

# Development Management Sub-Committee Report

**Wednesday 1 May 2024**

**Application for Planning Permission  
27 - 29, 31 Ratcliffe Terrace, Edinburgh, EH9 1SX.**

**Proposal: Demolition of an existing mixed use (office and garage) building and the construction of a six-storey purpose-built student residential development with associated access and landscaping, including change of use.**

**Item – Committee Decision  
Application Number – 24/01092/FUL  
Ward – B15 - Southside/Newington**

## **Reasons for Referral to Committee**

The application received 55 public comments in support of the proposed development. Consequently, under the Council's Scheme of Delegation the application must be determined by the Development Management Sub-Committee as the recommendation is for refusal.

### **Recommendation**

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

### **Summary**

Overall, the proposals fail to accord with the Development Plan and associated guidance. The proposals are not an appropriate scale and density for the location and there will not be an acceptable level of amenity achieved for occupiers. There are no material considerations which outweigh the proposals failure to accord with the Development Plan.

## **SECTION A – Application Background**

### **Site Description**

The application site is located on the eastern side of Ratcliffe Terrace opposite its junction with Grange Loan. The existing site consists of a Class 4 office within a three storey building fronting onto Ratcliffe Terrace. An access pend leads through to the rear of the site which is used as a car repair garage and features low rise industrial style buildings.

The surrounding area is characterised by mixed uses with a petrol station to the west of the application site, a builder's yard directly to the north and a number of residential uses in the immediate local area.

The site is located outwith, but adjoining the edge of the Blacket Conservation area which runs down the eastern boundary of the site. The designated Ratcliffe Local Centre is also outwith but adjoining the application site with its boundary running along the sites southern edge.

### **Description of the Proposals**

It is proposed that all existing buildings on the site are demolished and a new purpose built student accommodation (PBSA) block is erected. A total of 59 studio units are proposed.

The development will consist of two separate accommodation blocks which will be linked by a large, glazed curtain wall providing walkway corridors on the southern side of the site. No windows are proposed on the north or south facing elevations of each block. Between the blocks will be a small courtyard area which will be enclosed using a hipped glass roof to provide amenity space for future occupiers. At the eastern end of the site an area will be provided as external amenity space.

The new buildings will be six storeys in height with a flat roof. Part of the sixth floor at the front block will be set back from the main building. Proposed materials are buff brick with areas of white render. To the top floor red zinc cladding is proposed.

The proposals include no vehicle parking provision. Cycle parking provision will be at a rate of 100% with 59 spaces proposed within an internal, secured access. The bike store will comprise of.

- 32 two tier racks (54%).
- 27 standard racks (47%).

### **Supporting Documents**

A design statement was included with the submitted drawings and this can be found on the Planning Online portal.

### **Relevant Site History**

No relevant site history.

## Other Relevant Site History

No additional history.

## Pre-Application process

There is no pre-application process history.

## Consultation Engagement

Transport Planning

Archaeology

Environmental Protection

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

## Publicity and Public Engagement

**Date of Neighbour Notification:** 15 March 2024

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

**Press Publication Date(s):** 22 March 2024

**Site Notices Date(s):** 19 March 2024

**Number of Contributors:** 195

## Section B - Assessment

### Determining Issues

This report will 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:

### b) 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 Climate and nature crises policies 1, 2, and 3;
- NPF4 Historic assets and sustainable places policies 7, 9, 12 and 13;
- NPF4 Successful places policies 14, 15, 16, 20, 22 and 23;
- LDP Design Policies Des 1, Des 2, Des 3, Des 4, Des 5, Des 6, Des 7, Des 8, Des 11;
- LDP Housing Policies Hou 1, Hou 8;
- LDP Environment Policies Env 21, Env 22;
- LDP Transport Policies Tra 2, Tra 3, Tra 4;
- LDP Employment Policy Emp 9;
- LDP Resources Policies Rs 1;

The non-statutory Edinburgh Design Guidance and non-statutory Student Housing guidance are material considerations relevant when considering the above policies.

### Principle

Policy NPF4 Policy 16 lends support for development proposals for new homes, that improve affordability and choice, are adaptable to changing and diverse needs which address identified gaps in the provision, and which includes proposals for student housing.

Within the urban area, LDP Policy Hou 1 gives priority to the delivery of housing land supply and the relevant infrastructure on suitable sites in the urban area provided proposals are compatible with other policies in the plan. The proposal for residential student flats at this site complies in principle with the requirements of this policy (subject to other policy considerations). LDP Policy Hou 8 (Student Accommodation) supports the development of purpose-built student accommodation subject to two requirements. Firstly, proposals must be in a suitable location in relation to university and college facilities, and be well connected by means of walking, cycling or public transport. Secondly, it must not lead to an excessive concentration of student accommodation or transient population in the locality to an extent that would adversely affect the area and its established residential amenity or character.

The Council's Non-Statutory Student Housing Guidance re-enforces the requirements of policy Hou 8 and identifies that student accommodation needs should be met in well managed and regulated schemes where possible. The LDP advises that it is preferable in principle that student needs are met as far as possible in purpose-built student schemes. The guidance also refers to there being a greater potential for community imbalance where the student population is dominant, exceeding 50%.

### **Location of Student Housing**

In terms of criterion a) of policy Hou 8, the site is located within easy walking distance of George Square and Kings Buildings campus of Edinburgh University. Direct bus routes to Naper Merchiston Campus, the Bioquarter can also be accessed within a short walking distance of the application site and are easily accessible by cycle routes. There are several designated cycle quiet routes within a short distance of the application site. The site has appropriate access to educational facilities via a range of sustainable transport modes.

Criterion a) within the Student Housing Guidance accepts student housing in locations within or sharing a boundary with a main university or college campus. The application site is not adjacent to a defined university campus as highlighted within the non - statutory guidance on student housing. Criterion b) advises that 'outwith criterion a) student housing will generally be supported on sites with less than 0.25 hectares of developable area'. This site does not share a boundary with a university or college campus and has a site area below the threshold. The proposals therefore comply with the locational aspect of LDP Policy Hou 8 and the supplementary guidance.

### **Concentration of Student Housing**

Criterion b) of policy Hou 8 seeks to limit the concentration of student accommodation where it would have an adverse impact on the maintenance of balanced communities, or to the established character and residential amenity of the locality. The Student Housing Guidance advises that where the student population is dominant, exceeding 50% of the population, there will be a greater potential imbalance within the community.

The non-statutory Student Housing Guidance, February 2016 acknowledges that the concentration of students can undermine the social and physical fabric which defines a community and place. Where the student population is dominant, exceeding 50% of the population, there will be a greater potential imbalance within the community. In considering any potential imbalance it is necessary to consider the character of the area and the existing level of students within it. Due to the small number of units there is minimal impact of the proposal on the concentration within the 800m area which would increase from 43.9% to 44%. However, the overall concentration should be considered as even small cumulative increases may have an impact depending on the character of the area and its existing uses.

The site is close to Edinburgh University and the 800m area includes a large amount of University Accommodation concentrated within Pollock Halls. It therefore to be expected that this area will have a high concentration of students within purpose-built accommodation but also those in other private accommodation who chose to live close to the university.

Much of the existing PBSA is located to the north of the proposal site and to the east where Pollock Halls is located. In the immediate vicinity there is PBSA at 199 Causewayside which provides 187 bedspaces, Duncan Street which provides 24 bed spaces and 59 Ratcliffe Terrace which provides 70 bedspaces. There is a current application at 140 Causewayside for 174 units (this has been taken account of in the concentration figure). These sit alongside a range of other uses including the national library, retail units with residential above, residential units and business units.

The wider area is mixed including educational institutions, commercial uses, residential along with private purpose built and university student accommodation. Given the nature of the area, that the estimated student concentration is a maximum and that the impact of the proposal on the concentration level is small it would seem unlikely that this proposal would cause such change in the area that would be detrimental to the balance of the community or to the established character of the area.

This proportion would not lead to an over-concentrated student population in the area and meets criterion b) of policy Hou 8 and the Student Housing Guidance.

### **Site Area and Mix of Uses**

Criterion c) of the Student Housing Supplementary Guidance advises that 'sites identified as having a high probability of delivering housing within Map 5 taken from the LDP Housing Land Study (June 2014) and sites with greater than 0.25 hectares of developable area must comprise a proportion of housing as part of the proposed development'.

The site is not identified in the LDP for delivering housing and therefore does not contribute towards the housing land supply. The site area as submitted in the application does not exceed the size criterion set out within the Student Housing Guidance and the expectation would be that there is a 50% contribution to housing on the site. The proposals comply with criterion C.

### **Mix of Accommodation Type**

The proposal is for solely studio rooms therefore does not meet criteria d) of the Student Housing Guidance which advises that sites should comprise a mix of type of accommodation, including cluster units. An internal breakout space of approximately 80 sqm is proposed within the covered courtyard. As this is within an entirely glazed room it is likely that this will hold a poor standard of amenity space to mitigate that lack of social interaction in studio rooms, particularly during the winter months.

The proposal fails to comply with criteria d) of the non-statutory student housing guidance.

### **Employment Uses**

LDP Policy Emp 9 (Employment Sites and Premises) supports the redevelopment of premises in the urban area for uses other than business provided that the introduction of non-employment uses will not prejudice or inhibit the activities of any nearby employment use and the proposal will contribute to the comprehensive regeneration and improvement of the wider areas.

As the site area falls under one hectare, there is no requirement for replacement business spaces to be provided. Nonetheless there will be a small element of employment uses maintained by way of the running and maintenance of the student housing block.

The surrounding area is mixed in character with commercial premises to the north and south of the application site, and residential properties to the east and west. The existing commercial premises are relatively noisy operations and little evidence has been submitted by the applicant to show how the proposals would impact on the ongoing operations of these premises.

The agent of change principle would apply to the development as a noise sensitive use adjacent to existing commercial premises and insufficient justification has been shown how this would be addressed in order to comply with NPF4 policy 23.

The proposed residential student use in this location would potentially inhibit these existing nearby employment uses. The proposal fails to comply with NPF4 policy 23.

### Conservation Area Setting

The proposed development site lies outwith, but directly adjacent to the boundary of the Blasket Conservation Area. The conservation area boundary runs along eastern edge of the site enclosing the rear curtilage of properties on South Gray Street. As a result of the proximity of the site to the conservation area, any development has the potential to impact on its setting.

The 'Blasket Conservation Area Character Appraisal' identifies that there are a number of key areas of setting and edges to the conservation area. The West Blasket area demonstrates a diverse mix of building types given coherence by the limited range of traditional materials.

The area around the application site is not identified as a key gateway to the conservation area. However, the proposals will result in the building and massing which is taller than the prevailing character of this part of Ratcliffe Terrace. The application has provided no analysis of the impact of the proposals on existing local and protected Key Views which extend over the conservation area. No Townscape and Visual Impact assessment has been submitted with the application which would address this issue. In addition, no heritage statement has been submitted with the application.

The proposal has shown insufficient justification that it complies objectives of NPF4 Policy 7.

### Climate Mitigation

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 for alternative uses.

NPF4 Policy 2 a) (climate mitigation and adaptation) supports development proposals that are sited and designed to minimise lifecycle greenhouse gas emissions as far as possible and in 2 b) those that are sited and designed to adapt to current and future risks from climate change.

NPF4 Policy 9 encourages the use of previously developed land over greenfield development. Criteria a) states development proposals that will result in the sustainable reuse of brownfield land will be supported. Criteria d) states that development proposals for the reuse of existing buildings will be supported, taking into account their suitability for conversion to other uses. Given the need to conserve embodied energy, demolition will be regarded as the least preferred option.

Sustainable transport is prioritised by the very low car parking levels proposed in the new development. A plant room is shown at basement level, but no other details have been provided to show how the proposed building will be heated and proposed energy sources.

The proposal fails to comply with NPF 4 policies 2 and 9 as no analysis has been provided on the suitability of conversion of the existing buildings on site and how lifecycle greenhouse gas emissions are to be minimised.

### Ecology

NPF 4 policy 3 (Biodiversity) states that proposals for local development should include appropriate measures to conserve, restore and enhance biodiversity. The site is existing developed land with little opportunity for habitat. No analysis has been provided to show if the existing buildings have habitat potential such as bat surveys. The proposed plans show two new trees within the rear garden area which will increase biodiversity. However, given the overshadowing of this area of the plot it is unlikely that these will become successfully established.

### Height, scale and massing

NPF4 Policy 14 (Design, quality and place) supports development proposals that are designed to improve the quality of an area and are consistent with the six qualities of successful places. LDP Design Policies Des 1 - Des 8 set a requirement for proposals to be based on an overall design concept which draws on the positive characteristics of the surrounding area with the need for a high quality of design which is appropriate in terms of height, scale and form, layout, and materials.

LDP policy Des 11 (Tall Buildings) states that development which rises above the prevailing building height will only be granted in specific circumstances. A street section has been submitted to show how the proposal would fit along the established heights on the eastern side of Ratcliffe Terrace. Although it is noted that there is a slope to the street, this section shows that the proposed 6 storey building will still sit slightly above the ridge line heights of existing four storey traditional tenements. On this basis, the proposed development would be overly conspicuous in local and city views and fails to comply with LDP policy Des 11.



In addition, although there are tenement scale buildings which front onto Ratcliffe Terrace, these do not typically maintain this scale throughout the depth of the plot towards South Gray Street. The eastern side of these plots on this side of the street are typically occupied by garden ground or by lower rise development such as mews style accommodation. The scale and built form of the proposals will not contribute to the sense of place and the spatial character of the area. The proposed heights and massing of the building are not appropriate in their immediate context and fail to comply with LDP Policies Des 3 and Des 4.

### Design and Materials

LDP Policy Des 1 (Design Quality and Context) states that proposals should be based on an overall design concept that draws on the positive characteristics of the surrounding area. LDP Policy Des 3 (Incorporating and Enhancing Existing and Potential Features) states that planning permission will be granted for development where it is demonstrated that existing characteristics and features worthy of retention on the site and in the surrounding area, have been identified, incorporated and enhanced through its design.

The existing buildings on site are split into three main areas with a three storey brick frontage with pend, followed by a single storey and two storey industrial style building to the rear. Although there is little architectural merit to the rear two buildings, and their demolition is supported, the existing frontage has a positive impact on the character of the street and local distinctiveness. There is inadequate justification provided for the demolition of this building which also contributes to the local history of the area.

The building will have a blocky appearance with a flat roof and a set back element at sixth floor level. To the front elevation the proposal also includes large windows with a distinct horizontal emphasis. This is at odds with the traditional tenements which are characteristic of area which have a vertical emphasis to the elevation and fenestration pattern. The proposal will also have an unusual design feature with a six storey glazed walkway linking the two parts of the proposed new build. Although an innovative design feature, this will have an imposing mass particularly when the site is viewed travelling northwards along Ratcliffe Terrace when viewed with the blank gables of the accommodation blocks.

The proposed material palette consists of buff multi brick to the front and the majority of the side elevations, with white render feature areas to the side and courtyard facing elevations. The use of brick as a material in the context of Ratcliffe Terrace is an appropriate material. However, the extent of the brick proposed on the north and south elevations of the building mean that this will have an overtly dominant appearance in the streetscene. The top floor of the building is to be finished in part in a red zinc cladding. Although there are neighbouring properties with red pantiles to the roof, all tall buildings in the area feature a slate roof and a grey colour to reflect this would be a more appropriate solution than the current proposals.

As is typical in PBSA developments, the building will be serviced through a single main entrance. An active frontage will be provided with access to a reception area.

The design and the proposed materials fail to comply with LDP policy Des 1 and Des 3.

## Landscaping

LDP Policy Des 8 Public Realm and Landscape Design supports development where all external spaces and features, including streets, footpaths, civic spaces, green spaces, boundary treatments and public art have been designed as an integral part of the scheme as a whole.

The main landscaped area is located at the eastern end of the site and will form a lightwell between the gable of the proposed development and existing properties on Middleby Court (South Gray Street). The garden area will be relatively small extending 10 metres x 3 metres with two new trees. The EDG target is for 50% of a space to achieve two hours or more of sunlight on 21 March. No shadow path analysis of the external amenity areas has been submitted with the application. It is likely that the external amenity space would only receive direct sunlight in the mornings.

The proposals will have an inadequate provision of external amenity space for future occupiers and fail to comply with LDP policy Des 8.

## Co-ordinated development

Policy Des 2 (Co-ordinated Development) states that planning permission will be granted for development which will not compromise: a) the effective development of adjacent land; or b) the comprehensive development and regeneration of a wider area as provided for in a master plan, strategy or development brief approved by the Council.

No details have been shown how the proposals would have an acceptable impact on potential development sites to the north and south of the proposals and should not unduly constrain neighbouring development sites. The proposed building will occupy the majority of the plot and should any development occur to the south, adjacent to the proposed glazed walkways, the daylight to the development will be severely restricted to the courtyard facing rooms.

The proposals have not shown that they comply with LDP policy Des 2.

## Amenity for Future Occupiers

LDP Policy Des 5 (Amenity) sets out criteria for ensuring future occupants have acceptable levels of amenity in relation to noise, daylight, privacy or immediate outlook. Regarding privacy, the guidance states that the pattern of development in an area will help to define appropriate distances between buildings and privacy distances. The application site will not result in any direct overlooking of neighbouring properties and is acceptable.

No formal daylight assessment has been submitted with the application to show how the proposals comply with the Edinburgh Design Guidance in terms of daylight to new rooms which will be the main living areas for future occupiers. However, it is clear that the proposals will fail to meet the required standards using the No Skyline test on the basis of the provision of inner and courtyard facing rooms. Four of the rooms on the southeast corner of the building do not have any window opening at all.

The site is adjacent to existing noisy commercial premises including Jewson, a stonemason, a commercial garage and a jet wash and car garage. No noise impact assessment has been provided to show how these would impact on future occupiers of the development.

The proposed development would fail to provide an adequate standard of accommodation for future occupiers and fails to comply with LDP policy Des 5.

### Neighbouring Occupiers

The application site will have limited impact in terms of privacy, sunlight and daylight on neighbouring residential amenity. Although there are residential properties on the adjoining site to the east, this has a blank gable which faces directly onto the application site.

### Transport

LDP Policies Tra 2 (Private Car Parking) and Tra 3 (Private Cycle Parking) set out the requirement for private car and cycle parking. The Council's Parking Standards for developments are contained in the Edinburgh Design Guidance.

The proposals involve a car parking free development. Given that this is a highly accessible location in terms of pedestrian, cycle and public transport access, this strategy meets the relevant parking standards. Reducing the impact of the car helps to create more sustainable, attractive places to live and will help to address congestion, air pollution and noise. NPF policy 13 (Sustainable Transport) supports development that promotes and facilitates sustainable travel to prioritise walking, wheeling, cycling and public transport for everyday travel. NPF4 Policy 15 (Local Living) supports developments that contribute to local living and the 20-minute neighbourhood. The proposal allows for reduced car dependency and complies with NF4 policies 13 and 15.

Cycle storage has been provided with 59 secure, covered cycle parking spaces. The internal storage will be 32 two tier racks (54%) and 27 standard bike racks (46%). No non standard cycle parking spaces are proposed. No external visitor cycle parking is proposed. The proposed cycle store is insufficiently scaled to accommodate the required parking provision. Only 1.2 metres of floorspace is provided between the standard and two tier racks which will result in difficulties manoeuvring into the cycle parking spaces.

The proposed cycle parking fails to comply with Edinburgh Design Guidance and the Edinburgh Street Design Guidance Factsheet C7 Cycle Parking and LDP policies Tra 3 and Tra 4.

### Flooding

LDP Policy Env 21 (Flood Protection) states that planning permission will not be granted for development that would increase flood risk or be at risk of flooding itself.

A Surface Water Management Plan has been requested to show how the proposals will deal with runoff which has not been submitted for assessment. The proposal fails to comply with NPF policy 22 and LDP policies Env 21 (Flood Protection) and RS 6 (Water Supply and Drainage) which all seek to ensure sustainable water management is in place for new development.

NPF4 policy 20 states that, where appropriate, new blue and/or green infrastructure will be supported as an integral element of the design. The proposed development consists of a flat roof to be finished in a single ply membrane with no integrated blue/green infrastructure or SUDS. The proposal fails to comply with NPF 4 policy 20.

### Archaeology

NPF4 policy 7(o) aims to preserve archaeological remains in situ as a first option and alternatively where this is not possible, archaeological excavation or an appropriate level of recording may be acceptable. It has been identified that this site has potential for unrecorded remains therefore a condition could be attached to ensure a programme of archaeological work is carried out prior to/during development to excavate, record and analysis of any surviving archaeological remains that may occur.

### Waste

LDP Policy Des 5 (Development Design - Amenity) sets out that planning permission will be granted for development where it is demonstrated that (amongst other matters) refuse and recycling facilities have been sensitively integrated into the design.

Communal refuse storage is provided within the block. However, for the mixed recycling, residual waste and food recycling the proposals are for slightly less capacity than that required by guidance issued by Waste Services. The proposal fails to comply with Policy Des 5 and NPF 4 policy 12.

### Healthcare

The site is not within a Healthcare Contribution Zone. No contribution is required at this time.

### Contaminated Land

The site has been developed for commercial and industrial uses for a significant time. These uses have the potential to contaminate the site. Should the application be granted, then a condition could be attached to ensure that the site is made safe for the proposed end use.

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

The proposal is contrary to NPF4 Policies 2, 9, 7, 20, 22 and 23 and LDP Policies Hou 8, Des 1, Des 3, Des 4, Des 5, Des 11, Env 21, Rs 6, and Tra 3.

## **b) 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. Consideration has been given to human rights. No significant impacts have been identified through the assessment.

The proposed accommodation would be fully accessible with amenity spaces located on the ground floor and a lift to the upper floors, thereby meeting varying needs

## Public representations

Objection 138, Support 55, Neutral 1

A summary of the representations is provided below and issues are addressed in the report above;

### *Material objection comments*

- existing frontage is of architectural merit;
- excessive height of proposals;
- not in keeping with character of surrounding area;
- inappropriate materials;
- inappropriate fenestration pattern design;
- embodied energy from demolition of existing building;
- impact on neighbouring local centre;
- overall height located at brow of hill;
- adverse impact on the setting of A listed building;
- oversupply of PBSA;
- no affordable housing proposed;
- loss of existing business use;
- insufficient parking provision;
- conversion should be considered;
- loss of local history;
- lack of co-ordination with adjoining sites;
- insufficient bin provision;
- fails to comply with npf 4 policy 7;
- lack of outdoor amenity space for occupiers;
- loss of privacy;
- loss of daylight;
- loss of sunlight;
- traffic congestion;

- impact on local recognised views;
- demolition not supported in climate emergency.

#### *Non - material objections*

- loss of private view
- Impact during construction period

#### *Material comments in support*

- meets need for new flatted residential;
- massing in keeping with neighbouring blocks;
- good standard of living for future occupiers;
- current buildings run down;
- good for wider economy;
- easily accessible to university campuses and city centre;
- good transport links;
- removes existing noisy use;
- well designed;
- shortage of PBSA.

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

None of the identified matters constitute compelling material considerations for approving the proposals.

### **Overall conclusion**

Overall, the proposals fail to accord with the Development Plan and associated guidance. The proposals are not an appropriate scale and density for the location and there will not be an acceptable level of amenity achieved for occupiers. There are no material considerations which outweigh the proposals failure to accord with the Development Plan.

## **Section C - Conditions/Reasons/Informatives**

The recommendation is subject to the following;

### **Reasons**

#### **Reason for Refusal:-**

1. The proposals fail to comply with LDP Policy Hou 8 (Student Accommodation) as they would fail to provide cluster flats and a mix of proposed accommodation types.
2. The proposals fail to comply with NPF4 policy 23 as the Agent of Change principle would apply to the development as a noise sensitive use, adjacent to existing commercial premises, and insufficient justification has been shown how this would be addressed.

3. The proposals fail to comply with NPF4 Policy 7 (Historic Assets and Places) as the proposals would fail to preserve or enhance the setting of the adjoining Blacket Conservation Area and fail to show the impact that the proposals would have on key views over the conservation area.
4. The proposal fails to comply with NPF 4 policies 2 (Climate Mitigation and Adaptation) and 9 (Brownfield, Vacant and Derelict Land) as no analysis has been provided on the suitability of conversion of the existing buildings on site and how lifecycle greenhouse gas emissions are to be minimised.
5. The proposed development would be overly conspicuous in local and city views and fails to comply with LDP policy Des 11 (Tall Buildings).
6. The proposal fails to comply with LDP policy Des 3 (Incorporating and Enhancing Existing and Potential Features) as the development has not demonstrated that existing characteristics and features worthy of retention on the site and in the surrounding area, have been identified, incorporated and enhanced through its design.
7. The design and the proposed materials fail to comply with LDP policy Des 1 (Design Quality and Context) and Des 4 (Development Design - Impact on Setting) as the overall design concept fails to draw on the positive characteristics of the surrounding area.
8. The proposed development would fail to provide an adequate standard of accommodation for future occupiers and fails to comply with LDP policy Des 5 (Amenity).
9. The proposed cycle parking fails to comply with LDP policy Tra 3 (Private Cycle Parking) as the proposed layout of the cycle store will prevent user friendly access to storage racks and does not allow for provision of non-standard bike storage.
10. The proposal fails to comply with NPF policy 22 and LDP policies Env 21 (Flood Protection) and RS 6 (Water Supply and Drainage) which seek to ensure sustainable water management is in place for new development
11. The proposed development consists of a flat roof to be finished in a single ply membrane with no integrated blue/green infrastructure or SUDS. The proposal fails to comply with NPF 4 policy 20 (Blue and Green Infrastructure).

## **Background Reading/External References**

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

## **Further Information - Local Development Plan**

**Date Registered: 13 March 2024**

## **Drawing Numbers/Scheme**

01-12

Scheme 1

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

Contact: Rachel Webster, Planning Officer  
E-mail: [rachel.webster@edinburgh.gov.uk](mailto:rachel.webster@edinburgh.gov.uk)



## Appendix 1

### Summary of Consultation Responses

NAME: Transport Planning

COMMENT: No response.

DATE:

NAME: Archaeology

COMMENT: Potential for unrecorded remains and photographic survey of existing building required. Condition recommended.

DATE:

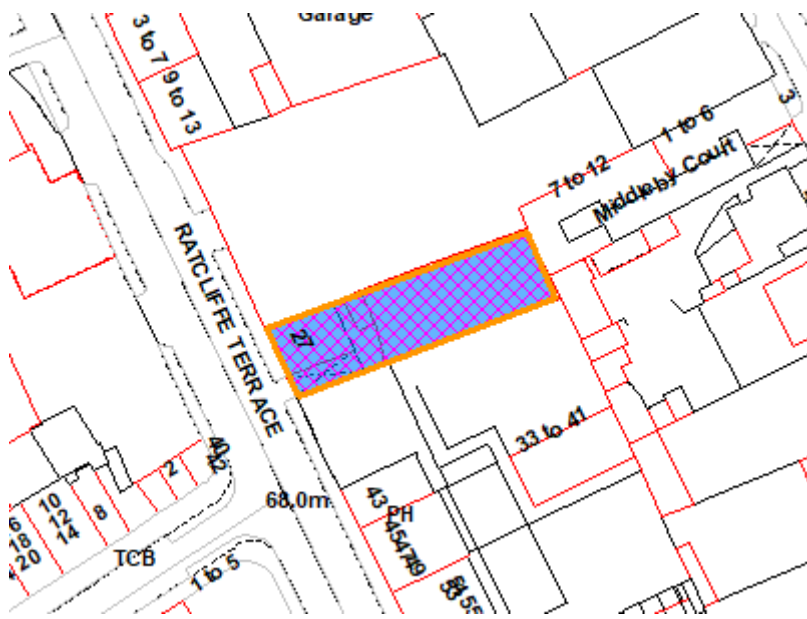
NAME: Environmental Protection

COMMENT: Additional information requested from applicant including a Noise Impact Assessment.

DATE:

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

### Location Plan



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