

Development Management Sub-Committee Report

Wednesday 17 April 2024

Application for Planning Permission

72 - 77 Princes Street & 1 - 5 Hanover Street, Edinburgh, EH2 2DF.

Proposal: Redevelopment of existing floorspace for serviced apartment use including associated alterations and extensions.

Item – Committee Decision

Application Number – 23/06881/FUL

Ward – B11 - City Centre

Reasons for Referral to Committee

Given the level of public interest in relation to the issue of short term lets, it is considered appropriate that this application be determined by Committee.

Recommendation

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

Summary

The proposal is acceptable with regard to Section 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 in terms of preserving the special historic and architectural interest of the listed buildings and their settings. The character and appearance of the conservation area will be preserved and enhanced.

Overall, the development is in accordance with the development plan. The revised scheme will deliver a sustainable and well-designed scheme whilst contributing to climate mitigation and adaptation.

There are no material consideration which outweigh this conclusion.

SECTION A – Application Background

Site Description

The application site occupies a prominent corner site within the city centre at the junction of Princes Street and Hanover Street. The site covers an existing floorspace of 1,784 sqm across four interconnected buildings, reaching five storeys in height.

The only existing active use within the site is in the form of a café to the first floor of 1 Hanover Street and 76-77 Princes Street. All ground floor units of the buildings are currently in active retail use although do not form part of this application.

Existing access can be taken into the site from an access point at 1 Hanover Street, 5 Hanover Street and through a connection from 70-71 Princes Street. Other buildings area landlocked within the built development with no independent access.

The site includes four Category B listed buildings:

72-73 Princes Street (Ref: LB43317, 28/03/1996): Mid-19th century, polished cream sandstone ashlar with UPVC tilt and turn windows, mansard roof.

74-75 Princes Street (Ref: LB43318, 28/03/1996): Late 18th century with considerable 19th century alterations. Former townhouse extended to 4th floor and double attic. Droved sandstone with painted timber dressings. Timber sash and case plate glass windows.

76-77 Princes Street/ 1 Hanover Street (Ref: 43319, 28/03/1996): Late 18th century with mid-19th century alterations and additions. Former classical 3 storey tenement, with late top storey and built out shops to ground and first floor. Five bays to Princes Street, four bays to Hanover Street. Droved cream sandstone with ashlar dressings. Timber sash and case windows to upper floors, mostly plate glass.

3-5 Hanover Street (Ref: LB4321, 28/03/1996): Former pair of 2 storey and attic 3 bay classical houses with later alterations and additions. Droved cream sandstone, timber architraves. Timber sash and case and casement windows with a variety of glazing.

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

The surrounding area has variety of uses, predominantly commercial including shops, offices, hotels, cafes, restaurants, and bars. The area is well served by various sustainable transport modes and networks given its city centre location.

Description of the Proposal

The application is for the redevelopment and adaptation of the site, bringing it back into active use and proposing 30 serviced apartments. The proposal seeks to adapt the existing properties to provide a connected group of properties accessed via a new primary access at 1 Hanover Street. The proposal includes the following works:

- An additional storey to the roof at 72-74 Princes Street;
- Extension of the building footprint to the rear courtyard;
- External alterations to the Princes Street and Hanover Street elevations; and
- Replacement of existing windows.

The entrance area at 1 Hanover Street will comprise of a double glazed entrance screen, extending up to the first floors with aluminium surround and dark metallic cladding.

The first floor gallery spans the Princes Street elevation and wraps around to Hanover Street on the west elevation. This will be replaced with timber framed windows and a zinc roof.

The following internal alterations and downtakings are proposed:

- Removal of existing staircase at 72-73 Princes Street;
- Removal of existing staircase at 74-75 Princes Street;
- New feature entrance stair from access point at 1 Hanover Street;
- Removal of internal walls and installation of additional internal partition walls associated with reconfiguration of internal floorspace at 74-75 Prince Street;
- Infill of existing internal openings to neighbouring retail unit to provide separation between the proposed development and neighbouring uses;
- Provision of new internal steps to accommodate changes in level between existing floor slabs.

The proposed internal alterations form part of the associated application for listed building consent (Ref: 23/06884/LBC).

There will be no loss of retail space as part of the application - the existing retail space across the ground floor does not form part of the application.

Scheme 1

The original scheme proposed a larger roof extension, bigger massing to the rear of the building and different windows.

Supporting Information

- Design and Access Statement;
- Energy and Sustainability Statement;
- Heritage Statement and Addendum;
- Noise Impact Assessment;
- Inspection Report and
- Planning Statement.

Relevant Site History

No relevant site history.

Other Relevant Site History

30 August 2019: Application granted for conversion of unoccupied floorspace back to residential use and creation of rear/upper-level amenity space. (Ref: 17/04601/FUL).

30 August 2019: Listed Building Consent granted for conversion of unoccupied floorspace back to residential use and creation of rear/upper-level amenity space. (Ref: 17/04602/LBC).

9 June 2015: Application granted for change of use from mixed use (retail/ office) to residential accommodation forming 3 flats. (Ref: 15/00474/FUL).

Neighbouring property:

13 March 2024: Application granted for alterations and new development including partial demolition and rear/ rooftop extensions to form new hotel (Class 7) with ancillary uses and lower and ground floor commercial uses (Class 1A and Class 3), public and private amenity space, ancillary areas and external pend access with associated works. (Ref: 23/06554/FUL).

13 March 2024: Listed Building Consent granted for Selective demolition and alterations to form hotel and ancillary uses with refurbished commercial units and associated works. (Ref: 23/06565/LBC).

Pre-Application process

Pre-application discussions took place on this application.

Consultation Engagement

Historic Environment Scotland

Archaeology

Transport Planning

Edinburgh World Heritage

Environmental Protection

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

Publicity and Public Engagement

Date of Neighbour Notification: 20 December 2023

Date of Renotification of Neighbour Notification: Not Applicable

Press Publication Date(s): 5 January 2024

Site Notices Date(s): 28 December 2023

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 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 or its setting?

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

- Managing Change: Use and Adaptation of Listed Buildings
- Managing Change: Setting

The proposed development will result in the re-use of four listed buildings in sustainable, longer-term uses, with appropriate levels of adaptation and intervention. The overall strategy involves sensitive re-purposing of the under-used upper floors and the introduction of new build elements that respect and complement the individual listed buildings and surrounding historic environment. The supporting information is detailed and informative in terms of understanding the history and significance of the constituent buildings on this site and assessing the proposed alterations and extensions.

This approach is in keeping with the key principle of use and adaptation which is to retain a listed building in a use that has the least possible effect on the elements that make the building special.

The setting of these listed buildings is defined by the surrounding buildings of the First New Town with Princes Street Gardens opposite and the Old Town and Edinburgh Castle on elevated ground across the Waverley Valley. Whilst the proposal will have some impact on the setting of surrounding listed buildings, it is considered this impact will not be significant.

The existing steel roof structure dates to the 1960's and the first floor window structure wrapping around the elevations at this level are originally from 1910 with later alterations. The applicant states in the Heritage Statement that the roof is not original and has been altered in the past. The external works to the building facade and the roof include a new mansard roof with new dormers. The front wall of this extension is notably set-back from the wall head dormers and the gable chimneys of the adjacent buildings such that its visibility would be very limited. It is considered that the proposed roof arrangement and dormers would not significantly change the form of the existing roof and provide an element of architectural unity.

The proposed extensions are of an acceptable scale. The range of materials to be used in the new extensions is appropriately high quality and complementary to the historic construction materials.

Conclusion in relation to the listed building

The proposed works will respect and reinvigorate these listed buildings through sensitive adaptation. The re-purposing of the currently under used spaces above ground floor level will contribute positively to the upkeep of these areas.

Due to the restrained scale and appropriate massing, the proposal will not have a detrimental impact on the character or setting of the listed buildings.

The proposals are acceptable in terms of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and relevant HES guidance.

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 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 key aim of the proposed development is to focus on the preservation and enhancement of the principal listed buildings facing Princes Street and Hanover Street. The proposal reinforces the formal plan form of the first New Town.

In terms of the rear elevation, this is of significantly less architectural quality than the facades and the proposals will be of little impact as views of the elevation are limited. The building has been sensitively designed to fit within the existing context of the wider area.

The retention of retail use at ground floor level will continue the tradition of shops that started to emerge after the earliest phases of the First New Town, often within altered and extended ground floor premises.

The location has an important city centre streetscape value and needs careful treatment. Visualisations from agreed viewpoints from key landmarks demonstrate the extent and variety of the existing surrounding roofscape and confirm that the proposal will have a minimal impact on the roofline along Princes Street. Whilst the rooftop extension will be visible from key landscapes, it is modest in scale and design and will not significantly impact on the skyline of the building on this prominent corner within the Conservation Area.

Conclusion in relation to the conservation area

The proposed uses will complement and enliven the established uses of the First New Town and contribute to the upkeep of the listed buildings on this site, particularly on the upper floors which are currently underused. The external alterations will preserve and enhance the character and appearance of the New Town Conservation Area through high-quality design and materials.

The proposals are acceptable in terms 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 city centre Policy 27
- NPF4 climate and nature crises Policies 1, 2, 3a), 3c), 9d) and 12
- NPF4 historic assets and places Policy 7a), 7b) c), d), h), j), l) and o)
- NPF4 successful places Policy 14
- NPF4 infrastructure Policy 13b)
- LDP delivery Policy Del 2
- LDP employment Policy Emp 10
- LDP retail Policies Ret 1, Ret 9 and Ret 11
- LDP environment Policy Env 16
- LDP design Policies Des 1, Des 3, Des 4, Des 5, , Des 7
- LDP transport Policies Tra 2, Tra 3

The non-statutory 'Listed Buildings and Conservation Area' guidance is a material consideration that is relevant when considering NPF 4 Policy 7.

The 'Edinburgh Design Guidance' is a material consideration that is relevant in the consideration of several LPD design and transport policies.

Principle

The site is located within the City Centre as designated by the Edinburgh Local Development Plan (LDP).

LDP Policy Del 2 guides development in the city centre, stating that development 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'.

The proposed development meets the criterion of Policy Del 2 which requires a mix of uses within city centre developments appropriate to the location of the site and is in keeping with NPF4 Policy 27 which supports development proposals that enhance and improve the vitality and viability of city centres.

The development is acceptable in principle as it will sustain the city centre in terms of tourism-related activities, in compliance with LDP Policy Del 2.

Climate Mitigation and Adaptation

NPF4 Policy 1 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 development is in accordance with NPF4 Policies 9d) and 12 in terms of re-using existing buildings in appropriate, alternative uses and limiting demolition to relatively small structures which are not readily usable in their current state.

The city centre location of the site, within easy walking distance of retail and food and drink premises and a range of public transport modes (bus, tram and rail) is in keeping with NPF4 Policy 2a) and 2b) regarding the siting of development in sustainable places.

The development will therefore be sustainable, in accordance with NPF4 Policies 1, 2, 9d) and 12.

Historic Assets and Place

The proposed scheme complies with the key principles of NPF4 Policy 7 in terms of the re-use and rejuvenation of vacant listed buildings in sustainable and productive uses, as well as using this change as a catalyst for the regeneration of vacant and under-used parts of Princes Street and the adjacent streets. The buildings will be significantly improved in terms of environmental performance and resilience to climate change.

The site is located within the New Town Gardens Designed Landscape which comprises an internationally recognised series of 18th and 19th century town gardens, squares and walks.

The proposed development is of appropriate scale and sensitive design, in keeping with the city centre townscape and will have no detrimental impact on the historical and landscape interest of the designed landscape, in accordance with NPF4 Policy 7j).

Outstanding Universal Value of World Heritage Site

NPF4 Policy 7l) notes that development proposal affecting a World Heritage site, or its setting will only be supported where their Outstanding Universal Value is protected and preserved.

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

The new roofscape is of a modest design and the visualisations from key viewpoints have confirmed that the proposal will not have a detrimental impact on existing views, contributing to the existing varied roof height and materials along Princes Street.

The development will have no detrimental impact on the character or appearance of the Georgian New Town, nor its relationship with the medieval Old Town and will cause no harm to the Outstanding Universal Value of the Old and New Towns of Edinburgh World Heritage Site, in compliance with NPF4.

Design, Scale and Massing

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 key design concept is based around re-purposing the key listed buildings, in particular, the conversion of the vacant and under-used spaces above the existing retail uses at ground floor/basement levels to hotel use. This will meet the principles of sustainable design through the efficient use of resources and investment in the long-term value of the buildings which will have a positive impact on the future development of other buildings within this block and in the wider Princes Street area.

The architectural massing, height, form and style proposed draws upon the positive characteristics of the site and surrounding area, in compliance with LDP Policy Des 3. The proposed heights respect the relative heights of the surrounding buildings, whilst providing the degree of elevation necessary for views across the city. This fulfils the policy objectives of LDP Policy Des 4.

The west elevation, facing onto Hanover Street, will provide the main access point into the serviced apartments. The new double glazed entrance screen is proposed to be finished with metallic cladding. This design solution has been diluted from initial proposals to ensure it is in-keeping with the surrounding historic environment. This modern adaptation is considered to present an interesting entrance point and is considered acceptable.

The redevelopment of the upper floors of this listed building in the city centre core will bring a vacant building into active use, serving mainly the tourism sector and contributing to surrounding commercial businesses. The site is located within close proximity to numerous sustainable transport modes (active travel routes, bus, train and tram) in an accessible city centre location. The design concept utilises the positive characteristics of the site and surrounding area, allowing the development to be well incorporated into the existing environment.

A new level of accommodation is proposed at 72-74 Princes Street which will be set back from the wall head dormers and gable chimneys on the principal elevation. The overall height will not exceed the existing varied height on Princes Street. It would comprise of a flat roof with dark metal cladding to create a sensitive and lightweight addition to the building, with minimal visibility from views along Princes Street.

To the rear of the buildings on the north elevation, the non-original PVC clad stone extension is to be removed and replaced with a four storey extension. This will be clad in pale brickwork, with elements of dark metal cladding on the uppermost part of the elevation. The height of this will not exceed the existing building height. The existing lift and stair core to the rear of the building is to be extended, with materials to match that of the new rooftop extension.

There are few original windows remaining in the property, with most being in a poor condition providing an inadequate level of sound and thermal insulation. A non-intrusive survey confirms that the timber is in a deteriorating condition. Windows on the south and west elevations are proposed to be replaced white painted sash and case timber windows. The first floor gallery windows will be replaced with double glazed tilt and turn units, with timber frames to reflect the original windows. The proposal respects the fenestration pattern of the existing buildings.

The design strategy incorporates the principles of sustainable design and construction, whilst drawing on the surrounding characteristics of the area in a sensitive manner. The proposal complies with NPF4 Policy 14 and LDP Policies Des 1, 3, 4 and 7.

Residential Amenity

The site is located within the city centre core and is surrounded by retail and commercial premises. There are no residences in proximity to the proposed development so there will be no impact on residential amenity in terms of privacy, daylighting or noise.

A noise impact assessment (NIA) has been provided in support of the application which considers both noise impacts upon the proposed development and impacts on surrounding noise sensitive properties. The NIA concludes that the proposed development should be suitable in terms of internal acoustic conditions for serviced apartments and will not impact on nearby sensitive receptors.

A condition is recommended below to ensure the glazing and ventilation recommended within the NIA is included within the finalised proposal.

The proposed ventilation strategy is for the installation of mechanical for the rear façade rooms and openable windows for the front rooms. Mechanical ventilation as an alternative to opening windows is not a sustainable option due to its need for energy to operate and not usually supported but as this application is for services apartment and will not be used for long term stays it is acceptable in this instance.

The development will have an acceptable impact on residential amenity, in compliance with LDP Policy Des 5.

Parking, Road Safety and Infrastructure

LDP Policy Tra 3 (Private Cycle Parking) supports development where adequate cycle parking and storage is provided and complies with standards set out in Council guidance.

The proposal includes four private cycle parking spaces on the first floor. This is accessed directly from the associated lift. This is acceptable given the constraints of the site in terms of minimal available floor space at ground floor level and heritage sensitivities.

The development will not generate any significant additional traffic considering the accessible location and proximity to public transport, complying with NPF Policy 13b). An informative has been applied recommending the development of a Travel Plan by the applicant.

The development proposes zero car parking spaces, which complies with the Council's parking standard in Zone 1A. Therefore, the proposal complies with LDP Policies Tra 2 and Tra 3.

The applicant will be required to contribute the net sum of £59,344 to the Edinburgh Tram in line with the approved Tram Line Developer Contributions report. A suitable legal agreement is required to secure this contribution.

Archaeology

The Council's Archaeology Team noted that given the regional historic significance of these buildings, it is recommended that a detailed programme of archaeological work (historic building survey) is undertaken prior to demolition/ alterations and during development to provide a detailed record of these buildings and to protect and conserve their historic fabric. In addition, the work will also require the submission of a conservation plan, submitted prior to commencement, detailing how the buildings important features will be protected or repaired during such works. A suitable condition has been recommended.

The development will therefore conserve any significant archaeological features, in compliance with NPF4 Policy 7o) and LDP Policy Env 9.

Conclusion in relation to the Development Plan

The proposals will have due regard for the global climate and nature crisis, will preserve the setting of the listed buildings, the character and appearance of the conservation area, and the outstanding universal value of the world heritage site. The proposals are acceptable in principle and are of an acceptable design. The proposals comply with the overall objectives of the Development Plan.

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

The following material planning considerations have been identified:

Emerging policy context

On 5 April 2024 the Planning and Environmental Appeals Division published its report into the examination of the Proposed City Plan 2030 and supporting documents in terms of Section 19 of the Town and Country Planning (Scotland) Act 1997. The Council is currently considering the recommendations and modifications required to the Proposed City Plan 2030. It is the intention that the modifications will be considered by the Council before the end of June 2024. At this time in the context of the consideration of this particular application limited weight can be given to the relevant policies of City Plan 2030 until the proposed modifications have been fully considered.

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

- bronze material unsuitable for faced treatment on corner of building, preference would be for grey granite - addressed in section c);
- detrimental impact to the historic fabric of listed buildings with no justification for the level of internal alteration and demolition from a historic policy or statutory focus - addressed in section a);
- proposals inconsistent with S14 and S59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act in that the scheme does not preserve features of architectural interest or merit - addressed in section a) and b);
- proposals inconsistent to LDP Policies Env1, Env4 and NPF4 - addressed in section a);
- concerns over the use in this location with higher degree of movement at an already busy junction at Hanover Street and Princes Street - addressed in section c)

- proposals would contribute to the incremental degradation of the conservation area as they efface the Georgian past of the building - addressed in section b);
- the fully glazed timber shop window with an egg and dart cornice at first floor level is a good quality momento of the development of Princes Street - addressed in section c);
- no detailed drawings for window treatments which should include a condition report - a condition has been recommended and updated drawings received;
- no support for changing all windows to 1 over 1 - this has since been revised for some of the windows;
- no support for materials of dormer on west elevation -this should be traditional timber, lead and slate - addressed in section c);
- no support for rooftop extension - not in keeping, unsuitable materials and highly visible - addressed in section c);
- proposed alu-clad structure on the first floor is ugly and intrusive - addressed in section c);
- bland façade on north elevation does not reflect the scale or character of the back lanes of the conservation area - this has since been revised and scaled back;
- staircases and chimneypieces should be justified individually - addressed in section a) and c), and in associated LBC application.

non-material considerations

- there should be no loss of a café on first floor as this is a public asset.

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 Section 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 in terms of preserving the special historic and architectural interest of the listed buildings and their settings. The character and appearance of the conservation area will be preserved and enhanced.

Overall, the development is in accordance with the development plan. The revised scheme will deliver a sustainable and well-designed scheme whilst contributing to climate mitigation and adaptation.

There are no material consideration which outweigh this conclusion.

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. The noise mitigation and associated ventilation measures specified within Technical Report No. R-9912-NS2-RGM 1 dated 13th March 2024 should be installed and operational prior to start of operations on site.
3. No demolition/development shall take place on the site until the applicant has secured and implemented a programme of archaeological work (historic building recording, analysis & reporting, conservation, publication) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

Reasons :-

1. To accord with Section 58 of the Town and Country Planning (Scotland) Act 1997.
2. In order to safeguard the amenity of neighbouring residents and other occupiers.
3. In order to safeguard the interests of archaeological heritage.

Informatives

It should be noted that:

1. Consent shall not be issued until a suitable legal agreement has been concluded in relation to tram contributions.

The applicant will be required to contribute the net sum of £59,344 - based on 35 bed service apartment (£122,000) and existing 684.7sqm retail use (£62,656) in zone 1 to the Edinburgh Tram in line with the approved Tram Line Developer Contributions report. The sum to be indexed as appropriate and the use period to be 10 years from date of payment.

The legal agreement should be concluded within 6 months of the date of this notice. If not concluded within that 6 month period, a report will be put to committee with a likely recommendation that the application be refused.

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

Background Reading/External References

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

Further Information - Local Development Plan

Date Registered: 19 December 2023

Drawing Numbers/Scheme

01-11,12A,13,14,15A,16B,17A-19A,20C,21B,22C,23B,24D,25A

Scheme 2

David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Nicola Orr, Planning Officer
E-mail: nicola.orr@edinburgh.gov.uk

Summary of Consultation Responses

NAME: Historic Environment Scotland

COMMENT: Do not consider the development to have a major impact on the heritage assets.

DATE: 2 February 2024

NAME: Archaeology

COMMENT: Given the historic significance of the buildings, it is recommended that a detailed programme of archaeological work is undertaken prior to commencement.

DATE: 25 January 2024

NAME: Transport Planning

COMMENT: No objection, subject to Tram contribution.

DATE: 6 February 2024

NAME: Edinburgh World Heritage

COMMENT: The proposals represent a level of harm to the OUV of the World Heritage Site.

DATE: 10 January 2024

NAME: Environmental Protection

COMMENT: No objection subject to a condition ensuring the glazing and ventilation specifications being implemented as set out in the Noise Impact Assessment.

DATE: 18 March 2024

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

Location Plan



