

# Development Management Sub-Committee Report

**Wednesday 4 October 2023**

**Application for Listed Building Consent  
106 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 – 23/01422/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 rear extension to form a new hotel. An associated application for planning permission (reference: 23/01417/FUL) has been submitted for the 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 a later rear extension to the rear of 106 Princes Street, and to buildings to the rear of 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 106 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 106 Princes Street as well as a combined hotel entrance lobby with 104-105 Princes Street. The upper floors of 106 Princes Street are to be amalgamated with 104-105 and 107-108 Princes Street into areas for hotel bedrooms and servicing, arranged around three external courtyards.

Structural works and major internal refurbishment to ensure the stability of the existing listed buildings and enable the new use are proposed, including the removal and replacement of modern alterations and the replacement of the existing shop front with a new shop front of a more traditional design. 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)

### **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).

23/01420/LBC

104-105 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

## Pre-Application process

Pre-application discussions took place on this application.

## Consultation Engagement

Historic Environment Scotland

Archaeology

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):** 21 April 2023

**Site Notices Date(s):** 18 April 2023

**Number of Contributors:** 6

## 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 any nearby listed buildings due to the site's location within a dense urban townscape.

### *106 Princes Street*

106 Princes Street is a late 18th Century 3-storey 3-bay former townhouse with a 19th century timber build out at 1st floor and modern shop build out at ground level. The building is a significant surviving part of the original fabric of Edinburgh's New Town. Few internal historic features remain following significant and repeated modern alterations.

Following amendments to the originally proposed scheme the existing timber work and bay window arrangement at first floor level and the roof (excluding the dormer windows) is to be retained. Whilst the rear building that is to be removed is part of the listing it does not contribute to the character or significance of the former townhouse. On balance, the proposal is not considered to be of harm to the special architectural or historic interest of the listed building. Historic Environment Scotland has not objected to the proposal.

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

The proposal will preserve the special architectural and 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.

106 Princes Street is considered to make a significant contribution to the New Town Conservation Area. As the special architectural and historic interest of 106 Princes Street is to be preserved, the proposed alterations are 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. The predominant impact the proposed development will have is to the roofscape of the New Town, altering the roofline of a section of Princes Street. When considering views from the Old Town towards the New Town, the additional building mass to the rear of 106 Princess Street impacts on the varied roofscape of the New Town, and in particular partially obscures views to buildings located between Rose Street South Lane and Rose Street. However, these views are not protected or otherwise identified in the Edinburgh Design Guidance, Skyline Study or the New Town Conservation Area Character Appraisal and consequently the impact is considered acceptable in the context of the wider townscape.

### **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.

#### **c) 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.

A summary of the representations is provided below:

#### *material considerations*

- The design of the proposals is of a poor quality and out of keeping with other buildings in Edinburgh. Addressed in section A.
- 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: 30 March 2023**

### **Drawing Numbers/Scheme**

01, 02, 03A, 04-34, 35A-40A, 41-43, 44A, 45-49, 50A-54A, 55,56, 57A-70A, 71, 72A, 73

Scheme 2

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

Contact: James Armstrong, Assistant Planning Officer  
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## Appendix 1

### Summary of Consultation Responses

NAME: Historic Environment Scotland

COMMENT: We welcome the retention of the existing timber work and bay window arrangement at first floor level and the retention of the roof (excluding the dormer windows). These revisions largely address our previous concerns.

DATE: 13 September 2023

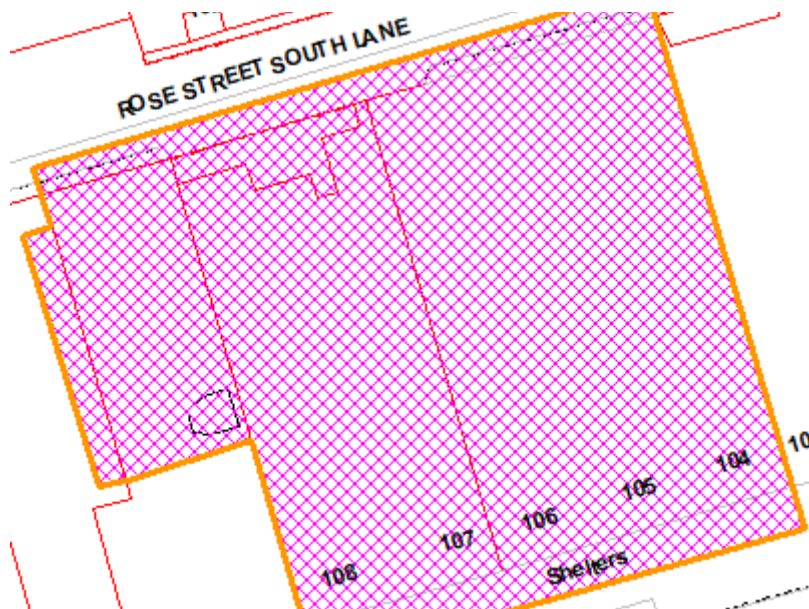
NAME: Archaeology

COMMENT: No objections subject to appropriate conditions and informatives.

DATE: 27 April 2023

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

### Location Plan



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