

Development Management Sub Committee

Wednesday 7 October 2020

**Application for Planning Permission 20/01616/FUL
at GF, 6 Bell's Brae, Edinburgh.
Change of use from offices into 11 residential properties,
formation of new dormer windows and some minor external
works.**

Item number

Report number

Wards

B05 - Inverleith

Summary

This proposal will deliver a new use for the listed building whilst preserving its features of architectural and historic interest.

The development complies with the Planning (Listed Building and Conservation Areas) Scotland Act 1997 as it preserves the character and setting of the listed building and preserves and enhances the character and appearance of the conservation area. The proposals largely comply with the adopted Edinburgh Local Development Plan. The infringement of policy in terms of private amenity space and cycle parking are acceptable as this is the conversion of an existing building. The development delivers acceptable level of amenity for future occupiers.

There are no material considerations that outweigh this conclusion.

Links

[Policies and guidance for this application](#)

LDPP, LHOU01, LHOU02, LHOU03, LHOU04, LHOU05, LEMP09, LEN01, LEN03, LEN04, LEN06, LTRA02, LTRA03, LTRA04, LDES01, LDES12, HES, HEPS, HESUSE, NSG, CRPDEA, NSGD02,

Report

Application for Planning Permission 20/01616/FUL at GF, 6 Bell's Brae, Edinburgh. Change of use from offices into 11 residential properties, formation of new dormer windows and some minor external works.

Recommendations

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

Background

2.1 Site description

The application site is a C listed building (listed 12 December 1974 and revised 2009, reference LB30067) located on Bell's Brae within the Dean Village.

6 Bell's Brae is a 13-bay, slightly curved building. It varies between one and three storeys in height reflecting the complex topography of the site where the street climbs steeply to the east and falls to the north. The building was constructed in 1881 as a stable block and was converted to office use in 1970s/80s.

The building is constructed of sandstone with a slate roof and has elongated timber framed windows. There are a number of later additions to the building including large glazed opening to the ground floor rear elevation, a projecting rear full height glazed and slate stairwell and rooflights. Internally, the building has no apparent features of interest as a result of its conversion and use.

The building is sits within a grouping of other buildings from similar periods within the Dean Village. Many of these buildings have been converted into to residential use. To the rear of the building is a semi-private courtyard and small garden shared by the building and converted residential properties on Miller Row.

To the north of the site lies the Water of Leith Special Landscape Area and Local Nature Conservation Site.

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

This application site is located within the Dean Conservation Area.

2.2 Site History

12 December 2002 - Planning permission granted to replace existing timber/glass doors with traditional timber lined doors on the main facade to Bell's Brae (02/03923/FUL)

13 January 2003 - Listed building consent granted to replace existing timber/glass doors with traditional style timber lined doors on the main facade to Bell's Brae (02/03923/LBC)

9 April 2020 - Concurrent listed building application for internal alterations, roof works including new dormers and minor external facade works to allow the formation of 11 properties (20/01597/LBC)

Main report

3.1 Description of the Proposal

It is proposed to change the use of the building from office to residential. Eleven flats are proposed spread over four floors, including the roof space.

Externally, nine dormers and three rooflights are proposed. These include five dormers to the north elevation and four to the south. Of the three rooflights, one replaces an existing opening whilst two are new insertions. Four existing rooflights will be removed.

To the rear, the modern projecting stairwell will be refinished with new glazing, stone and zinc. A number of screened and blocked up windows will be reinstated with wooden framed windows to match existing. An existing ground floor window will be modified to form a door opening.

Eight parking spaces are proposed within the existing undercroft parking area across the courtyard which is also within the control of the applicant. 27 cycle parking spaces are proposed including 14 within the undercroft space on Miller Row and 13 within a purpose-built external cycle store with a sedum roof.

Internally, partition walls are to be removed and new walls formed.

The development will comprise of:

5 x 1 bedroom, 2 x 2 bedroom, 3 x 3 bedroom and 1 x 5 bedroom units, and include duplex apartments.

The following documents have been provided to support the application:

- Design Statement and
- Bat Survey.

These documents are available to view on the Planning Portal.

Previous Scheme

This scheme has been amended to reduce the number of dormers from 14 to 9 and to incorporate waste storage within the building in order to minimise the impact on the conservation area and listed building. Additional cycle storage has also been added.

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 principle of development is acceptable;
- b) the proposals preserve the character and setting of the listed building;
- c) the proposals preserve or enhance the character or appearance of the conservation area;
- d) the proposals preserve the outstanding universal value of the Old and New Towns of the Edinburgh World Heritage Site;
- e) impact on neighbouring amenity is acceptable;
- f) there are any other material considerations and
- g) any comments have been addressed.

a) Principle

LDP policy Hou 1 (Housing Development) supports the principle of housing on suitable sites within the urban area, provided proposals are compatible with other policies in the plan.

LDP policy Emp 9 (Employment Sites and Premises) seeks to ensure the redevelopment of employment sites does not prejudice or inhibit the activities of any nearby employment use and contributes to the comprehensive regeneration and improvement of the wider area.

The proposed change of use meets this criteria. The Dean Village has changed over the last 30 years from an industrial area to largely housing and the proposal is compatible with this change.

LDP policy Hou 5 (Conversion to Housing) states that planning permission will be granted for the change of use of existing buildings in non-residential use to housing provided that a satisfactory residential environment can be achieved; housing would be compatible with nearby uses; appropriate open space, amenity and car and cycle parking standards are met; and the change of use is acceptable having regard to other policies in the plan. These are assessed below:

Residential amenity

The proposed conversion will create 11 residential flats including 1, 2, 3 and 5-bedroom units. All of the flats meet or significantly exceed the minimum floorspace standards included within the Edinburgh Design Guidance, with the exception of a single one-bedroom unit which falls just below the standard. This slight infringement of just 2 square metres is acceptable in this instance as adequate storage and living space are provided.

Seven of the proposed flats are dual aspect with four flats being duplexes. However, as a result of the buildings unusual form in response to the steeply graded site, four of the flats are single aspect. The Edinburgh Design Guidance states that where single aspect dwellings are proposed, it should be demonstrated that they meet the requirements for daylight, sunlight and privacy for each living space and provide good levels of ventilation and internal amenity space. Single aspect units should not comprise more than 50% of any development.

The single aspect flats are all served by large opening floor to ceiling windows. These overlook the semi-private courtyard and gardens. Internally habitable rooms have been arranged so these are closest to the windows, with bathrooms to the rear. Daylight information has been included within the design statement which demonstrates that all the bedrooms in these four units will receive adequate daylight, but three out of the four living room/kitchens will not meet the 2% requirement. If they were living rooms only, two of these three rooms would meet the standard but because the building is deep, they have been formed as large open plan spaces with kitchens to the rear of the room and so marginally fail. The non-conformity with the EDG is acceptable in this context.

Future occupiers within the building will also have reasonable levels of privacy.

Overall the amenity for future occupiers will be acceptable.

Nearby uses

The surrounding area is predominantly residential and features many historic buildings converted into homes. The proposal is compatible with this character.

Open Space and Parking

LDP policy Hou 3 (Private Green Space) expects provision to be made for private amenity space. The development sits within an enclave of buildings and includes a shared courtyard and small garden area. It is indicated that new residents will have access to these spaces, although they are outwith the red line boundary. It is not uncommon for listed buildings within a compact historic street form such as this site, to provide no or limited outdoor space. Whilst there is no further opportunity to increase space on the site, the Water of Leith Walkway runs to the rear of the site and other public amenities can also be accessed a short walking distance away. This infringement of policy Hou 3 is acceptable in this context.

LDP policies Tra 2 (Car Parking) and Tra 3 (Cycle Parking) set out the requirement for private car and cycle parking. The development retains eight car parking spaces associated with the existing office use. The amount of car parking complies with maximum parking standards within the Edinburgh Design Guidance. A total of 27 cycle parking spaces are being provided. These include 14 within the undercroft area of the neighbouring property and 13 with an external secure covered store within the courtyard. The level of provision is in accordance with the required 26 spaces and whilst the location of the store within the adjacent building, is not fully compliant with policy Tra 4 (Design of Off Street Car and Cycle Parking) in terms of distance, this infringement is accepted on the basis that it is the conversion of an existing building within a sensitive site.

In addition, the proposals provide a mix of units in accordance with policy Hou 2 (Housing Mix) and the density is compatible with the surrounding area in compliance with policy Hou 4 (Housing Density). The number of units fits well into the building and does not represent overdevelopment of the site.

Overall, the principle of residential use is acceptable on this site.

b) Impact on Listed Building

Section 59 (1) of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997 states:

"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."

Historic Environment Scotland's (HES) guidance note Managing Change in the Historic Environment: Re-use and Adaptation of Listed buildings, sets out the principles that apply to altering historic buildings.

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

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

HES guidance on the Use and Adaptation of Listed buildings stresses that changes may be required to find a new use for a listed building. The guidance advises that changes to specific assets and their context should be managed in a way that protects the historic environment and that careful consideration is required to avoid harming the building's special interest. It recognises that listed buildings will be adapted for new uses and that small-scale alterations will be required.

The main alteration to the listed building is the introduction of dormer windows. Five are proposed to the north and four to the south roof slopes. These dormers are of a sensitive design being small in scale with pitched roofs. The dormers are to be finished in slate to complement the existing roof and the design will be similar in width and pitch to the building's original dormers as well as those introduced as part of the adjacent development. The three rooflights proposed will be conservation style.

The partial replacement of the large non-original wooden door to the south elevation with a similar hardwood door with a further opening will match existing materials and will have only a minimal impact on its appearance.

Whilst the form of the building and many of the historic window and door openings remain, the C listed building has seen a number of interventions since its conversion to office use in the 1970s, including the projecting stairwell, replacement and blocked up windows and rooflights.

The proposed new additions to the roof are relatively modest, of a sensitive design and allow for the conversion of the building to ensure its continued use. The reinstatement of windows will have a positive impact on the character of the building. Recladding of the modern stairwell addition with stone and high-quality contemporary materials will enhance its appearance as it is now in a state of disrepair.

With reference to the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, the proposals preserve the setting and character of the listed building.

c) 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."

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

The Dean Conservation Area Character Appraisal emphasises the distinctive village character of the streetscape within Dean Village, the heritage of high quality buildings, the limited range of building materials, the predominance of residential uses, and the importance of the Water of Leith and its corridor.

The roof slopes of 6 Bell's Brae are visible as part of the collection of buildings at the south east entrance to the Dean Village from the Dean Bridge. The roof plane features original dormers along with rooflights and it is largely unaltered. The introduction of dormers to the roofscape, however, would not be uncharacteristic with original dormers present on the south elevation. The adjacent building was also converted in a similar manner in 2017.

As part of the application the number of dormers has been reduced by 50% on the more prominent northern roof to reduce their impact. The proposed dormers are modest in scale, and when considered within the context of the wider conservation area, will not have a significant detrimental effect.

The alterations to the stairwell will be visible from within the courtyard space. However, the recladding materials are sensitive in nature and will be an enhancement over the existing situation.

The proposed external bike store is small in scale and will largely be obscured from public view on Bell's Brae. The structures sedum roof will soften its appearance when viewed from within the courtyard.

Other alterations including reopening of windows, will have a positive impact on the conservation area.

Overall, the choice of materials and design proposed is appropriate to the surrounding area. Materials and details are conditioned to further ensure specific suitability.

The proposal will preserve and enhance the special character and appearance of the conservation area and complies with Policy Env 6.

d) 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.

External alterations are limited and where visible are sensitive in design, scale and materials.

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.

e) Neighbouring Amenity

LDP Policy Hou 7 (Inappropriate Uses in Residential Areas) considers whether proposed new uses would harm existing residential amenity. In addition, policy Des 5 (Development Design - Amenity) states that development will be permitted where the amenity of neighbouring development is not adversely affected.

Policy Des 12 (Alterations and Extensions) states that alterations to existing buildings will be permitted where it will not result in an unreasonable loss of privacy or natural light to neighbouring properties.

The proposed new use is within the existing building envelope and there will be no adverse impact in terms of daylighting and overshadowing.

In terms of privacy, the proposal makes use of existing window openings along with the nine proposed dormers. The Edinburgh Design Guidance (EDG) states - *The pattern of development in an area will help to define appropriate distances between buildings and consequential privacy distances. This means that there may be higher expectations for separation in suburban areas than in historic areas such as the Old Town.*

6 Bell's Brae sits slightly higher than existing buildings as a result of the site's topography. The new dormer windows will not directly face windows on neighbouring buildings. Overlooking from the dormers to lower levels is indirect and does not represent an unacceptable loss of privacy over existing window arrangements.

The addition of 11 residential units will have no impact in terms of noise and disturbance in this predominantly residential area.

Overall, amenity for surrounding neighbours will be acceptable.

f) Other Material Planning Considerations

Waste

Following revisions to the plans, waste storage has been designed as internal storage within the existing building and can be accessed directly from Bell's Brae. This approach minimises the impact of waste storage within the sensitive context of the built environment and is in line with the requirements of the Edinburgh Design Guidance. Waste Planning has accepted this as an appropriate solution.

Local Biodiversity Site

Policy Env 16 (Species Protection) ensures development will not have an adverse impact on species protected under European or UK law.

The site is in close proximity to the Water of Leith Nature Conservation site. A bat survey was submitted as part of the application. This found that there was no evidence of bats on site.

Archaeology

The City Archaeologist has commented that interior alterations to this historic listed building could provide important evidence for its original design and development. A condition has been applied for a historic building survey.

Development Contributions

The Roads Authority has confirmed there are no net tram contributions. The site lies with the Craigmyle/Broughton Education Contribution Zone sub area 3. However, the development would generate less than one pupil as such no contribution is required. The site does not fall within a health contribution zone.

Flood Risk

The Council's flood officer has no objections to the proposal.

g) Public Comments

Material Comments - Objection:

- overdevelopment - addressed in 3.3a);
- lack of open space - addressed in 3.3a);
- traffic and parking - addressed in 3.3a);
- privacy impacts - addressed in 3.3d);
- lack of waste provision - addressed in 3.3e);

Non-material Comments

- Loss of view

Material Comments - Support

- Support provision of housing;
- Will improve area.

Conclusion

This proposal will deliver a new use for the listed building whilst preserving its features of architectural and historic interest.

The development complies with the Planning (Listed Building and Conservation Areas) Scotland Act 1997 as it preserves the character and setting of the listed building and preserves and enhances the character and appearance of the conservation area. The proposals largely comply with the adopted Edinburgh Local Development Plan. The infringement of policy in terms of private amenity space and cycle parking are acceptable as this is the conversion of an existing building. The development delivers acceptable level of amenity for future occupiers.

There are no material considerations that outweigh this conclusion.

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

3.4 Conditions/reasons/informatives

Conditions: -

1. No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Planning Authority, having first been agreed by the City Archaeologist.
2. A comprehensive specification of all external materials, including detail drawings, trade names and material samples shall be submitted to and approved in writing by the Planning Authority before work is commenced on site.

Reasons: -

1. In order to safeguard the character of the statutorily listed building.
2. In order to enable the planning authority to consider this/these matter/s in detail.

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 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.
5. 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.
6. Electric vehicle charging outlets should be considered for this development including dedicated parking spaces with charging facilities and ducting and infrastructure to allow electric vehicles to be readily accommodated in the future.

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

There is no pre-application process history.

8.2 Publicity summary of representations and Community Council comments

The application was advertised on 15 May 2020 and the proposal attracted eight comments; seven were objections and there was one support. The comments raised are addressed in the Assessment Section of the 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

The site is an urban area as designated in the Edinburgh Local Development Plan and the Dean Conservation Area.

Date registered

14 April 2020

Drawing numbers/Scheme

01-10, 11A, 12A, 13A, 15A, 16B,

Scheme 3

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Lynne McMenemy, Senior Planning Officer

E-mail: lynne.mcmenemy@edinburgh.gov.uk

Links - Policies

Relevant Policies:

Relevant policies of the Local Development Plan.

LDP Policy Hou 1 (Housing Development) sets criteria for assessing the principle of housing proposals.

LDP Policy Hou 2 (Housing Mix) requires provision of a mix of house types and sizes in new housing developments to meet a range of housing needs.

LDP Policy Hou 3 (Private Green Space in Housing Development) sets out the requirements for the provision of private green space in housing development.

LDP Policy Hou 4 (Housing Density) sets out the factors to be taken into account in assessing density levels in new development.

LDP Policy Hou 5 (Conversion to Housing) sets out the criteria for change of use of existing buildings to housing.

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

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 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 Tra 3 (Private Cycle Parking) requires cycle parking provision in accordance with standards set out in Council guidance.

LDP Policy Tra 4 (Design of Off-Street Car and Cycle Parking) sets criteria for assessing design of off-street car and cycle parking.

LDP Policy Des 1 (Design Quality and Context) sets general criteria for assessing design quality and requires an overall design concept to be demonstrated.

LDP Policy Des 12 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

Relevant Government Guidance on Historic Environment.

The Historic Environment Policy for Scotland 2019 outlines Government policy on how we should care for the historic environment when taking planning decisions.

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.

Relevant Non-Statutory Guidelines

The Dean Conservation Area Character Appraisal emphasises the distinctive village character of the streetscape within Dean Village, the heritage of high quality buildings, the limited range of building materials, the predominance of residential uses, and the importance of the Water of Leith and its corridor.

Non-Statutory guidelines Edinburgh Design Guidance supports development of the highest design quality and that integrates well with the existing city. It sets out the Council's expectations for the design of new development, including buildings, parking, streets and landscape, in Edinburgh.

Appendix 1

Application for Planning Permission 20/01616/FUL At GF, 6 Bell's Brae, Edinburgh Change of use from offices into 11 residential properties, formation of new dormer windows and some minor external works.

Consultations

Roads Authority

The applicant should be required to provide 26 cycle parking spaces in a secure and under cover location.

Should you be minded to grant permission, the following should be included as conditions or informatives as appropriate:

- 1. 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;*
- 2. 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 https://democracy.edinburgh.gov.uk/Data/Transport%20and%20Environment%20Committee/20130604/Agenda/item_77_-_controlled_parking_zone_amendments_to_residents_permits_eligibility.pdf (Category B - Newly sub-divided or converted having the character of residential property);*
- 3. Electric vehicle charging outlets should be considered for this development including dedicated parking spaces with charging facilities and ducting and infrastructure to allow electric vehicles to be readily accommodated in the future;*

Note:

- The proposed 8 car parking spaces for the 11 properties is considered acceptable;*
- There is no net Tram contribution.*

Waste

I can confirm that the information provided for the bin store is in line with our instruction for architects guidance and waste and recycling requirements have been fully considered.

I would ask that you pass this information to the developer/builder and to stress that they will need to contact this department a minimum of 12 weeks prior to any collection

agreement to allow us time to order the bins required, arrange a site visit and to add these to our collection systems.

A site visit will be conducted to ensure that this has been constructed inline with our agreement. Any waste produced on site by the residents/occupants will be the responsibility of the developer/builder until such times as the final part of our agreement and waste collections are in place.

Flood Officer

Thank you for the consultation request. CEC Flood Prevention have no concerns over this application. This application can proceed to determination, with no further comments from our department.

Archaeology

Further to your consultation request I would like to make the following comments and recommendations concerning this application for the change of use from offices into 11 residential properties, formation of new dormer windows and some minor external works

The site concerns a C-listed former stables constructed in 1881 for horses and carriages converted into offices in 1972. The building was associated with Victorian cab driver Cabbie Stewart and possible also served the adjacent Lindsay Mill and Dean Distillery amongst others. Accordingly, this application must be considered under terms Scottish Government's Our Place in Time (OPIT), Scottish Planning Policy (SPP), HES's Historic Environment Policy for Scotland (HEPS) 2019, Managing Change documents and Archaeology Strategy plus CEC's Edinburgh Local Development Plan (2016) Policies ENV4 & ENV9. The aim should be to preserve archaeological remains in situ as a first option, but alternatively where this is not possible, archaeological excavation or an appropriate level of recording may be an acceptable alternative.

Although altered in the early 1970's the proposals will require interior alterations to this historic listed building which could provide important evidence for its original design and development. It is therefore recommended that a programme of historic building survey (phased internal and external elevations and plans, photographic and written survey and analysis) is undertaken prior to and during internal alterations/ demolitions.

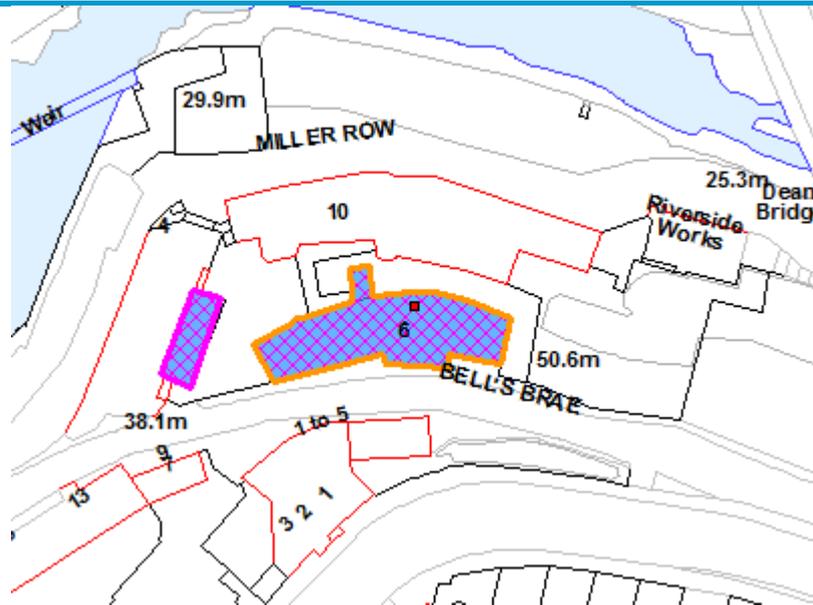
Such mitigation should be secured by the following condition;

'No alterations or development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (historic building recording, analysis & reporting, publication) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.'

The work would be carried out by a professional archaeological organisation, either working to a brief prepared by CECAS or through a written scheme of investigation submitted to and agreed by CECAS for the site. Responsibility for the execution and

resourcing of the programme of archaeological works and for the archiving and appropriate level of publication of the results lies with the applicant.

Location Plan



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