan
- Sustainability Statement

These are available to view on Planning and Building Standards Online Services.

### **Relevant Site History**

95/12244/FUL

13-17 Forth Street

Edinburgh

EH1 3LE

Alter existing buildings construct an internal lift and reorganisation of car parking

Granted

20 December 1995

22/00148/LBC

13 - 17 Forth Street & 6 Broughton Street Lane

Edinburgh

Internal and external alterations relating to the reconfiguration and refurbishment of Forth House to accommodate the redevelopment of the site for the change of use from office to apart hotel.

### **Other Relevant Site History**

None.

### **Pre-Application process**

Pre-application discussions took place on this application.

### **Consultation Engagement**

Archaeology

Economic Development

Environmental Protection

Roads Authority (Transport Planning)

Refer to Appendix 1 for a summary of the consultation response.

## Publicity and Public Engagement

**Date of Neighbour Notification:** 20 January 2022

**Date of Renotification of Neighbour Notification:** Not Applicable

**Press Publication Date(s):** 28 January 2022;

**Site Notices Date(s):** 25 January 2022;

**Number of Contributors:** 21

## 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 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (the 1997 Act):

If the proposal is in accordance with the development plan the determination should be to grant planning permission unless material considerations indicate otherwise?

If the proposal is not in accordance with the development plan the determination should be refuse planning permission unless material considerations indicate otherwise?

In the assessment of material considerations this report will consider:

- the Scottish Planning Policy presumption in favour of sustainable development, which is a significant material consideration due to the development plan being over 5 years old;
- 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, its setting and the setting of adjacent listed buildings?**

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. "

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

- Managing Change in the Historic Environment: Use and Adaptation of Listed Buildings
- Managing Change in the Historic Environment: Windows
- Managing Change in the Historic Environment: External Walls
- Managing Change in the Historic Environment: Roofs
- Managing Change in the Historic Environment: Setting
- Managing Change in the Historic Environment: Interiors

Historic Environment Scotland's guidance note Managing Change in the Historic Environment: Use and Adaptation of Listed buildings states that the majority of listed buildings are adaptable, and change should be managed to protect a building's special interest while enabling it to remain in active use.

The proposed change of use will enable the listed building to remain in use and prevent it from becoming empty and deteriorating.

The proposed external changes to the listed building (Forth House) will be minor and will not detract from its appearance, setting nor the setting of adjacent and neighbouring listed buildings. Maintenance work will be carried out if necessary, relating to the windows, stonework and roof. Such works will enhance the appearance of the listed building and will not detract from its special architectural or historic interest.

Internally, most of the original features of Forth House have been lost. Significant alterations have taken place with the opening up and subdivision of rooms and spaces.

In terms of Playfair House, the proposed changes will be modern changes to a modern building. Buildings on Broughton Street Lane are a mix of architectural styles, materials, heights, periods of development and land use. As such, the proposed changes, particularly those to the front elevation, will have a neutral effect on the setting of the adjacent and neighbouring listed buildings, including Forth House.

The proposal will enable the listed building to remain in use. It will not harm the special architectural or historic interest of the building and will not detract from its setting or the setting of adjacent and neighbouring listed buildings.

## **Conclusion in relation to the listed building**

The proposal is acceptable with regard to Section 59 (1) of the Planning (Listed Building 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 site is located within the New Town Conservation Area. The character appraisal states that, the New Town Conservation Area represents a planned urban concept of European significance with an overriding character of Georgian formality. Stone built terrace houses and tenements, built to the highest standards, overlook communal private gardens; to the rear are lanes with mews buildings, many of which are now in housing use. The importance of the area lies in the formal plan layout of buildings, streets, mews and gardens and in the quality of the buildings themselves.

Hotels and aparthotels are found throughout the New Town conservation Area and the change of use will contribute to this feature of the conservation area's character.

The minor changes to Forth House, on Forth Street, will preserve the appearance of the conservation area.

The proposed changes to Playfair House, on Broughton Street Lane, will change the appearance of the existing modern building which currently does not contribute positively to the conservation area. In the context of the existing buildings on Broughton Street Lane, the proposed changes to the front of the building will sit within a street of different architectural styles, materials and heights. In these circumstances, the proposed changes will have a neutral effect on the conservation area and, thus, will preserve the character and appearance of the conservation area.

The proposal will preserve the character and appearance of the conservation area.

## **Conclusion in relation to the conservation area**

The proposal is acceptable with regard to Section 64(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

### **c) The proposals comply with the development plan?**

The development plan comprises the Strategic and Local Development Plans. The application does not raise any strategic planning issues and, therefore, will be assessed in terms of the Edinburgh Local Development Plan 2016 (LDP). The relevant Edinburgh Local Development Plan 2016 (LDP) policies to be considered are:

- LDP Environment policies Env 1, Env 3, Env 4, Env 6, Env 8 and Env 9
- LDP Design policies Des 1, Des 4, Des 5, Des 6

- LDP Employment and Economic Development policies Emp 9 and Emp 10
- LDP Housing policy Hou 7
- LDP Transport policies Tra 2, Tra 3, Tra 4
- LDP Delivering the Strategy Del 1

The non-statutory 'Listed Buildings and Conservation Area' guidance is a material consideration that is relevant when considering policies Env 4 and Env 6.

The Edinburgh Design Guidance is a material consideration that is relevant when considering policies Des 1, Des 4, Des 5, Des 6, Hou 7, Tra 2, Tra 3 and Tra 4.

The Guidance for Business is a material consideration that is relevant when considering policies Emp 9 and Emp 10.

### Listed Building and setting

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

LDP Policy Env 3 (Listed Buildings - Setting) states that development within the curtilage or affecting the setting of a listed building will only be permitted if not detrimental to the appearance or character of the building or its setting.

It has been concluded in section a) above that the proposals will not harm the listed building, its setting or the setting of adjacent listed buildings. Therefore, the proposal will not damage the historic structure or diminish the building's interest and will not be detrimental to the setting of the listed building nor the setting or adjacent and neighbouring listed buildings.

The proposal complies with policies Env 4 and Env 3.

### Conservation Area

LDP Policy Env 6 (Conservation Areas - Development) permits development within a conservation area which preserves or enhances the special character or appearance of the conservation area and is consistent with the relevant conservation area character appraisal.

Section b) above concluded that the proposals would preserve the character and appearance of the conservation area.

The proposals comply with policy Env 6.

### World Heritage Site

The Outstanding Universal Value (OUV) of the Old and New Towns of Edinburgh World Heritage Site (EWHS) is defined as the remarkable juxtaposition of two clearly articulated urban planning phenomena: the contrast between the organic medieval Old Town and the planned Georgian New Town which provides a clarity of urban structure unrivalled in Europe.

The Statement of Outstanding Universal Value emphasises the importance of maintaining the authenticity of the Site which "*continues to retain its historic role as the administrative and cultural capital of Scotland, while remaining a vibrant economic centre.*"

LDP Policy Env 1 (World Heritage Sites) states that development which would harm the qualities which justified the inscription of the Old and New Towns of Edinburgh will not be permitted.

In terms of the use, the EWHS Management Plan encourages sustainable tourism and recognises that a balance is needed between resident and visitor needs. The re-use of the buildings ensures the New Town Conservation Area is maintained as a thriving part of the city without harm to the OUV.

The proposals will not threaten the authenticity of the World Heritage Site. The development will not cause harm to the Outstanding Universal Value of the Old and New Towns of Edinburgh World Heritage site. The proposed external alterations will have no detrimental impact on the character or appearance of the New Town, nor its relationship with the Medieval Old Town.

The proposal complies with policy Env 1.

### Archaeology

LDP Environment policy Env 8 (Protection of Important Remains) states that development will not be permitted which would damage or destroy non-designated archaeological remains which the council considers should be preserved in situ.

LDP Environment policy Env 9 (Development of Sites of Archaeological Significance) states that planning permission of known or suspected archaeological significance if it can be concluded from information derived from a desk-based assessment and if required a field evaluation.

The City Archaeologist has advised that the Forth House building is regarded as being of historic and archaeological significance and that works to Playfair House are not considered to have a significant archaeological impact. Redevelopment of Forth House may reveal historical and architectural features. Therefore, it is recommended, should planning permission be granted, that a condition requiring a detailed programme of archaeological historic building recording (photographic, drawn and written records, phased internal and external plans and elevations, dendro-chronological assessment and analysis, research and publication) is undertaken both before and during development and alterations. It is acknowledged that very few original features remain; however, features of historic significance or interest may be found in the refurbishment works in Forth House.

The proposal complies with policies Env 8 and Env 9, with the use of a condition.

## Principle of Development

LDP policy Emp 9 (Employment Sites and Premises) states that proposals to redevelop employment sites or premises in the urban area for uses other than business, industry or storage will be permitted provided: (i) the introduction of non-employment uses will not prejudice or inhibit the activities of any nearby employment use; (ii) the proposal will contribute to the comprehensive regeneration and improvement of the wider area.

LDP Policy Emp 10 (Hotel Development) states that hotel development will be permitted where it meets criteria a)-c). Criterion a) is relevant for city centre sites and states: 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. Criterion c) states: in locations within the urban area with good public transport access to the city centre.

Whilst there is no specific policy relating to aparthotels, this use is similar to a hotel and Policy Emp 10 supports hotel development in the City Centre. There is no LDP policy applicable to the loss of office use in the City Centre.

The surrounding area is commercial and residential in nature. The surrounding streets such as Leith Walk and Broughton Street are busy commercial thoroughfares. In Forth Street there are hotel, office and cafe uses, mostly concentrated at the western part of the street, as well as residential use. Broughton Street Lane has a bar and the rear of the hotel (Holiday Express) on Picardy Place. The proposal will not prejudice or inhibit the activities of any nearby employment use. The proposed change of use will continue to provide employment on the site. Economic Development has advised that it is estimated that the development would support 18 FTE jobs and £0.681 million of GVA per annum (2019 prices).

The site is just outwith the boundary for the City Centre core and is close to city centre amenities, facilities and infrastructure. The proposal will contribute to tourism which is the City's third biggest source of employment. The proposal will contribute to maintaining and developing this key sector in the city.

Policy Hou 7 aims to preclude the introduction or intensification of non-residential uses in predominantly residential areas and to prevent further deterioration in living conditions in more mixed use area which nevertheless have important residential functions.

Forth Street and Broughton Street Lane are quiet streets in comparison to the busier streets close by such as Broughton Street, Picardy Place and Leith Walk. Although much of Forth Street and Broughton Street Lane are residential in nature, there is a mix of uses found in both streets including offices, hotels and a bar/restaurant. Due to the existence of such commercial uses in both Forth Street and Broughton Street Lane, there is an element of ambient background noise and activity including in the evening and at night time. However, the surrounding area is a busy city centre area where hotel use is an established land use. The street will experience a higher level of activity and footfall as a result of the proposed development; however, they are city centre streets and adjacent to the city centre core where such activity already takes place.

The proposal will not result in an unreasonable loss to neighbouring residential amenity.

The proposal complies with LDP policies Emp 9, Emp 10 and Hou 7.

### Scale, form and design

Edinburgh Local Development Plan policy Des 1 (Design Quality and Context) states planning permission will be granted for development where it is demonstrated that the proposal will create or contribute towards a sense of place. Planning permission will not be granted for poor quality or inappropriate design that would be damaging to the character of the area.

LDP Policy Des 4 (Development Design - Impact on Setting) also requires development proposals to have a positive impact on its surroundings, including the character of the wider townscape, having regard to its height and form, scale and proportions, including the spaces between the buildings, position of the buildings and other features on the site, and the materials and detailing.

Policy Des 12 (Alterations and Extensions) states that planning permission will be granted for alterations and extensions to existing buildings which in their design and form, choice of materials and positioning are compatible with the character of the existing building and will not be detrimental to neighbourhood amenity and character.

The Edinburgh Design Guidance sets out key aims for new development to have a positive impact on the immediate surroundings, through its height and form; scale and proportions; positioning of the buildings on site and materials and detailing.

Retaining Forth House on the whole, with minimal changes, will maintain its visual appearance in the street. This will contribute to its role within the setting of the street, New Town Conservation Area, World Heritage Site and the city centre. The alterations to Playfair House, particularly the larger changes to the front elevation, such as the balconies, will improve its appearance and will sit comfortably in Broughton Street Lane where there is a mix of styles, heights and materials. The plant will be positioned discreetly and will not be easily visible from the public streets.

The proposal is an appropriate scale, form and design and will not be detrimental to neighbourhood amenity and character.

The proposal complies with LDP policies Des 1, Des 4 and Des 12.

### Neighbouring Amenity

LDP Policy Hou 7 (Inappropriate Uses in Residential Areas) states that developments, including changes of use which would have a materially detrimental impact on the living conditions of nearby residents, will not be permitted.

Policy Des 5 (Development Design - Amenity) requires developments to be sensitive to neighbouring amenity and states that planning permission will be granted for development where it is demonstrated that the amenity of neighbouring residents is not adversely affected.

The impact of the change of use on amenity in terms of living conditions has already been discussed above under heading "Principle of Development" in terms of policy Hou 7.

The proposal does not introduce any new overlooking. Although there will be balconies on the top floor, these will look onto the public street. The proposals will not result in an unreasonable loss of daylighting or sunlight given that the buildings already exist and the proposed extension is small and at lower ground level.

Improved lighting will contribute to a sense of community and personal safety on the streets. Light from existing and proposed windows does not constitute light pollution.

The water and air source heat pumps will be located at lower ground floor in the new extension. Environmental Protection has advised that it has no objections to the application subject to a condition relating to the housing of the air source heat pumps and extract fans behind acoustic louvres. It was concerned about noise from mechanical plant on the amenity of nearby receptors. However, the Noise Impact Assessment has demonstrated that, with appropriate mitigation, these will meet Environmental Protections expected standards.

The proposal complies with Hou 7 and Des 5.

### Transport and parking

LDP Policies Tra 2 - Tra 4 sets out the requirements for private car and cycle parking. The Council's Parking Standards are set out in the Edinburgh Design Guidance.

The Edinburgh Design Guidance (EDG) sets out the maximum number of car parking spaces for new development and sets out the cycle parking requirements.

Policy Del 1 (Developer Contributions) requires contributions to the provision of infrastructure to mitigate the impact of development. The Action Programme and Developer Contributions and Infrastructure Delivery Supplementary Guidance sets out contributions required towards the provision of infrastructure.

The number of parking spaces on the site will be reduced from 24 to 7, including one disabled person's parking space and 5 electric vehicle charging point spaces. This is welcomed and is less than the maximum requirement in the Edinburgh Design Guidance (EDG). The Roads Authority has advised that it has no objection to the application subject to an informative relating to Travel Plan.

Ten cycle parking will be provided inside the building with four cycle parking spaces in the car park. The cycle parking standards in the Edinburgh Design Guidance require one space per 10 bedrooms which is 5 spaces for this development. The proposed number of cycle parking spaces exceeds this requirement. In terms of the design principles set out in the EDG Factsheet, it advises that 20% of spaces for nonstandard cycles would be 2.8 spaces. There is scope to accommodate this within the site.

The proposal complies with Tra 2, Tra 3 and Tra 4.

In terms of a transport developer contribution, there is no net tram contribution required when based on the existing use contribution and the proposed use contribution.

## Sustainability

LDP Policy Des 6 (Sustainable Buildings) sets out criteria for new buildings in relation to carbon dioxide emissions, zero carbon generating technologies and minimal environmental resource use and impact.

The Edinburgh Design Guidance states that providing good levels of natural light and sunlight in buildings and spaces is beneficial to ' users of the buildings as well as helping to save energy through reducing lighting and heating demands.

The Sustainability Statement states that the proposed development will meet current building regulations and that air and water source heat pumps will be included. The new windows and doors on Playfair House will be more energy efficient than the existing windows. Maintenance of the sash and case windows in Forth House will also help achieve more energy efficiency within the building. Reusing both existing buildings on a previously developed site is a sustainable land use.

The proposal complies with LDP policy Des 6.

## Waste

Recycling and residual waste stores for the development will be provided within the building on Broughton Street Lane. It is the responsibility of the developer or operator to ensure there is an appropriate waste strategy in place.

## **Conclusion in relation to the Development Plan**

Overall the proposal complies with the Development Plan and is acceptable in principle. The proposal will preserve the special architectural and historic interest of the listed building and setting. The character and appearance of the conservation area will be preserved, and the Outstanding Universal Value of the World Heritage Site will not be compromised. The scale, form and design are appropriate. There will not be an unreasonable loss to neighbouring residential amenity and here are no transport or parking issues.

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

The following material planning considerations have been identified:

#### SPP - Sustainable development

Scottish Planning Policy (SPP) is a significant material consideration due to the LDP being over 5 years old. Paragraph 28 of SPP gives a presumption in favour of development which contributes to sustainable development. Paragraph 29 outlines the thirteen principles which should guide the assessment of sustainable development.

The proposal complies with Paragraph 29 of SPP. The development will contribute to the economy but will provide fewer employment opportunities for the site. It will make efficient use of the land and infrastructure and support the city centre and nearby town and local centres. The site is near good public transport links and near cycle routes.

The development will protect and promote access to cultural heritage, such as the World Heritage Site.

### Emerging policy context

The Draft National Planning Framework 4 is being consulted on at present and has not been adopted. As such, little weight can be attached to it as a material consideration in the determination of this application.

While City Plan 2030 represents the settled will of the Council, it has not yet been submitted to Scottish Ministers for examination. As such, 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*

- principle of development - too many hotels; change of use; size/scale of use; balance of commercial /residential use. Assessed in section c).
- impact on conservation area - not protect/enhance; alters character. Assessed in section b).
- Design - lower the height/too high; too big; unsuitable; unsympathetic. Assessed in sections c).
- Traffic - increased traffic and footfall; narrow lane. Assessed in section c)
- Parking - reduce/not enough parking. Assessed in section c).
- Amenity - increased noise and disturbance (late at night); air source heat pumps; loss of privacy; light pollution. assessed in section c).

#### *non-material considerations*

- Suggested proposals - e.g., demolish Playfair House and replace with mews/flats/something else; provide permanent accommodation/affordable homes (shortage of affordable homes). The planning authority can only consider the application submitted.
- Future development - will become Airbnb. The planning authority cannot assess possible future development.
- On street parking - tourists will park in residents' spaces. This is not a material planning consideration.
- Overflowing bins. This is not a material planning consideration.
- Construction noise, dust, disturbance, road closures, parking, behaviour of workmen/contractors. This is not a material planning consideration.

- Structural damage. This is not a material planning consideration.
- Insulation and sound proofing. This is a Building Standards matter and is not a material planning consideration
- Loss of community feel. This is not a material planning consideration.
- Public safety. The planning authority is not responsible for public safety.
- Dangerous parking on street. This is a matter for the Roads Authority or Police Scotland. It is not a material planning consideration.

#### *General comment*

- welcome increased lighting, security and quality of building

#### **Conclusion in relation to identified material considerations**

There are no equalities or human rights issues and the proposal complies with the SPP Sustainability Principles. The material considerations do not raise any matters which would result in recommending the application for refusal. Therefore, the application should be granted.

#### **Overall conclusion**

Overall, the proposal complies with the Development Plan and is acceptable in principle. The proposal will preserve the special architectural and historic interest of the listed building and setting. The character and appearance of the conservation area will be preserved, and the Outstanding Universal Value of the World Heritage Site will not be compromised. There will not be an unreasonable loss to neighbouring residential amenity and there are no transport or parking issues.

There are no equalities or human rights issues, and the proposal complies with the SPP Sustainability Principle. There are no material considerations which raise compelling reasons why the application should be refused. Therefore, the application should be granted.

There are no material considerations that outweigh this conclusion. The proposal is acceptable, and approval is recommended.

### **Section C - Conditions/Reasons/Informatives**

The recommendation is subject to the following.

#### **Conditions :-**

1. No development shall take place until the applicant has secured the implementation of a programme of archaeological work (historic building recording, interpretation, public engagement, analysis & reporting, publication), in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Planning Authority, having first been agreed by the City Archaeologist.

2. The proposed air source heat pumps and extract fans shall be housed behind acoustic louvres designed to meet the internal levels as set out in Tables 5, 6, 7, and 8 of the ITP Energised Noise Impact Assessment (Project No. 5017, dated 2022-01-11).
3. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Planning Authority before work is commenced on site; Note: samples of the materials may be required.

**Reasons: -**

1. In order to safeguard the interests of archaeological heritage.
2. In order to safeguard the amenity of neighbouring residents and other occupiers.
3. In order to enable the planning authority to consider this/these matter/s in detail.

**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.
4. The applicant should consider developing a Travel Plan including provision of public transport travel passes, a Welcome Pack, a high-quality map of the neighbourhood (showing cycling, walking and public transport routes to key local facilities), timetables for local public transport.

**Background Reading/External References**

To view details of the application, go to the Planning Portal

**Further Information - [Local Development Plan](#)**

**Date Registered: 17 January 2022**

**Drawing Numbers/Scheme**

01-30.

Scheme 1

**David Givan**  
**Chief Planning Officer**  
**PLACE**  
**The City of Edinburgh Council**

Contact: Jackie McInnes, Planning officer  
E-mail: [jackie.mcinnnes@edinburgh.gov.uk](mailto:jackie.mcinnnes@edinburgh.gov.uk)

## Appendix 1

### Summary of Consultation Responses

NAME: Archaeology

COMMENT: The building is regarded as being of historical and architectural significance.

To ensure that this programme of archaeological works is undertaken it is recommended that a condition is attached to permission based upon the following CEC condition:

'No demolition / development shall take place on the site until the applicant has secured and implemented a programme of archaeological work (historic building recording, interpretation, public engagement, analysis & reporting, publication) 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.

DATE: 1 February 2022

NAME: Economic Development

COMMENT: It is estimated that the proposed development would support approximately 18 FTE jobs and £0.681 million of GVA per annum (2019 prices). When the impact of the existing buildings is accounted for, the projected net impact is a reduction of 159 FTE jobs and £11.411 million of GVA per annum (2019 prices).

DATE: 3 March 2022

NAME: Environmental Protection

COMMENT: Environmental Protection has no objections to this application, subject to the attached condition:

1. The proposed air source heat pumps and extract fans shall be housed behind acoustic louvres designed to meet the internal levels as set out in Tables 5, 6, 7, and 8 of the ITP Energised Noise Impact Assessment (Project No. 5017, dated 2022-01-11).

DATE: 12 April 2022

NAME: Roads Authority (Transport Planning)

COMMENT: No objection subject to informative requesting a Travel Plan.

DATE: 20 May 2022

The full consultation response can be viewed on the Planning & Building Standards Portal.

## Location Plan



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