

Development Management Sub Committee

Wednesday 23 September 2020.

Report for forthcoming application by

**Legal & General Investment Management Limited. for
Proposal of Application Notice**

20/02952/PAN

**At 109, 110 And 111 Princes Street,, 112 Princes Street And
144-150 Rose Street, (Debenhams)**

**Redevelopment and change of use of existing premises to
form hotel with rooftop bar/restaurant, active uses at lower
floors including restaurant, bar, retail, flexible meeting and
event/venue space, health suite/gym, with ancillary uses,
associated works, alterations and demolitions (Use Classes
1, 2, 3, 4, 7, 11 & Sui Generis).**

Item number

Report number

Wards

B11 - City Centre

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for full planning permission for redevelopment and change of use of the existing premises to form a hotel with rooftop bar/restaurant, active uses at lower floors including restaurant, bar, retail, flexible meeting and event/venue space, health suite/gym, with ancillary uses, associated works, alterations and demolitions (Use Classes 1, 2, 3, 4, 7, 11 & Sui Generis) at 109, 110 and 111 Princes Street, 112 Princes Street and 144-150 Rose Street (Debenhams).

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice, 20/02952/PAN, on 20 July 2020.

Links

Coalition pledges
Council outcomes

Single Outcome Agreement

Recommendations

- 1.1 It is recommended that the Committee notes the key issues at this stage and advises of any other issues.

Background

2.1 Site description

The application site is located between Princes Street and Rose Street within the block between Frederick Street and Castle Street.

The existing buildings on the site comprise the following:

- the category B listed, former Palace Hotel then Liberal Club at 109, 110 and 111 Princes Street, by John Lessels dating from 1869 with a modern glazed infill on the west side (listed building reference: LB30147, listed on 12 December 1974);
- the category B listed former Conservative Club at 112 Princes Street by Robert Rowand Anderson, dating from 1882-4 and reconstructed by Ketley, Gould & Clark (with Simpson & Brown) (listed building reference: LB29512, listed on 13 April 1965); and
- the category C listed former tenement at 144-150 Rose Street, dating from 1780 and redeveloped in 1978-81, retaining the original facade only (listed building reference: LB29650, listed on 28 March 1966).

The site is located adjacent to several other listed buildings and structures and is opposite West Princes Street Gardens, part of the New Town Gardens Designed Landscape (reference: GDL00367).

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

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

2.2 Site History

Several planning applications, listed building consents and advertisement consents associated with the operation of Debenhams department store have been submitted and granted, but no major changes have been made to this group of buildings since the late 1970s/early 1980s.

Main report

3.1 Description Of The Proposal

The proposal is for the demolition of the existing modern structures, behind and between the historic facades and erection of replacement structures to form a hotel with rooftop bar/restaurant, with a restaurant, bar, retail, health suite/gym, flexible meeting and event/venue space on the lower levels. Internal alterations are proposed to the remaining part of the original building at no. 109-110.

3.2 Key Issues

The key considerations against which the eventual application will be assessed include whether:

- a) **The principle of the development is acceptable in this location;**
- b) The site is located in the City Centre Retail Core and City Centre, as defined in the Edinburgh Local Development Plan (LDP) and policy Del 2 City Centre and the Edinburgh City Centre Development Principles must be considered. The Plan supports development within this location which maintains and enhances the character, attractiveness, vitality and accessibility of the city centre.
- c) **The proposal will preserve the character and setting of the listed buildings;**
- d) The impact of the proposal on the character of the category B and C listed buildings on the site and other listed buildings in the surrounding area will be considered against the provisions of Section 59 (1) of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997:
- e) *"In considering whether to grant planning permission for development which affects a listed building or its setting, a planning authority or the Secretary of State, as the case may be, 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."*
- f) The development will also be assessed against Historic Environment Scotland's Managing Change in the Historic Environment guidance notes.
- g) Listed Building Consent will be required for the demolition of listed structures or parts thereof, including the modern structures on the site, and the proposed internal and external alterations.
- h) **The proposal will preserve or enhance the character or appearance of the New Town Conservation Area;**

- i) The impact of development on the character and appearance of the conservation area will be considered against Section 64(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 which states:
- j) *"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."*
- k) The impact of land use and the scale and form of the development on the character and appearance of the conservation area will be considered against Policy Env 6 in the Edinburgh Local Development Plan.
- l) **The proposals will have an impact on the Outstanding Universal Value (OUV) of the Old and New Towns of Edinburgh World Heritage Site;**
- m) The proposal will need to be assessed against local views, although it is unlikely that the development will have any impact on the OUV of the World Heritage Site due to the relatively modest increase proposed to the existing building envelope.
- n) **The design, scale, layout and materials are acceptable within the character of the area;**
- o) The proposal will be considered against the provisions of the Edinburgh Local Development Plan and Edinburgh Design Guidance. A Design and Access Statement will be required to accompany the application.
- p) **The proposal is not detrimental to the amenity of neighbours;**
- q) The proposal will be assessed against relevant design policies in the Edinburgh Local Development Plan and Edinburgh Design Guidance. A daylight and privacy assessment and noise impact assessment may be required in support of the application if there are any residential properties in close proximity to the development.
- r) **Access arrangements are acceptable in terms of road safety and public transport accessibility;**
- s) The proposal shall have regards to the LDP transport policies and the Edinburgh Street Design Guidance. Developer Contributions and Infrastructure Delivery Supplementary Guidance will apply to the proposal. The applicant will be required to provide transport information to demonstrate how the proposal prioritises active travel and is aligned with parking standards, including service arrangements and cycle parking provision.
- t) **There are any other environmental factors that require consideration;**
- u) The applicant will be required to submit sufficient information to demonstrate that the site can be developed without having an unacceptable detrimental

impact on the environment. In order to support the application, the following documents are anticipated:

- Pre-application Consultation Report;
- Planning Statement;
- Heritage Statement;
- Design and Access Statement;
- Townscape and Visual Impact Assessment;
- Sustainability Form S1;
- Sustainability Statement;
- Transport Information;
- Surface Water Management Plan; and
- Waste Management Information.

The application has been screened for an Environmental Impact Assessment (EIA) and no EIA is required.

3.3 Assessment

This report highlights the main issues that are likely to arise in relation to the various key considerations. This list is not exhaustive and further matters may arise when the new application is received, and consultees and the public have the opportunity to comment.

Financial impact

4.1 The forthcoming application may be subject to a legal agreement.

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 This is a pre-application report. When a planning application is submitted it will be assessed in terms of equalities and human rights.

Sustainability impact

7.1 A sustainability statement will need to be submitted with the application.

Consultation and engagement

8.1 Pre-Application Process

Pre-application discussions with the planning authority are ongoing.

8.2 Publicity summary of representations and Community Council comments

The applicant has confirmed that there will be an online consultation in accordance with government guidance for the period of the Covid-19 emergency. The online consultation event is to be held on 17 September 2020 and this event will be advertised in the Edinburgh Evening News on 10 September 2020.

The New Town and Broughton Community Council, Old Town Community Council and Councillors Doran, Miller, Mowat and Rankin were notified of the Proposal of Application Notice on 20 July 2020.

Historic Environment Scotland, Edinburgh World Heritage, the Cockburn Association, Edinburgh Partnership Board, Local Community Planning Partnership - South East Locality and Essential Edinburgh, Chamber of Commerce have also been notified of the proposal.

Background reading/external references

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

David R. Leslie

Chief Planning Officer

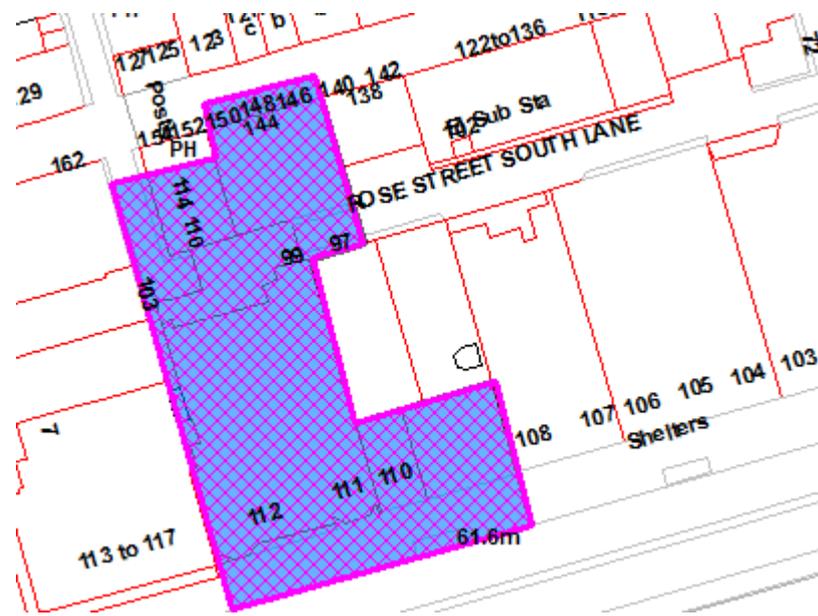
PLACE

The City of Edinburgh Council

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Location Plan



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