

# Development Management Sub Committee

Wednesday 22 January 2020

**Application for Planning Permission 19/01936/FUL  
at 22 Hill Street, Edinburgh, EH2 3JZ.  
Change of Use and conversion from business (class 4) to  
four short stay visitor accommodation units over ground /  
lower ground, first, second and third floors.**

**Item number**

**Report number**

**Wards**

B11 - City Centre

## Summary

---

The proposal is an appropriate use which is reflective of the mixed commercial/residential character of the surrounding area and which preserves both the character and appearance of the New Town Conservation Area and the Outstanding Universal Value of the Old and New Towns of the Edinburgh World Heritage Site. The proposal will not have an adverse impact on the unique architectural and historical character of the listed building and is an acceptable city centre development. It will not have a detrimental impact on the amenity of the surrounding area, or raise any concerns in respect to road safety. The proposal complies with policies Env 1, Env 3, Env 4, Env 6, Del 2, Emp 9 and Hou 7 of the adopted Edinburgh Local Development Plan. The proposals preserve the setting of the listed building and meet the requirements of S59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

## Links

---

[Policies and guidance for this application](#)

LDPP, LHOU07, LEN01, LEN03, LEN04, LEN06, LDEL02, LEMP09, LTRA02, LDES05, NSG, NSLBCA, NSBUS, HES, HESINT, HESUSE, OTH, CRPNEW,

# Report

## **Application for Planning Permission 19/01936/FUL at 22 Hill Street, Edinburgh, EH2 3JZ. Change of Use and conversion from business (class 4) to four short stay visitor accommodation units over ground / lower ground, first, second and third floors.**

### **Recommendations**

---

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

### **Background**

---

#### **2.1 Site description**

The application site relates to a three storey and attic level late eighteenth century classical style building located on the south side of Hill Street. The premises are currently vacant but were previously utilised for office accommodation (Class 4).

The surrounding area is characterised by buildings of similar form and design and has a mixed commercial/residential character which encompasses office uses, residential properties, serviced apartments and bed and breakfast premises.

The site is located within the UNESCO World Heritage Site.

The premises are a category A listed building (Listing date: March 1966, Listing reference: 43304)

This application site is located within the New Town Conservation Area.

#### **2.2 Site History**

28 June 2000- Planning permission granted to extend offices (application number: 00/00917/FUL)

12 July 2000 - Listed building consent granted to alter and extend offices (application number: 00/00917/LBC)

17 February 2017 - Listed building consent to undertake internal alterations to premises, withdrawn (application number: 17/00679/LBC)

26 October 2017 - Planning application refused at Development Management Sub Committee for change of use from offices to hostel dormitories with sanitary facilities (as amended)(application number: 17/00678/FUL)

17 June 2019 - Application submitted for listed building consent for alterations to convert to four short stay visitor accommodation units over ground/lower ground floor, first, second and third floors (application number: 19/01892/LBC)

## **Main report**

---

### **3.1 Description of the Proposal**

The application seeks planning permission for a change of use from offices (class 4) to short stay visitor accommodation units (Sui Generis). The premises will have a total of four short stay accommodation units. The interior layout of the premises will be as follows:

- Ground floor: Two person apartment with one double bedroom, kitchen/livingroom and shower and toilet.
- First Floor: Two person apartment with one double bedroom, kitchen/livingroom and bathroom.
- Second floor: Two person apartment with one bedroom, kitchen/livingroom and bathroom and shower. Access and provision of a double bedroom in conjunction with the third floor apartment above.
- Third Floor: Four person apartment (split partly between second and third floor) with 2 Bedrooms, kitchen/living room, W/C and shower.

The proposal does not include any provision for cycle parking or car parking on the site.

### **3.2 Determining Issues**

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that in considering whether to grant planning permission for development which affects a listed building or its setting, a planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states - special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling reasons for not approving them?

If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

### **3.3 Assessment**

To address these determining issues, the Committee needs to consider whether:

- a) the use is acceptable in principle;
- b) the proposal will preserve the outstanding universal value of the Old and New Towns of the Edinburgh World Heritage Site;
- c) the proposal will preserve the character and appearance of the New Town Conservation Area;
- d) the proposal will have a detrimental impact on the unique architectural and historical character of the listed building;
- e) the proposal will have a detrimental impact on the amenity of neighbouring residents;
- f) the proposal raises any issues in respect of waste provision;
- g) the proposal raises any issues in respect of parking and road safety and
- h) any issues raised by objectors have been addressed.

#### a) Principle

The application site is situated in the city centre area as defined in the adopted Edinburgh Local Development Plan (LDP).

LDP policy Emp 9 (Employment Sites and Premises) states that proposals to redevelop employment sites or premises in the urban area for uses other than business, industry or storage will be permitted provided:

(a) the introduction of non-employment uses will not prejudice or inhibit the activities of any nearby employment use;

(b) the proposal will contribute to the comprehensive regeneration and improvement of the wider area.

The non-statutory Guidance for Business states that for a change of use to short term commercial visitor accommodation, special regard will be made to the following:

- the character of the new use and of the wider area;
- the size of the property;
- the pattern of activity associated with the use including numbers of occupants, the period of use, issues of noise, disturbance and parking demand and
- the nature and character of any services provided.

LDP Policy Del 2 (City Centre) states that development which lies within the city centre will be permitted where it 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. It also states that the requirements in principle will be for a use or mix of uses appropriate to the location of the site, its accessibility characteristics and the character of the surrounding area.

The surrounding area has a mixed character. The proposal will not prejudice or inhibit the activities of any nearby employment use. The property has been vacant for over 3 years and does not appear to meet the modern needs and requirements of small businesses due to the restrictive internal layout of the property and the resultant limited size of the offices available. The site being a relatively long term vacant property does not contribute to the vitality of the street or the wider area. Whilst it will not contribute to the regeneration of the area, the proposal will provide accommodation for tourists and individuals visiting the city, within an area of already mixed use. The site is highly accessible and will also not result in the loss of any residential properties within the city.

Whilst the property is quite large, it will only be utilised as four apartments overall with space for between 10-12 occupants. The property is currently utilised as eight separate office spaces. Given the above, it is unlikely that the proposal will result in a more intensive use of the unit.

The short stay units will be accessed directly from Hill Street. There will be no direct interaction between users of the short stay units and long term residents of residential properties in the area.

This is a fairly busy city centre location within walking distance of public transport, so the development should not diminish the quality of the residential environment in terms of noise generation, disturbance or parking demand.

Set within the context of the mixed character of the surrounding area and the city centre location, the proposal complies with LDP policy Del 2 and Emp 9 and is acceptable in principle subject to compliance with the other policies of the adopted LDP.

#### b) Outstanding Universal Value of Edinburgh World Heritage Site

The Outstanding Universal Value (OUV) of the Old and New Towns of Edinburgh World Heritage Site (EWHs) 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 Statement of Outstanding Universal Value emphasises the importance of maintaining the authenticity of the Site which "*continues to retain its historic role as the administrative and cultural capital of Scotland, while remaining a vibrant economic centre.*"

LDP Policy Env 1 (World Heritage Sites) states that development which would harm the qualities which justified the inscription of the Old and New Towns of Edinburgh will not be permitted.

In terms of the use, the EWHS Management Plan encourages sustainable tourism and recognises that a balance is needed between resident and visitor needs. The re-use of this redundant building ensures the New Town Conservation Area is maintained as a thriving part of the city without harm to the OUV.

The proposal does not involve any alteration to the principal elevation of the building. The only proposed external changes are to the rear and are the installation of three relatively small (15-20 cm diameter) vents.

The installation of these small vents do not materially affect the external appearance of the building and do not constitute development under section 26 of the Town and Country Planning (Scotland) Act 1997. Planning permission is not required for the installation of the three vents.

The building will retain its original historical form and the proposal will not impact on the appearance of the streetscape.

The proposed external alterations will have no detrimental impact on the character or appearance of the New Town, nor its relationship with the Medieval Old Town.

The proposal will have no adverse impact on the Outstanding Universal Value of the Edinburgh World Heritage Site and complies with LDP policy Env 1.

### c) Character and appearance of the New Town Conservation Area

LDP policy Env 6 (Conservation Areas - Development) states that development within a conservation area will be permitted where it preserves or enhances the special character and appearance of the conservation area and which is consistent with the relevant character appraisal.

The New Town Conservation Area Character Appraisal highlights the important role of the varied commercial/residential character of the New Town in contributing to the character of the conservation area stating:

*Moving north from Princes Street retail use decreases. Rose Street and George Street have considerable shop frontages, particularly in their central and western ends but retail use has not achieved the saturation level of Princes Street. Further north, Thistle Street and Queen Street only house a very modest amount of retail use. The cross streets in the area also reflect these changes. Throughout the area property has often been rebuilt or extended or converted for office or institutional use. Residential use only remains significant in the western and northern fringes of the First New Town.*

The proposal does not involve any alteration to the principal elevation of the building. The only proposed external changes are to the rear and are the installation of three relatively small (15-20 cm diameter) vents.

Hill Street lies between the busy commercial thoroughfares of Queen Street, George Street, Frederick Street and North Castle Street which are predominantly characterised by ground floor bars, restaurants, shops, offices and upper floor flatted residential properties. Hill Street does have a lower level of commercial activity than the neighbouring streets as it does not contain any bars, restaurants or shops. However, as highlighted in section a), the surrounding area as a whole has a mixed character and the proposed use is appropriate for this location.

The proposal is compatible with the character of the conservation area and complies with LDP policy Env 6 and the New Town Conservation Area Character Appraisal.

#### d) Architectural and Historical Character of the Listed Building

LDP policy Env 3 (Listed Buildings - Setting) states that development within the curtilage or affecting the setting of a listed building will be permitted only if not detrimental to the architectural character, appearance or historic interest of the building or to its setting.

LDP Policy Env 4 (Listed Buildings - Alterations and Extensions) states that proposals to alter a listed building will be permitted where those alterations are justified; will not result in unnecessary damage to historic structures or result in a diminution of the buildings interest; and any additions would be in keeping with other parts of the building.

Historic Environment Scotland's (HES) Managing Change in the Historic Environment guidance note on the use and adaptability of listed buildings is applicable. It states that *for a building to remain in use over the long term, change will be necessary. This reflects changes over time in how we use our buildings and what we expect from them. The listed buildings in Scotland reflect a wide range of our history and culture, they contribute to our well-being culturally, socially and economically. We can't have these benefits without caring for these buildings. We need to make sure they have a long term future if we want to benefit from them in the long term*

*A buildings long-term future is at risk when it becomes hard to alter and adapt it when needed. Proposals that keep buildings in use, or bring them back into use, should be supported as long as they do the least possible harm. Once a building is empty or underused its long term future is immediately at risk*

No. 22 Hill Street has previously been utilised as office accommodation and self contained office suites. The applicant states that the office suites have been difficult to rent out and the unit has been marketed but has been vacant for over 3 years. A suitable use for the property must now be found if its future is to be guaranteed.

Other uses for the property have already been sought. A previous application at the site for a change of use from offices to hostel dormitories was recommended for approval but was refused at the Development Management Sub Committee.

Historic Environment Scotland's guidance note on the use and adaptability of listed buildings explains that the process of converting a building will have some impact on a buildings special interest, regardless of how well it is handled.

Historic Environment Scotland's Guidance Note on Managing Change in the Historic Environment: Interiors states that *The 'plan form' is the arrangement and division of internal spaces into rooms and circulation spaces such as halls, stairs and corridors, and is a key component of the character and special interest of any building. The interrelationship of rooms and circulation space is a reflection of the building's design, function, status and period. Where rooms are arranged to create particular spatial effects or views, the position of features such as doors, windows, fireplaces and cupboards can be significant*

*Alteration to a historic building should protect its character. In general, the principal spaces in a building are more sensitive to change as these are the spaces that normally make the most significant contribution to its character*

The Council's Listed Buildings and Conservation Area guidance (LBCA) states *the original plan form of a building should always be respected. All major works of alteration should be limited to areas of secondary importance. There will be a particular requirement not to sub-divide, either vertically or horizontally, principal rooms and entrance/stair halls. Where the interior is of particular architectural or historical importance, subdivision will not be permitted. The degree of change to the plan form which may be acceptable will normally be dependent on previous alterations and use.*

This building has previously been subject to quite a high degree of intervention presumably when the property was converted into office accommodation. The applicant has suggested that most enquiries received while the building has been advertised for rent as office accommodation have required offices that were larger and open plan. This would necessitate a high level of intervention to the interior of the property. The proposed change of use to four short term letting flats will minimise any internal alterations required.

The alterations proposed to the ground floor are relatively limited and relate largely to the formation of a door between the front and rear rooms. The proposed kitchen will be in the front room but no features of architectural merit will be harmed; the kitchen will be framed out over an element of existing dado and the room is large enough to not be overwhelmed by the introduction of kitchen facilities.

The rear room on the first floor will be subdivided in order to form a bathroom. The agent has confirmed that no elements of the existing dado panelling will have to be removed and this will not significantly impact upon the buildings historical interest overall. The existing entrance door between the front and rear rooms will also be enlarged. The kitchen will be sited within the front room and has been designed as to not harm the existing dado panelling. It will not significantly harm any architectural features of the property nor materially disturb how the room is read.

On the second floor the rear room will also be subdivided and the principal room on this level will be utilised as a kitchen. This room has no features of significant architectural or historical interest. This kitchen will be set back from the front windows and no architectural details shall be harmed.

The third floor attic level will also be subdivided. No architectural features shall be harmed.

The proposal preserves the architectural and historical character of the listed building and its setting and complies with LDP policies Env 3 and Env 4 and the HES Managing Change in the Historic Environment guidance note on the use and adaptability of listed buildings and Interiors.

#### e) Amenity of Neighbouring Residents

Adopted LDP policy Hou 7 (Inappropriate Uses in Residential Areas) states that developments, including changes of use which would have a materially detrimental impact on the living conditions of nearby residents, will not be permitted.

The current planning case law position in respect of the use of properties as short stay commercial visitor accommodation (SSCVA) in England, Scotland and Wales is set down in the English and Welsh Court of Appeal Judgement *Sheila Moore v Secretary of State for Communities and Local Government & Suffolk District Council 2012 EWCA CIV 1202*. This judgement held that the use of a residential premises for short term holiday lets could be a material change of use, with the question of materiality being one of fact and degree. This requires an assessment of factors such as the number of separate lets in any given period of time, number of individuals occupying the premises, the turnover of new individuals arriving and departing the premises; and the question as to whether the proposed operations would involve a change in character to such an extent that there may be disturbance to established residential character and amenity.

There have been a number of appeal decisions which have helped to assess whether a change of use has taken place and whether that change of use is acceptable. There are also currently over 130 planning enforcement cases open in relation to short stay let uses.

There have also been planning appeal decisions against refusals to grant planning permission and certificates of lawfulness for short stay lets. These decisions have typically allowed short term let uses in main door properties or flats with their own private accesses e.g. 11 Stevenson Drive (CLUD-230-2007), 103 Restalrig Road(CLUD-230-2006) and 17 Old Fishmarket Close (PPA-230-2238).

In the appeal decision for 19 Old Fishmarket Close, the Reporter highlighted *"there is an important distinction to draw between external ambient noise, which is a characteristic of a city centre location such as this, and sources of noise and disturbance from within the building itself."* The Reporter added *"the occupiers of residential flats on Old Fishmarket Close would be accustomed to some degree of ambient noise/ disturbance, and I consider it would be unrealistic to expect otherwise in such a location"*.

In addition, the Reporters in the appeals for certificates of lawfulness at Stevenson Drive and Restalrig Road both highlighted the units were on busy roads with much activity.

In terms of the proposal, it should be noted that the only current LDP policy that is applicable is policy Hou 7 which seeks to protect residential amenity.

While the existing commercial uses operate primarily during the day time, most of the residential properties on Hill Street are situated towards the eastern end of the street. The distance between the premises and neighbouring residential properties and the fact that the property has its own main entrance is sufficient to ensure that any night time activity at the premises does not materially impact on the amenity of residents in the street.

Environmental Protection was consulted on the application and has confirmed that it has no objections.

The proposal will not have a detrimental impact on the amenity of neighbouring residents and complies with LDP policy Hou 7.

#### f) Waste Provision

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

The agent has advised that a bin storage area already exists to the rear of the site which has been utilised during the building's long term use as office accommodation.

The applicant has confirmed that the applicant intends to make private arrangements for the storage and disposal of waste.

The proposal complies with LDP policy Des 5 and does not raise any concerns in respect of refuse storage.

#### g) Parking and Road Safety

LDP policy Tra 2 (Private Car Parking) states that planning permission will be granted for development where proposed car parking provision complies with and does not exceed the parking levels set out in Council Guidance.

LDP policy Tra 3 (Private Cycle Parking) states that planning permission will be granted for development where proposed cycle parking and provision complies with standards set out in Council Guidance.

The Council's Edinburgh Design Guidance does not include any parking standards for either car parking or cycle parking for this sui generis use.

It is noted, however, that the applicant proposes no off street parking provision for the site and whilst no cycle parking is proposed, the property is located within a city centre location with nearby access to public transport provision.

The Roads Authority was consulted as part of the assessment of the application and has no objections to the proposal.

The proposal complies with LDP Policy Tra 2 and Tra 3.

#### h) Issues Raised by Objectors

##### **Material Representations - Objections**

- The proposals will impact upon the internal layout of the property and will harm internal features- This is addressed in section 3.3 d of this report.

#### **Conclusion**

The proposal is an appropriate use which is reflective of the mixed commercial/residential character of the surrounding area and which preserves both the character and appearance of the New Town Conservation Area and the outstanding universal value of the Old and New Towns of the Edinburgh World Heritage Site. The proposal will not have an adverse impact on the unique architectural and historical character of the listed building and is an acceptable city centre development which will not have a detrimental impact on the amenity of the surrounding area, or raise any concerns in respect to road safety. The proposal complies with policies Env 1, Env 3, Env 4, Env 6, Del 2, Emp 9 and Hou 7 of the adopted Edinburgh Local Development Plan. The proposals preserve the setting of the listed building and meet the requirements of S59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

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

#### **3.4 Conditions/reasons/informatives**

##### **Informatives**

It should be noted that:

1. The development 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.

4. In support of the Council's LTS Cars1 policy, the applicant should consider contributing the sum of £7,000 (£1,500 per order plus £5,500 per car) towards the provision of car club vehicles in the area

5. In accordance with the Council's LTS Travplan3 policy, the applicant should consider developing a Travel Plan including provision of pedal cycles (inc. electric cycles), secure cycle parking, public transport travel passes, a Welcome Pack, a high-quality map of the neighbourhood (showing cycling, walking and public transport routes to key local facilities), timetables for local public transport.

## **Financial impact**

---

### **4.1 The financial impact has been assessed as follows:**

There are no financial implications to the Council.

## **Risk, Policy, compliance and governance impact**

---

5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

## **Equalities impact**

---

### **6.1 The equalities impact has been assessed as follows:**

The application has been assessed and has no impact in terms of equalities or human rights.

## **Sustainability impact**

---

### **7.1 The sustainability impact has been assessed as follows:**

This application meets the sustainability requirements of the Edinburgh Design Guidance.

## **Consultation and engagement**

---

### **8.1 Pre-Application Process**

Pre-application discussions took place on this application.

### **8.2 Publicity summary of representations and Community Council comments**

One letter of objection was received. The points raised shall be addressed in section 3.3 of this report.

## **Background reading/external references**

---

- To view details of the application go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

## **Statutory Development**

### **Plan Provision**

**Date registered** 17 June 2019

**Drawing numbers/Scheme** 01,02b,03b, 04,

Scheme 1

### **David R. Leslie**

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Robert McIntosh, Planning Officer

E-mail: robert.mcintosh@edinburgh.gov.uk Tel: 0131 529 3422

## **Links - Policies**

---

### **Relevant Policies:**

#### **Relevant policies of the Local Development Plan.**

LDP Policy Hou 7 (Inappropriate Uses in Residential Areas) establishes a presumption against development which would have an unacceptable effect on the living conditions of nearby residents.

LDP Policy Env 1 (World Heritage Site) protects the quality of the World Heritage Site and its setting.

LDP Policy Env 3 (Listed Buildings - Setting) identifies the circumstances in which development within the curtilage or affecting the setting of a listed building will be permitted.

LDP Policy Env 4 (Listed Buildings - Alterations and Extensions) identifies the circumstances in which alterations and extensions to listed buildings will be permitted.

LDP Policy Env 6 (Conservation Areas - Development) sets out criteria for assessing development in a conservation area.

LDP Policy Del 2 (City Centre) sets criteria for assessing development in the city centre.

LDP Policy Emp 9 (Employment Sites and Premises) sets out criteria for development proposals affecting business and industrial sites and premises.

LDP Policy Tra 2 (Private Car Parking) requires private car parking provision to comply with the parking levels set out in Council guidance, and sets criteria for assessing lower provision.

LDP Policy Des 5 (Development Design - Amenity) sets criteria for assessing amenity.

### **Relevant Non-Statutory Guidelines**

**Non-statutory guidelines 'LISTED BUILDINGS AND CONSERVATION AREAS'** provides guidance on repairing, altering or extending listed buildings and unlisted buildings in conservation areas.

**Non-statutory guidelines 'GUIDANCE FOR BUSINESSES'** provides guidance for proposals likely to be made on behalf of businesses. It includes food and drink uses, conversion to residential use, changing housing to commercial uses, altering shopfronts and signage and advertisements.

### **Relevant Government Guidance on Historic Environment.**

Managing Change in the Historic Environment: Interiors sets out Government guidance on the principles that apply to alterations to the interiors of listed buildings.

Managing Change in the Historic Environment: Use and Adaptation of Listed Buildings sets out Government guidance on the principles that apply to enable the use, the reuse and adaptation of listed buildings.

### **Other Relevant policy guidance**

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

# Appendix 1

## **Application for Planning Permission 19/01936/FUL At 22 Hill Street, Edinburgh, EH2 3JZ Change of Use and conversion from business (class 4) to four short stay visitor accommodation units over ground / lower ground, first, second and third floors.**

### **Consultations**

---

Historic Environment Scotland

#### Our Advice

We have considered the information received and do not have any comments to make on the proposals. Our decision not to provide comments should not be taken as our support for the proposals. This application should be determined in accordance with national and local policy on development affecting the historic environment, together with related policy guidance.

Roads Authority

No objections to the application subject to the following being included as conditions or informatives as appropriate:

1. In support of the Council's LTS Cars1 policy, the applicant should consider contributing the sum of £7,000 (£1,500 per order plus £5,500 per car) towards the provision of car club vehicles in the area;
2. In accordance with the Council's LTS Travplan3 policy, the applicant should consider developing a Travel Plan including provision of pedal cycles (inc. electric cycles), secure cycle parking, public transport travel passes, a Welcome Pack, a high-quality map of the neighbourhood (showing cycling, walking and public transport routes to key local facilities), timetables for local public transport;
3. The applicant should be advised that as the development is located in Zones 1 to 8, they will be eligible for one residential parking permit per property in accordance with the Transport and Environment Committee decision of 4 June 2013. See [http://www.edinburgh.gov.uk/download/meetings/id/39382/item\\_7\\_7](http://www.edinburgh.gov.uk/download/meetings/id/39382/item_7_7) (Category B - Newly sub-divided or converted);

#### Note:

The proposed zero car parking complies with the 2017 Parking Standards and is considered acceptable

## Environmental Protection-

19/01936/FUL | Change of Use and conversion from business (class 4) to four short stay visitor accommodation units over ground / lower ground, first, second and third floors. | 22 Hill Street

The applicant proposes changing the use of an existing office into a short-term-let. The entire property would be converted into a short term let with no other residential property using the common stair. The neighbouring properties are commercial uses therefore unlikely to be affected by noise if created by the short-term-let.

Therefore, Environmental Protection offer no objection to this proposal.

## Location Plan



© Crown Copyright and database right 2014. All rights reserved. Ordnance Survey License number 100023420

**END**