

Development Management Sub-Committee Report

Wednesday 17 April 2024

Application for Listed Building Consent

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

Proposal: Redevelopment of existing floorspace for serviced apartment use including associated alterations; new rear extension in place of the existing; replacement windows on the south, west and east elevations; new entrance screens; new pitched roof to replace the original and new rooftop extension; extended lift and stair and new entrance doors.

Item – Committee Decision

Application Number – 23/06884/LBC

Ward – B11 - City Centre

Reasons for Referral to Committee

This application is linked to a detailed application for the formation of short term lets which are of the wider public interest and therefore should be determined by the Development Management Sub-committee.

Recommendation

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

Summary

The proposal is acceptable with regard to Section 14 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.

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 service apartments. The proposal seeks to adapt all 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, using materials such as metal and zinc, with dark alu clad tilt and turn window units.

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.

Scheme 1

The original scheme proposed less conservation style windows.

Supporting Information

- Design and Access Statement;
- Energy and Sustainability Statement;
- Heritage Statement and Addendum;
- Planning Statement.

Relevant Site History

23/06881/FUL

72 - 77 Princes Street & 1 - 5 Hanover Street

Edinburgh

EH2 2DF

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

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: 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: 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

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): 5 January 2024

Site Notices Date(s): 28 December 2023

Number of Contributors: 1

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: 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 demolitions, 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 is negligible and 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.

An additional storey is proposed to part of the development at 72-74 Princes Street, contained within two higher sections of the existing buildings. The front wall is set back from the wall head dormers and the gable chimneys of the adjacent buildings. This is considered acceptable due to the already varied roofline across this elevation and the proposed massing maintaining the historic fall in height from east to west. Visibility of this will be minimal and will not have a significant impact on any existing features.

The existing non-original extension to the rear is proposed to be removed and replaced with a four storey extension, not exceeding the height of the existing buildings. This will be finished in pale brick work on the lower floors and metal cladding on the

uppermost floor. Visibility of the elevation is reduced due to the massing of the existing and buildings located to the north on Hanover Street and Rose Street. The scale and mass of this has been reduced considerably throughout the planning process and is now considered to be an acceptable addition to the listed buildings.

The existing windows (few original) are considered to be in poor condition and would benefit from being upgraded. One historic window has been identified to the attic dormer at 3-5 Hanover Street and would be retained and refurbished. Windows to the street facing elevation will be white painted timber sash and case with one over one configuration mostly. The windows at 3.-5 Hanover Street will be 8 over 2 configuration to reflect the historic significance of the windows on this building. The first floor gallery windows, spanning over Princes Street and Hanover Street will be replaced with conservation style windows, with timber frames to respect the original building.

Internally, there are some original features remaining across the buildings, including stone stairs and some partition walls that survive from the early tenement form. To enable these buildings being brought back into use it is considered that an element of negative effects will occur through the loss of surviving historic fabric.

74-75 Princes Street, the structural condition of the building warrants the removal of internal partition walls and the stair to enable it to be brought back into use. The building has seen a considerable amount of change over a 240 year period. The staircase has been altered from its original state, currently only running from the second to third floor and therefore the historic importance has been reduced.

The proposed internal alterations would remove the existing internal partition walls and replace with new walls to accommodate two apartments at each level and within the rear extension at the first to fourth floor level. This is considered acceptable due to the existing internal layout not allowing an efficient use of space and will not lead to the loss of any internal fabric of heritage value.

72-73 Princes Street is of special interest due to it being a mid to late 19th century commercial building. The unaltered internal plan and decorative features to the front of the building at first floor level, and the access stair contribute to the special interest of the building. The staircase is proposed to be removed. This is considered acceptable due to part of the staircase already having been removed and part behind partitions at first floor level, compromising the historic importance of the staircase.

77-76 Princes Street/ 1 Hanover Street has experienced the most amount of change from its original tenement form. The proposed development will not affect its significance.

3-5 Hanover Street is a good example of a surviving tenement although historic alterations have altered the character and significance, including the substantial alteration of the internal plan form resulting in the loss of original tenement plan form and common stair. Some original features survive in a dormer with original shutters and panelling to first floor windows. The dormer window will be retained and restored. Internal alterations are proposed to be limited to changes to internal walls and stairs with most of the existing form and features being retained.

The Structural Inspection report notes that the changes to walls and floors over the years has compromised the structural integrity of the buildings. The proposed

alterations are considered to not lead to the loss of any internal fabric of heritage value. The proposed extensions are moderate in scale and will rationalise the existing mix of ad hoc extensions of varying architectural quality. The range of materials to be used in the new extensions is appropriately high quality and complementary to the historic construction materials. Most notably the north elevation (rear) will be enhanced as a result.

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) 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

One objection was received. A summary of this is provided below:

material considerations

- contributes to an incremental degradation of the conservation area - addressed in section b);
- no support for the alteration to the first floor level windows - addressed in section a) and associated FUL application;
- lack of information on proposed window design - drawings have since been updated;
- inappropriate rooftop extension - addressed in section a);
- proposed materials inappropriate - addressed in section a).

Conclusion in relation to other matters considered

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

Overall conclusion

The proposal is acceptable with regard to Section 14 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.

Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following;

Conditions

1. 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. In order to safeguard the interests of archaeological heritage.

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.
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.

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,22b-24b,25a

Scheme 2

David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Nicola Orr, Planning Officer
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Appendix 1

Summary of Consultation Responses

NAME: Historic Environment Scotland

COMMENT: Several aspects would negatively affect the listed buildings, but overall impact has been reduced since pre-app. Understand the proposals would allow positive re-use of upper floors. Overall, do not object, but a more sensitive conservation led scheme could be delivered.

DATE: 2 February 2024

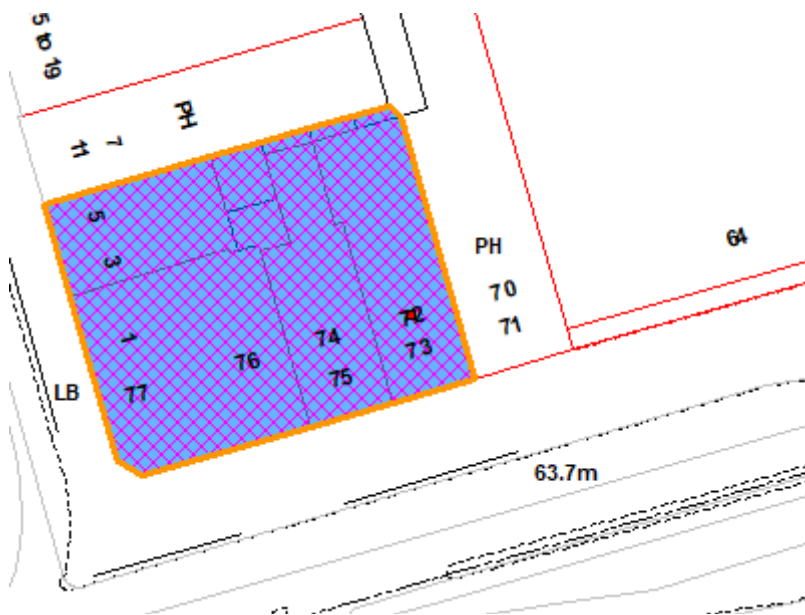
NAME: Archaeology

COMMENT: No objection subject to a programme of archaeological work being undertaken prior to commencement.

DATE: 25 January 2024

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

Location Plan



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