

# Development Management Sub-Committee Report

**Wednesday 4 October 2023**

**Application for Listed Building Consent  
104-105 Princes Street, Edinburgh, EH2 3AA**

**Proposal: Internal and external alterations including partial demolition and rear extension to form new hotel. (As amended).**

**Item – Committee Decision  
Application Number – 23/01420/LBC  
Ward – B11 - City Centre**

## Reasons for Referral to Committee

### Recommendation

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

### Summary

The proposal is acceptable with regard to Sections 14 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 the character and appearance of the conservation area. No other material considerations identified outweigh this conclusion. It is therefore recommended that the application is granted.

## SECTION A – Application Background

### Site Description

The application site totals 0.22 hectares of land, and is comprised of three buildings located on the northern side of Princes Street operated as a mix of retail units and offices. The site is bounded to the rear by Rose Street South Lane and to the east and west by other buildings.

Two of the three buildings on the site are category B listed. 104-105 Princes Street is the former Clarendon Hotel and arcade (ref: LB29511; date: 20/02/1985) and 106 Princes Street is a late 18th century townhouse (ref: LB43324; date: 28/03/1996). To the immediate west of the site are the category B Listed Buildings 109, 110 and 111 Princes Street (ref: LB30147; date: 12/12/1974). To the north of the site across Rose Street South Lane are the category B listed buildings 116 Rose Street (ref: LB29648; date 28/03/1996) and 138-142 (even nos) Rose Street (ref: LB29649; date 28/03/1996). There is an extant permission in place at 109 - 112 Princes Street and

144-150 Rose Street for the site's redevelopment and change of use to form a hotel with retail on the lower floors and associated ancillary uses (application ref: 20/05444/FUL).

The site is located within the New Town Conservation Area, the Old and New Towns World Heritage Site, the New Town Gardens and Dean Historic Garden Designed Landscape, the City Centre, the City Centre Retail Core, and the designated Urban Area.

Public transport links are highly accessible from the site.

### **Description Of The Proposal**

Internal and external alterations to 104-105 Princes Street, including partial demolition and development of the site for hotel use (Class 7) with ancillary bar and restaurant facilities and retail use at basement and ground levels including associated alterations and extensions. The demolition refers to 107-108 Princes Street, a non-listed early 1970's panel building, and to areas of the rear of 106 and 104 -105 Princes Street, including the arcades. The facades and significant proportions of 106 and 104-105 are to be retained, though works to enable the conversion of the remaining historic fabric are proposed. The associated planning application includes the proposed work to 104-105 Princes Street.

A seven storey building at 107-108 Princes Street is proposed, stepping down to six storeys at the rear of 106 and 104-105 Princes Street. A new shop frontage is proposed at 104-105 Princes Street as well as a combined hotel entrance lobby with 106 Princes Street. The upper floors of 104-105 Princes Street are to be amalgamated with 106 and 107-108 Princes Street into areas for hotel bedrooms and servicing, arranged around three external courtyards. Additionally a bar area is proposed at the sixth floor.

Structural works and major internal refurbishment to ensure the stability of the existing listed buildings and to enable new use are proposed, including the replacement of the existing roof with a matching roof, the removal and replacement of modern alterations, restorative works to the facades, works to the rear gable wall, and the replacement of the existing shop front with a recreation of the original from historic drawings. The existing historic fabric of the building is to be retained or reused where possible throughout.

### **Supporting Information**

- Planning Statement
- Design and Access Statement (Revised)
- Heritage and Townscape Statement (Revised)
- AVR visualisations

## **Schedule Two**

Application amended to accord with amendments made to associated planning application (reference: 23/01417/FUL) regarding downtakings the narrow the link between the newbuild and historic frontage buildings, to introduce a setback to the upper most storey at the rear of 104-105 Princes Street, and to alter the Princes Street elevation roofscape of 107-108 Princes Street.

### **Relevant Site History**

23/01417/FUL

104 - 106, 107 & 108 Princes Street

Edinburgh

EH2 3AA

Redevelopment including demolition for hotel use (Class 7) with ancillary bar /restaurant facilities and retail use at basement and ground levels including associated alterations and extensions. (As amended).

23/01422/LBC

106 Princes Street

Edinburgh

EH2 3AA

Internal and external alterations, including partial demolition and rear extension, to form new hotel. (As amended).

23/01425/CON

107 - 108 Princes Street

Edinburgh

EH2 3AA

Demolition of retail and office building. (As amended).

### **Other Relevant Site History**

No other relevant site history was identified.

### **Pre-Application process**

Pre-application discussions took place on this application.

### **Consultation Engagement**

Archaeologist

Historic Environment Scotland

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

## Publicity and Public Engagement

**Date of Neighbour Notification:** Not Applicable

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

**Press Publication Date(s):** 28 April 2023

**Site Notices Date(s):** 25 April 2023

**Number of Contributors:** 2

## Section B - Assessment

### Determining Issues

Due to the proposals relating to a listed building(s) within a conservation area, this application for listed building consent requires to be assessed against Sections 14 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (the "1997 Heritage Act"):

- Having due regard to HES Policy and guidance, do the proposals:
  - a) harm a listed building or its setting? or
  - b) conflict with the objective of preserving or enhancing the character or appearance of the conservation area?
- If the proposals do comply with HES Policy and guidance, are there any compelling reasons (including but not limited to the public sector equality duty) for not approving them?
- If the proposals do not comply with HES Policy and guidance, are there any compelling reasons (including but not limited to the public sector equality duty) for approving them?

### Assessment

To address these determining issues, it needs to be considered whether:

#### a) **The proposals harm the listed building or its setting?**

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

- Managing Change In the Historic Environment Guidance on the Principles of Listed Building Consent
- Managing Change In the Historic Environment Guidance on Conservation Areas
- Managing Change In the Historic Environment: External Walls
- Managing Change In the Historic Environment: Gardens and Designed Landscapes
- Managing Change In the Historic Environment: Interiors
- Managing Change In the Historic Environment: Setting
- Managing Change In the Historic Environment: Shopfronts and Signs
- Managing Change In the Historic Environment: Use and Adaptation of Listed Buildings
- Managing Change In the Historic Environment: Windows

## *Setting of Listed Buildings*

Though the proximity of several listed buildings to the site is noted, the proposal is not considered to have a negative impact on the setting of the listed building due to the site's location within a dense urban townscape.

### *104-105 Princes Street*

104-105 Princes Street is a 4-bay former hotel with mansard roof, featuring a modern retail unit and shopfront at the ground floor and forming a significant part of Princes Street's streetscape. The building features a decorative front façade that utilises a polished cream ashlar sandstone finish. The upper floors of the building are disused and in an advanced state of disrepair. To the rear of the building is the former arcade and workshop area featuring a notable stone façade that faces onto Rose Street South Lane, which though altered, contributes to the significance and special architectural interest of the building. Internally the building has undergone significant and repeated modern alteration leaving few original features intact. The ground and first floors were most recently converted to open-plan retail space, whilst several windows have been covered and converted to host plant machinery, which Historic Environment Scotland notes as being of detriment to the character of the building.

In essence, the scheme seeks to retain and restore the facades of the listed building, whilst converting the internal site area into usable commercial space, including additions to the rear of the building. On balance the proposal should not be seen as of harm to the special architectural or historic interest of the Listed Building. Historic Environment Scotland has not objected to the proposal.

The additional height and massing proposed to the rear of the building will obscure much of the surviving rear elevation of the frontage blocks of 104 - 105 Princes Street and reduce the existing distinction between the frontage building and the arcade to its rear, leaving little articulation of the form of the former arcade buildings when viewed from Rose Street South Lane. However, in other aspects the proposal represents an opportunity for conservation gain, as the proposal will involve works to address structural issues and to rectify the harm done by various internal modern alterations. In particular the scheme will reintroduce courtyard areas to the rear of 104 - 105 Princes Street, revealing the rear wall of the listed building. A condition has been attached to the consent requiring the in-situ retention of the rear façade of 104 - 105 Princes Street, addressing concerns raised by Historic Environment Scotland regarding the impact on the stability of the stonework should it be taken down and rebuilt as proposed.

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

The proposal will preserve the special architectural or historic interest of the listed buildings. It is acceptable with regard to Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

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

The New Town Conservation Area Character Appraisal states that the area is typified by the formal plan layout, spacious stone built terraces, broad streets and an overall classical elegance. The buildings are of a generally consistent three storey and basement scale, with some four storey corner and central pavilions and identifies the

key characteristics of the New Town as:

- Georgian and early Victorian rectilinear development of grand formal streets lined by fine terraced building expressing neo-classical order, regularity, symmetry, rigid geometry, and a hierarchical arrangement of buildings and spaces;
- terminated vistas within the grid layouts and the long-distance views across and out of the conservation area;
- a richly varied topography of ancient landform shaped by volcanism and later by glacial scouring;
- internationally important private and public open spaces lying within, and on the edge of a neoclassical grid pattern and reflecting the picturesque tradition of landscape improvement; and
- gardens that create open and framed long distant picturesque views of exceptional quality.

104-105 Princes Street is considered to make a significant contribution to the New Town Conservation area. As the special architectural or historic interest of 104-105 Princes Street is to be preserved, the proposed alterations to the building is considered to preserve the character and appearance of the Conservation Area.

In broad terms, what is proposed preserves the spatial and structural patterns of the area and makes use of high quality materials appropriate to the location. In terms of the Princes Street elevation, the proposal reinforces the formal plan form of the first New Town. In terms of the Rose Street South Lane elevation, the proposals reinforce the character of the lane and it's primary historic function as an access route for the servicing of buildings that front onto Princes Street.

The predominant impact of the proposed development at 104-105 Princes Street will have is to the character and appearance of Rose Street South Lane, as the development represents a significant increase in the height of the built form of 104-108 facing onto the lane. On balance however this is considered acceptable, as views of the building are significantly restricted from within the lane, and other buildings of the similar height at 109 - 112 Princes Street and 144-150 Rose Street either exist or have an extant permission in place for their construction, reducing the impact of this to the character of the lane. That the servicing function of the lane is to be retained is also of importance, as the lane's subservience to Princes Street and Rose Street is retained.

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

The works will preserve the special character and appearance of the conservation area. The proposals are acceptable with regards to Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

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

### **c) Are there are any other matters to consider?**

The following matters have been identified for consideration:

#### 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

The majority of comments, including those from Legal and General and the Architectural Heritage Society of Scotland relate to the associated application for planning permission (reference 23/01417/FUL) or are non-material in planning terms.

#### *material comments*

- Impact to listed buildings. Addressed in Section A.
- Impact to the New Town Conservation Area. Addressed in Section B.

## **Conclusion in relation to other matters considered**

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

## **Overall conclusion**

The proposal is acceptable with regard to Sections 14 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 the character and appearance of the conservation area. No other material considerations identified outweigh this conclusion. It is therefore recommended that the application is granted.

## Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following;

### Conditions

### Reasons

### Informatives

It should be noted that:

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

### Background Reading/External References

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

### Further Information - Local Development Plan

**Date Registered: 6 April 2023**

### Drawing Numbers/Scheme

01, 02, 03A, 04-33, 34A-39A, 40-42, 43A, 44-49, 50A-70A,71-73

Scheme 2

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

Contact: James Armstrong, Assistant Planning Officer  
E-mail:james.armstrong@edinburgh.gov.uk



## Appendix 1

### Summary of Consultation Responses

NAME: Archaeologist

COMMENT: No objections subject to appropriate conditions and informatives.

DATE: 27 April 2023

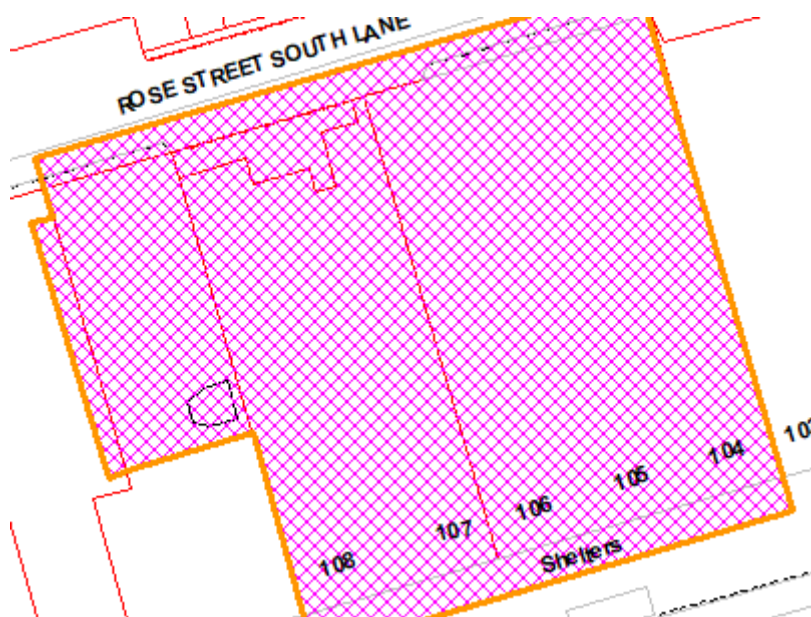
NAME: Historic Environment Scotland

COMMENT: We are now content that the listed building's roof structure is too damaged to meaningfully retain, but would still urge an authentic restoration of its Victorian form. With the new-build, we would again suggest that more of the rear façade of the listed building could be revealed by set-back extensions, and that the hierarchy of the site section would be improved by the reduction of development by a storey level behind the frontage. As before, we welcome the difference in design treatments to the rear lane, but would urge a more sensitive treatment of the retained stone façade, with opportunities to set back the façade here, and a strong priority towards its in-situ retention.

DATE: 13 September 2023

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

### Location Plan



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