

## MEMORANDUM

**To:** Planning Officer  
Murray Couston

**From:** Transport  
Matthew Simpson

**Our Ref:** 21/00934/FUL

**21/00934/FUL  
2F 4 COATES GARDENS  
EDINBURGH  
EH12 5LB**

### TRANSPORT CONSULTATION RESPONSE

#### Summary Response

No objections.

#### Full Response

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

1. The applicant should provide 2 cycle parking stands for the proposed additional rooms, in a secure and undercover location.

Note:

The proposed 4 net additional rooms are below the tram contribution threshold.

*Matthew Simpson*

**TRANSPORT  
Matthew Simpson  
Senior Transport Officer**



Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Email: [planning.support@edinburgh.gov.uk](mailto:planning.support@edinburgh.gov.uk)

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100354122-002

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

## Agent Details

Please enter Agent details

Company/Organisation:	Scott Hobbs Planning		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Rhiannon	Building Name:	24a
Last Name: *	Martin	Building Number:	
Telephone Number: *	01312267225	Address 1 (Street): *	Stafford Street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Edinburgh
Fax Number:		Country: *	United Kingdom
		Postcode: *	EH3 7BD
Email Address: *	admin@scotthobbsplanning.com		

Is the applicant an individual or an organisation/corporate entity? \*

☐ Individual ☒ Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="Haydon House"/>
First Name: *	<input type="text"/>	Building Number:	<input type="text" value="296"/>
Last Name: *	<input type="text"/>	Address 1 (Street): *	<input type="text" value="Joel Street"/>
Company/Organisation	<input type="text" value="Splendid Hospitality Group"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Middlesex"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="HA5 2PY"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="rm@scotthobbsplanning.com"/>		

## Site Address Details

Planning Authority:	<input type="text" value="City of Edinburgh Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text"/>
Post Code:	<input type="text"/>

Please identify/describe the location of the site or sites

4/3 Coates Gardens, Edinburgh

Northing	<input type="text" value="673246"/>	Easting	<input type="text" value="323825"/>
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## Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: \*  
(Max 500 characters)

Change of use of 2F4 Coates Gardens for hotel use in association with the use of the remaining parts of No. 2 / 8 Coates Gardens as a hotel.

## Type of Application

What type of application did you submit to the planning authority? \*

- ☒ Application for planning permission (including householder application but excluding application to work minerals).
- ☐ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? \*

- ☐ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☒ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

## Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: \* (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please see attached Grounds of Review Statement and Documents List.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? \*

☐ Yes ☒ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: \* (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: \* (Max 500 characters)

Please see attached Grounds of Review and Documents List.

## Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

21/00934/FUL

What date was the application submitted to the planning authority? \*

24/02/2021

## Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. \*

☒ Yes ☐ No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? \*

☐ Yes ☒ No

Is it possible for the site to be accessed safely and without barriers to entry? \*

☐ Yes ☒ No

If there are reasons why you think the local Review Body would be unable to undertake an unaccompanied site inspection, please explain here. (Max 500 characters)

Top floor flat in existing building; keys required to access the building.

## Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. \*

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? \*

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? \*

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? \*

☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review \*

☒ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

## Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Miss Rhiannon Martin

Declaration Date: 08/06/2021

Scott Hobbs Planning

Planning Statement on behalf of:

Splendid Hospitality Group

Date:

07 June 2021

# Grounds for Review

Non-Determination of Application  
21/00934/FUL for the change of use of  
no 2F 4 Coates Gardens to hotel use, in  
association with the Piries Hotel, 2-8  
Coates Gardens, Edinburgh



Grounds for Review  
against Non-  
Determination of  
planning application for  
change of use of one  
flat at no 4 (2F) and  
incorporate into hotel at

Piries Hotel, 2-8 Coates  
Gardens, Edinburgh

This Statement comprises the Grounds for Review against the non-determination of a planning application for the change of use of the top floor flat at no 4 (2F) Coates Gardens from residential to hotel use, such that it will be incorporated into the existing hotel which occupies the other buildings at no's 2-8 Coates Gardens.

There will be no external alterations, other than refurbishment works which have the benefit of listed building consent, as required, so there will be no impact on the Conservation Area or WHS. The current apartment is surrounded on all sides by the existing hotel and accordingly, there will be no impact on residential amenity. Listed building consent has also been granted for the internal works necessary to change the use and incorporate the existing apartment into the hotel, as 4 additional rooms.

The proposal allows for the efficient operation of the hotel, without any impact on residential amenities through shared use of, for example, staircases, mutual walls, or garden area. The proposal is justified in economic terms, allowing the hotel to continue its contribution to the economy of Edinburgh. The proposal is consistent with the relevant policies of the ELDP, associated national and regional policies and guidance and will preserve the special features of the listed building. There are no good planning reasons to withhold the granting of planning permission.





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## Summary and Grounds for Review

### The Applicant

- Splendid Hospitality Group (SHG) has owned and managed the entire properties at nos 2 – 8 (even) Coates Gardens for more than 10 years, with the exception of the top floor flat at no 4. Since the submission of this application for the change of use of that flat to hotel use, the flat has now been bought and is in the control of SHG.

### The Proposal

- This proposal, at no. 2F 4 Coates Gardens, involves the creation of an additional 4 bedrooms to the hotel only. It is small scale and will not have any impact on amenity at this city centre location, in close proximity to the rapidly expanding Haymarket interchange.

### Relevant History and Background

- Listed building consent was granted in 2019 (reference 19/00554/LBC) for internal alterations which were the first stage in the planning process to allow Piries hotel to operate as a single planning unit. That LBC did not include the current application site, but included works to secure the apartment as fully self-contained.
- The associated planning permission was granted in 2020 (reference 19/02741/FUL) for the change of use of other units in no 2 and 4 from residential to hotel (in retrospect). The application was subject to additional issues than the current application as it related to a larger area and, more particularly, the issue of addressing the impact of the hotel use on the current application site (no 2F 4) in relation to residential amenity. The clear decision made was that *'The use would be compatible with the character of the surrounding area and will not result in an unreasonable loss of residential amenity for neighbouring properties. The development will have no material impact on the character and appearance of the listed building and conservation area'*. (extract Handling Report). Clearly, therefore, the planning authority has already determined that hotel use of the building is acceptable and in compliance with policy.
- In order to protect the residential amenity of occupiers of flat no 2F 4 (the current application site), condition 1 required the completion of the works to secure no 4 as a separate self-contained flat within 3 months of the grant of permission (by 12 January 2021). The works, consented by the LBC, have not yet been carried out, for two reasons – firstly due to Covid and secondly due to the recent purchase of the property (the current application site) by SHG. The flat is not occupied as a residential property and will not be so there are no amenities which require protection. Nevertheless, an application has been submitted to CEC to vary the requirements of the condition and was submitted prior to the date when the works should have been completed. That application remains undetermined.
- Listed building consent was granted in April 2021, reference 21/00933/LBC for alternative internal alterations to the building, partially to facilitate the proposed change of use of the flat at 2F4 (current application site) and to incorporate the accommodation into the hotel. Those works could be carried out at any time prior to the expiry of the consent in 2024, regardless of the outcome of this Review. However, the applicant wishes to secure the planning permission for the use of the accommodation as hotel prior to completing the refurbishment of the hotel unlocking the potential for an increased financial footprint and 6 – 8 additional full and part time jobs in the West End of Edinburgh.

### Assessment and Grounds why Permission should be Granted

- This application was submitted on 24 February, and has not been determined, despite the passage of more than 3 months and despite the previous decision by the planning authority that the use of the remaining parts of the building are acceptable as a hotel. This delay is likely to have a detrimental impact on the employment and financial opportunities this hotel can offer to the community of Edinburgh.
- The Applicant is of the view that sufficient information has been submitted to fully describe the proposed development, and there is no reason why the planning authority could not have made the decision to grant permission. The delay is causing additional uncertainty to the hotel operator which is causing further business distress and restricting the creation of further employment opportunities.
- The planning application documentation lists the benefits of the proposed change use, and the LRB is requested to review that information, as supporting justification to this Review. For ease of reference the submitted planning statement is provided as a continuation of this Grounds for Review document. There is no reasoned justification for such delay as it was previously determined that:
  - the hotel use is acceptable in principle,
  - there will be no negative impact on the listed building, conservation area and world heritage site and
  - the hotel can operate without any impact on any residential amenity.
- The previous planning permission permitted the hotel totally surrounding the apartment the subject of this change of use application. Impact on amenity can now only be improved.
- It is understood that CEC Roads has not responded to the consultation exercise. However, the hotel has been granted without any car parking provision, as policy allows, and the site is extremely accessible to the public transport network of Haymarket Station (train and tram), a major bus route (local, regional and airport lines), cycle routes and footpaths. In highway terms, therefore, it is a first location for hotel development. Only 4 additional rooms will be created, to replace one apartment, so there will be no unacceptable overload of the transport network.

### Conclusion

- The LRB is requested to determine the application and to grant planning permission for the change of use which would:
  - comply with the development plan
  - have no adverse impact on any residential amenity,
  - facilitate the refurbishment of and have positive impact on the listed building
  - benefit employment opportunities, particularly for the young / semi-skilled workers, by facilitating the creation of a total of 6 – 8 new full and part time jobs.
  - provide additional hotel rooms, benefitting the hard-hit tourism market
  - provide certainty to this local employer and business.

## Addendum : Copy of Planning Statement

### 1.0 Planning Application Supporting Statement : Introduction

- 1.1 This Planning Statement is submitted on behalf of the Splendid Hospitality Group ('the Applicant') and relates to an application for planning permission for the change of use of the top floor flat at no 4 Coates Gardens to hotel use, to be incorporated into the existing Piries Hotel at 2-8 Coates Gardens, Edinburgh ('the site'), which occupies the remaining part of no's 2-8. The Applicant is in the process of purchasing the top floor flat at no 4 Coates Gardens and will shortly have access to take photographs, which will be submitted as soon as possible.
- 1.2 Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) dictates that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 1.3 Due recognition and consideration should be given to the desirability of preserving the features of special interest of the building, as it is a listed building, in accordance with the requirements of section 59 (1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.
- 1.4 Planning permission and listed building consent have been granted for works to the site and a comprehensive application for listed building consent will be submitted in tandem with this application to address the proposed internal alterations to the building, where such changes require listed building consent.
- 1.5 A separate application for planning permission is also submitted for an extension to the rear of the building and which is also accompanied by supporting information. That extension has the benefit of listed building consent. The supporting documents to those applications can be reviewed for additional context.

### Background

- 1.6 The site is subject to a planning history, including alterations to the existing hotel, which is available to view on the CEC planning portal. Most notably, the following are relevant:
  - 19/00554/LBC – listed building consent for internal alterations which will be the first stage in the planning process to allow the hotel to operate as a single planning unit. Granted 19/06/2019.
  - 19/02741/FUL – planning permission for change of use from residential to hotel (in retrospect). Granted 13/10/2020. Note, this permission excluded the current site, and included Condition 1 requiring the internal works approved under 19/00554/LBC to be completed within three months of the date on which planning permission is granted following the conclusion of a legal agreement.
  - 20/05236/FUL – application under S42 to extend the period for compliance with Condition 1 requiring works to be carried to the separate the top floor flat at no 4 (i.e., this subject application site).
  - 20/01574/FUL – planning application for lower ground floor extension. Refused 03/07/2020.

- 20/01575/LBC – listed building consent for lower grounds floor extension. Granted on appeal 15 October 2020.
- Concurrent application for planning permission for lower ground floor extension.
- Concurrent application for listed building consent for internal alterations.

## 2.0 The Site and Surrounding Area

- 2.1 The site comprises the top floor flat at no 4 Coates Gardens, which is entirely surrounded by the Piries Hotel which accommodates the remaining buildings at no's 2-8 Coates Gardens.
- 2.2 The existing hotel and the subject site comprise part of the terraced listed building of 2-40 Coates Gardens (even) and is grade B listed (date of listing 25/02/1965, reference: LB28567). It is a two storey plus basement and attic terrace, characteristics of the Georgian buildings of the New Town Conservation Area. Whilst the Listing states that 'Opulent interiors were designed for many of the houses', no specific reference was made to no's 2 – 8. The photographs demonstrate that there are no 'opulent' features within this building.
- 2.3 The site also lies within the World Heritage Site and lies just beyond the defined city centre.
- 2.4 There is a mix of uses in the area including retail and leisure, hotel, residential, industrial, and other business. The subject site has no access to the rear garden of no's 2-8 Coates Gardens, beyond which is a large yard area, comprising car-hire depot and business units.

## 3.0 The Proposed Development

- 3.1 The description of development for the Application is for:

*'Change of use of top floor flat at no 4 Coates Gardens for hotel use in association with the use of the remaining parts of no 2 – 8 Coates gardens as a hotel.'*

- 3.2 It is proposed to change the use of the top floor flat at no 4 Coates Gardens to hotel use, to be incorporated into the existing Piries Hotel at 2-8 Coates Gardens, Edinburgh, which occupies the remaining part of no's 2-8.
- 3.3 A comprehensive application for listed building consent is submitted in tandem with this application to address the proposed alterations to the top floor flat at no 4 Coates Gardens, where such changes require listed building consent.

## 4.0 Planning Assessment

- 4.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) dictates that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.
- 4.2 Due recognition and consideration should be given to the desirability of preserving the features of special interest of the building, as it is a grade B listed building, in accordance with the requirements of Section 59 (1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.
- 4.3 A separate application for listed building consent is submitted in tandem with this application to address internal alterations to the listed building, to facilitate this change of use and other alterations in the hotel.

### Edinburgh Local Development Plan

- 4.4 The development plan for the City of Edinburgh comprises the Edinburgh Local Development Plan ('ELDP'), adopted November 2016, which sets out specific and detailed policies to guide the location and form of development within Edinburgh.
- 4.5 The ELDP was prepared in accordance with the overarching, strategic policies of SESplan and is the most relevant consideration to the determination of the planning application.
- 4.6 Policy Env 4 (Listed Buildings – Alterations and Extensions) is also applicable to this proposal. This policy states that proposals to alter or extend a listed building will be permitted where:
  - a) Those alterations or extensions are justified.
  - b) There will be no unnecessary damage to historic structures or diminution of its interest.
  - c) Where any additions are in keeping with other parts of the building.
- 4.7 It is clear that the use of the property as part of the hotel is acceptable, as planning permission and listed building consent has been granted by CEC previously for other parts of the building. The proposed change of use, therefore, does not conflict with the intentions of this policy. Changes to the building will be minimal and will form part of a separate application for listed building consent, as necessary.
- 4.8 Policy Env 6 (Conservation Areas – Development) outlines requirements for development within conservation areas. The hotel use contributes to the character of the area and as there are no external changes, there will be no impact on the appearance of the Conservation Area. The proposed development, therefore, is consistent with Env 6.
- 4.9 Policy Des 5 (Development Design – Amenity) states that planning permission will be granted for development where it is demonstrated that there will be no unacceptable impacts on the amenity of neighbours or future occupants, that the design will be adaptable to the needs of future occupants, with a clear distinction made between private and public spaces, with required refuse, recycling, plant, and services sensitively integrated into the design.
- 4.10 As the remaining top floor residential flat is surrounded by the existing hotel, the proposed change of use has no impact on existing residential amenity.



- 4.11 A clearer distinction will be made between private and public spaces than currently, as residential uses will be separated from hotel use, as opposed to sharing a stairwell. Appropriate services and facilities will be provided for future guests. The proposed change of use is therefore in accordance with Policy Des 5 of the ELDP.
- 4.12 Policy Des 12 (Alterations and Extensions) requires there to be no unacceptable impact on neighbouring properties or the character of the area. The subject site is surrounded by hotel use. There will be no perceivable change in the local environment for the additional use of the top floor flat at no 4 as hotel use and no impact on residential amenity by virtue of its location. The requirements of Des 12 are met.

## 5.0 Conclusion

- 5.1 This planning application relates to the top floor flat at no 4 Coates Gardens, which is the only remaining apartment within the terrace of 2 – 8 Coates Gardens. The rest of this terrace is in use as hotel. The proposal seeks to include this apartment within the hotel.
- 5.2 As the subject site is surrounded by rooms in hotel use, many of which have recently been granted planning permission, it is considered that the inclusion of this remaining property is wholly appropriate. The building will remain as one planning unit without the need for the works to create it as a self-contained unit. It is surrounded by hotel rooms so its use as hotel also can have no impact on the amenity of nearby residential properties within this mixed-use city centre location.
- 5.3 It is considered, therefore, that the proposed development will meet the test within Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) and requirements of Section 59 (1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. The planning application is in accordance with the Edinburgh Local Development Plan and there are no material considerations which indicate otherwise.



Scott Hobbs Planning

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24a Stafford Street  
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3 June 2021

## 4-8 Coates Gardens, Edinburgh

Local Review Documents List

Change of Use of no 2F 4 to Hotel,  
in association with remainder of the buildings at 2 – 8 Coates Gardens

Doc No.	Title
1	Local Review Statement
2	LBC Decision 1900554/LBC – internal alterations, and to protect amenity of 2F4
3	Planning Permission 1902741FUL – change of use of residential to hotel, all 2-8 Coates Crescent, exception 2F4 (current site)
4	LBC Decision 2100933LBC – internal alterations, incorporating 2F 4 into the hotel
5	Email exchange CEC and Agent

Seath Planning Consultancy Ltd.  
FAO: Alan Seath  
88 Scott Road  
Glenrothes  
Scotland  
KY6 1AE

Splendid Hospitality Group.  
Haydon House  
296 Joel Street  
Pinner  
England  
HA5 2PY

**Decision date: 13 October 2020**

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS  
DEVELOPMENT MANAGEMENT PROCEDURE (SCOTLAND) REGULATIONS 2013**

Change of use from residential (existing hotel rooms at 2 - 4 Coates Gardens) to hotel accommodation (in retrospect).  
At 2 Coates Gardens Edinburgh

**Application No:** 19/02741/FUL

**DECISION NOTICE**

With reference to your application for Planning Permission registered on 7 June 2019, this has been decided by **Local Delegated Decision**. The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Granted** in accordance with the particulars given in the application.

Any condition(s) attached to this consent, with reasons for imposing them, or reasons for refusal, are shown below;

**Conditions:-**

1. The internal works approved under 19/00554/LBC shall be completed within three months of the date on which planning permission is granted following the conclusion of a legal agreement.

**Reasons:-**

1. In order to safeguard residential amenity.

**Informatives:-**

It should be noted that:

1. The applicant should consider the provision of 2 cycle parking spaces in a secure and under cover location.

2. The applicant should consider developing a Travel Plan including the provision of 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) and timetables for local public transport.

3. The proposed site is on or adjacent to the operational Edinburgh Tram. Authorisation is needed for any of the following works either on or near the tramway:

- \* Any work where part of the site such as tools, materials, machines, suspended loads or where people could enter the Edinburgh Tram Hazard Zone. For example, window cleaning or other work involving the use of ladders;
- \* Any work which could force pedestrians or road traffic to be diverted into the Edinburgh Trams Hazard Zone;
- \* Piling, using a crane, excavating more than 2m or erecting and dismantling scaffolding within 4m of the Edinburgh Trams Hazard Zone;
- \* Any excavation within 3m of any pole supporting overhead lines;
- \* Any work on sites near the tramway where vehicles fitted with cranes, tippers or skip loaders could come within the Edinburgh Trams Hazard Zone when the equipment is in use;

The Council has issued guidance to residents and businesses along the tram route and to other key organisations who may require access along the line.

4. This application relates to a flat building. This planning permission does not affect the legal rights of any other parties with an interest in the building. In that respect, the permission does not confer the right to carry out the works without appropriate authority.

5. A legal agreement has been concluded in respect of this application and is available to view on the Council website.

Please see the guidance notes on our [decision page](#) for further information, including how to appeal or review your decision.

Drawings 01-04, represent the determined scheme. Full details of the application can be found on the [Planning and Building Standards Online Services](#)

The reason why the Council made this decision is as follows:

The use would be compatible with the character of the surrounding area and will not result in an unreasonable loss of residential amenity for neighbouring properties. The

development will have no material impact on the character and appearance of the listed building and conservation area.

This determination does not carry with it any necessary consent or approval for the proposed development under other statutory enactments.

Should you have a specific enquiry regarding this decision please contact Graham Fraser directly on [graham.fraser@edinburgh.gov.uk](mailto:graham.fraser@edinburgh.gov.uk).

*D R Leech*

**Chief Planning Officer**

**PLACE**

**The City of Edinburgh Council**

## NOTES

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The Notice of Review can be made online at [www.eplanning.scot](http://www.eplanning.scot) or forms can be downloaded from that website. Paper forms should be addressed to the City of Edinburgh Planning Local Review Body, G.2, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. For enquiries about the Local Review Body, please email [localreviewbody@edinburgh.gov.uk](mailto:localreviewbody@edinburgh.gov.uk).

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.



Seath Planning Consultancy Ltd  
FAO: Alan Seath  
88 Scott Road  
Glenrothes  
Scotland  
KY6 1AE

Splendid Hospitality Group  
Haydon House  
296 Joel Street  
Middlesex  
Pinner  
England  
HA5 2PY

**Decision date: 19 June 2019**

TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS  
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) (SCOTLAND) ACT  
1997

Carry out internal alterations which will be the first stage in the planning process to allow the hotel to operate as a single planning unit.  
At 2 - 8 Coates Gardens Edinburgh EH12 5LB

**Application No:** 19/00554/LBC

## DECISION NOTICE

With reference to your application for Listed Building Consent registered on 7 February 2019, this has been decided by **Fast Track Decision**. The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Granted** in accordance with the particulars given in the application.

Any condition(s) attached to this consent, with reasons for imposing them, or reasons for refusal, are shown below;

**Conditions:-**

## Informatives

It should be noted that:

1. The works hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.

Please see the guidance notes on our [decision page](#) for further information, including how to appeal or review your decision.

Drawings 01-05, 06A, 07A, 08A Scheme 2, represent the determined scheme. Full details of the application can be found on the [Planning and Building Standards Online Services](#)

The reason why the Council made this decision is as follows:

The proposals have special regard to the desirability of preserving the building and its setting and do not adversely affect any features of special architectural and historic interest. The proposals preserve the character and appearance of the conservation area.

This determination does not carry with it any necessary consent or approval for the proposed development under other statutory enactments.

Should you have a specific enquiry regarding this decision please contact Murray Couston directly on 0131 529 3594.

*D R Leech*

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

## NOTES

1. If the applicant is aggrieved by the decision of the planning authority to refuse listed building consent or conservation area consent for the proposed works, or to grant such consent subject to conditions, he may, by notice served within 3 months of the receipt of this notice, appeal to the Scottish Ministers (on a form obtainable at <https://www.eplanning.scot/ePlanningClient/default.aspx> or addressed to the Planning and Environmental Appeals Division, 4 The Courtyard, Callendar Business Park, FALKIRK FK1 1XR.) in accordance with section 18 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as amended, as also applied to buildings in conservation areas by section 66 of that Act.

2. If listed building consent or conservation area consent is refused, or granted subject to conditions, whether by the planning authority or Scottish Ministers and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the planning authority in whose district the land is situated, a listed building purchase notice requiring that authority to purchase his interest in the land in accordance with the provisions of section 28 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as amended, as also applied to buildings in conservation areas by section 66 of that Act.

Scott Hobbs Planning Ltd.  
FAO: Rhiannon Martin  
24A Stafford Street  
Edinburgh  
EH3 7BD

Splendid Hospitality Group.  
Haydon House  
296 Joel Street  
Middlesex  
HA5 2PY

**Decision date: 26 April 2021**

TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS  
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) (SCOTLAND) ACT  
1997

Internal alterations to facilitate hotel use of entire building at 2-8 Coates Gardens.  
At 4 - 8 Coates Gardens Edinburgh EH12 5LB

**Application No:** 21/00933/LBC

#### DECISION NOTICE

With reference to your application for Listed Building Consent registered on 24 February 2021, this has been decided by **Fast Track Decision**. The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Granted** in accordance with the particulars given in the application.

Any condition(s) attached to this consent, with reasons for imposing them, or reasons for refusal, are shown below;

**Conditions:-**

#### Informatives

It should be noted that:

1. The works hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.

Please see the guidance notes on our [decision page](#) for further information, including how to appeal or review your decision.

Drawings 01-20, represent the determined scheme. Full details of the application can be found on the [Planning and Building Standards Online Services](#)

The reason why the Council made this decision is as follows:

The proposals have special regard to the desirability of preserving the building and its setting and will not adversely impact on its special architectural and historic interest. The proposals will preserve the character and appearance of the conservation area.

This determination does not carry with it any necessary consent or approval for the proposed development under other statutory enactments.

Should you have a specific enquiry regarding this decision please contact Murray Couston directly on [murray.couston@edinburgh.gov.uk](mailto:murray.couston@edinburgh.gov.uk).



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

## NOTES

1. If the applicant is aggrieved by the decision of the planning authority to refuse listed building consent or conservation area consent for the proposed works, or to grant such consent subject to conditions, he may, by notice served within 3 months of the receipt of this notice, appeal to the Scottish Ministers (on a form obtainable at <https://www.eplanning.scot/ePlanningClient/default.aspx> or addressed to the Planning and Environmental Appeals Division, 4 The Courtyard, Callendar Business Park, FALKIRK FK1 1XR.) in accordance with section 18 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as amended, as also applied to buildings in conservation areas by section 66 of that Act.

2. If listed building consent or conservation area consent is refused, or granted subject to conditions, whether by the planning authority or Scottish Ministers and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the planning authority in whose district the land is situated, a listed building purchase notice requiring that authority to purchase his interest in the land in accordance with the provisions of section 28 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as amended, as also applied to buildings in conservation areas by section 66 of that Act.

## Sheila Hobbs

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**From:** Murray Couston <Murray.Couston@edinburgh.gov.uk>  
**Sent:** 01 June 2021 18:05  
**To:** Rhiannon Martin  
**Subject:** RE: Piries Hotel, Coates Gardens - 21/00934/FUL & 21/00935/FUL

Hi Rhiannon

Unfortunately I am still awaiting the Transport consult on both applications and will not be in a position to determine them until this is received. Once this is received a determination will be made as soon as possible.

Thanks  
Murray

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**From:** Rhiannon Martin <rm@scotthobbsplanning.com>  
**Sent:** 31 May 2021 16:43  
**To:** Murray Couston <Murray.Couston@edinburgh.gov.uk>  
**Cc:** Alan Moonie <Alan.Moonie@edinburgh.gov.uk>; Sheila Hobbs <sh@scotthobbsplanning.com>  
**Subject:** RE: Piries Hotel, Coates Gardens - 21/00934/FUL & 21/00935/FUL

Hi Murray,

Further to my emails below regarding the change of use, could you please also advise regarding the planning application for the extension, which was also due to be determined by 23 April?

Kind regards,  
Rhiannon

**Rhiannon Martin** BSc (Hons) MSc  
Planner



**Scott Hobbs** Planning

**a.** 24a Stafford Street, Edinburgh, EH3 7BD  
**t.** 0131 226 7225 **m.** 0730 939 3030  
[www.scotthobbsplanning.com](http://www.scotthobbsplanning.com)

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**From:** Rhiannon Martin  
**Sent:** 31 May 2021 15:08  
**To:** 'Murray Couston' <[Murray.Couston@edinburgh.gov.uk](mailto:Murray.Couston@edinburgh.gov.uk)>  
**Cc:** 'Alan.Moonie@edinburgh.gov.uk' <[Alan.Moonie@edinburgh.gov.uk](mailto:Alan.Moonie@edinburgh.gov.uk)>; Sheila Hobbs <[sh@scotthobbsplanning.com](mailto:sh@scotthobbsplanning.com)>  
**Subject:** RE: Piries Hotel, Coates Gardens - 21/00934/FUL

Hi Murray,

Can you come back to me further to below please?

We have still not received a decision and the delay is significantly holding up investment in the hotel, impacting both on the business operator and employment opportunities and we consider this delay unreasonable bearing in mind the impact that Covid has had on this sector.

Kind regards,  
Rhiannon

**Rhiannon Martin** BSc (Hons) MSc  
Planner



**Scott Hobbs** Planning

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**From:** Rhiannon Martin  
**Sent:** 28 May 2021 14:46  
**To:** 'Murray Couston' <[Murray.Couston@edinburgh.gov.uk](mailto:Murray.Couston@edinburgh.gov.uk)>  
**Subject:** RE: Piries Hotel, Coates Gardens - 21/00934/FUL

Hi Murray,

Further to below we still not received the decision for this application, can you advise?

Kind regards,  
Rhiannon

**Rhiannon Martin** BSc (Hons) MSc  
Planner



**Scott Hobbs** Planning

**a.** 24a Stafford Street, Edinburgh, EH3 7BD  
**t.** 0131 226 7225 **m.** 0730 939 3030  
[www.scotthobbsplanning.com](http://www.scotthobbsplanning.com)

**Follow us on Twitter: @ScottHobbsPlan**

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**From:** Murray Couston <[Murray.Couston@edinburgh.gov.uk](mailto:Murray.Couston@edinburgh.gov.uk)>  
**Sent:** 21 May 2021 15:48  
**To:** Rhiannon Martin <[rm@scotthobbsplanning.com](mailto:rm@scotthobbsplanning.com)>  
**Subject:** RE: Piries Hotel, Coates Gardens - 21/00934/FUL

Hi Rhiannon

I have caught up with Transport and they were preparing the consult response yesterday and today (they had to clarify a couple points with me). Provided I get the response back at the start of the week then I would look to have a decision to you by next Friday – all being well with their response. However, if you wish to appeal to the DPEA on non-determination that is an option open to you and your client.

Thanks  
Murray

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**From:** Rhiannon Martin <[rm@scotthobbsplanning.com](mailto:rm@scotthobbsplanning.com)>  
**Sent:** 20 May 2021 17:10  
**To:** Murray Couston <[Murray.Couston@edinburgh.gov.uk](mailto:Murray.Couston@edinburgh.gov.uk)>  
**Cc:** Nancy Jamieson <[Nancy.Jamieson@edinburgh.gov.uk](mailto:Nancy.Jamieson@edinburgh.gov.uk)>; Sheila Hobbs <[sh@scotthobbsplanning.com](mailto:sh@scotthobbsplanning.com)>  
**Subject:** Piries Hotel, Coates Gardens - 21/00934/FUL

Hi Murray,

Hope you're keeping well, I'm just emailing with regard to the above application - the delay in determination is holding back the refurbishment and completion of the hotel, given that LBC has been granted for the internal alterations to the hotel and the lower ground floor extension. We feel that this is unreasonable given the covid issues that hoteliers have had to deal with over the last year.

The change of use application relates to the top floor flat at no 4 Coates Gardens, which is the only remaining apartment within the terrace of 2 - 8 Coates Gardens. The rest of this terrace is in use as hotel. The change of use seeks to include this apartment within the hotel to provide four new bedrooms. As the site is surrounded by rooms in hotel use, it is considered that the inclusion of this remaining property, which is now in the ownership of the hotel operator, is wholly appropriate. It is surrounded by hotel rooms so its use as hotel also can have no impact on the amenity of nearby residential properties within this mixed-use city centre location.

The change of use application was submitted on 24 February and were due to be determined on 23 April and as such the Applicant now feels there is no alternative but to take the applications to local review, unless the decisions are imminent. Please can you advise if so.

Kind regards,  
Rhiannon

**Rhiannon Martin** BSc (Hons) MSc  
Planner



**Scott Hobbs** Planning

a. 24a Stafford Street, Edinburgh, EH3 7BD

t. 0131 226 7225 m. 0730 939 3030  
[www.scotthobbsplanning.com](http://www.scotthobbsplanning.com)

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