

# Development Management Sub-Committee Report

**Wednesday 6 September 2023**

**Application for Planning Permission  
24 Canning Street, Edinburgh, EH3 8EG**

**Proposal: Proposal to convert serviced offices into serviced accommodation within an existing building. Formation of additional floor space by adding mezzanines decks which primarily hold the sleeping accommodation (as amended).**

**Item – Committee Decision  
Application Number – 22/01764/FUL  
Ward – B11 - City Centre**

## **Reasons for Referral to Committee**

This application requires to be considered by Development Management Sub Committee because under the Scheme of Delegation in place at the time the application was submitted more than six objections were received.

### **Recommendation**

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

### **Summary**

The proposal is acceptable in terms of Section 59 (1) of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997 and Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

Overall, the proposal complies with the Development Plan and is acceptable in principle. The proposal will preserve the special architectural and historic interest of the listed building and setting. The character and appearance of the conservation area will be preserved, and the Outstanding Universal Value of the World Heritage Site will not be compromised. A change of use to serviced apartments will not have an unreasonable impact on residential amenity. Furthermore, it is recognised that there is an economic benefit in the serviced apartment use, and, in this instance, the use is compatible with the character of the surrounding area.

## SECTION A – Application Background

### Site Description

The application site is a former school, now operating as a business centre, located on the corner of Torphichen Street and Canning Street. It is a sandstone building of mainly two storeys with a smaller width central third storey plus roof accommodation and has a slate roof. The building has a symmetrical design and sits behind railings. There is parking for 14 vehicles in the tarmac grounds to the side and rear.

To the west there is a traditional terrace of tenements and to the east two storey stone terraced houses and traditional mews style buildings. To the north (rear) there are also mews style buildings including modern terraced houses. Opposite the site is a modern building operating as an hotel and further eastwards there is a modern tall office building on the south side of Canning Street.

The building is a category B listed building (Ref: LB43888; date of listing 2/5/1997; listed under 27 Torphichen Street). The listing includes the Janitor's House, gates, gate piers, boundary walls and railings. It was designed as Torphichen Street School in 1887 by Robert Wilson architect to the Edinburgh School Board and is two storey symmetrical school in classical style on a corner site. The principal elevation is cream sandstone polished and the side and rear elevations are squared and snecked rubble. There is a base course, dividing band course, consoled cornice and blocking course and architraved windows. The school building carefully aligns with the street plan as well as the proportion and detail of the earlier 19th century tenements next to it. The school was planned as a combined infant and juvenile school set across two classroom blocks linked by a central stair hall that also divided the building east and west to separate male and female pupils.

Internally the building is almost as originally built with a few alterations such as partitions. The original plan form is mostly intact including the larger classrooms, staircase, and symmetry. Original features such as fireplaces, doors, cupolas, and cornicing are also still found in the building.

There are adjacent and nearby listed buildings including:- 3-25 (Odd Nos) Torphichen Street, Including Railings B Listing (Ref: Lb29848 12/14/1970); 14-22 (Even Nos) Torphichen Street And 1, 1a Torphichen Place, Including Railings B (Ref: Lb29850 12/14/1970); 1-11 (Inclusive Nos) Canning Street Lane And 2 Canning Street, Atholl House C (Ref: LB46521 10/27/1999); and 1-22 (Inclusive Nos) Atholl Crescent, Including Railings, Lamp Standards And 9, 10, 13, 15, 18 And 20 Atholl Crescent Lane A (Ref: Lb28260 12/14/1970).

A mix of land uses is found in the surrounding area including residential, offices, hotels, and retail. Haymarket Railway Station and two tram stops (Haymarket Terrace and Shandwick Place) are within walking distance as are bus stops offering a range of routes. Local facilities and the city centre are within walking and cycling distance. The street is a busy city centre thoroughfare.

The application property is in West End Conservation Area and adjacent to New Town Conservation Area. It is in the Old and New Towns of Edinburgh World Heritage Site (Western New Town).

## Description Of the Proposal

The proposal is for a change of use from office to serviced apartments and associated alterations to the building to accommodate the change of use. Thirty-three serviced apartments are proposed in a range of studio, 1, 2 and 3 bed units:

Ground Floor:

- 1 x Studio
- 8 x 1 Bed Units
- 4 x 2 Bed Units
- 1 x 3 Bed Unit
- Amenity space (gym)

First Floor:

- 2 x Studio
- 10 x 1 Bed Units
- 4 x 2 Bed Units

Second Floor:

- 2 x 1 Bed Units
- 1 x 2 Bed Units

Both external and internal changes are proposed to the listed building. The proposed alterations to the listed building are sought in parallel planning application 22/01763/LBC.

Exterior alterations include additional rooflights in conservation style and removal of some existing rooflights in the central front section of the roof plane. Doors on the western-most and eastern-most doors positions on the front facade on the ground floor will be replaced with a window occupying the whole of the existing door opening space. Windows will be re-glazed with slim double glazing and secondary glazing will also be installed. Current entry and escape points are retained including the ramp access on the western door fronting Torphichen Street. No changes are proposed to the grounds.

Internal alterations include addition of partitions to divide rooms, e.g., to create shower rooms/en-suites, part-mezzanine floors, and installation of a lift. Subdivision of some of the larger rooms will involve new walls and the creation of space for the installation of a lift. Shower rooms and kitchens will be installed in the rooms. Downtakings are also proposed and mainly include non-original partitions.

A few doors will be widened, and a few will be removed and infilled to form a niche and those doors/door openings not needed will be permanently locked. Redundant doors in the main circulation space will be retained and will be closed in on the inside of the rooms. It is proposed to replace some doors with fire resistant doors. Some historic or early doors will be removed. Fire surrounds will be retained with some being protected i.e., boxed in. Some existing linings will remain, and some will be removed with new linings installed for fire rated, acoustic and thermally performing linings. This will include wall and ceiling linings.

## Revised Scheme

Revised drawings submitted to address concerns of HES and to enhance clarity in the drawings.

### **Supporting Information**

- Conservation Statement and Heritage Impact Assessment
- Design and Access Statement

### **Relevant Site History**

22/01763/LBC  
24 Canning Street  
Edinburgh  
EH3 8EG

Exterior alterations include changes to roof lights, replacing doors with windows and re-glazing existing windows with slim double glazing; internal alterations include addition of partitions to divide rooms, installation of lift and part-mezzanine floors and replacing linings and doors (as amended).

### **Other Relevant Site History**

23/03010/FUL

Propose to install automatic barriers and bollards at vehicular entrances to the site.  
Pending Consideration

23/03009/LBC

Propose to install automatic barriers and bollards at vehicular entrances to the site.  
Permission Not Required 14.07.2023.

### **Pre-Application process**

There is no pre-application process history.

### **Consultation Engagement**

Roads Authority (Transport)

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

### **Publicity and Public Engagement**

**Date of Neighbour Notification:** 29 April 2022

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

**Press Publication Date(s):** 13 May 2022

**Site Notices Date(s):** 10 May 2022

**Number of Contributors:** 9

## 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 24, 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (the 1997 Act):

Having regard to the legal requirement of Section 24(3), in the event of any policy incompatibility between National Planning Framework 4 (NPF4) & Edinburgh Local Development Plan 2016 (LDP) the newer policy shall prevail.

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling material considerations for not approving them?

If the proposals do not comply with the development plan, are there any compelling material considerations for approving them?

In the assessment of material considerations this report will consider:

- 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: Use and Adaption of Listed Buildings

- Managing Change in the Historic Environment: Windows
- Managing Change in the Historic Environment: Roofs
- Managing Change in the Historic Environment: Accessibility
- Managing Change in the Historic Environment: Interiors
- Managing Change in the Historic Environment: Fire Safety Management
- Managing Change in the Historic Environment: Setting

Historic Environment Scotland (HES), in its response to the parallel LBC application (22/01763/LBC), originally advised that it has no issue with the principals of the proposal and that further consideration is given to the protection of surviving historic fabric, including fireplaces, cornicing, timber panelled doors and intact elements of the school's original/historic plan form. Revised drawings were provided to address HES concerns and following further consultation it advised that it maintains its original comments and welcomes that more of the surviving original/historic fireplaces will be left visible.

The proposed change of use will enable the listed building to remain in use and prevent it from becoming empty and deteriorating. Consideration of the listed building consent proposals will enable change to be managed to protect the listed building's special interest allowing it to remain in active use.

Externally the proposed changes, such as repairing/refurbishing windows and which is welcomed, will not change the appearance of the building within the streetscape or the symmetry of the windows on the front elevation. Re-glazing the windows with slim lite double glazing will not detract from the overall appearance of the facades of the listed building. To ensure that the proposed secondary glazing will not interrupt the glazing pattern of the existing sash and case windows, it is recommended that a condition be used, in order to demonstrate that there will be a minimal impact visually on the building's fenestration pattern. Whilst the proposed windows which will replace existing glazed doors at the eastern-most and western-most extremities of the front elevation are a modern design, they will retain the width and height and not alter the existing opening sizes. They will also contribute to the symmetry of the building's front elevation. A condition is recommended to require the windows to be timber framed.

Although conservation style rooflights will be introduced into the roof plane, a large amount of original roof plane will remain and some existing rooflights will be removed thus re-instating more roof plane area.

Details of external fixtures such as drainage pipes, air conditioning units and HVAC (Heating Ventilation and Air Conditioning) are required, and a condition is recommended requiring detailed drawings. There is no indication that key safes are proposed to be attached to railings or to other parts of the listed building and listed building consent would be required for such a proposal.

Accessibility to the listed building will be enabled by the existing ramp to the western door (fronting Torphichen Street) which will remain and by the proposed installation of a lift. HES accepts the subdivision of a larger room to facilitate the provision of a lift inside the building to improve accessibility of the listed building.

The building has experienced some alterations and subdivision in its use as an office/business space. However, most of the original historic fabric has survived such as the staircases, fireplaces and cornicing and the building is in good condition inside.

One of the building's key internal features is the relationship between the circulation space and the classrooms and this will not be lessened by the proposals. The quality of the decorative scheme particularly in the stairwell and hallway, such as the staircase, ceiling and cupolas will not be diminished by the proposals.

The interrelationship of rooms and circulation space is a reflection of the building's design, function, status, and period. The circulation space in the hallway and original staircases will remain and the plan form in terms of the relationships of rooms to the hall and stairs will also remain. These are key historical design elements which strongly contribute to the building's special interest and its original use.

In terms of the plan layout many of the larger classrooms and communal space remains. The proposals will keep much of the internal features and fixtures and although some rooms will be divided and mezzanine floors added to most rooms, the original plan layout will still be legible. This will retain the cultural importance of the building, its specific design character and special interest.

Mezzanine floor levels are not a traditional characteristic of the building. However, they will enable the floor plan form to remain largely intact and retain ceiling heights. They would also be reversible. The introduction of kitchens and en-suite shower rooms in each of the proposed serviced apartments should be done in a sympathetic manner and not compromise original cornicing or skirtings. In order to protect the historic fabric detailing, a condition is recommended that kitchen units are not attached to walls.

HES urges a more sympathetic conversion of the small office to the west of the west escape exit which will be converted to a 1 bed unit. The room retains its form, proportions, and mirrors the small office at the east end of the building, which makes it significant to the building's surviving symmetrical plan form. Its conversion will introduce a kitchen and shower room compared to the equivalent small room on the east side which shall be used for amenity space thus retaining its original form. Although this will reduce the symmetry of the building's plan form, the room itself will remain the same size and from the outside the building will still appear as being symmetrical. In this context, this alteration is acceptable.

Many of the fireplaces will be left visible within the rooms and it is proposed that a few will be protected behind timber and plasterboard. However, the fireplaces are an important surviving element and, thus, a condition is recommended to maintain the visibility of the fireplaces within the rooms.

Original doors will be replaced with fire resistant doors. Managing Change Guidance: Fire Safety Management in the Historic Environment states that, "In historic buildings, the aim is to achieve a balance between fire safety provision and the protection of a building's historic character. Where physical intervention is necessary, careful consideration should go into design and installation in order to respect and minimise impact on the building's character." HES has stated that it encourages the retention of original doors and advises refurbishing them with intumescent strips and paint where possible. Therefore, it is recommended, should planning permission be granted, that a condition is used with the aim of retaining the original doors where possible and should it not be possible, e.g. if not able to provide the required fire resistance, then justification is provided and original doors stored for re-hanging in future. The proposed treatment to fix-shut redundant original/historic doors on the hallway side is welcomed and will retain these original doors in place.

The overall appearance of the listed building in the streetscape and in its grounds will not change. Trees at the front will continue to contribute to the setting of the listed building. Therefore, its setting and the setting of adjacent and neighbouring listed buildings will not be changed or compromised by the proposals.

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

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

The proposal is acceptable in terms of Section 59 (1) of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997.

#### **b) The proposals harm the character or appearance of the conservation area.**

Section 64(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states: "In exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

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

- Managing Change in the Historic Environment: Conservation Areas

The West End Conservation Area Character Appraisal states that the conservation area, "... is a large diverse area with a rich mix of historical periods and stages of development. The area is characterised by mixed, residential, and commercial buildings with the Georgian and Victorian tenements being mainly 4-6 storeys, constructed of stone with pitched, slated roofs. The area is generally characterised by irregularly shaped tenemental blocks, comprising buildings from a variety of periods, some with mews to the rear." The West End Conservation Area is also diverse in terms of its activities and uses ranging over city wide cultural activities, small offices and major headquarter offices, conference facilities and a wide variety of shops and restaurants.

In relation to Torphichen Street and Canning Street, the West End Conservation Character Appraisal recognises the Victorian school on Torphichen Street, is one of three buildings of interest. The other two buildings of interest are the former electricity offices and depot and Conference House. The Character Appraisal also states that, "The presumption of retaining and reusing buildings of merit within the area must continue..."

Lying in the western part of the conservation area, the application site is in a street containing both traditional and modern buildings. The modern buildings are of a different scale, height, materials, and street relationship to neighbouring historic buildings and compared to that of the application site, the former Torphichen Street School.



The proposed external alterations are minor and will not alter the overall appearance of the building within the streetscape or the conservation area. It is in a prominent corner position and its symmetrical facing of the two streets, Canning Street and Torphichen Street, will not be altered by the proposal. Whilst the landscape setting will not be enhanced, the existing setting around the building, in the street and in the conservation, area will preserve the existing appearance of the conservation area.

Commercial land uses, such as hotels and STL properties, are found in the conservation area. The proposed change of use from one commercial use to another commercial use is compatible with the mixed-use character in this part of the conservation area. The character of the conservation area will be preserved.

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

In relation to the conservation area the proposals preserve the character and appearance of the conservation area. The proposals comply with Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

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

National Planning Framework 4 (NPF4) was adopted by the Scottish Ministers on 13 February 2023 and forms part of the Council's Development Plan. NPF4 policies supports the planning and delivery of Sustainable Places, Liveable Places and Productive Places and are the key policies against which proposals for development are assessed. Several policies in the Edinburgh Local Development Plan (LDP) are superseded by equivalent and alternative policies within NPF4.

The relevant policies to be considered are:

- NPF4 Sustainable Places Policies 1.
- NPF4 Historic Assets and Places Policy 7.
- NPF4 Sustainable Transport Policy 13.
- NPF4 Productive Places Tourism Policy 30.
- LDP Housing Policy Hou 7.
- LDP Design Policies Des 5 and Des 12.
- LDP Transport Policies Tra 2 Tra 3 and Tra 4.
- LDP Transport Policy Emp 9.
- LDP Delivering the Strategy Policy Del 2.

The non-statutory Listed Building and Conservation Area Guidance is a material consideration when considering NPF 4 Policy 7. The non-statutory Guidance for Business (updated April 2023) is a material consideration that is relevant when considering LDP Policy Hou 7 and the Edinburgh Design Guidance is a material consideration when considering LDP Policies Tra 2, Tra 3 and Tra 4.

### **Listed Buildings, Conservation Area, and Edinburgh World Heritage Site**

It has been concluded in sections a) and b) that the proposals will not harm the listed building, its setting, or the setting of adjacent listed buildings and that the character and appearance of the conservation area will be preserved.

The re-use of the building will ensure this part of the World Heritage Site is maintained as a thriving part of the city without harm to the Outstanding Universal Value of the Old and New Towns of Edinburgh World Heritage site. The proposed external changes will have no detrimental impact on the OUV and will not threaten the authenticity of the World Heritage Site.

The proposal complies with NPF 4 Policy 7.

#### Principle of Development - Proposed Use

NPF4 Policy 1 (Tackling the climate and nature crisis) gives significant weight to the global climate and nature crisis to ensure that it is recognised as a priority in all plans and decisions. The proposed development contributes to the spatial principles of 'Compact Urban Growth' and 'Local Living' through the use of an existing developed site. It is close to local facilities and public transport routes as well as being within walking and cycling distance of local facilities and the city centre. The site is sustainably located.

NPF 4 Policy 30 seeks to encourage, promote, and facilitate sustainable tourism development which benefits local people, is consistent with our net zero and nature commitments, and inspires people to visit Scotland. Criterion 30 (e) specifically relates to STL proposals.

Policy Del 2 (City Centre) aims to retain and enhance the City Centre's character, attractiveness, vitality, and accessibility.

LDP Policy Hou 7 (Inappropriate Uses in Residential Areas), seeks to protect residential amenity. LDP Policy Des 5 (Development Design - Amenity) states that, planning permission will be granted for development where it is demonstrated that: a) the amenity of neighbouring developments is not adversely affected and that future occupiers have acceptable levels of amenity in relation to noise, daylight, sunlight, privacy, or immediate outlook.

The non-statutory Guidance for Businesses (update April 2023) states that an assessment of a change of use of dwellings to a short term let will have regard to:

- The character of the new use and of the wider area.
- The size of the property.
- The pattern of activity associated with the use including numbers of occupants, the period of use, issues of noise, disturbance, and parking demand; and
- The nature and character of any services provided.

As serviced apartments can also be classified as short term lets, it is appropriate to assess the proposed use in terms of the policies NPF4 Policy 30, LDP Policies Hou 7 and Del 2. Although the change of use is from one commercial/business use to another, i.e., from offices to serviced accommodation, the Guidance for Business is useful as it sets out the considerations for assessing the impact on amenity of the proposed use.

The proposal will provide accommodation for tourists and individuals visiting the city, within an area of already mixed use. The proposal will not prejudice or inhibit the activities of any nearby employment use and will contribute to some degree to the

vitality of the city centre. The proposal complies with the objectives of NPF4 Policy 30 and LDP Policy Del 2.

There is no LDP policy applicable to the loss of office use in the City Centre. However, LDP policy Emp 9 (Employment Sites and Premises) is applicable and redeveloping the site for another business use complies with LDP Policy Emp 9.

### *Amenity*

The application site is a stand-alone building sitting within its own grounds with its own accesses. It is currently operating as a commercial use. This will minimise the effect of the proposed change of use to serviced accommodation could have on the immediate neighbouring properties residential amenity.

The application property is located within a busy city centre context with other commercial uses and on a busy thoroughfare. The area is also characterised by tourist activities, such as hotels and short term let properties. The proposed use would not increase the ambient background noise above levels that existing residents would reasonably expect within the neighbourhood and local area. Anti-social behaviour, such as noise, can be dealt with through the responsibilities of other legislation and services, such as Police Scotland or Environmental Protection.

Changing the use will result in a different use pattern compared to the existing situation, such as usage at night and over the weekend. Whilst it is acknowledged that this could affect privacy and overlooking of existing residential properties to the rear, the commercial use of the building is well established, and it is located in a densely developed area. As such, the proposal will not have an unreasonable impact on privacy or overlooking.

The proposal will not have an unacceptable impact on the living conditions and amenity of nearby residents. The proposal complies with LDP Policy Hou 7.

There will not be a loss of residential use as the building is currently offices. The proposal will be compatible with the nature of the surrounding area and will not hinder the provision of homes and services for local people. As such, the proposal will comply with NPF4 policy 30 (part b).

The principle of the development and proposed change of use are acceptable.

### Design

NPF4 Policy 14 supports development proposals that are designed to improve the quality of an area and are consistent with the six qualities of successful places. The proposal will support an attractive built environment, retain the established distinctive local architectural design and result in the investment in the long-term value of the building. It will also be sustainable and connected.

The proposal will retain the symmetry and original design concept of the building. Proposed external alterations will be sympathetic and maintain the overall appearance of the building thus not detracting from its character. In terms of the impact on amenity (Des 12-part c), this has been covered above (under heading Principle of Development/Proposed Use).

The proposal complies with NPF4 Policy 14 and LDP Policy Des 12 (Alterations and Extensions).

### Transport and Parking

NPF4 Policy 13 aims to encourage sustainable travel and LDP Policies Tra 2 - Tra 4 sets out the requirements for private car and cycle parking. The Edinburgh Design Guidance (EDG) sets out the maximum number of car parking spaces for new development and sets out the cycle and motorbike parking requirements.

The Roads Authority (Transport) has advised that it has no objection to the application subject to conditions or informatives as appropriate relating to cycle and motorbike parking, electric vehicle parking spaces, an accessible parking space and a Travel Plan. There is no net tram contribution.

Car parking already exists to the rear and sides of the application site with 14 spaces. There would be sufficient space to provide secure cycle and motorbike parking on site as well as an accessible space and electric vehicle charging spaces. Therefore, it is recommended that a condition be attached, should planning permission be granted, requiring parking spaces for cycles, motorbikes, accessible and electric vehicle charging. An informative is recommended in relation to a Travel Plan.

The proposal complies with NPF4 Policy 13 and LDP policies Tra 2, Tra 3 and Tra 4, with the use of a condition.

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

Overall, the proposal complies with the Development Plan and is acceptable in principle. The proposal will preserve the special architectural and historic interest of the listed building and setting. The character and appearance of the conservation area will be preserved, and the Outstanding Universal Value of the World Heritage Site will not be compromised. A change of use to serviced apartments will not have an unreasonable impact on residential amenity. Furthermore, it is recognised that there is an economic benefit in the serviced apartment use, and, in this instance, the use is compatible with the surrounding area.

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

The following material planning considerations have been identified:

#### Independent economic impact assessment

An independent economic impact assessment was commissioned by the Planning Service, and this resulted in a report on the Economic Impact of Residential and Short-Term Let Properties in Edinburgh (the Economic Report). This was reported to Planning Committee on 14 June 2023. The Committee noted that the findings of the report are one source of information that can be considered when assessing the economic impacts of short-term let planning applications and that given the report is considering generalities rather than the specifics of an individual case, it is likely that only limited weight can be attached to it as a material consideration when making planning application decisions.

The study considered the economic impact of various types of properties in Edinburgh if used as a residential property as opposed to being used for short-term holiday lettings.

The Economic Report shows that there are positive economic impacts from the use of properties for both residential use and short-term let use. The Report found that in general the gross value added (GVA) effects are greater for residential uses than short-term lets across all property types and all areas. However, given it is considering generalities rather than the specifics of this individual case, only limited weight can be attached to it as a material consideration in the determination of this application.

### Emerging policy context

City Plan 2030 represents the settled will of the Council, and it has been submitted to Scottish Ministers for examination. As such, limited 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. No impacts have been identified. A ramp will give access up the steps to the western entrance and a lift will be installed. Accessibility of the building will be improved.

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*

- impact on listed building - classroom spaces, mezzanines, new windows, rooflights. Addressed in section a).
- Heritage Impact Assessment - fails to properly assess changes against significance of building; downplays impact; no justification or alternative schemes. *The updated Conservation Statement and Heritage Impact Assessment provides sufficient information to enable the planning authority to consider the proposals.*
- loss of historical features. Addressed in section a).
- loss of office use. Addressed in section c).
- loss of neighbourhood residential character and becoming a commercial zone, e.g., too many hotels. Addressed in section c).
- impact on quality of life for residents - noise, disturbance, and anti-social behaviour. Addressed in section c).
- economic impact. Addressed in section c).
- Neighbour Notification - letters sent out late and only to a few residents. *The neighbour notification was carried out in line with the Planning legislation.*

### *non-material considerations*

- possible future uses, e.g., hostel. *The planning authority can only consider the application submitted and cannot assess any possible future uses.*
- litter.
- parking enforcement. *This is the responsibility of the Roads Authority or Police Scotland.*
- management of the units - e.g., who will the units be let to?
- construction work.

### *West End Community Council*

- exterior - detail lacking, e.g., key safes, ducting for drainage and ventilation for kitchens and bathrooms, secondary glazing.
- interior - sub-division of classrooms, create mezzanine floors, etc.
- loss of historic features.
- Heritage Impact Assessment - states: states classrooms to be an "area of highest significance" and "The existence of the original classroom plan is also a significant element to be considered".
- impact on conservation area, World Heritage Site, and character of area. Addressed in sections b) and c).
- impact on residential amenity - increase noise and disturbance
- use for community activities/facilities. *This is not a material planning consideration. The planning authority can only consider the application submitted.*
- Housing shortage. *This is not a material planning consideration for this application.*

West End Community Council comments are addressed in sections a), b) and c).

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

The proposals do not raise any issues in relation to other material considerations identified.

### **Overall conclusion**

The proposal is acceptable with regard to Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as it will not harm the listed building, or its setting and it will preserve or enhance the character or appearance of the conservation area.

The proposal complies with the Development Plan and is acceptable in principle. The proposal will preserve the special architectural and historic interest of the listed building and setting. The character and appearance of the conservation area will be preserved, and the Outstanding Universal Value of the World Heritage Site will not be compromised. A change of use to serviced apartments will not have an unreasonable impact on residential amenity. Furthermore, it is recognised that there is an economic benefit in the serviced apartment use, and, in this instance, the use is compatible with the surrounding area.

## Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following.

### Conditions

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted. If development has not begun at the expiration of this period, the planning permission lapses.
2. Notwithstanding the approved drawings:
  - all the original fireplaces shall remain in place and visible/open to view and shall not be boxed in.
  - no kitchen units to be attached to the original internal walls or skirting boards; and
  - no services shall interfere with the original decorative elements of the rooms.
3. Notwithstanding the approved drawings, details of services, such as extract vents etc, on the external walls and roof shall be submitted to and approved in writing by the planning authority prior to the commencement of development.
4. Notwithstanding the drawings, the original doors shall be kept in place and not removed or replaced. Should the original doors be required to be removed for fire resistance purposes, justification should be provided and a detailed storage strategy for the doors before they are removed shall be submitted to and approved in writing by the planning authority.
5. Prior to the commencement of development full details of the secondary glazing shall be submitted to and approved in writing by the planning authority and the secondary glazing shall be implemented in accordance with the agreed details.
6. The window frames for the proposed windows at ground floor on the front elevation shall be timber.
7. Prior to commencement of development details of safe and secure cycle and motorbike parking, accessible parking space(s) and electric vehicle charging spaces shall be submitted on a drawing to the planning authority for approval in writing. Details shall include:
  - a. 4 cycle parking spaces and 1 motorcycle parking space in a secure and under cover location.
  - b. a minimum of 2 electric vehicle charging spaces; and
  - c. a minimum of 1 accessible parking space.

### Reasons

1. To accord with Section 58 of the Town and Country Planning (Scotland) Act 1997.

2. In order to safeguard the character of the statutorily listed building.
3. In order to safeguard the character of the statutorily listed building.
4. In order to safeguard the character of the statutorily listed building.
5. In order to safeguard the character of the statutorily listed building.
6. In order to safeguard the character of the statutorily listed building.
7. In order to provide for sustainable travel options and to comply with parking standards.

### **Informatives**

It should be noted that:

1. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
2. The applicant should consider developing a Travel Plan including provision of public transport travel passes, a Welcome Pack, a high-quality map of the neighbourhood (showing cycling, walking and public transport routes to key local facilities), timetables for local public transport.
3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.

### **Background Reading/External References**

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

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

**Date Registered: 31 March 2022**

**Drawing Numbers/Scheme**

01,02,03B,04B,05,06,07C,08C,09C,10A,11A,12,13A-23A

Scheme 4

**David Givan**  
**Chief Planning Officer**



**PLACE**  
**The City of Edinburgh Council**

Contact: Jackie McInnes, Planning officer  
E-mail: jackie.mcinnnes@edinburgh.gov.uk

Appendix 1

**Summary of Consultation Responses**

NAME: Roads Authority (Transport)

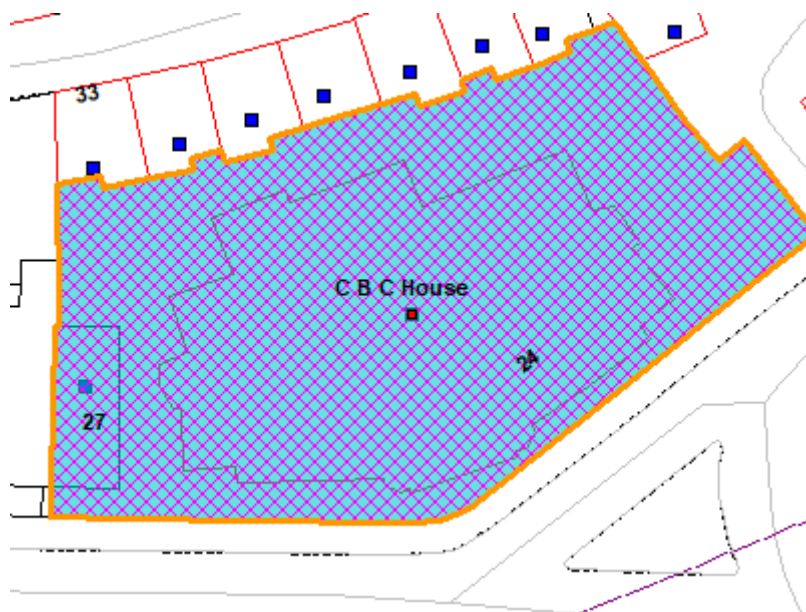
COMMENT: No objections subject to appropriate conditions and informatives as appropriate:

1. The applicant should be required to provide:
  - a. 4 cycle parking spaces and 1 motorcycle parking space in a secure and under cover location.
  - b. a minimum of 2 electric vehicle charging spaces.
  - c. a minimum of 1 accessible parking space.
2. The applicant should consider developing a Travel Plan.

DATE: 8 August 2023

The full consultation response can be viewed on the [Planning & Building Standards Portal](#).

**Location Plan**



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