

Development Management Sub Committee

Wednesday 9 December 2020

Report for forthcoming application by

MMMARS Dundas Limited. for Proposal of Application Notice

20/03923/PAN

**at Centrum House, 108 - 114, 116 Dundas Street, Edinburgh
Demolition of existing building and erection of mixed use development including residential, office, retail and café/restaurant uses.**

Item number

Report number

Wards

B05 - Inverleith

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for full planning permission for the demolition of the existing building and erection of a mixed-use development including residential, office, retail and café/restaurant uses at Centrum House, 108 - 114, 116 Dundas Street, Edinburgh.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice, 20/03923/PAN, on 15 September 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 on located at the north-west corner of Dundas Street and Fettes Row, bounded by Henderson Place to the rear.

The existing building on the site comprises two adjoining office blocks: 108-114 Dundas Street 116 Dundas Street, dating from the 1980s with a combined internal floor area of approximately 4,600 square metres. Both blocks are seven storeys high in total with two below ground levels including a car park at basement level.

The buildings at 13-24 Fettes Row (inclusive numbers) and 104 and 106 Dundas Street are category B listed (listed building reference: LB28755, listed on 10 November 1966).

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

2.2 Site History

There is no relevant planning history for this site.

Main report

3.1 Description of the Proposal

The proposal is for the demolition of the existing building and erection of a new mixed-use development including residential, office, retail and café/restaurant uses.

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;

The site is located in an Urban Area, as defined in the Edinburgh Local Development Plan (LDP) and Policies Emp 9 - Employment Sites and Premises, Hou 1 - Housing Development and Hou 6 - Affordable Housing are particularly relevant in terms of the redevelopment of the site for non-office use and principle and type of housing in this location.

b) The proposal will preserve the setting of the listed buildings;

The impact of the proposal on the setting of the adjacent category B listed buildings 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:

"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."

The development will also be assessed against Historic Environment Scotland's Managing Change in the Historic Environment guidance notes.

Conservation Area Consent will be required for the demolition of the existing building on the site.

c) The proposal will preserve or enhance the character or appearance of the New Town Conservation Area;

The demolition of the existing building on the site will be considered against the provisions of Section 64(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 which states that:

"In exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

The proposed demolition will also be assessed for compliance with LDP Policy Env 5 and the impact of the development on the character and appearance of the conservation area will be considered against LDP Policy Env 6.

d) The proposals will have an impact on the Outstanding Universal Value (OUV) of the Old and New Towns of Edinburgh World Heritage Site;

The site is adjacent to the World Heritage site boundary, so the proposal will need to be assessed against local views and setting.

e) The design, scale, layout and materials are acceptable within the character of the area;

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.

f) The proposal is not detrimental to the amenity of neighbours;

The proposal will be assessed against relevant design policies in the Edinburgh Local Development Plan and Edinburgh Design Guidance. A daylight and privacy assessment will be required, and noise impact assessment may be required in support of the application with respect to Class 3 uses at ground floor level.

g) Access arrangements are acceptable in terms of road safety and public transport accessibility;

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.

h) There are any other environmental factors that require consideration;

The applicant will be required to submit sufficient information to demonstrate that the site can be developed without having a 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;
- Tree Survey;
- Sustainability Form S1;
- Sustainability Statement;
- Transport Statement;
- Surface Water Management Plan and
- Waste Management Information.

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 took place on this application.

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 was held 28 October. The event was advertised in the Edinburgh Evening News and flyers were distributed in the surrounding area on 20 October 2020.

The New Town and Broughton Community Council and Councillors Barrie, Mitchell, Osler, Whyte, Doran, Miller, Mowat and Rankin were notified of the Proposal of Application Notice on 15 September 2020.

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

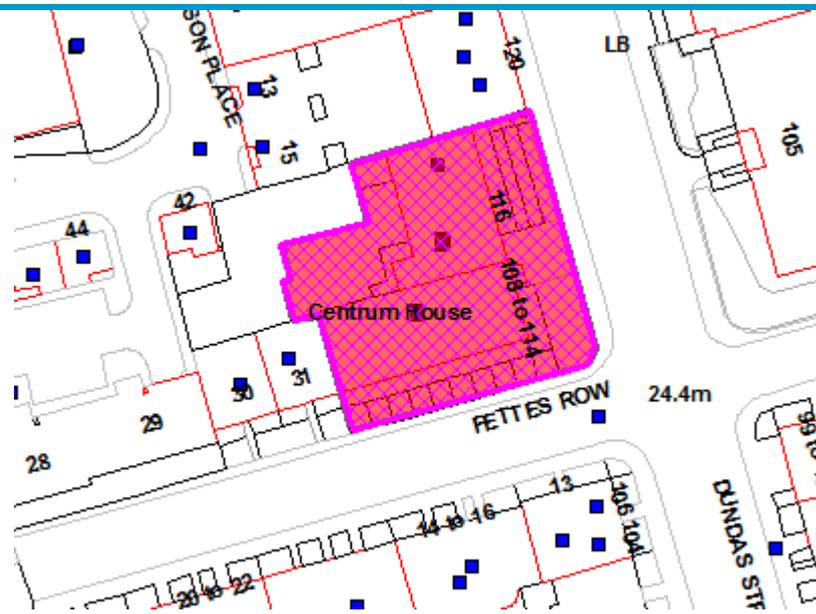
PLACE

The City of Edinburgh Council

Contact: Clare Macdonald, Senior Planning Officer

E-mail: clare.macdonald@edinburgh.gov.uk

Location Plan



© Crown Copyright and database right 2015. All rights reserved. Ordnance Survey License number 100023420
END