

Development Management Sub Committee

report returning to Committee - Wednesday 17 February 2021

**Application for Planning Permission 19/05833/FUL
at Carlton Highland Hotel, 19 North Bridge, Edinburgh
Formation of new guest bedrooms partially within the
existing roof structure and partially on top of the existing
roof structure at the sixth-floor level.**

Item number

Report number

Wards

B11 - City Centre

Recommendations

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

Background information

This application was determined by officers on 1 May 2020, under delegated powers, to grant it subject to the conclusion of a legal agreement within six months of this date to secure the necessary delivery of a tram contribution.

Under the Scheme of Delegation, the Chief Planning Officer has delegated powers to extend the six-month period for concluding a legal agreement to nine months, provided meaningful progress is being achieved. This delegated power was used to extend the period for concluding the legal agreement in this case. However, the nine-month period expires on 31 January 2021 and, therefore, the matter requires to go to Committee for a decision on extending the period further.

Main report

There are no new material planning considerations which affect the original delegated decision on 1 May 2020 to grant this application subject to a legal agreement first being concluded to secure a tram contribution.

Conclusion of the legal agreement stalled as the hospitality industry was badly affected by the pandemic and no instructions were received by the agent from the applicant to take the legal agreement forward. The applicant now wishes to pay the tram contributions to achieve the planning permission and work is progressing well on concluding the legal agreement. As such, meaningful progress has been achieved in moving this forward. It is envisaged a further three month extension would allow the agreement to be concluded.

It is recommended that the Committee agrees to extend the deadline for concluding the legal agreement to enable planning permission thereafter to be released.

Links

Policies and guidance for this application LDPP, LDES12, LEN01, LEN04, LEN06, LTRA02, LTRA03, LTRA04, NSG, NSGD02, NSLBCA, OTH, CRPOLD, HEPS, HESCAC, HESROF,

A copy of the original Committee report can be found in the list of documents at

<https://citydev-portal.edinburgh.gov.uk/idxpa-web/applicationDetails.do?activeTab=documents&keyVal=Q28M0KEWKHP00>

Or Council Papers online

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