

Development Management Sub Committee

Wednesday 21 April 2021

**Application for Planning Permission 20/04317/FUL
at 14 - 15 Minto Street, Edinburgh, EH9 1RQ.
Formation of new hotel bedrooms in the rear grounds of 14
Minto Street.**

Item number

Report number

Wards

B15 - Southside/Newington

Summary

The proposal is acceptable in this location. It will respect the special architectural and historic interest of the listed building and its setting and will preserve the character and appearance of the conservation area. The proposal is of an appropriate scale, form and design and draws on the character of the surrounding area to provide a sense of place. Neighbouring amenity will not be adversely affected. There are no archaeology, tree, transport or drainage issues. The proposal complies with the Edinburgh Local Development Plan. There are no other material considerations that outweigh this conclusion.

Links

[Policies and guidance for this application](#)

LDPP, LDES01, LDES04, LDES05, LEN03, LEN06, LEN08, LEN09, LEN12, LTRA02, LTRA03, LTRA04, NSG, NSLBCA, NSGD02, OTH, CRPBLA, HEPS, HES, HESSET, HESCON, HESBND,

Report

Application for Planning Permission 20/04317/FUL at 14 - 15 Minto Street, Edinburgh, EH9 1RQ. Formation of new hotel bedrooms in the rear grounds of 14 Minto Street.

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 two stone villas on the east side of Minto Street at the junction with Blacket Avenue. Both villas sit behind low stone walls with railings on top. Together they form the Thrum Hotel. The villas have garden ground to the front and rear, with number 14 having a parking area in the rear garden. There are a few trees in the rear garden ground of the application properties.

Immediately to the north of number 14 Minto Street is a strip of trees and shrubs along Blacket Avenue.

Both numbers 14 and 15 are category B listed buildings (refs: LB29346 & LB29347; date of listing: 14/12/1970).

This application site is located within the Blacket Conservation Area.

2.2 Site History

28 June 2019 - Not Minded to make a Tree Preservation Order (NMTCO) to remove 2 large mature poplar trees and remove 1 conifer (application number 19/02900/TCO);

5 September 2019 - application withdrawn to construct a two storey extension to the rear of the property to incorporate additional guest accommodation. Demolish existing conservatory at the rear and current link building between 14-15 and replace with modern links. Proposal to change existing kitchen and reception areas of ground floor number 14 to additional accommodation (application number 19/03616/LBC);

5 September 2019 - application withdrawn to construct a two storey extension to the rear of the property to incorporate additional guest accommodation. Demolish existing conservatory and current link building and replace with modern links (application number 19/03614/FUL);

19 January 2021- listed building consent application withdrawn for alterations to and extension of existing hotel (application number 20/00971/LBC).

20 January 2021- planning permission application withdrawn for alterations to and extension of existing hotel (application number 20/00970/FUL); and

9 October 2020 - listed building application received for formation of new hotel bedrooms in the rear grounds of 14 Minto Street(application number 20/04316/LBC).

Main Report

3.1 Description Of The Proposal

Formation of new hotel bedrooms in a separate building in the rear grounds of 14 Minto Street is proposed.

The proposed building will be located in the south east part of the garden of number 14. It will incorporate the existing stone boundary wall between numbers 14 and 15 Minto Street. The building will be two storeys with the upper storey in the form of a mansard roof. Dormers will be installed on the front (north west) roof plane and rooflights will be installed on the rear (south east) roof plane. An external cycle store will be attached to the proposed building.

Parking will be provided for five vehicles and nine bicycles. The existing access will be retained, and a turning head area will provided within the rear garden.

Materials on the elevations will be coursed rubble natural stone and ashlar. The roof will be natural slate pitches with a raised seam lead platform. Window, door frames and the cycle store will be timber. Parking will be porous pavements with grass area.

Supporting Documents

- Design Statement
- Business Statement
- Surface Water Management Plan

These are available to view on the Planning and Building Standards Online Services Formation of new hotel bedrooms in a separate building in the rear grounds of 14 Minto Street is proposed.

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 in this location;
- b) the proposal preserves the character of the listed building and its setting;
- c) the proposal preserves or enhances the character and appearance of the Blasket Conservation Area;
- d) the scale, form and design are acceptable;
- e) there is any impact on archaeology;
- f) there is any impact on the amenity of existing neighbouring properties;
- g) there is any impact on trees;
- h) there are any Roads Authority or transport issues;
- i) there are any drainage or flood risk issues and
- j) the public comments have been addressed.

a) Principle

Policy Emp 10 of the Local Development Plan relates to hotel development and states that hotel development will be encouraged in locations with good transport links to the city centre.

The proposals are for an increase in accommodation to the existing hotel use at 14-15 Minto Street.

The hotel use is already established and is in a street with other established hotels and guesthouses. The application site is located on a high frequency bus route and can easily access the city centre and other parts of the city by public transport, cycling and walking.

Economic Development has advised that it is estimated that the proposed development would support approximately two FTE jobs and £0.08 million of GVA per annum (2018 prices).

The principle of ancillary accommodation in the form of ten additional bedrooms is acceptable subject to compliance with other policies in the Local Development Plan.

The principle of the proposal is acceptable and complies with policy Emp 10.

b) Listed Building and its setting

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 guidance note Managing Change in the Historic Environment: Boundaries sets out the principles that apply to altering the boundary treatments of historic buildings. It states that walls, fences and other boundary treatments form important elements in defining the character of historic buildings, conservation areas and designed landscapes. It also states that walls and fences can be valuable in their own right as major elements in the design of a historic building and its setting, or in a broader streetscape or landscape and that alterations or repairs to a historic boundary should protect its character.

Historic Environment Scotland's guidance note Managing Change in the Historic Environment: Setting sets out the principles that apply to developments affecting the setting of historic assets or places including listed buildings and conservation areas. It states that factors to be considered in assessing the impact of a change on the setting of a historic asset or place include the presence, extent, character and scale of the existing built environment within the surroundings of the historic asset or place and how the proposed development compares to this and the ability of the setting to absorb new development without eroding its key characteristics and the effect of the proposed change on qualities of the existing setting.

LDP Policy Env 4 (Listed buildings - Alterations and Extensions) seeks to ensure that proposals to alter or extend a listed building are justified; that there will be no unnecessary damage to historic structures or diminution of its interest; and that additions are in keeping with other parts of the building.

LDP Policy Env 3 (Listed Buildings - Setting) states that development within the curtilage 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.

Historic Environment Scotland (HES) has advised that the proposals should not result in the removal of the B-listed dividing wall between Nos.14 and 15, as the wall is an important reminder of the property boundaries between the former houses in this Georgian suburb, and that any further breaches in the boundary with Blacket Avenue should be resisted.

The proposal will not entail any alterations to the listed villa. However, the proposed building will incorporate the existing rear boundary wall between numbers 14 and 15 Minto Street into its design. The proposal will retain the boundary wall, although it will be subsumed into the proposed building, and, therefore, the separation of the gardens at numbers 14 and 15 will remain. The stone boundary wall also currently consists of sections of concrete scored to look like stone blocks and some patching with bricks. Therefore, it has lost some of its original and historical appearance.

In this context, the inclusion of the boundary wall in the design of the proposal is acceptable. The proposed development will use the existing vehicular access from Blacket Avenue and no additional openings in the boundary wall are proposed.

The application site is numbers 14 and 15 Minto Street and the proposal will sit in the garden ground of number 14. The proposed building will be read in the context of number 14 and will be set sufficiently back from the listed building and will sit lower than the height of the listed villa. Its scale will be smaller than the villa and, thus, it will not detract from the special architectural or historical interest of the building. The current rear setting is dominated by a parking area with chipped stones. The original setting has been compromised by this parking area, which takes up nearly half of the garden area. The proposal includes a more formal parking arrangement in a different layout and grass/soft landscaping areas will be provided. Given the existing composition of the rear garden area, the proposed site layout will preserve the special features and character of the listed building and its setting. The proposed building is also sufficiently set back from the setting of number 15 and will not detract from the villa's special historical and architectural interest and appearance.

The proposal will not detract from the special architectural and historic interest of the listed building nor harm its setting and conforms with section 59 of the Planning (Listed Buildings and Conservation Area) (Scotland) Act 1997. The proposal complies with policies Env 4 Listed Buildings (Alterations and Extensions) and LDP Policy Env 3 (Listed Buildings - Setting).

c) Conservation 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 or appearance of the conservation area and is consistent with the relevant conservation area character appraisal and demonstrates high standards of design and utilises materials appropriate to the historic environment.

The Blacket Conservation Area Character Appraisal states that the essential characteristics are:

- The predominant development form comprises Georgian and Victorian properties occupying large plots.
- The gardens, abundant mature planting within private gardens and in communal areas which make a significant contribution to the character of the area.
- The West Blacket area demonstrates a diverse mix of building types given coherence by the limited range of traditional materials.
- Rich variety of architectural styles evident throughout the Conservation Area, which are given homogeneity through the feu charter which controlled heights (two storey and half storeys), building lines and massing. o Properties are characterised by the predominant use of stone construction, slated roofs and timber sash and case windows.

- Predominance of residential uses, with hotels and guest houses on arterial routes.

From the front street scene in Minto Street, the villas at numbers 14 and 15 will still appear as traditional villas. The proposed rear extension will be seen from some views from Blacket Avenue, although it will be partially hidden due to the strip of trees and shrubs to the north of the application site.

The area of the site where the new building is proposed is relatively concealed from public views, being hidden behind an existing high stone boundary wall and mature shrubs and trees, although there will be glimpses of it from the public street and it will be seen from some private views. Its mews style design using mainly traditional materials will sit comfortably within the plot. Therefore, the impact on the appearance of the conservation area will be limited.

The pattern of rear garden ground to the north of the application site has little development in the rear garden areas. To the south, the application site sits in a row of three villas which still have their ground as garden, albeit number 14 includes an area of car parking. To the south, there are examples of development in the rear garden ground and in particular for those on corner plots, where some of the development faces onto the side roads. The proposal will face onto the side street, Blacket Avenue, and thus offering a similar spatial pattern to that found in side streets near junctions with the main thoroughfare. The proposed building will sit comfortably within such a pattern of rear garden ground and will not detract from the existing spatial pattern to the rear of the villas fronting Minto Street.

The proposal will be an hotel use on the application site and, therefore, will continue to contribute to the character of hotels and guest houses on arterial routes in this part of the conservation area.

The proposal will preserve the character and appearance of the conservation area and conforms to the Planning (Listed Buildings and Conservation Area) (Scotland) Act 1997. The proposal complies with policy Env 6 (Conservation Areas - Development).

d) Design

Edinburgh Local Development Plan policy Des 1 (Design Quality and Context) states planning permission will be granted for development where it is demonstrated that the proposal will create or contribute towards a sense of place. Planning permission will not be granted for poor quality or inappropriate design that would be damaging to the character of the area.

Policy Des 4 - Development Design states development should have a positive impact on its surroundings, having regard to height and form; scale and proportions, including the spaces between buildings; position of buildings and other features on the site; and materials and detailing.

The Edinburgh Design Guidance sets out key aims for new development to have a positive impact on the immediate surroundings, through its height and form; scale and proportions; positioning of the buildings on site and materials and detailing.

The proposal is of a subservient scale to the existing villas at numbers 14 and 15 and the surrounding villas. It will be positioned subtly in the bottom corner of the garden and will not detract from the existing villa. Although it will sit behind a stone boundary wall and an area of mature trees, it will contribute to a sense of place in relation to the hotel and its location within the area.

The design as a mews style building and its height and size will not dominate the garden ground nor the setting of the villa. Sufficient space will remain between the proposed building and the villa at number 14. The proposal will redevelop an existing area of garden ground which has mostly already been developed into a parking area.

Although mansard roofs are not a traditional feature of the area, dormers are common. The mansard roof design allows two floors of accommodation to be created and make maximum use of the site. The form and scale are similar to the new build elements in the rear area of the former Minto Hotel two doors down.

Blacket Avenue will retain its character of mature trees along this boundary with the application property and, thus, the proposal will not detract from the leafy character and appearance of this part of the street.

Materials proposed are acceptable and, should planning permission be granted, a condition is recommended to ensure high quality materials. A condition is also recommended for a landscape plan to ensure the hard and soft landscaping, including planting such as trees, are of a high quality.

The proposal is of an appropriate scale, form and design. It complies with policies Des 1 and Des 4 and the relevant parts of the Edinburgh Design Guidance.

e) Archaeology

LDP Policy 8 (Protection of Important Remains) states that development will not be permitted which would damage or destroy non-designated archaeological remains which the council considers should be preserved in situ.

LDP Policy Env 9 (Development of Sites of Archaeological Significance) states that planning permission of known or suspected archaeological significance if it can be concluded from information derived from a desk-based assessment and if required a field evaluation.

The City Archaeologist has identified the site as occurring within an area of archaeological potential. The proposals will require ground works associated with the construction which, given the evidence from a nearby site, may uncover unrecorded domestic wells. Accordingly, it is recommended that a programme of archaeological work is undertaken during development to fully excavate, record and analyse any significant buried remains affected and preserve in situ any such wells that may be uncovered.

The proposal, with the use of an appropriate condition, will comply with policies Env 8 and 9.

f) Neighbouring Amenity

Local Development Plan (LDP) Policy Des 5 (Development Design - Amenity) states that development will be permitted where the amenity of neighbouring development is not adversely affected.

The windows will face onto the boundary wall and beyond that onto the mature trees and shrubs and Blacket Avenue. There will be no overlooking or privacy issues.

Nearly all the overshadowing will fall within the application site, which is the rear garden ground of numbers 14 and 15 which form the hotel, and the public street. A negligible amount will fall onto the neighbouring garden to the rear of number 14 and this is acceptable. There will be a small impact on sunlight which will not be an unreasonable loss and this is also acceptable.

The proposal will not result in a loss of privacy or introduce unacceptable overshadowing to neighbouring properties.

The issue of noise from people going between the hotel and new annexe and the use and positioning of the cycle parking storage were raised in the public comments. Some noise will be experienced from the use of the existing car park and people walking from vehicles to the hotel. It is not expected that increased noise will be experienced due to people walking between the hotel villa and the annexe building or by introducing cycle parking.

The proposal will not result in an unreasonable loss of neighbouring amenity and complies with Des 5.

g) Trees

LDP Policy Env 12 (Trees) states that development should not damage trees protected by a Tree Preservation Order or any other tree worthy of retention.

The application property has already secured permission to cut down trees on the site. The proposals will not harm any trees within the site nor in adjacent sites. The group of trees along Blacket Avenue, which are outwith the boundary of the application site, will remain. The setting of the site within a leafy street and surrounding area will be unaffected by the proposed development.

There is no harm to trees and the proposal complies with Policy Env 12.

h) Roads Authority

LDP Policies Tra 2 - Tra 4 set out the requirements for private car and cycle parking. The Council's Parking standards are set out in the Edinburgh Design Guidance.

The Roads Authority has no objections to the application subject to conditions or informatives as appropriate regarding the maximum number of car parking spaces, the amount and design of cycle parking, gates, hardstanding and a Travel Plan.

The existing car park currently exceeds the maximum number of vehicle parking spaces, advised as being acceptable in the Parking Standards contained in the Edinburgh Design Guidance. The number of spaces proposed will be reduced and this makes the amount of parking compliant with the Edinburgh Design Guidance. Nine cycle parking spaces are proposed in covered storage and this is welcomed. However, a condition is recommended to ensure the design of the storage facility is appropriate and of high quality.

The reduction in car parking on the site will reduce the number of cars into the property and, thus, also using Blacket Avenue to access the site's parking.

The proposal complies with policies Tra 2 and 4 and the Edinburgh Design Guidance. With the use of an appropriate condition, it will also comply with policy Tra 3.

i) Drainage

Policy Env 21 relates to flood protection. It states that planning permission will not be granted for development that would: a) increase a flood risk or be at flooding itself; b) impeded the flow of flood water or deprive a river system of flood water storage within the areas shown on the Proposals Map as areas of importance for flood management; c) be prejudicial to existing or planned flood defence systems.

The applicant has submitted information that confirms that the development will not cause any additional risk of flooding or be at risk of flooding itself.

Flood Planning has advised that it has no major concerns over this application. However, it has requested that prior to construction, it expects soakaway testing to be conducted to confirm that the soakaway proposals are feasible. Therefore, a condition is recommended to ensure the testing is carried out and demonstrates that the details in the Surface Water Management Plan can be implemented.

The proposal, with the use of a condition, raises no flood risk or drainage issues and complies with Policy Env 21.

j) Public Comments

Material comments - objections

- Hotel use. Addressed in 3.3a).
- Impact on listed building. addressed in 3.3b)
- Impact on conservation area. Addressed in 3.3c).
- Scale and design. Addressed in 3.3d).
- Amenity - privacy; noise. Addressed in 3.3f).
- Trees. Addressed in 3.3d) and 3.3g).
- Parking and road safety. Addressed in 3.3h).

Material Comments - Support

Hotel business.

Non-Material Comments

Parking on surrounding streets - responsibility of Roads Authority.

Future use or future development - planning authority can only assess the application presented in front of it.

Conclusion

The proposal is acceptable in this location. It will respect the special architectural and historic interest of the listed building and its setting and will preserve the character and appearance of the conservation area. The proposal is of an appropriate scale, form and design and draws on the character of the surrounding area to provide a sense of place. Neighbouring amenity will not be adversely affected. There are no archaeology, tree, transport or drainage issues. There are no other 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 on the site until the applicant has secured the implementation of a programme of archaeological work (excavation, analysis & reporting) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.
2. Prior to construction, soakaway testing shall be conducted, and the results shall be submitted for the further approval of the Planning Authority.
3. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Planning Authority before work is commenced on site; Note: samples of the materials may be required.
4. A fully detailed landscape plan, including details of all hard and soft surface and boundary treatments and all planting, shall be submitted to and approved in writing by the Planning Authority before work is commenced on site.
5. The approved landscaping scheme shall be fully implemented within six months of the completion of the development.
6. Further details related to the design and layout of the cycle parking and storage shall be submitted for the further approval of the planning authority and shall thereafter be implemented.

Reasons: -

1. In order to safeguard the interests of archaeological heritage.
2. In order to ensure the soakaways are feasible and confirm that the Surface Water Management Plan is appropriate.
3. In order to enable the planning authority to consider this/these matter/s in detail.
4. In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.
5. In order to ensure that the approved landscaping works are properly established on site.
6. 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. 1. In accordance with the Council's LTS Travplan3 policy, the applicant should consider developing a Travel Plan including provision of 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. Any off-street parking should comply with the following:
 - a) Any gate or doors must open inwards onto the property;
 - b) Any hard-standing outside should be porous.
 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:

- I. The application has been assessed under the current parking standards (updated January 2020) these permit the following:

- a. A maximum of 5 car parking spaces (1 space per 5 bedrooms). 5 car parking spaces are proposed;
- b. A minimum of 3 cycle parking spaces (1 space per 10 bedrooms). 9 cycle parking spaces are proposed;
- c. Due to the level of car parking proposed, there is no requirement for accessible or EV car parking spaces;
- II. The proposals seek to reduce the car parking from 12 to 5 spaces which brings it in line with CEC's parking standards. this is considered acceptable;
- III. It is not clear if the proposed cycle parking and store is of an acceptable design, therefore a condition is required to ensure that this meets the Councils expectations with regards to cycle parking. (See transport response to pre application advice for further detail).

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 is not subject to 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

The application was advertised on 23 October 2020 and 17 comments were received. One was a general comment, two were support comments and 14 were objections.

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 application property is in Blacket Conservation Area and the urban area in Edinburgh Local Development Plan.

Date registered

20 October 2020

Drawing numbers/Scheme

01-04.,

Scheme 1

**David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council**

Contact: Jackie McInnes, Planning officer
E-mail:jackie.mcinnnes@edinburgh.gov.uk

Links - Policies

Relevant Policies:

Relevant policies of the Local Development Plan.

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 4 (Development Design - Impact on Setting) sets criteria for assessing the impact of development design against its setting.

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

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

LDP Policy Env 8 (Protection of Important Remains) establishes a presumption against development that would adversely affect the site or setting of a Scheduled Ancient Monument or archaeological remains of national importance.

LDP Policy Env 9 (Development of Sites of Archaeological Significance) sets out the circumstances in which development affecting sites of known or suspected archaeological significance will be permitted.

LDP Policy Env 12 (Trees) sets out tree protection requirements for new development.

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.

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 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.

Other Relevant policy guidance

The Blacket Conservation Area Character Appraisal emphasises the mix of substantial villas and terraces, the unified architectural form and materials, the sense of spaciousness derived from the generously proportioned gardens and large mature trees, and the predominance of residential uses.

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

Relevant Government Guidance on Historic Environment.

Managing Change in the Historic Environment: Setting sets out Government guidance on the principles that apply to developments affecting the setting of historic assets or places.

Planning Advice Note 71 on Conservation Area Management recognises conservation areas need to adapt and develop in response to the modern-day needs and aspirations of living and working communities.

Managing Change in the Historic Environment: Boundaries sets out Government guidance on the principles that apply to altering boundary treatments of listed buildings.

Appendix 1

Application for Planning Permission 20/04317/FUL at 14 - 15 Minto Street, Edinburgh, EH9 1RQ Formation of new hotel bedrooms in the rear grounds of 14 Minto Street.

Consultations

Archaeology

Further to your consultation request I would like to make the following comments and recommendations concerning these linked FUL & LBC applications for the formation of new hotel bedrooms in the rear grounds of 14 Minto Street.

The works occur within the rear gardens of two early/mid-19th century Villas. Construction work carried out in 2017 to the rear of the adjacent Minto Hotel (No16-18) uncovered two unrecorded domestic stone line wells.

Accordingly, this site has been identified as occurring within an area of archaeological potential. This application must be considered therefore under terms Scottish Government's Our Place in Time (OPIT), Scottish Planning Policy (SPP), Historic Environment Scotland's Policy Statement (HESPS) 2016 and Archaeology Strategy and CEC's Edinburgh Local Development Plan (2016) Policy 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.

The proposals will require significant ground works associated with the construction, which given the evidence from the adjacent site may uncovered unrecorded domestic wells. Accordingly, it is recommended that a programme of archaeological work is undertaken during development to fully excavate, record and analysis any significant buried remains affected and if encountered preserve insitu any such wells that may be uncovered. It is recommended that the following condition be attached to permission/consent, if granted, to ensure that this programme of archaeological works is undertaken.

'No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (excavation, analysis & reporting) 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.

Please contact me if you require any further information.

Roads Authority

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

- 1. Further details related to the design and layout of the cycle parking and storage to be provided and agreed with the Chief Planning Officer;*
- 2. In accordance with the Council's LTS Travplan3 policy, the applicant should consider developing a Travel Plan including provision of 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. Any off-street parking should comply with the following:*
 - a. Any gate or doors must open inwards onto the property;*
 - b. Any hard-standing outside should be porous;*
- 4. 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:

- I. The application has been assessed under the current parking standards (updated January 2020) these permit the following:*
 - a. A maximum of 5 car parking spaces (1 space per 5 bedrooms). 5 car parking spaces are proposed;*
 - b. A minimum of 3 cycle parking spaces (1 space per 10 bedrooms). 9 cycle parking spaces are proposed;*
 - c. Due to the level of car parking proposed, there is no requirement for accessible or EV car parking spaces;*
- II. The proposals seek to reduce the car parking from 12 to 5 spaces which brings it in line with CEC's parking standards. this is considered acceptable;*
- III. It is not clear if the proposed cycle parking and store is of an acceptable design, therefore a condition is required to ensure that this meets the Council's expectations with regards to cycle parking. (See transport response to pre application advice for further detail).*

Economic Development

It is estimated that the proposed development would support approximately 2 full-time equivalent jobs and £0.08 million of gross value added per annum (2018 prices).

The following are comments from the City of Edinburgh Council's Economic Development service relating to planning application 20/04317/FUL for the extension of an existing bed and breakfast at 14 Minto Street, Edinburgh.

Commentary on existing uses

The application relates to the rear grounds of 14 Minto Street, currently in use as a car park. This land is not expected to currently support any economic activity.

Commentary on proposed uses

The application proposes the extension of the bed and breakfast via the development of an additional 10 bedrooms.

- **Class 7 - Hotels and hostels**

The development as proposed would deliver 10 additional bedrooms for the bed and breakfast. The economic impact of the bedrooms can be estimated. The *Employment Densities Guide* (3rd edition) quotes a mean employment density for limited service / budget hotels of one FTE employee per 5 bedrooms. This gives an estimated direct employment impact for the hotel of 2 FTE jobs ($10 \div 5$). Per data from the *Scottish Annual Business Statistics*, the GVA per employee per annum for the accommodation sector in Edinburgh was £41,488 as of 2018. This gives a projected direct GVA impact for the hotel of £0.08 million of GVA per annum (2018 prices) ($2 \times £41,888$).

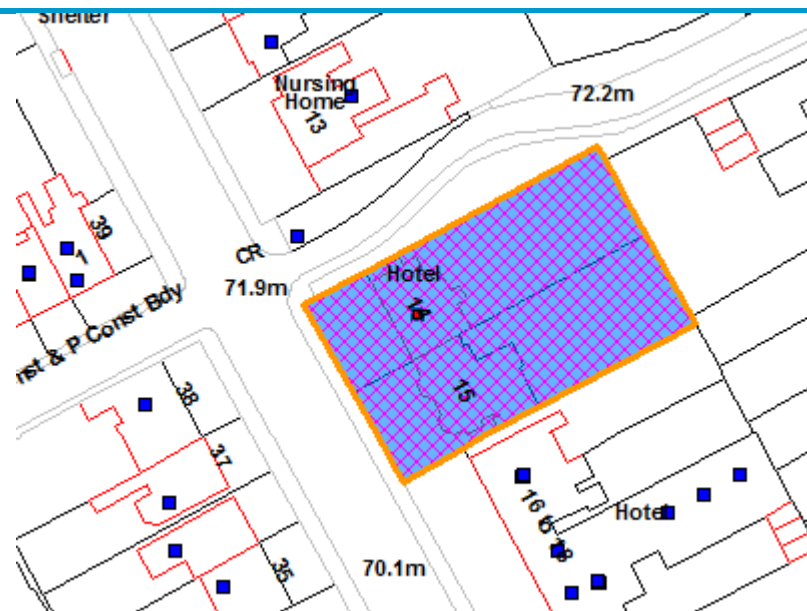
These figures do not include the economic impact of expenditure by visitors to Edinburgh staying in the hotel on items other than accommodation (for example, transport, recreation, and shopping) due to a lack of the raw data required to model this impact robustly.

SUMMARY RESPONSE TO CONSULTATION

It is estimated that the proposed development would support approximately 2 FTE jobs and £0.08 million of GVA per annum (2018 prices).

This response is made on behalf of Economic Development.

Location Plan



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