

Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Email: planning.support@edinburgh.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100596085-006

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	Firstplan Ltd		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Sam	Building Name:	Broadwall House
Last Name: *	Harper	Building Number:	21
Telephone Number: *	02030967000	Address 1 (Street): *	Broadwall
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	London
Fax Number:		Country: *	United Kingdom
		Postcode: *	SE1 9PL
Email Address: *	info@firstplan.co.uk		

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="Co agent"/>
First Name: *	<input type="text"/>	Building Number:	<input type="text" value="1"/>
Last Name: *	<input type="text"/>	Address 1 (Street): *	<input type="text" value="Balmacassie Industrial Estate"/>
Company/Organisation	<input type="text" value="Brewdog Bars Ltd."/>	Address 2:	<input type="text" value="Ellon"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Aberdeenshire"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="AB41 8BX"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="gcreamer@firstplan.co.uk"/>		

Site Address Details

Planning Authority:	<input type="text" value="City of Edinburgh Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="UNIT 5"/>
Address 2:	<input type="text" value="5 NEW STREET"/>
Address 3:	<input type="text" value="OLD TOWN"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="EDINBURGH"/>
Post Code:	<input type="text" value="EH8 8BH"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="673773"/>	Easting	<input type="text" value="326235"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Fixed canopy structure above 1st floor front terrace.

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please see Statement of Case which details grounds of review in full.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

Yes No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Please see Statement of Case for list of Documents.

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

22/04254/FUL

What date was the application submitted to the planning authority? *

06/10/2022

What date was the decision issued by the planning authority? *

08/12/2022

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures.

Please select a further procedure *

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

Site visit required to view existing structure to be replaced

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Sam Harper

Declaration Date: 07/03/2023

Our Ref: 21275/MS/gc
Your Ref: 100596085
Email: mshearman@firstplan.co.uk
Date: 01 August 2022

Planning Department
Waverly Court
4 East Market Street
Edinburgh
EH8 8BG

Dear Sir/Madam,

**APPLICATION FOR THE INSTALLATION OF FIXED CANOPY STRUCTURE ABOVE APPROVED
FIRST FLOOR TERRACE
CANNONGATE VENTURE BUILDING ,EDINBURGH, EH8 8BH**

We are instructed by our client, Brewdog Retail Limited, to submit the enclosed planning and listed building consent applications for the provision of a fixed canopy structure above the approved first floor front terrace at the above address. Permission was previously refused for a similar, but more obtrusive, canopy which spanned across the entirety of the front terrace (refs: 21/05616/FUL & 21/05617/LBC). This updated application seeks consent for a scaled back canopy, which occupies just a small section of the front terrace, so that our client is able to provide a small amount of weather protection to diners during the colder months, whilst ensuring the rear elevation of the listed building remains legible and can clearly be delineated.

The following documents have been provided in support of the application in accordance with nation and local validation requirements:

- Completed Application Forms;
- Planning and Heritage Assessment (included within this letter);
- Site Location Plan;
- Existing Plans and Elevations (drawing no. 2908 PL 20);
- As Built Plans and Elevations (drawing no. 2908 PL 21B);
- Proposed Plans and Elevations (drawing no. 2908 PL 22);

The requisite planning fee of £202 has been paid online.

Site Description

The application site is located in Edinburgh City Centre, at the intersection of East Market Street and New Street. It comprises of a three-storey former school building known as the Canongate Venture Building, which has recently been converted into a hotel at first and second floor levels, and contemporary bar unit at ground floor level within a new rear extension – which is now occupied by Brewdog.

The original school building is Grade C listed and sits within the Old Town Conservation Area and UNESCO World Heritage Site. It is constructed in grey sandstone with red sandstone margins and has a grey slate pitched roof with stone skews and Queen Anne detailing on shaped gables. It adjoins a contemporary style

hotel to the west and residential properties to the north, whilst the south and east elevations (East Market Street and New Street) are exposed.

This application concerns the first-floor external terrace only. This part of the building is a recent addition, approved as part of a wider consent for the redevelopment of the surrounding area - and comprises of a metal-clad structure with contemporary full height glazed shopfront and external terrace at first floor roof level. This part of the site can be seen below at Image 1.



Image 1: Side terrace

Site History

Permission was granted in 2008 for the use of the Cannongate Venture Building as a 'hotel and conference centre' with restaurant and bar at ground floor level. This was approved under the Masterplan Scheme for the New Waverly Development, which also included a number of changes to the neighbouring blocks (ref: 07/012337/FUL). Listed building consent was also granted in 2008 for the demolition of the building, boundary walls and gate piers (ref: 07/01208/LBC).

Application 07/012337/FUL was not implemented at the time, but was extended under the approved extension application 13/00091/FUL, and has since been implemented. At the same time the planning consent was extended, a new listed building consent application was also granted permission – for alterations to the main building, boundary walls and gatepiers within the 'south site' (ref: 13/03399/LBC). The south site covers the Cannongate Venture Building as well as three other plots on the southern side of New Street. The cotemporary extension to the building was approved under these applications.

When approving these applications, it was acknowledged by officers that a flexibility of uses within the various buildings is acceptable, as it will help to meet future occupier requirements where these are not currently fixed. The Urban Design Panel noted the following:

“It will be important that there is appropriate flexibility both in what is consented and in terms of what the accommodation is designed for as over prescription through design or consent would frustrate the ability of the proposal to adapt to changing circumstances.”

More recently, listed building consent was granted in August 2016 for the conversion of the former school house to a 20 room hotel, including the demolition of the rear extension, and construction of a glazed restaurant and external terrace (ref: 16/01952/LBC). This included minor changes to the internal layout and ground floor extension, and forms the operative consent to which this current application relates.

Brewdog Occupation

Brewdog recently agreed to take over the lease of the premises and submitted various applications in order to facilitate their occupation of the site, including the following:

- **21/03527/FUL** | Change of use of ground + lower ground floor commercial unit at the Canongate Venture Building, Edinburgh, from a Class 3 Restaurant to a Sui Generis Public House, as well as external alterations to lower ground floor frontage + ground floor terrace (this application allowed for the use of the terrace, which the applicant is now seeking to enclose with a pergola structure) – **Approved.**
- **21/03528/LBC** | External alterations to lower ground floor frontage and ground floor terrace, and internal alterations associated with the refurbishment and fit-out of the unit – **Approved.**
- **21/04444/ADV** | Advertisement of the following types: Fascia sign, projecting sign. 1No. internally mounted shopfront sign and 1No. internal neon sign – **Approved.**

Most recently, planning permission and listed building consent was sought in October 2021 for the installation of a fixed canopy structure above the first-floor terrace (ref: 21/05616/FUL & 21/05617/LBC). This comprised of a much larger canopy to what is currently being proposed, spanning across the entirety of the terrace and providing weather protection throughout the external area. The applications were refused, as it was deemed the steel frame would block views of the principal elevation of the listed building behind, which would be detrimental to the former school building and wider conservation area. The officers report for the refused application notes the following:

“The steel canopy frame installed is a substantial structure that visually occupies the entire central bay and almost the full width of one of the side bays of the principal elevation of the listed building at entrance floor level. Whilst the structure is fixed to the recently laid terrace surface only, except for the festoon lighting cables which are fixed to the main façade, the visual impact of the frame is harmful to the character and setting of the listed former school.

The previous applications to convert the former school to a hotel with a commercial unit at street level on East Market Street included a roof terrace on the latter enclosed by a glazed balustrade. The transparent design of the balustrade was to allow virtually uninterrupted sight of the front elevation of the listed building from public viewpoints. Whilst the addition of tables and seating on the roof terrace has an impact on public views of the building, the relatively low height of these objects means that this impact is not significant. Also, the siting of any non-fixed tables and chair on the roof terrace does not require planning permission or listed building consent.

In contrast, the canopy structure appears as a horizontal band obscuring a significant section of the former school's façade. This has a detrimental impact on the character of the listed building and its setting which includes a raised forecourt. This external area was historically part of the school playground and enclosed by cast iron railings allowing clear sight of the main elevation. The steel canopy frame disrupts this view to a significant extent and is therefore unacceptable”

These comments have been taken on board and the updated proposal specifically seeks to overturn the concerns.

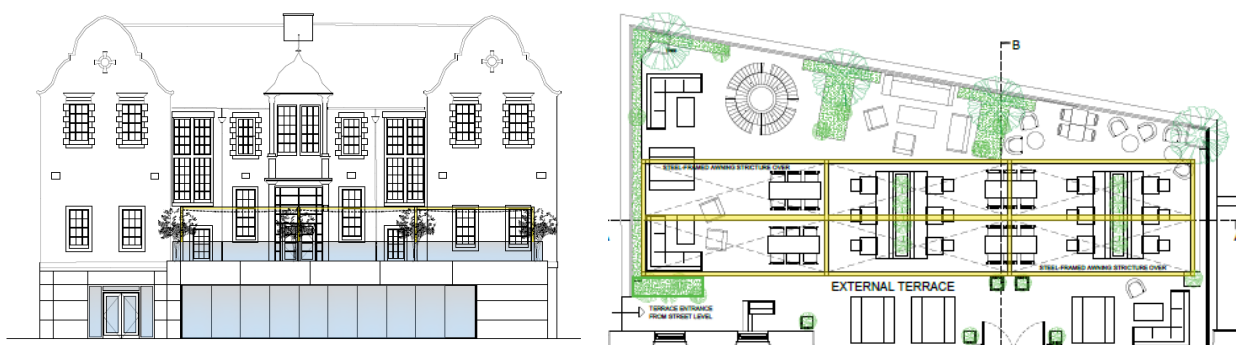
Application Proposals

Permission is sought for the installation of a fixed canopy structure above the existing first floor front terrace. The canopy will feature a lightweight '150mm' steel frame, with fabric canopy suspended between the steel frame and festoon lighting suspended from the framework. It will feature open sides so that the listed building to the rear remains clearly visible and will also be positioned to the right-hand side of the terrace when viewed from the street, so that the principal central feature of the rear elevation is not blocked, and views of the structure from street level are restricted.

The proposed scheme differs from the previously refused application in that it is no longer proposed for the canopy to occupy the entirety of the terrace and partially block views of the rear listed façade. Instead, it is proposed that the canopy will occupy just a small section of the terrace, positioned to the right-hand side when viewed from street level and covering an area that is approximately 5m². Comparative images of both the current proposals and the previously refused scheme are provided below at Images 2 & 3 and 4 & 5 respectively.



Images 2 & 3 Proposed Elevation and Plan showing scaled back canopy proposal occupying smaller section of terrace



Images 4 & 5 Plan and Elevation from previously refused applications (refs: 21/05616/FUL & 21/05617/LBC)

As can be seen in the images above, the proposed canopy is far smaller in size and less obtrusive when viewed in the context of the listed building behind, thus should be deemed acceptable from a heritage perspective.

Planning Policy Considerations

The statutory development plan for the site comprises the Edinburgh Local Development Plan (LDP) (adopted 24 November 2016) and the South East Scotland Strategic Development Plan (SDP) (approved June 2013).

Additionally, the Guidance for Businesses document was adopted in February 2016. Key policies are summarised below.:

Policy Ret7 states that planning permission will be granted for high quality, well-designed arts, leisure and entertainment facilities in the City Centre, provided that:

- a) the proposal can be integrated satisfactorily into its surroundings with attractive frontages to a high quality of design that safeguards existing character;
- b) the proposal is compatible with surrounding uses and will not lead to a significant increase in noise, disturbance and on-street activity at unsocial hours to the detriment of living conditions for nearby residents;
- c) the development will be easily accessible by public transport, foot and cycle.

Policy Ret 11 relates to food and drink establishments and is of particular relevance. This explains that the change of use of a shop unit or other premises to a licensed or unlicensed restaurant, café, pub, or shop selling hot food for consumption off the premises (hot food take-away) will not be permitted:

- a) If likely to lead to an unacceptable increase in noise, disturbance, on-street activity or anti-social behaviour to the detriment of living conditions for nearby residents, or;
- b) In an area where there is considered to be an excessive concentration of such uses to the detriment of living conditions for nearby residents.

Policy Del 2 relates to the City Centre, and explains that development within the City Centre area will be permitted which retains and enhances its character, attractiveness, vitality and accessibility and contributes to its role as a strategic business and regional shopping centre, and Edinburgh's role as a capital city. It notes a requirement to provide a use or a mix of uses appropriate to the location of the site, its accessibility characteristics and the character of the surrounding area. Of particular relevance, it also notes that major mixed use development should provide offices, particularly on upper floors, and that at street level, other uses may be more appropriate to maintain city centre diversity.

Policy Des 5 relates to amenity, and explains that planning permission will be granted for development where it is demonstrated that certain criteria are met, including the amenity of neighbouring development not being adversely affected.

Policy Des13 – Shopfronts: Planning permission will be granted for alterations to shopfronts which are improvements on what already exists and relate sensitively and harmoniously to the building as a whole. Particular care will be taken over proposals for the installation of illuminated advertising panels and projecting signs, blinds, canopies, security grills and shutters to avoid harm to the visual amenity of shopping streets or the character of historic environments.

Policy Env6 – Conservation areas development: Development within a conservation area or affecting its setting will be permitted which:

- a) preserves or enhances the special character or appearance of the conservation area and is consistent with the relevant conservation area character appraisal
- b) preserves trees, hedges, boundary walls, railings, paving and other features which contribute positively to the character of the area and

- c) demonstrates high standards of design and utilises materials appropriate to the historic environment.

Planning applications should be submitted in a sufficiently detailed form for the effect of the development proposal on the character and appearance of the area to be assessed.

Planning and Heritage Assessment

The application site is category C listed (listed on 13 August 1987) and sits within the Old Town Conservation Area and Edinburgh UNESCO World Heritage Site. As such, the buildings listing, Conservation Area Appraisal and UNESCO Mission Report form the relevant heritage guidance for consideration within this application.

The Old Town Conservation Area Character Appraisal emphasises the survival of the original medieval street pattern; the wealth of important landmark buildings; the survival of an outstanding collection of archaeological remains, medieval buildings, and 17th-century town houses; the consistent and harmonious height and mass of buildings; the importance of stone as a construction material for both buildings and the public realm; the vitality and variety of different uses; and the continuing presence of a residential community. The application site sits in the centre of the Conservation Area and comprises of a Category C listed former school building known as the Canongate Venture Building. It features a grey sandstone façade with red sandstone margins and a grey slate pitched roof with stone skews and Queen Anne detailing on shaped gables. Internally, the building features rooms off a central galleried hall with a glazed rooflight which is supported by timber arched brace and tie beams. The building is primarily noted as being a good typical example of a Board School Design of the period.

Since the closure of the school, the Venture has operated as an office block, then most recently as a base for small business units – before sitting vacant for some time. Permission was recently granted to change the use of the upper floors of the original school building to a hotel, and for a commercial restaurant unit at lower ground floor level. This included removing the front portion of the Canongate Venture plinth to allow a glazed modern extension at lower ground floor level, so that the building can engage directly with East Market Street. Brewdog then secured permission to change the use of the ground and first floor commercial unit to a bar and have occupied the site since, with the terrace at first floor level on the top of the contemporary extension used for external seating. In 2021, Brewdog sought permission for a canopy structure on top of the terrace, to provide the seating area with weather protection during the colder months. This was refused, however Brewdog are now seeking consent for a much smaller canopy which will only occupy the right hand side of the terrace thus having less impact on the adjacent listed building and wider conservation area.

Whilst there are a number of sensitive heritage assets in close proximity to the site, there are also a number of contemporary buildings and extensions which have been designed to carefully sit alongside the historic buildings, including the hotel developments either side of the application site and the contemporary extension at ground floor level. The proposed pergola structure will further help to merge these two architectural styles. It will feature a contemporary steel structure; however it will feature a lightweight frame with openable sides so that the grey sandstone façade of the listed building is not blocked and remains clearly visible. It will also only occupy the right-hand side of the terrace and will be positioned in a set-back location towards the rear section of the terrace so that it is partly hidden from surrounding views and is not obtrusive or detrimental to the wider Conservation Area. Therefore, rather than detract from the heritage assets, the canopy will actually ensure an attractive and exciting addition that respects the proportion of the original listed building.

The proposed structure is to be positioned within the area highlighted red in the image below. It will sit directly next to the contemporary hotel building to the right, and atop of a modern ground floor extension, following the form of these contemporary elements whilst remaining open plan and unobtrusive, thus allowing the traditional façade of the listed building behind to remain clearly visible.



Image 3: Proposed Plan with Canopy shown in yellow

The structure will feature a lightweight fabric roof providing shelter from customers throughout the colder winter months, and will be illuminated with bespoke festoon lighting suspended from the framework. This is the key benefit of the structure for Brewdog, as without this element of weather protection the external area effectively becomes redundant during winter causing them to lose a significant amount of revenue. The proposals will help to refresh the buildings elevations by introducing an exciting and vibrant pergola structure that is respectful to the designated heritage assets at the site. Further, the changes will support the long-term viability and vitality of the site by allowing the terrace to be used throughout the year, therefore meeting the aspirations of Edinburgh policies which encourage development that enhances the character, attractiveness, vitality and accessibility of the City Centre.

Importantly, the comments received from Edinburgh CC officers in the refusal of previous applications 21/05616/FUL & 21/05617/LBC for a larger canopy have been taken on board, and have specifically helped to formulate the design for this updated scheme. It is no longer proposed for there to be a *'substantial structure that visually occupied the entire central bay and almost the full width of one of the side bays of the principal elevation of the listed building at entrance floor level'* as was noted by officers in the refusal of the previous applications. Instead, the canopy will be positioned to the right-hand side of the frontage where it is most hidden from street level and in close proximity to the neighbouring commercial hotel. This will enable the central bay of the rear listed building to remain clearly legible, and for the traditional features of the grey sandstone façade such as the red sandstone margins, pitched roof and gables to remain unharmed as a result of the proposal. There will be an uninterrupted view of the rear façade from the surrounding view points and it is therefore requested that planning permission is granted.

Conclusion

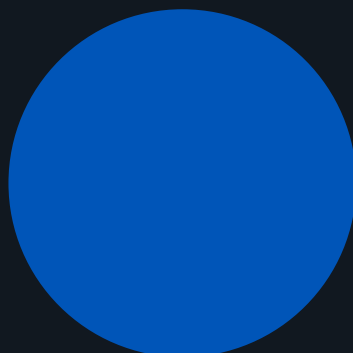
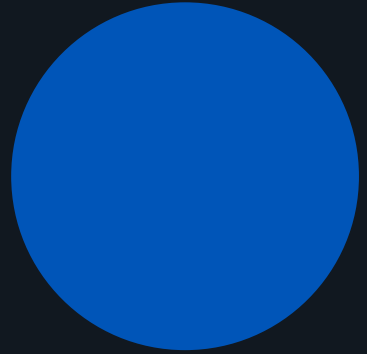
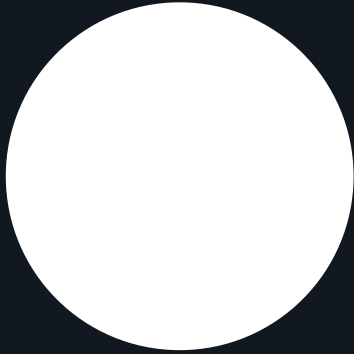
Overall it is considered that provision of a fixed canopy structure above the existing terrace is acceptable, having regard to the relevant planning policies and surrounding examples and planning history. The previous concerns regarding the structure being obtrusive and blocking views of the listed façade have been overturned by scaling back the size of the structure and positioning it in a less visible location that allows the central part of the façade to be clearly read. The new structure is of an appropriate scale and design, with open sides so that it does not block external views, and will ensure the listed façade of the listed building is not compromised in anyway. It will simply provide the external seating area with weather protection during the warmer months, thus ensuring a viable long-term use that will enhance the vitality and viability of the Conservation Area to its benefit and, on this basis, should be welcomed by Edinburgh officers.

I therefore trust that Officers have sufficient information in order to validate and approve the application in due course. However, should you have any queries, please don't hesitate to contact me. Otherwise, I look forward to discussing the application proposals with you in due course.

Yours faithfully,

A black rectangular redaction box covering the signature of Mark Shearman.

MARK SHEARMAN
Director



Appeal Statement of Case

Brewdog, Cannongate Venture Building, Edinburgh, EH8 8BH

LPA Ref: [Click or tap here to enter text.](#)

Firstplan Ref: 21275/MS/bc

Date: February 2023

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Section 1 Introduction

- 1.1 We are instructed by our client, Brewdog, to submit the enclosed appeals against the decision of Edinburgh City Council to refuse planning application 22/04254/FUL and listed building consent application 22/04255/LBC at the Brewdog unit within the Cannongate Venture Building, Edinburgh, EH8 8BH.
- 1.2 The two applications sought permission for a fixed canopy structure above the approved first floor terrace to the front of the building. The appeal scheme follows on from previously refused applications (21/05616/FUL & 21/05617/LBC), which sought permission for a larger canopy spanning the full width of the terrace (which is currently in situ and pending enforcement action). The objective of the updated scheme is to allow a small section of the terrace to remain sheltered/protected from the elements so that it can be enjoyed by the local community all year round, whilst minimising the impact on the host listed building and allowing the majority of its façade to remain clearly legible. It is hoped that this appeal will be allowed, in which case the appellant will reduce the size of the canopy structure in accordance with the plans, and that any pending enforcement action at the site can then be dropped.
- 1.3 The two applications were registered on the 6th October 2022 and subsequently refused on the 8th December 2022 due to the perceived impact the canopy would have on the host listed building and wider Conservation Area. A copy of the Council's decision notice and delegated report for each application is attached at Documents 1 and 2, respectively.

DOCUMENTS 1 & 2

- 1.5 This Appeal Statement strongly contents the rationale behind the refusal to grant planning permission and listed building consent for the revised canopy structure and demonstrates why it is acceptable in planning & heritage terms, and should be allowed. This statement considers the merits of the proposal in further detail, and takes the following format:
- **Section 2** of this Statement describes the site and surrounding area and summarises relevant planning history;
 - **Section 3** provides further details of the appeal scheme;
 - **Section 4** summarises relevant planning policies and guidance;

- **Section 5** assesses the proposals in the context of these policies and the Council's single reason for refusal;
- Conclusions are drawn at **Section 6**.

Section 2 Site Background

a) Site and Surrounding Area

- 2.1 The appeal site is located in Edinburgh City Centre, at the intersection of East Market Street and New Street. It comprises of a three-storey former school building known as the Canongate Venture Building, which has recently been converted into a hotel at first and second floor levels, and contemporary bar unit at ground floor level within a new rear extension – which is now occupied by Brewdog.
- 2.2 The original school building is Grade C listed and sits within the Old Town Conservation Area and UNESCO World Heritage Site. It is constructed in grey sandstone with red sandstone margins and has a grey slate pitched roof with stone skews and Queen Anne detailing on shaped gables. It adjoins a contemporary style hotel to the west and residential properties to the north, whilst the south and east elevations (East Market Street and New Street) are exposed.
- 2.3 This appeal concerns the first-floor external terrace only. This part of the building is a recent addition, approved as part of a wider consent for the redevelopment of the surrounding area - and comprises of a metal-clad structure with contemporary full height glazed shopfront and external terrace at first floor roof level. This part of the site can be seen below at Image 1.



Image 1: View of Rear Terrace Extension

b) Relevant Planning History

i) Appeal Site

- 2.4 Permission was granted in 2008 for the use of the Cannongate Venture Building as a ‘hotel and conference centre’ with restaurant and bar at ground floor level. This was approved under the Masterplan Scheme for the New Waverly Development, which also included a number of changes to the neighbouring blocks (ref: 07/012337/FUL). Listed building consent was also granted in 2008 for the demolition of the building, boundary walls and gatepiers (ref: 07/01208/LBC).
- 2.5 Application 07/012337/FUL was not implemented at the time, but was extended under the approved extension application 13/00091/FUL, and has since been implemented. At the same time the planning consent was extended, a new listed building consent application was also granted permission – for alterations to the main building, boundary walls and gatepiers within the ‘south site’ (ref: 13/03399/LBC). The south site covers the Cannongate Venture Building as well as three other plots on the southern side of New Street. The cotemporary extension to the building was approved under these applications.
- 2.6 When approving these applications, it was acknowledged by officers that a flexibility of uses within the various buildings is acceptable, as it will help to meet future occupier requirements where these are not currently fixed. The Urban Design Panel noted the following:
- “It will be important that there is appropriate flexibility both in what is consented and in terms of what the accommodation is designed for as over prescription through design or consent would frustrate the ability of the proposal to adapt to changing circumstances.”**
- 2.7 More recently, listed building consent was granted in August 2016 for the conversion of the former school house to a 20 room hotel, including the demolition of the rear extension, and construction of a glazed restaurant and external terrace (ref: 16/01952/LBC). This included minor changes to the internal layout and ground floor extension, and forms the operative consent to which this current application relates.
- 2.8 Brewdog took occupation of the site in 2021, and submitted various applications to facilitate their operation of the site – including the following:

- **21/03527/FUL** | Change of use of ground + lower ground floor commercial unit at the Canongate Venture Building, Edinburgh, from a Class 3 Restaurant to a Sui Generis Public House, as well as external alterations to lower ground floor frontage + ground floor terrace (this application allowed for the use of the terrace, which the applicant is now seeking to enclose with a pergola structure) – **Approved.**
- **21/03528/LBC** | External alterations to lower ground floor frontage and ground floor terrace, and internal alterations associated with the refurbishment and fit-out of the unit – **Approved.**
- **21/04444/ADV** | Advertisement of the following types: Fascia sign, projecting sign. 1No. internally mounted shopfront sign and 1No. internal neon sign – **Approved.**

2.9 In October 2021, Brewdog submitted planning and listed building consent applications for the installation of a fixed canopy structure above the first-floor terrace (refs: 21/05616/FUL & 21/05617/LBC). This specifically sought permission for a large canopy structure spanning the entirety of the rear terrace and providing weather protection throughout. The applications were however refused as it was deemed the steel frame would block views of the principal elevation of the listed building behind, and would be detrimental to the former school building and wider conservation area. The officers report for the refused application noted the following:

“The steel canopy frame installed is a substantial structure that visually occupies the entire central bay and almost the full width of one of the side bays of the principal elevation of the listed building at entrance floor level. Whilst the structure is fixed to the recently laid terrace surface only, except for the festoon lighting cables which are fixed to the main façade, the visual impact of the frame is harmful to the character and setting of the listed former school.

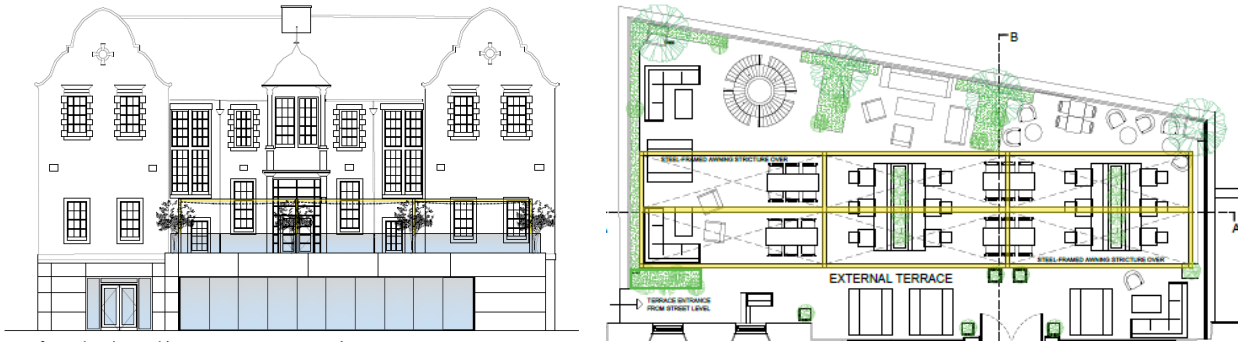
The previous applications to convert the former school to a hotel with a commercial unit at street level on East Market Street included a roof terrace on the latter enclosed by a glazed balustrade. The transparent design of the balustrade was to allow virtually uninterrupted sight of the front elevation of the listed building from public viewpoints. Whilst the addition of tables and seating on the roof terrace has an impact on public views of the building, the relatively low height of these objects means that this impact is not significant. Also, the siting of any non-fixed tables and chair on the roof terrace does not require planning permission or listed building consent.

In contrast, the canopy structure appears as a horizontal band obscuring a significant section of the former school's façade. This has a detrimental impact on the character of the listed building and its setting which includes a raised forecourt. This external area was historically part of the school playground and enclosed by cast iron railings allowing clear sight of the main elevation. The steel canopy frame disrupts this view to a significant extent and is therefore unacceptable”.

- 2.10 In order to address these concerns and overturn the reasons for refusal Brewdog submitted revised planning and listed building consent applications in August 2022, seeking permission for a smaller canopy structure that no longer spanned the full width of the rear elevation, but instead occupied a small 5m² section of the terrace on the right-hand side of the building when viewed from street level (refs: 22/04254/FUL & 22/04255/LBC).
- 2.11 The canopy featured a lightweight ‘150mm’ steel frame, with fabric canopy suspended between the steel frame and festoon lighting suspended from the framework. Importantly, it featured openable sides so that the listed building to the rear would remain clearly visible and was also positioned on the right-hand side of the terrace when viewed from the street, so that the principal central feature of the rear elevation was not blocked, and views of the structure from street level would be restricted.
- 2.12 Comparative images of the original scheme occupying the full width of the terrace and the updated proposal which occupied a smaller section of the terrace are provided below at Images 2 & 3 and 4 & 5 respectively.



Images 2 & 3 Proposed Elevation and Plan showing scaled back canopy proposal occupying smaller section of terrace



Images 4 & 5 Plan and Elevation from previously refused applications (refs: 21/05616/FUL & 21/05617/LBC)

- 2.13 It was agreed with Edinburgh City Council that no enforcement action would be taken regarding the larger structure occupying the full width of the terrace whilst updated applications for a smaller canopy was being pursued.
- 2.14 During the course of the applications the Councils design officer raised concerns with the scaled back structure, noting that it would still block views of the listed façade. The Council requested visuals of the revised structure so that they could assess the impact on the listed building, however then refused the application without warning, before Brewdog had the opportunity to provide these visuals. Both the planning and listed building consent applications were refused on the 8th December 2022 due to the impact on the architectural character and setting of the host listed building and Old Town Conservation Area. The delegated report for the refused application noted the following:

“The proposed canopy's immediacy, size and dark grey solid steel construction will continue to disrupt views of the principal elevation. It would mask architectural detailing to a degree that would be harmful to the buildings' overall architectural character and historic interest. In addition, this degree of impact will be exacerbated by the corrugated steel canopy roof, further reducing views of this elevation from public view”

- 2.15 The appellant strongly contests the rationale behind the refusal to grant planning permission and listed building consent for the scheme, and disputes the points raised within the officer report. Their statement of case against the reasons for refusal is set out in full within Section 5 of this statement.
- 2.16 It is also relevant to note that since these applications have been refused, the Councils enforcement team have been in contact regarding the unauthorised canopy structure that is currently in situ at the site, advising they intend to proceed with formal enforcement action. Brewdog will co-operate with any

enforcement action the Council deem necessary, however it is requested that this be put on hold during the course of this appeal.

Section 3 Appeal Proposals

- 3.1 These appeals have been submitted following the Council's decision to refuse planning and listed building consent applications 22/04254/FU & 22/04255/LBC on the 8th December 2022.
- 3.2 The appeal scheme follows on from previously refused applications 21/05616/FUL & 21/05617/LBC, which sought permission for a larger canopy spanning the full width of the terrace (which is currently in situ and pending enforcement action). The objective of the updated scheme was to allow a small section of the terrace to remain sheltered/protected from the elements so that it can be enjoyed by the local community all year round, whilst minimising the impact on the host listed building and allowing the majority of its façade to remain clearly visible.
- 3.3 The revised applications sought permission for a smaller canopy on the right-hand side of the terrace, covering an area of approximately 5m², but were considered unacceptable due to the perceived impact the canopy would have on the appearance of the host listed building and wider Conservation Area. The Council justified the refusals on the grounds the solid steel construction and corrugated steel canopy roof would disrupt views of the principal elevation and mask architectural detailing to a degree that would be harmful to the buildings overall architectural character and historic interest.
- 3.4 The appellant strongly contests this reason for refusal as the canopy has been designed to be as light touch as possible so that views of the listed building are not impacted. The structure features a lightweight '150mm' steel frame, with open sides and a retractable roof to allow views through the structure, and for the grey sandstone façade and original architectural features to remain clearly legible.
- 3.5 The proposed canopy is not fixed to the original listed building in any part, rather it is affixed to the roof of a contemporary ground floor extension, and positioned in a set-back location on the right hand side where it is hidden from surrounding views and is not obtrusive or detrimental to the wider Conservation Area. Therefore, rather than detract from the heritage assets, the canopy will actually ensure an attractive and exciting addition that respects the proportion of the original listed building.
- 3.6 A visual of the proposed canopy structure is provided overleaf at Image 6.



Image 6: Visual showing proposed canopy structure on right-hand side of first floor terrace

- 3.7 As can be seen above, the structure occupies just a small section of the terrace and allows the listed grey sandstone façade to remain clearly visible. It is hoped that this appeal will be allowed, in which case the appellant will reduce the size of the existing in accordance with the plans, and that any pending enforcement action at the site can then be dropped.
- 3.8 A full assessment of the proposals against the Council's reasons for refusal and relevant planning policies is provided within section 5 of this report. A detailed description of the proposed scheme is also provided within the Planning, Design and Heritage Assessment provided in support of the original applications.

Section 4 Planning Policy

- 4.1 The statutory development plan for the site comprises the Edinburgh Local Development Plan (LDP) (adopted 24 November 2016) and the Southeast Scotland Strategic Development Plan (SDP) (approved June 2013). The Planning (Listed Buildings and Conservation Areas) (Scotland) Act (1997) is also relevant. Key policies are summarised below.
- 4.2 **Policy Ret7** states that planning permission will be granted for high quality, well-designed arts, leisure and entertainment facilities in the City Centre, provided that:
- a) the proposal can be integrated satisfactorily into its surroundings with attractive frontages to a high quality of design that safeguards existing character;
 - b) the proposal is compatible with surrounding uses and will not lead to a significant increase in noise, disturbance and on-street activity at unsocial hours to the detriment of living conditions for nearby residents;
 - c) the development will be easily accessible by public transport, foot and cycle.
- 4.3 Policy Ret 11 relates to food and drink establishments., and explains that the change of use of a shop unit or other premises to a licensed or unlicensed restaurant, café, pub, or shop selling hot food for consumption off the premises (hot food take-away) will not be permitted:
- a) If likely to lead to an unacceptable increase in noise, disturbance, on-street activity or anti-social behaviour to the detriment of living conditions for nearby residents, or;
 - b) In an area where there is considered to be an excessive concentration of such uses to the detriment of living conditions for nearby residents.
- 4.4 **Policy Del 2** relates to the City Centre, and explains that development within the City Centre area will be permitted which retains and enhances its character, attractiveness, vitality and accessibility and contributes to its role as a strategic business and regional shopping centre, and Edinburgh’s role as a capital city. It notes a requirement to provide a use or a mix of uses appropriate to the location of the site, its accessibility characteristics and the character of the surrounding area. Of particular relevance,

it also notes that major mixed use development should provide offices, particularly on upper floors, and that at street level, other uses may be more appropriate to maintain city centre diversity.

- 4.5 **Policy Des 5** relates to amenity, and explains that planning permission will be granted for development where it is demonstrated that certain criteria are met, including the amenity of neighbouring development not being adversely affected.
- 4.6 **Policy Des13** Shopfronts: Planning permission will be granted for alterations to shopfronts which are improvements on what already exists and relate sensitively and harmoniously to the building as a whole. Particular care will be taken over proposals for the installation of illuminated advertising panels and projecting signs, blinds, canopies, security grills and shutters to avoid harm to the visual amenity of shopping streets or the character of historic environments.
- 4.8 **Policy Env3** sets out that development within the cartilage or affecting the setting off a listed building will only be permitted if it is not detrimental to the architectural character, appearance or historic interest of the building, or to its setting.
- 4.9 **Policy Env4** states that proposals to alter a listed building will only be permitted where the alterations are justified, where there will be no unnecessary damage to historic structures, and where additions are in keeping with other parts of the building;
- 4.10 **Policy Env6** Conservation areas development: Development within a conservation area or affecting its setting will be permitted which:
- a) preserves or enhances the special character or appearance of the conservation area and is consistent with the relevant conservation area character appraisal;
 - b) preserves trees, hedges, boundary walls, railings, paving and other features which contribute positively to the character of the area, and;
 - c) demonstrates high standards of design and utilises materials appropriate to the historic environment.
- 4.11 Planning applications are required to be submitted in a sufficiently detailed form for the effect of the development proposal on the character and appearance of the area to be assessed.

Section 5 Statement of Case

- 5.1 These appeals seek permission for a fixed canopy structure above the approved first floor front terrace. The objective of the scheme is to allow a small section of the terrace to benefit from weather protection so that it can be enjoyed by the local community all year round, whilst allowing the listed building to be celebrated and enjoyed by visitors.
- 5.2 The Council have not raised any concerns with the scheme from an amenity perspective. Their sole concern with the proposal as stated on the decision notice for both applications is the impact of the canopy on the host listed building and surrounding Conservation Area.
- 5.3 In this context, it is important to note that Edinburgh City Council's policies do not specifically preclude additions to listed buildings. Policy *De/2* sets out that development within the City Centre area will be permitted which retains and enhances its character, attractiveness, vitality and accessibility and contributes to its role as a strategic business and regional shopping centre, and capital city, whilst policies *Env3* and *Env4* set out that development will be permitted where they are in keeping with other parts of the building and do not cause unnecessary damage to historic structures. The proposal adheres with these policies, through the use of a lightweight structure with openable sides so that the host listed building remains clearly visible. It is also proposed to be positioned in an area of the terrace that is largely hidden from view, so that the original façade of the listed building is not blocked or hidden in anyway. There are no fixings between the listed building and the canopy structure, rather it is fixed to the roof of the contemporary ground floor extension and has been designed so that it is entirely removable and, could in the future be removed, allowing the terrace to return to its original condition. The Council allowed a full height contemporary extension at ground floor level, spanning the full width of the building, so we fail to see why this small addition at first floor level that is lightweight and almost entirely transparent will not be permitted, particularly given the clear benefits it provides in attracting visitors to the site so that the listed building can be enjoyed, and in contributing to the local day time and evening economy.
- 5.4 Whilst there are a number of sensitive heritage assets in close proximity to the site, there are also a number of contemporary buildings and extensions which have been designed to carefully sit alongside the historic buildings, including the hotel developments either side of the application site and the contemporary extension at ground floor level. The proposed pergola structure will further help to

merge these two architectural styles. It will feature a contemporary steel structure; however it will feature a lightweight frame with openable sides so that the grey sandstone façade of the listed building is not blocked and remains clearly visible. It will also only occupy the right-hand side of the terrace and will be positioned in a set-back location towards the rear section of the terrace so that it is partly hidden from surrounding views and is not obtrusive or detrimental to the wider Conservation Area. Therefore, rather than detract from the heritage assets, the canopy will actually ensure an attractive and exciting addition that respects the proportion of the original listed building.

5.5 The proposed canopy structure will sit directly next to the contemporary hotel building to the right, and atop of a modern ground floor extension, following the form of these contemporary elements whilst remaining open plan and unobtrusive, thus allowing the traditional façade of the listed building behind to remain clearly visible. It will feature a lightweight and retractable steel roof, providing shelter from customers throughout the colder winter months, but also remaining open in the summer so that the building can be celebrated. This is the key benefit of the structure for Brewdog, as without this element of weather protection the external area effectively becomes redundant during winter causing them to lose a significant amount of revenue. The proposals will help to refresh the buildings elevations by introducing an exciting and vibrant pergola structure that is respectful to the designated heritage assets at the site. Further, the changes will support the long-term viability and vitality of the site by allowing the terrace to be used throughout the year, therefore meeting the aspirations of Edinburgh policies which encourage development that enhances the character, attractiveness, vitality and accessibility of the City Centre.

5.6 Importantly, the comments received from Edinburgh CC officers in the refusal of previous applications 21/05616/FUL & 21/05617/LBC for a larger canopy have been taken on board, and have specifically helped to formulate the design for this updated scheme. It is no longer proposed for there to be a *'substantial structure that visually occupied the entire central bay and almost the full width of one of the side bays of the principal elevation of the listed building at entrance floor level'* as was noted by officers in the refusal of the previous applications. Instead, the canopy will be positioned to the right-hand side of the frontage where it is most hidden from street level and in close proximity to the neighbouring commercial hotel. This will enable the central bay of the rear listed building to remain clearly legible, and for the traditional features of the grey sandstone façade such as the red sandstone margins, pitched roof and gables to remain unharmed as a result of the proposal. The proposed structure is significantly smaller than the currently installed canopy, and would have far less, if any, impact on the listed building – as is demonstrated in the existing photograph and proposed visual below.



Image 7: Existing Canopy occupying the full width of the terrace



Image 8: Proposed canopy occupying smaller section of terrace on right-hand side

- 5.7 As can be seen above, the proposed canopy structure occupies a far smaller footprint and volume than the existing built out structure, and results in a far less bulky development when viewed from the neighbouring properties. Even when assessing the canopy structure in isolation, without comparing to the existing canopy that does not benefit from planning permission, it cannot be reasonably assumed

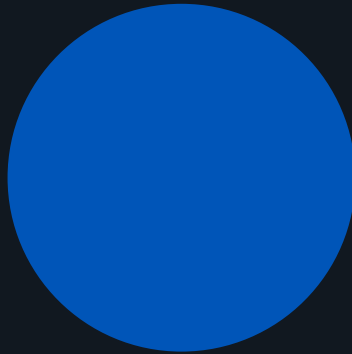
that the canopy will have a detrimental impact on the listed building. Therefore, contrary to the Council's assessment, the proposals will not lead to an erosion of the existing qualities in the area, nor would they be harmful to the Conservation Area. The structure has been specifically designed to be as light touch as possible, and responds successfully both to the host building and neighbouring properties.

5.8 It cannot be stressed enough how important it is for Brewdog to be able to provide the external area with an element of weather protection, otherwise the approved terrace is effectively redundant for the majority of the year. The proposed canopy, positioned in a hidden location and with open sides/retractable roof is the best possible way to provide weather protection, whilst minimising the impact on the listed building. The alternative, which the appellant would be forced to revert to without planning, is to cover the terrace with large parasols. They could cover the entirety of the terrace with umbrellas/parasols without planning permission or listed building consent, however this blocks views of the rear listed façade to a greater extent, and would also provide more visual clutter and disparity across the façade – which Brewdog are obviously keen to avoid. Instead, they have designed a neat and lightweight structure that responds well to the constraints of the site, with dark grey framing that compliments the grey sandstone of the façade, and openable sides and a retractable roof that allow clear views through the structure so that the impact is minimal. The structure is significantly smaller than the existing canopy, occupying an area of just 5 m² so we really fail to see how the design is unacceptable.

5.9 There are numerous examples of canopy structures like this that have been approved in close proximity to listed buildings, both across the country and specifically within Edinburgh. The Council for example approved a similar canopy structure at 4-6 Grassmarket Street 16/02114/FUL and 16/02115/LBC), providing cover to an external seating area adjoined to a listed building and in a prominent position within the Edinburgh World Heritage Site. Modern, well-designed architecture can provide a high-quality contrast that still respects the character and appearance of an area. That is exactly what the canopy structure at the site achieves, it delivers an attractive piece of architecture that attracts customers into the space, and allows the listed building to be celebrated/enjoyed by customers. It will not cause any harm to the original architectural features of the building, ensuring an uninterrupted view of the rear façade is retained from surrounding viewpoints – so we would encourage the Council to reconsider their decision and overturn the reason for refusal.

Section 6 Conclusions

- 6.1 This Appeal Statement has been prepared in support of two appeals against Edinburgh City Councils decision to refuse planning application 22/04254/FUL and listed building consent application 22/04255/LBC for the provision of a fixed canopy structure above the approved first floor terrace at Brewdog, Cannongate Venture Building, Edinburgh, EH8 8BH.
- 6.2 The submitted visuals demonstrate that the proposed canopy structure is of an appropriate scale and design, that will not mask the architectural detailing of the host listed building or have a negative impact on the overall architectural character of the site.
- 6.3 The above assessment has demonstrated through assessment of local policies, precedence of planning applications and the nature and character of the site and building that there will be no adverse impact on the appearance of the building or on that of the wider area. Contrary to the reason for refusal it would serve to maintain and improve the character and appearance of the Old Town Conservation Area and UNESCO World Heritage Site, and would therefore meet Policies Des13, Env3, Env4 & Env 6 of Edinburgh's Local Plan. Furthermore, it would help to support the ongoing and long-term viability of this well-reputed bar chain, which makes a positive contribution to the streetscene, and the wider city center offer to both residents and visitors. The works they have undertaken in general to the site comprise a significant improvement in its appearance, and it is considered that this reduced canopy will further compliment this.
- 6.4 It is respectfully requested that on the basis of the case set out within this Statement, the decision to refuse is overturned and advertisement consent is granted for the signage.



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Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100596085-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Application for the installation of fixed canopy structure above approved first floor terrace

Is this a temporary permission? * Yes No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) * Yes No

Has the work already been started and/or completed? *

No Yes – Started Yes - Completed

Please state date of completion, or if not completed, the start date (dd/mm/yyyy): *

Please explain why work has taken place in advance of making this application: * (Max 500 characters)

Temporary structure has been installed to provide weather protection to external seating area. Structure is removable.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	Firstplan Ltd		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	George	Building Name:	Broadwall House
Last Name: *	Creamer	Building Number:	21
Telephone Number: *	02030967000	Address 1 (Street): *	Broadwall
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	London
Fax Number:		Country: *	United Kingdom
		Postcode: *	SE1 3XF
Email Address: *	gcreamer@firstplan.co.uk		

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:		You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	Co agent
First Name: *		Building Number:	1
Last Name: *		Address 1 (Street): *	Co agent
Company/Organisation	Brewdog Bars Ltd.	Address 2:	
Telephone Number: *		Town/City: *	Co agent
Extension Number:		Country: *	Co agent
Mobile Number:		Postcode: *	
Fax Number:			
Email Address: *	gcreamer@firstplan.co.uk		

Site Address Details

Planning Authority:

City of Edinburgh Council

Full postal address of the site (including postcode where available):

Address 1:

UNIT 5

Address 2:

5 NEW STREET

Address 3:

OLD TOWN

Address 4:

Address 5:

Town/City/Settlement:

EDINBURGH

Post Code:

EH8 8BH

Please identify/describe the location of the site or sites

Northing

673773

Easting

326235

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Site Area

Please state the site area:

0.01

Please state the measurement type used:

Hectares (ha) Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Existing bar with external terrace for external seating.

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

Yes No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? * Yes No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? * Yes No

Do your proposals make provision for sustainable drainage of surface water?? * Yes No
(e.g. SUDS arrangements) *

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

Yes

No, using a private water supply

No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? * Yes No Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? * Yes No Don't Know

Trees

Are there any trees on or adjacent to the application site? * Yes No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? * Yes No

If Yes or No, please provide further details: * (Max 500 characters)

Existing bar with waste storage already in place. The proposal is for an external terrace only and will not increase waste output.

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

Yes No

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

Yes No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013) *

Yes No Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

Yes No

Is any of the land part of an agricultural holding? *

Yes No

Are you able to identify and give appropriate notice to ALL the other owners? *

Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate B

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

I hereby certify that

(1) - No person other than myself/the applicant was an owner [Note 4] of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application;

or –

(1) - I have/The Applicant has served notice on every person other than myself/the applicant who, at the beginning of the period of 21 days ending with the date of the accompanying application was owner [Note 4] of any part of the land to which the application relates.

Name:

Address:

Date of Service of Notice: *

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding;

or –

(2) - The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have/the applicant has served notice on every person other than myself/himself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant. These persons are:

Name:

Address:

Date of Service of Notice: *

Signed: George Creamer

On behalf of: Brewdog Bars Ltd.

Date: 24/08/2022

Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

Yes No Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

Yes No Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

Yes No Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

Yes No Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

Yes No Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

Yes No Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

Site Layout Plan or Block plan.

Elevations.

Floor plans.

Cross sections.

Roof plan.

Master Plan/Framework Plan.

Landscape plan.

Photographs and/or photomontages.

Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *

Yes N/A

A Design Statement or Design and Access Statement. *

Yes N/A

A Flood Risk Assessment. *

Yes N/A

A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *

Yes N/A

Drainage/SUDS layout. *

Yes N/A

A Transport Assessment or Travel Plan

Yes N/A

Contaminated Land Assessment. *

Yes N/A

Habitat Survey. *

Yes N/A

A Processing Agreement. *

Yes N/A

Other Statements (please specify). (Max 500 characters)

Heritage Statement

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Sam Harper

Declaration Date: 24/08/2022

Payment Details

Online payment: [REDACTED]

Payment date: [REDACTED]

[REDACTED]

Firstplan Ltd.
FAO: George Creamer
Broadwall House
21 Broadwall
London
SE1 3XF

Brewdog Bars Ltd.
Balmacassie Commercial Park
Ellon
Aberdeenshire
AB41 8BX

Decision date: 8 December 2022

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS
DEVELOPMENT MANAGEMENT PROCEDURE (SCOTLAND) REGULATIONS 2013**

Fixed canopy structure above 1st floor front terrace.
At Unit 5 5 New Street Edinburgh EH8 8BH

Application No: 22/04254/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 6 October 2022, this has been decided by **Local Delegated Decision**. The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Refused** in accordance with the particulars given in the application.

Any condition(s) attached to this consent, with reasons for imposing them, or reasons for refusal, are shown below;

Reason for Refusal:-

1. The application is contrary to Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as the proposed canopy structure will have a harmful impact on the architectural character and setting of the listed building.
2. The application is contrary to Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as the proposed canopy structure will fail to preserve or enhance the character or appearance of the Old Town Conservation Area.

3. The proposal is contrary to the LDP policy Env 3 (Listed Buildings - Setting), as it will have a detrimental impact on the setting of the listed building.
4. The proposal is contrary to the LDP policy Env 4 (Listed Buildings - Alterations and Extensions), as it will diminish the special interest of the listed building.
5. The proposal is contrary to the LDP policy Env 6 (Conservation Areas - Development), as it will fail to preserve or enhance the special character or appearance of the conservation area.

Please see the guidance notes on our [decision page](#) for further information, including how to appeal or review your decision.

Drawings 01, 04, represent the determined scheme. Full details of the application can be found on the [Planning and Building Standards Online Services](#)

The reason why the Council made this decision is as follows:

The proposals are unacceptable with regard to Section 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

The proposal will have a harmful impact on the character and setting of the listed building and will fail to preserve or enhance the character or appearance of the Old Town Conservation Area.

The proposals do not comply with the Edinburgh Local Development Plan.

There are no material considerations which outweigh this conclusion.

This determination does not carry with it any necessary consent or approval for the proposed development under other statutory enactments.

Should you have a specific enquiry regarding this decision please contact Lewis McWilliam directly at lewis.mcwilliam@edinburgh.gov.uk.



Chief Planning Officer
PLACE
The City of Edinburgh Council

NOTES

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The Notice of Review can be made online at www.eplanning.scot or forms can be downloaded from that website. Paper forms should be addressed to the City of Edinburgh Planning Local Review Body, G.2, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. For enquiries about the Local Review Body, please email localreviewbody@edinburgh.gov.uk.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Report of Handling

**Application for Planning Permission
Unit 5 5 New Street, Edinburgh, EH8 8BH**

Proposal: Fixed canopy structure above 1st floor front terrace.

**Item – Local Delegated Decision
Application Number – 22/04254/FUL
Ward – B11 - City Centre**

Recommendation

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

Summary

The proposals are unacceptable with regard to Section 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

The proposal will have a harmful impact on the character and setting of the listed building and will fail to preserve or enhance the character or appearance of the Old Town Conservation Area.

The proposals do not comply with the Edinburgh Local Development Plan.

There are no material considerations which outweigh this conclusion.

SECTION A – Application Background

Site Description

The proposal site is a Category C listed, former school building dating from 1900-1 (listed on 13.08.1987, ref. LB29393). It is two-storeys, constructed in red sandstone with a pitched slate roof. The north elevation has projecting gables either side with a central bay, timber sash and case windows with stone surrounds.

The building now contains a food and drink unit at ground floor with a roof terrace above and hotel accommodation on its upper levels.

The site is within the Old Town Conservation Area and World Heritage Site.

Description Of The Proposal

The application is for the installation of a black, fixed steel-framed canopy structure with a corrugated steel canopy between the steel frame.

The structure would be approximately 3 metres in height, 4 metres in depth and 8 metres in depth. It would be positioned in front of the building, to the west side of the north elevation.

Supporting Information

-Planning statement

Relevant Site History

22/04255/LBC

Unit 5 5 New Street

Edinburgh

EH8 8BH

Fixed canopy structure above 1st floor front terrace.

Other Relevant Site History

27 March 2014 - planning permission granted for redevelopment/demolition/erection of buildings for mixed use development comprising class 7 hotels, class 1, 2, 3 commercial, class 4 business, community uses (class 8 and 10), leisure (class 11), other associated uses, landscaping/public realm and associated works - application reference 13/03407/FUL

18 August 2016 - listed building consent granted for conversion of former school house to 30 room hotel, including demolition of extension, and construction of glazed restaurant and external terrace - application reference 16/01952/LBC

8 October 2021 - advertisement consent granted for fascia sign, one projecting sign, internally mounted shopfront sign and one internal neon sign - application reference : 21/04444/ADV

2 November 2021 - planning application determined as not development for external seating area to side (New Street) elevation of building - application reference : 21/05616/FUL

17 December 2021 - listed building consent determined as permission not required for external seating area to side (New Street) elevation of listed building - application reference : 21/05618/LBC

6 January 2022 - listed building consent determined as refuse and enforce for the installation of fixed canopy structure above existing first floor terrace - application reference : 21/05617/LBC

10 January 2022 - planning application determined as refuse and enforce for the installation of fixed canopy structure above first floor terrace - application reference : 21/05616/FUL

27 January 2022 - planning permission granted for erection of outbuildings (part in retrospect) - application reference : 21/00315/FUL

Consultation Engagement

No consultations.

Publicity and Public Engagement

Date of Neighbour Notification: 8 December 2022

Date of Advertisement: 28 October 2022

Date of Site Notice: 28 October 2022

Number of Contributors: 3

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 and its setting?

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

- Managing Change in the Historic Environment : Setting
- Managing Change in the Historic Environment : Fixtures

HES Managing Change : Setting, refers to the setting of a historic asset incorporating a range of factors. These include views to the historic asset and its prominence in views throughout the surrounding area.

HES guidance on External Fixtures, states as a general principle that new external fixtures must be sited to minimise impact on the architectural integrity and fabric of the building. Where no alternative to a prominent elevation is appropriate then it should be discreetly located.

Historically, the external area the proposed steel canopy would be positioned on was part of the school's playground. It was bordered by cast iron railings which allowed clear sight of the building's front elevation from public view. This historic building has since been altered and converted with visible change on this side.

The approved hotel and restaurant conversion included a transparent, glass balustrade bordering a roof terrace above the new ground floor commercial unit facing East Market Street. This modern change still principally allowed visibility through to this important listed facade.

The north side of this historic building has traditional detailing including timber sash and case windows of varying scale with red sandstone 'Gibbs' surrounds. These elements contribute to the overall formality of this elevation and the appreciation of the building from public view.

The proposal is of a smaller footprint than the current canopy structure in situ. However, this is an unauthorised development recently refused planning permission 21/05616/FUL and listed building consent 21/05617/LBC. Therefore, limited weight can be applied to the presence of this structure in consideration of this current scheme.

The proposed canopy would be positioned in proximity to this listed frontage and its 4 m depth would extend near to the glass balustrade and exceed its height by just under 2 m. It would extend approximately a third in width across the principal elevation of the listed building.

With specific regard to facing the building centrally and to the west on East Market Street, the proposed canopy's immediacy, size and dark grey solid steel construction will continue to disrupt views of the principal elevation. It would mask architectural detailing to a degree that would be harmful to the buildings' overall architectural character and historic interest. In addition, this degree of impact will be exacerbated by the corrugated steel canopy roof, further reducing views of this elevation from public view.

Whilst temporary tables and seating on the roof terrace has impact on public views of the building, these are low level and do not raise the same concerns.

Conclusion in relation to the listed building

The proposal has a harmful impact on the character and setting of the listed building, contrary to Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and the relevant HES guidance.

b) The proposals harm the character or appearance of the conservation area?

In its summary of the significance of the conservation area, the Old Town Conservation Area Character Appraisal states:

The Old Town Conservation Area Character Appraisal emphasises the survival of the original medieval street pattern; the wealth of important landmark buildings; the survival of an outstanding collection of archaeological remains, medieval buildings, and 17th-century town houses; the consistent and harmonious height and mass of buildings; the importance of stone as a construction material for both buildings and the public realm; the vitality and variety of different uses; and the continuing presence of a residential community.

The immediate area of the Old Town around the site has changed over time. Large, modern developments are to the north, east and west of the site with old historic tenements to the south fronting the Canongate with variety of uses present.

The early 20th century historic former school building makes a positive contribution to the Old Town. It occupies a corner plot location with traditional architectural detailing on its publicly visible sides.

Whilst modern changes to the building have occurred as part of its recent conversion, these alterations still preserved important characteristics of the building through the level of visibility onto its listed façades.

The proposed canopy structure will be particularly apparent when approaching the building from the west on East Market Street.

Its combined height, extent of projection and steel material will add visual clutter to the front of an important historic frontage. Despite its lesser scale than the present structure on-site, it will continue to obscure the historic frontage to a degree that will impact adversely on the appreciation of this historic building from public views. Therefore failing to preserve the character or appearance of the conservation area.

Conclusion in relation to the conservation area

The proposed canopy fails to preserve or enhance the character or appearance of the Old Town Conservation Area, contrary to Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and the relevant HES guidance.

c) The proposals comply with the development plan?

The development plan comprises the Strategic and Local Development Plans. The relevant Edinburgh Local Development Plan 2016 (LDP) policies to be considered are:

- LDP Environment policies Env 1, 3, 4 and Env 6

The non-statutory 'Listed Buildings and Conservation Area' guidance is a material consideration that is relevant when considering policies Env 3, 4 and Env 6.

Impact on the character and setting of the listed building and conservation area

This has been assessed in sections a) and b). The proposal does not comply with LDP Policies Env 3, Env 3 and Env 6.

Outstanding Universal Value of World Heritage Site

LDP policy Env 1 (World Heritage Sites) states development which would harm the qualities which justify inscription of the Old and New Towns of Edinburgh as World Heritage Site or would have a detrimental impact on site's setting will not be permitted.

In the context of the Old and New Towns of Edinburgh World Heritage site, the proposal is small-scaled and will not affect wider views or the relationship of the medieval Old Town with the Georgian New Town.

The development will therefore not harm the qualities that justify the inscription of the Old and New Towns of Edinburgh World Heritage Site. Therefore, it complies with LDP policy Env 1.

Amenity

LDP policy Des 5 (Development Design - Amenity) states permission will be granted for development where the amenity of neighbouring developments is not adversely affected.

The proposals have been assessed in terms of amenity and no impacts were identified with regard to sunlight or daylight.

In addition, the separation distances retained to all residential properties will prevent any material impact on privacy.

In regard to noise, this proposal does not alter the established use of the premises. If a noise nuisance is reported from the site there is separate Environmental Protection legislation to assess this.

The development will not impact on neighbouring residential amenity, complying with LDP Policy Des 5.

Conclusion in relation to the Development Plan

The proposal is contrary to the Local Development Plan.

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.

These principles include protecting, enhancing and promoting access to cultural heritage including the historic environment.

The proposal will have an adverse impact on the historic environment therefore is contrary to this principle of the SPP.

Emerging policy context

The Revised Draft National Planning Framework 4 was laid before the Scottish Parliament on 08 November 2022 for approval. As it has not completed its parliamentary process, only limited weight can be attached to it as a material consideration in the determination of this application.

The Planning Committee considered the objections received to City Plan 2030 on 30 November 2022. At this time 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

- Adverse impact on Listed building : Addressed in section a) Listed Building
- Adverse impact on Conservation Area : Addressed in section b) Conservation Area
- Adverse impact on World Heritage Site : Addressed in section c) World Heritage Site
- Adverse impact on Amenity : Addressed in section c) Amenity

Conclusion in relation to identified material considerations

The material considerations support the presumption to refuse planning permission.

Overall conclusion

The proposals are unacceptable with regard to Section 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

The proposal will have a harmful impact on the character and setting of the listed building and will fail to preserve or enhance the character or appearance of the Old Town Conservation Area.

The proposals do not comply with the Edinburgh Local Development Plan.

There are no material considerations which outweigh this conclusion.

Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following;

Reason for Refusal

1. The application is contrary to Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as the proposed canopy structure will have a harmful impact on the architectural character and setting of the listed building.
2. The application is contrary to Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as the proposed canopy structure will fail to preserve or enhance the character or appearance of the Old Town Conservation Area.
3. The proposal is contrary to the LDP policy Env 3 (Listed Buildings - Setting), as it will have a detrimental impact on the setting of the listed building.
4. The proposal is contrary to the LDP policy Env 4 (Listed Buildings - Alterations and Extensions), as it will diminish the special interest of the listed building.
5. The proposal is contrary to the LDP policy Env 6 (Conservation Areas - Development), as it will fail to preserve or enhance the special character or appearance of the conservation area.

Background Reading/External References

To view details of the application go to the [Planning Portal](#)

Further Information - [Local Development Plan](#)

Date Registered: 6 October 2022

Drawing Numbers/Scheme

01, 04

Scheme 1

David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Lewis McWilliam, Planning Officer
E-mail: lewis.mcwilliam@edinburgh.gov.uk

Appendix 1

Consultations

No consultations undertaken.



Doghouse Edinburgh - Existing External View



Doghouse Edinburgh - Proposed External View