

Development Management Sub-Committee Report

Wednesday 15 June 2022

**Application for Planning Permission
47 - 52 Princes Street, Edinburgh, EH2 2DF**

Proposal: Change of Use from retail to mixed-use development including retail and hotel with ancillary uses and restaurant/bar spaces with associated alterations and extensions.

**Item – Other Item at Committee
Application Number – 22/00326/FUL
Ward – B11 - City Centre**

Reasons for Referral to Committee

The proposed works affect an iconic category A listed building and are extensive. Therefore, the application must be determined by the Development Management Sub Committee due to being of significant public interest.

Recommendation

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

Summary

The proposed development will preserve an iconic listed building in the heart of Edinburgh's historic core in an enduring and sustainable use. The scheme is conservation-led and the proposed alterations and extensions are informed by thorough research of the building and its historical development.

The proposals are acceptable in terms of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and comply with the development plan. There are no material considerations which indicate that the proposal should be refused. Therefore, the recommendation is to grant planning permission.

SECTION A – Application Background

Site Description

The application relates to the former Jenners department store, comprising the original building on Princes Street/South St David Street, early extension on the corner of South St David Street/Rose Street, parts of later buildings at 50-52 Princes Street and 2-12 and 14-20 Rose Street and the basement and part of the ground floor of 3-9 Rose Street.

47-52 Princes Street and 2-14 South St David Street

The former purpose-built department store by W Hamilton Beattie, dating from 1895, is an early Renaissance style, six storey building constructed in pink polished ashlar sandstone with red and white glazed brick rear elevations, extensive masonry detailing and a canted seven-storey corner tower. The plan form is in two sections to accommodate the northwards rise of South St David Street. The facade windows are mainly plate-glass casement and the roof pitches are finished in grey slate.

The original interior plan form was innovative in layout and design to encourage interaction between shoppers and customer circulation throughout the store, comprising principal retail spaces at ground to third floor level, a central top-lit gallery and double-height entrance space from Princes Street with a mezzanine tearoom. These spaces have been altered over time, notably the removal of the grand stair at the northern end of the gallery and flooring over of the mezzanine level. The historic detailing is elaborate, influenced by Moorish and Jacobean styles.

The section on the corner of South St David Street and Rose Street is a 1905 extension by Beattie's partner, A R Scott, mimicking the original external facades, but with a plainly detailed, open-plan floorplate interior to display furniture and large goods. The proposed design included elaborate roof-top and wallhead detailing with a feature corner tower, but the constructed roof was scaled back to a simpler corner roof parapet and mansard roof with dormers.

The former store extends into the basement to second floor levels of the adjoining building on Princes Street (nos. 50-52) which is a 1966 sandstone-clad extension by Tarbolton and Ochterlony to their Mount Royal hotel of 1955 adjoining to the east.

The building is category A listed (listed building reference: LB29505, listed on 14 December 1970).

2-12 Rose Street and 14-20 Rose Street

These four and three-storey, unlisted buildings were erected in 1959-60 and circa 1977 respectfully as extensions to the existing Jenners store, with two link bridges of two and three storeys connecting with the 1905 block. The structures are simply detailed with yellow sandstone facades, a pink sandstone surround at nos. 2-12 and red granite-clad shopfronts. The Marks and Spencer store occupies the ground and basement floors of these buildings.

The site is within the Old and New Towns of Edinburgh World Heritage Site and New Town Conservation Area and is within the immediate settings of several listed buildings and structures, notably:

- the former Scottish Widows Fund and Life Assurance Society by Basil Spence and Partners at 9 and 10 St Andrew Square (category A listed, listed building reference: LB43349, listed on 28 March 1996);
- the Scott Monument in East Princes Street Gardens (category A listed, listed building reference: LB27829, listed on 14 December 1970);
- the Melville Monument in St Andrew Square (category A listed, listed building reference: LB27816, listed on 13 January 1966);
- 3-9 Rose Street, including the Abbotsford Bar and former Jenners workshop (category B listed, listed building reference: LB30151, listed on 12 December 1974); and
- The Old Waverley Hotel at 42-46 Princes Street and 1 South St David Street (category B listed, listed building reference: LB29504, listed on 19 December 1979).

East Princes Street Gardens, part of the New Town Gardens Designed Landscape (reference: GDL00367), is situated to the south of the site.

The surrounding area is in mixed, predominantly commercial, use including shops, offices, hotels, restaurants and bars.

Description Of The Proposal

The application is for the redevelopment and change of use of the existing premises from Class 1 retail to form a new combined retail, hotel and hospitality development with the following key use and ancillary areas:

- 5,132sqm of Class 1 retail at basement to first floor level within the 1895 building and adjoining 1960's building on Princes Street;
- a 96-bedroom hotel (Class 7) on the upper floors of the original building, entire 1905 extension (including a bar within an added seventh floor) and Rose Street buildings;
- 1,373sqm of Class 3 food and drink at second floor level of the 1895 building;
- ancillary gym within an altered fifth floor of the west wing of the original building; and
- plant and services within a new roof extension on South St David Street, on the third, fourth and new sixth floor of the above west wing and in various basement areas.

The most significant proposed external alterations and extensions are as follows:

1895/1905 building

- erect a new sixth/seventh floor with a natural slate and zinc finished mansard roof, traditional style dormers on the Princes Street elevation and an extension to the south stair tower above the existing mansard roof structures on Princes Street and South St David Street, involving the re-use of the original brattishing and removal of two hipped sections of roof and later plant room structures;

- remove the existing corner parapet, sixth floor and plant room additions of the 1905 block and install an elaborately detailed, sandstone-constructed corner tower and a new sandstone-faced sixth floor with paired windows and natural slate-finished, mansard-roofed seventh floor with contemporary style, lead-covered dormers on the Rose Street elevation;
- infill twelve windows on the rear Rose Street elevation of the 1905 block with glazed brick to match the existing elevation;
- remove the infill floors above the ground floor mezzanine of the 1895 building and reinstate a cupola to match the original form;
- remove the existing fifth floor of the west wing and erect a taller fifth level and new sixth floor finished in red brick with a flat metal-louvred roof covering external plant within the sixth floor);
- replace the modern doors at the historic store's Princes Street entrance and replace with re-interpreted versions of the original doors on the 1895 footprint, restore altered elements of the original shopfronts on South St David Street where later ventilation grilles and thicker mullions have been added, reinstate prism glazing to stallrisers and install fire exit doors in place of existing windows on this elevation; and
- remove the existing modern entrance doors and two shop windows on the Rose Street elevation of the 1905 block, reinstate a shop window in place of the doors and install new entrance doors in the former shop windows openings with a new metal entrance canopy above.

1966 building

- remove the existing windows and cladding of the 1966 extension up to third floor level and install a new facade to match the existing second and third floor elevations, but with a heightened shopfront and double-glazed windows, re-using the original sandstone cladding.

2-12 Rose Street and 14-20 Rose Street

- remove the entire facades/roof structures of the unlisted Rose Street buildings, retaining the building frames and form a five-storey building with a sandstone-clad, contemporary style, unifying facade with granite shopfronts, metal windows and an accessible green roof; and
- demolish the existing two bridge links and erect a new single bridge link, using the existing sandstone and matching material where required.

Public Realm

- erect three new street lighting columns on the pavement edge of the west side of South St David Street to align with the existing historic street column which will be refurbished; and

- install a series of bollards on Rose Street around the new entrance canopy to protect this structure against damage from service vehicles.

Cycle Parking

- form a secure cycling parking store to accommodate up to 30 bikes in stacked racks at basement level within the building at 3-9 Rose Street.

Internal Alterations

The proposed internal alterations, window alterations and lighting fixings form part of the associated application for listed building consent (application reference 22/00327/LBC).

Supporting Information

- Planning Statement;
- Heritage and Townscape Statement;
- Design and Access Statement;
- Townscape and Visual Impact Assessment including verified views;
- Economic Benefits Statement;
- Sustainability Statement and S1 Form;
- Surface Water Management Plan;
- Archaeological Written Scheme of Investigation;
- Noise Impact Assessment;
- Transport Statement and
- Preliminary Bat Roost Assessment.

Relevant Site History

02/00050/FUL

47-52 Princes Street

Edinburgh

EH2 2DF

Removal of existing projecting canopy over shop front, alterations to shop fronts and shop entrances and replacement of shop entrance signage

Granted

8 March 2002

Other Relevant Site History

Not applicable.

Pre-Application process

Pre-application discussions took place on this application.

Consultation Engagement

Transportation Planning

Historic Environment Scotland

New Town/Broughton Community Council

Edinburgh World Heritage

Archaeologist

Environmental Protection

Edinburgh Access Panel

Refer to Appendix 1 for a summary of the consultation response.

Publicity and Public Engagement

Date of Neighbour Notification: 7 February 2022

Date of Renotification of Neighbour Notification: Not Applicable

Press Publication Date(s): 11 February 2022;

Site Notices Date(s): 8 February 2022;

Number of Contributors: 6

Section B - Assessment

Determining Issues

Due to the proposals relating to a listed building(s) and being within a conservation area, this report will first consider the proposals in terms of Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (the "1997 Heritage Act"):

- a) Is there a strong presumption against granting planning permission due to the proposals:
 - (i) harming the listed building or its setting? or
 - (ii) conflicting with the objective of preserving or enhancing the character or appearance of the conservation area?

- b) If the strong presumption against granting planning permission is engaged, are there any significant public interest advantages of the development which can only be delivered at the scheme's proposed location that are sufficient to outweigh it?

This report will then consider the proposed development under Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (the 1997 Act):

If the proposal is in accordance with the development plan the determination should be to grant planning permission unless material considerations indicate otherwise?

If the proposal is not in accordance with the development plan the determination should be refuse planning permission unless material considerations indicate otherwise?

In the assessment of material considerations this report will consider:

- the Scottish Planning Policy presumption in favour of sustainable development, which is a significant material consideration due to the development plan being over 5 years old;
- equalities and human rights;
- public representations and
- any other identified material considerations.

Assessment

To address these determining issues, it needs to be considered whether:

a) The proposals harm the 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."

The following HES guidance is relevant in the determination of this application:

- Managing Change: Reuse and Adaptation of Listed Buildings
- Managing Change: Roofs

Character of 47-52 Princes Street and 2-14 South St David Street

The conservation-led redevelopment of this iconic, landmark listed building in appropriate and sustainable long-term uses is welcomed. Any proposed significant removals/additions have been considered against the importance of retaining and restoring as much historic fabric as possible whilst providing necessary and sustainable facilities and services for the new uses. The supporting information is comprehensive and informative in terms of understanding the history and significance of the constituent parts of this former department store and assessing the proposed alterations and extensions.

Rooftop Additions and Associated Alterations

The most significant external alterations proposed are at roof level to accommodate hotel bedrooms, air handling units and a roof-top bar. A minimum number of hotel rooms are required in terms of commercial viability, given the additional costs associated with the sensitive conversion this category A listed building and the roof-top location of plant required for the new development is a deliberate strategy to protect the most significant internal historic spaces from damaging and intrusive service installations.

Although the proposed new corner turret on the South St David Street/Rose Corner and rooftop extension/facade alteration on the Rose Street elevation are significant interventions, a hotel of the grand character proposed requires a feature space of equally high calibre. None of these significant extensions and alterations will harm the historic or architectural integrity of the listed building as demonstrated below.

The existing roofscape behind the wallhead detailing and mansard roof on the principal elevations is incoherent comprising an altered inner mansard (lead-covered), utilitarian/later coverings on the flat roof sections and added plant structures of functional, flat-roofed form and brick/render finish. These alterations and additions are of neutral or negative significance, so the removal of these later features and creation of a rational roofscape is acceptable in principle, on the basis that the added roof height and altered profile has no detrimental impact on historic or architectural character.

The proposed new sixth/seventh floor is of appropriate mansard form and materials, retaining the original masonry wallhead structures and a significant portion of the hipped roof structures behind. The Princes Street elevation will incorporate three new dormers on the upper roof pitch which follow the curved head design and general proportions of the historic dormer below and the 1920s' brattishing will be re-used along the new ridge line. Historic Environment Scotland advises that the new dormer windows should replicate the existing dormer window, but this could lead to confusion over original and modern fabric, so a sensitive interpretation of the original design is appropriate. Chimney pots will be reintroduced on the stacks to the west of the corner tower which will restore an original roofscape feature whilst emphasising the height of the historic building and reducing the visual impact of the new roofline. The added roof section nearest the corner tower on the South St David Street elevation has a hipped end to ensure that it does not impinge visually on this important structure and the massing of the remaining part of the roof extension will be broken up by the new stair core enclosures. A lead bull-nose detail will mark the line of the historic ridge height and create a horizontal division of the new external roof pitches in keeping with the general floor heights.

Whilst the extended roof will be visible from East Princes Street Gardens (see Viewpoint 8), North Bank Street (see Viewpoint 13) and Mound Place (see Viewpoint 12), current views are marred by the conspicuous and functional plant enclosures on the roof of the South St David Street section of the building and 1905 extension. The slated mansard roof of the added seventh floor will improve the appearance of the principal facade from these viewpoints. The South St David Street section of the extended roof will be most conspicuous from the Princes Street corner when viewed from the diagonally opposite side (see Viewpoint 10). However, only limited areas of this roof will be visible and will complement, rather than impinge on, the original wallhead features.

The most significant change proposed is the removal of the existing corner parapet and attic sixth floor of the 1905 block and construction of a new feature corner tower and full sixth floor. However, these alterations are justified given that there is historic evidence showing that the existing corner parapet and wallhead detailing on the Rose Street elevation are substantially pared down versions of the architect's originally intended designs.

The 1903 contract drawing depicts an elaborate masonry corner turret and chimney, different in design to the equivalent tower on the Princes Street/South St David Street corner. Historic Environment Scotland supports the principle of a recreated tower in keeping with the original intention. This approach is not always appropriate in terms of architectural conservation, but in cases where recreation is considered acceptable, replication of the original design would usually be specified. However, in this case, there is insufficient evidence of the detailing of the intended turret so any attempt at recreation would be pastiche and risk the structure being mistaken for an historic feature. The proposed tower of alternative form is therefore appropriate in principle.

The scale and detailed design of the proposed turret has been carefully considered in terms of respecting and maintaining the visual prominence of the original Princes Street/South St David Street turret and relationship to the historic architectural style in general. The final design reflects the general form, materials and detailing of the historic tower which comprises a sandstone octagonal structure distinct from the facade with a three-sided perimeter balcony, flying buttresses, hierarchical fenestration and a pinnacled roof parapet. However, the extent of elaboration has been subdued to be in keeping with the simpler ornamentation of the 1905 Rose Street facade and the masonry panels of the historic parapet will be re-used as feature details on the new parapet. The design proposed is sufficiently distinct from the original corner tower to avoid confusion regarding its age, but of appropriate detailing and refinement of construction for such a prominent position on this iconic listed building. The massing of the structure is greater than the tower originally proposed, but similar to the Princes Street corner tower. The overall height is proportionate to the height of the historic building as it rises from south to north on South St David Street and the simpler detailing will ensure that the new tower remains visually subservient to the principal tower. The new feature will also bring balance and symmetry to the South St David Street elevation which is missing in the existing form as built rather than originally intended. The Architectural Heritage Society of Scotland (AHSS) has questioned the construction material, annotated as "yellow" sandstone on the drawings, concerned that the tone will not match the existing 'buff' colour of the facade. However, the word "yellow" is standard terminology for warm-toned sandstones in the buff to yellow range and the exact specification will match the tone and petrographic properties of the original sandstone as closely as possible.

The Rose Street elevation of the 1905 block is a less elaborate interpretation of the Princes Street and South St David Street elevations, reflecting the original use of the extension as showrooms for furniture and large goods. Also, the historic architect's drawings show elaborate masonry wallhead features that were never built. The sixth floor as existing has a mansard roof to the front with simple pedimented timber dormers, so the loss of this fabric is acceptable and will enable the construction of a rooftop extension accommodating the required number of hotel bedrooms and feature space for the clientele. The proposed new vertical facade will be faced in sandstone to match the original stonework detailing but will be stepped back to minimise visual impact and emphasise the contrast between the old and new sections. This setback will also ensure that the wallhead of the added facade aligns with the ridge line of the historic mansard roof on South St David Street, allowing for the symmetrical composition of the new corner tower. The proposed windows will respect the dimensions, paired form and alignment of the original windows below.

The mansard roof form and ridge height of the added seventh floor will match that of the equivalent addition on South St David Street. Contemporary dormers are proposed to demarcate the modern age of this addition and are of appropriate scale, placement (on the central axes of the historic piers) and frequency to respect the rhythm of the original facades. The increase in scale compared to the existing dormers is acceptable on this secondary facade to take full advantage of the views from this added level and maximise daylight to the new feature space.

In terms of visual impact, the new corner tower, re-constructed sixth floor and added seventh floor will be most conspicuous from within St Andrew Square (see Viewpoints 4 and 5). The existing appearance of this roofline is defined by masonry facade details projecting above the eaves line at the corner with a mansard roof to the west. Whilst the proposed turret will noticeably increase the visual prominence of this roofscape, the essence of the constructed design will be preserved and the new feature will create a version of the originally proposed tower that would have given the building a greater presence from within St Andrew Square. The visual impact of the historic architecture has been reduced by later adjacent developments on the square and the proposed corner turret will restore an appropriate prominence to this iconic listed building. The new masonry elevation at sixth floor level with mansard roofed floor above will sit well below the height of the corner tower and maintain an appropriate architectural composition similar to the existing arrangement.

On the rear of the 1905 block fronting Rose Street, twelve windows will be infilled with white glazed bricks to match the existing elevation. This utilitarian elevation is flanked by stair towers with later plantroom structures on top, so the infill of several windows is acceptable to accommodate the required number of new stair/lift cores. The paired central windows will remain with a new paired window above to punctuate the rear elevation of the added seventh floor and the surrounds of the infilled windows will remain in situ to demarcate their original position. The extended elevation will be a rationalised version of the existing, finished in materials to match the historic elevation (white glazed and red brick).

A similar rationalisation is proposed of the existing rear elevation of the 1895 building facing Princes Street, involving the removal of the infill floors above the ground floor mezzanine and existing lift enclosures and plant. The new cupola over the mezzanine level will match the original form and the new lift enclosure will avoid encroaching on the space above the skylight of the central atrium.

The west wing of the 1895 building is a functional part of the building, originally four storeys high with a fifth floor added as part of the 1905 extension. Architectural drawings from 1903 show that two additional storeys were intended, but never constructed. The proposed increase in height of the existing fifth floor, including the windows and addition of a sixth floor is acceptable in principle and will have no detrimental impact on the prominence of the original Princes Street facade when viewed from level or elevated positions. The window pattern will respect the original fenestration below and the courtyard elevation and external elevation will be finished in white glazed and red brick respectively to match the existing construction materials.

The overall visual impact of the proposed roofscape alterations on the character and appearance of the listed former Jenners store have been tested from key elevated viewpoints on the Castle Ramparts, Mound Place and North Bank Street (see Viewpoints 1, 12 and 14).

Whilst the added volumes will be visible, particularly the added seventh floors on the South St David Street and Rose Street sections from Mound Place, the forms and finishes proposed will ensure that these new structures will be perceived as complementary, appropriately scaled and designed additions to the historic building which rationalise the current piecemeal and unsympathetic roofscape behind the primary facades and wallhead detailing.

Facade Alterations

These proposed works aim to enhance the existing external condition of the building by removing unsympathetic later alterations and either restoring the original pattern or introducing complementary new features. The intended grand appearance of the building will be brought up to a fitting standard through the proposed key alterations assessed in detail below and general restoration work, including comprehensive stonework repairs, the reinstatement of lost details, such as finials and chimney pots and the removal of services and other fixtures that are detrimental to the external appearance.

The modern doors at the main Princes Street entrance are squat in height with a deep blank infill panel above and their replacement with new glazed doors within a recessed glazed frame to reflect the finish and slim sections of the original entrance is a conservation gain. There is insufficient evidence of the precise detailing of the historic arrangement, so the proposed reinterpretation approach is acceptable and will follow the 1895 footprint.

Significant missing and altered elements of the original shopfronts on South St David Street will be restored, including the special prism glazing to stallrisers which has been painted or boarded over or replaced by ventilation grilles. This unique glazing, manufactured by Hayward Brothers and Eckstein, comprises opaque, obliquely cut glass which bends light through ninety degrees to direct daylight into interior spaces and is also within the ground floor windows of the west wing facing Rose Street Lane. The removal of the existing paired windows and stone stallrisers on the South St David Street elevation is acceptable to accommodate fire exit doors serving proposed Stair 2, which is a firefighting core. The existing doors date with the 1905 extension and the new doors will be detailed to respect the current pattern.

The existing entrance in Rose Street is modern and replaced an original shop window, so the removal of the existing doors and reinstatement of a timber-framed display window with a granite cill and stall riser to match the original detailing will improve the appearance of the ground floor frontage on this prominent corner. The formation of a new hotel entrance on the Rose Street elevation involves the removal of two original shop windows, but this is an acceptable compromise given that this elevation is within the architecturally plainer section of the 1905 block. The proposed new metal-framed doors will respect the general proportions and transom heights of the original shop windows, although one side will contain a revolving door to minimise heat loss. An entrance canopy is proposed above these new doors to make the hotel entrance more visibly prominent and provide shelter for customers. The new structure will be restricted in length and projection (two metres outwards) and will have a simple, slender profile in darker-toned metal so the canopy will sit discreetly below the ground floor cornice and have minimal impact on the Rose Street elevation.

Character of 50-52 Princes Street

This 1960's building is category A listed as part of the history of the growth and expansion of the former Jenner's store but is not of the equivalent historic or architectural significance as an individual structure. The pins securing the sandstone cladding on the facade are later, conspicuous fixings introduced when the original fixing method failed.

Whilst the proposed double-height ground floor facade is a significant alteration to the existing elevation, the essence of the frontage will be maintained through simple, rectangular openings and external finish re-using the original sandstone cladding where possible. New sandstone cladding to match the original Craigleith type will be introduced where additional materials are required.

Setting

The setting of the former Jenner's store is defined by the surrounding buildings of the First New Town with Princes Street Gardens opposite and the Old Town and Edinburgh Castle on elevated ground across the Waverley Valley. The impact of the proposed development on this setting is assessed in detail in the sections regarding the impact on the character and appearance of the New Town Conservation Area and Outstanding Universal Value of the Old and New Towns of Edinburgh World Heritage Site.

Within this setting, the settings of other listed buildings and structures will be affected. However, as demonstrated below, none of these impacts will be significant or harmful.

Two category A listed monuments sit in proximity to the Jenners building: the Scott Monument in East Princes Street Gardens and Melville Monument in St Andrew Square. The mansard roof of the added seventh floor on the Princes Street elevation will be conspicuous from the Castle Ramparts, Mound Place and North Bank Street (see Viewpoints 1, 12 and 13), but this will have no impact on the Scott Monument's presence as a stand-alone landmark. Views of the Melville Monument from the north-east corner of St Andrew Square Gardens will be affected by the new corner turret on the 1905 building but will have no adverse impact on the landmark qualities or visual prominence of the monument.

The impact of the new corner tower and roof additions looking south westwards from within St Andrew Square (see Viewpoints 4 and 5) will also affect views of the Modernist elevations of the category A listed Scottish Widows building at nos. 9 and 10, but the essential relationship between the historic and modern structures will not fundamentally change.

In the same way, the settings of the category B listed buildings at 3-9 Rose Street and The Old Waverley Hotel on the east corner of Princes Street South St David Street will remain relatively unaltered by the extended roofscape and new corner turret, given the modest scale and sensitive design of these additions.

The proposed reconfigured building, formed from the existing buildings at 2-12 Rose Street and 14-20 Rose Street, will enhance the setting of the 1905 Jenners extension and other listed buildings in this section of Rose Street.

Whilst the proposed structure is a storey higher than the existing four storey building immediately adjacent to the 1905 block, the façades of the current building and its similar neighbour are relatively flat and finished in a sandstone of particularly yellow hue, which is jarring in this context. In contrast, the proposed façade is well articulated and will be finished in the more subtle, pink toned Doddington sandstone which is the construction material of the main bridge link and surround of the existing building at nos. 2-12.

Conclusion in relation to the listed building

The proposed works will respect and reinvigorate the former iconic department store in its original retail use combined with new uses which will fit the architectural character of the historic buildings externally and internally. The elaborate masonry facades will be restored with alterations in keeping with the historic and architectural character and the existing, altered roofscape will be rationalised and extended sensitively. The new feature corner tower will announce a significant new phase of the building's history and improve its physical presence from within St Andrew Square.

Due to the restrained scale, appropriate massing and careful detailing of the proposed additions and high quality, sympathetic architecture of the reconfigured modern buildings on Rose Street, the proposed development will have no detrimental impact on the setting of the listed building and other listed buildings in the immediate vicinity.

Conditions have been applied to ensure that the specifications for all proposed external materials are appropriate.

The proposals are acceptable in terms of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and relevant HES guidance.

b) The proposals harm the character or appearance of the conservation area?

Section 64(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states:

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

The New Town Conservation Area Character Appraisal identifies the key characteristics of the First New Town as:

- *"Georgian and early Victorian rectilinear development of grand formal streets lined by fine terraced building expressing neo-classical order, regularity, symmetry, rigid geometry, and a hierarchical arrangement of buildings and spaces with controlled vistas and planned views; and*
- *the important feature of terminated vistas within the grid layouts and the long-distance views across and out of the conservation area."*

The character and appearance of this section of Princes Street will be preserved and enhanced through the sensitive re-development of this iconic, category A listed former department store in a sustainable and viable use.

The proposed development will have no impact on the historic plan form of this block. Whilst not insignificant in scale, the proposed rooftop additions will not alter the essential hierarchical urban plan form of the First New Town nor interfere with its important vistas and views to any detrimental extent, even although existing views from street level and elevated locations will change.

Verified views of the proposed development have been produced from a series of key vantage points. The three locations which best illustrate the effect of the development on the existing hierarchy of buildings are from the Castle Ramparts and Mound Place looking north-east (see Viewpoints 1 and 12) and North Bank Street looking north (see Viewpoint 13). The photomontages from these positions show that the added elements will have an impact on the existing views, but this impact will be positive or neutral, rather than negative, bearing in mind that every view is transient.

When constructed, the 1895 Jenners building was imposing in its context, being a building of significant scale and the addition of the 1905 block produced a consistent structural mass extending the depth of the corner block between Princes Street, South St David Street and Rose Street, with front and rear blocks of equal height. The central lightwell was the only break in this massing and will remain as such in the proposed development. The construction of large scale buildings of significant height and massing in St Andrew Square since the mid-20th century, including those adjacent to the Jenners building, has reduced the hierarchical supremacy of this important listed building, so the proposed rooftop additions and new corner tower in particular will re-establish the building's presence when viewed from within the square. As the iconic former Jenners store is a key building on Princes Street within the heart of the First New Town, the promotion of the historic structure within its current contemporary architectural context will enhance the character of the conservation area.

The existing roofscape of the Jenners building and the adjacent Mount Royal hotel from elevated viewpoints is an unsightly conglomeration of ad hoc plant enclosures of utilitarian form and variety of finishes which neither relate well to the buildings below nor complement the elaborate masonry wallhead features of the 1895 Jenners store. The proposed rationalised roofscape, albeit of greater massing than the existing fragmented roofscape, will improve the visual appearance of the buildings from elevated viewpoints due to the sympathetic forms and materials specified. The precise finishes and tones of these materials have been conditioned to ensure that the constructed roofscape will be as visually intrusive as possible.

The existing and proposed views of the site looking east and west along Princes Street and from within Princes Street Gardens will not change to any extent that would affect the essential appearance of the First New Town. The other proposed external alterations, in particular the restoration of historic shopfront detailing and carefully designed interventions, will preserve and enhance the character and appearance of the conservation area at street level.

The modern buildings at 2-12 Rose Street and 14-20 Rose Street replaced a group of earlier mews buildings and workshops, changing the scale of the buildings at this end of Rose Street in terms of height and width. Whilst the façade materials of yellow Springwell sandstone, pink Doddington sandstone and pink granite (for the shopfronts) were chosen to complement the historic Jenners building, the frontage is flat compared to the elaborate, articulated elevations of the 1905 block and other historic buildings in Rose Street and the surrounding streets.

The pink hued Doddington stone is subtle in tone and appropriate in the context of the buff stone of the adjacent Jenners building and red sandstone building opposite at 3-9 Rose Street. However, the largest area of the façades of these modern buildings is finished in a yellow sandstone which is strong in tone and not in keeping with the subdued hues of historic and more recent buildings within the First New Town.

The proposed remodelled façade follows the grid structure of the building but introduces depth and articulation with vertical stone pilasters and horizontal cornice lines, reflecting the level of articulation and architectural detailing of the historic Jenners facades, albeit in a simpler and contemporary manner. The existing Doddington sandstone will be re-used where possible and matching stone will be used for the remainder of the façade. Metal-framed windows and doors are proposed which is appropriate within a contemporary development.

Although the proposed building is five storeys high, as opposed to the existing four and three storeys, this additional height is appropriate in this section of Rose Street which is dominated by historic and modern buildings which are four storeys high with additional attic or set-back floors (see Viewpoints 6 and 14). The added fifth level will not be conspicuous from key elevated viewpoints, nor will the green roof, as shown in Viewpoints 1 and 12 (Castle Ramparts and Mound Place).

As regards the reconstructed bridge link, only the front section is visible from within Rose Street. Whilst the proposed link is higher than the existing links, it will be set significantly further back from the building line so the visual impact will be minimal. The existing Doddington sandstone will be re-used and supplemented with matching stone where required.

The proposed new street lights on South St David Street will complement the surviving historic street light and enable the removal of utilitarian, wall-mounted street lights on the 1895/1905 façade.

Conclusion in relation to the conservation area

The proposed external alterations and extensions are sensitively designed and will either preserve or enhance the character and/or appearance of the New Town Conservation Area.

The proposals are acceptable in terms of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

c) The proposals comply with the development plan?

The development plan comprises the Strategic and Local Development Plans. The relevant Edinburgh Local Development Plan 2016 (LDP) policies to be considered are:

- LDP Delivery Policy Del 2
- LDP LDP Shopping and Leisure Policies Ret 1, Ret 9 and Ret 11
- LDP Employment Policy Emp 10
- LDP Environment Policies Env 1, Env 3, Env 4, Env 6, Env 7, Env 9 & Env 16
- LDP Des 1, Des 3, Des 4, Des 5, Des 6, Des 7 and Des 8
- LDP Transport Policies Tra 2, Tra 3 and Tra 4

The non-statutory 'Listed Buildings and Conservation Area' guidance is a material consideration that is relevant when considering policies Env 3, Env 4 and Env 6.

The 'Edinburgh Design Guidance' is a material consideration that is relevant in the consideration of policies Tra 3 and Tra 4.

Principle

The site is located within the City Centre as designated by the Edinburgh Local Development Plan (LDP).

LDP Policy Del 2 guides development in the city centre, stating that development will be permitted which, "retains and enhances its character, attractiveness, vitality and accessibility and contributes to its role as a strategic business and regional shopping centre and Edinburgh's role as a capital city".

The proposed development meets the criterion of Policy Del 2 which requires a mix of uses within city centre developments appropriate to the location of the site. In this case, a substantial element of the building will remain in retail use, including the principal ground floor areas and the proposed new hotel and food and drink uses will complement the retained retail use, as well as helping to sustain footfall levels and maintaining city centre diversity in this area.

The range and balance of uses proposed will complement and support the existing tourist, commercial and leisure uses characteristic of the First New Town and will add to the vitality of the area. The redevelopment of these important listed buildings in appropriate and sustainable long-term uses will enliven this section of Princes Street which would otherwise be left with an empty former department store which has no prospect of being re-used as an entire retail outfit. Also, the inclusion of cafés and restaurants and a rooftop bar will add life to this block, including during evening hours.

Whilst there will be a net loss of retail floor space, the proposed uses are consistent with the retail policy intentions set out in LDP Policy Ret 1 in terms of sustaining and enhancing the city centre as the regional focus for shopping, entertainment, commercial leisure and tourism related activities. The proposal has also paid special attention to the upper floors in terms bringing these into beneficial use which will enhance the character of the city centre, given that retail use is no longer viable on these upper levels.

Policy Ret 9 presumes against changes of use in the city centre retail core which would undermine the retailing function of the area and the proposed development is likely to have the opposite effect by retaining significant retail floorspace and supporting the existing city centre retail uses. The proposal complies with Policy CC 1 in the City Centre Shopping and Leisure Supplementary Guidance regarding the change of use of shop units to non-shop uses within the identified Primary Frontage of Rose Street, as two thirds of the ground floor units in this block will remain in retail use.

LDP Policy Emp 10 permits hotel development in the city centre where it may be required to form part of mixed-use schemes, if necessary to maintain city centre diversity and vitality. Given the major commercial and tourism role of the Princes Street and the accessibility of this site via sustainable means of transport, hotel development is acceptable in principle. The hotel use will support the range of uses proposed on this site and the existing surrounding uses and the total number of bedrooms proposed is not excessive, given the physical constraints of the site and heritage sensitivity.

The criteria of LDP Policy Ret 11 have been considered in the assessment of the proposed Class 3 cafes and restaurants at second floor level within the original building. This is a busy city centre location in which there are many existing such establishments and there are no residences in proximity to the development. The additional Class 3 uses will not therefore cause any significant disruption for residents in the area. The proposed rooftop bar and gym/wellness suite are ancillary to the hotel use.

The development is acceptable in principle as it will sustain and enhance the city centre and its various roles including retail, commercial leisure and tourism-related activities, in compliance with LDP Policies Del 2, Ret 1, Ret 9, Emp 10 and Ret 11.

Character and setting of the listed building

This has been assessed in section a) and the proposals comply with LDP Policies Env 3 and Env 6.

Character and appearance of the conservation area

This has been assessed in section b) and the proposals comply with LDP Policy Env 6.

Outstanding Universal Value of World Heritage Site

The Outstanding Universal Value (OUV) of the Old and New Towns of Edinburgh World Heritage Site is defined as the remarkable juxtaposition of two clearly articulated urban planning phenomena: the contrast between the organic medieval Old Town and the planned Georgian New Town which provides a clarity of urban structure unrivalled in Europe.

From key elevated viewpoints - Castle Ramparts, Mound Place and North Bank Street (see Viewpoints 1, 12 and 13), the new roofscape will have an impact on existing views. However, the hierarchy of buildings rising from Princes Street to George Street and taking in St Andrew Square, which is a key element of the OUV, will not be affected to any significant or harmful extent as assessed in section b) above.

This site is not located within the viewpoints identified in the Skyline Study referenced in the Edinburgh Design Guidance, nor is it a notable feature in views from the Old Town, so the proposed development will not affect the iconic skyline quality that contributes to the OUV of the World Heritage Site.

The Statement of Outstanding Universal Value emphasises the importance of maintaining the authenticity of the Site which "*continues to retain its historic role as the administrative and cultural capital of Scotland, while remaining a vibrant economic centre.*" The iconic former Jenners store makes a key contribution to the legacy of late 19th and early 20th century commercial architecture in Princes Street with its high quality Renaissance design and characteristic roofscape. The conservation-led redevelopment of this building, retaining a notable retail offering, will reinforce the historic commercial character of the World Heritage Site, whilst ensuring that key spaces of the building remain open and actively used by local communities and visitors in the use for which they were designed.

The development will have no detrimental impact on the character or appearance of the Georgian New Town, nor its relationship with the medieval Old Town and will cause no harm to the Outstanding Universal Value of the Old and New Towns of Edinburgh World Heritage Site, in compliance with LDP Policy Env 1.

Designed Landscape

The site is located within the New Town Gardens Designed Landscape which comprises an internationally recognised series of 18th and 19th century town gardens, squares and walks.

The proposed extensions and alterations and of appropriate scale and sensitive design, and the principal facades will be preserved and enhanced, so the development will have no adverse impact on the historical and landscape interest of the Gardens, in compliance with LDP Policy Env 7.

Sustainability, Design and Sense of Place

The redevelopment of this key listed building in a mix of appropriate and sustainable uses will enliven this section of Princes Street by re-activating its principal floors, including restaurants and cafes at second floor level and a rooftop bar which will provide life to the building, including during evening hours. The proposed uses are compatible with the surrounding area and the premises' location on a major public transport route in an accessible city centre location will encourage sustainable journeys by customers and staff. The design concept draws upon the positive characteristics of the site and surrounding area, including the setting within the townscape and roofscape of the First New Town. The result is a coherent and integrated design in terms of both close up and distant views.

The design strategy incorporates the principles of sustainable design and construction. Accessibility, connectivity and water efficiency are also significant elements of the design. The retention of the existing frame and rear elevation of the Rose Street buildings is part of this sustainable approach and measures such as the installation of internal secondary glazing, Air Source Heat Pump technology and low energy lighting will contribute to carbon reduction.

The proposed green roof will attenuate surface water runoff, reducing the risk of flooding, minimise the burden on the sewerage system and encourage biodiversity. As regards surface water management, there will be no increase in the volume of surface water discharged from the site as the existing footprint will not increase.

In terms of sustainable transport, the site is located in the heart of the city centre on a major bus route and within easy walking distance of Waverley Station and the Princes Street and St Andrew Square tram stops. Also, secure off-street cycle parking will be provided for staff members and no car parking is proposed. There are existing public cycle parking racks at the east end of Rose Street and near the corner of Princes Street and South St David Street and additional public racks will be provided in proximity to the development in agreement with the Council.

In conclusion, the design of the development is based on a strong sustainable concept which draws upon the positive characteristics of the site and surrounding area and creates a new sense of place, in compliance with LDP Policy Des 1, Des 3, Des 4, Des 6, Des 7 and Des 8.

Archaeological remains

The site lies within an area of considerable archaeological significance, at the eastern end of Princes Street and within the First New Town and World Heritage Site. The existing buildings, dating from the late 19th century onwards, were preceded by the original Jenners store, founded in 1838 which occupied a range of converted Georgian Town houses destroyed by fire in 1892.

The proposals will require alterations to the existing building which contains significant historic architectural features and will reveal important elements of the store's development. Accordingly, a condition has been applied to ensure that a programme of archaeological work (historic building survey and public engagement programme) is undertaken during development to provide a detailed record of these features and ensure that the conservation of key elements, such as the former tearoom ceiling, is carried out in an appropriate manner.

The development will therefore conserve any significant archaeological features, in compliance with Policy Env 9.

Residential amenity

The site is located within the commercial city centre core and is surrounded by retail and commercial premises. There are no residences in proximity to the proposed development so there will be no impact on residential amenity in terms of privacy, daylighting or noise.

Environmental Protection has confirmed that direct discharge of the ventilation for the preparation/finishing kitchens without ducting to roof level is acceptable in this case. The recommended condition regarding the proposed standby generator has not been applied given that this is a backup power source only and any emissions will not be significant.

The development will have no impact on neighbouring residential amenity, in compliance with LDP Policy Des 5.

Parking, road safety and infrastructure

The scheme has been assessed against policies Tra 3 and Tra 4 on private cycle parking provision and design and Tra 2 on private car parking. Any parking provision should comply with the standards set out in the Edinburgh Design Guidance and incorporated within the scheme.

In respect of cycle parking, the standards require a total of 29 spaces for the uses and floor areas proposed. The proposed development will provide 30 cycle spaces for staff use within the basement of 3-9 Rose Street, accessed via the service lift from Rose Street North Lane. Shower facilities will be provided as well as a storage area with lockers.

It is not possible to provide suitable visitor parking within the curtilage of this development due to the combination of the topography of the area and internal layout which creates difficulties in providing spaces accessible from street level. To address this deficit, additional public cycle parking spaces will be provided in the form of on-street Sheffield stands at locations to be agreed with the Council.

No precise details of the proposed staff cycle parking racks and additional public cycle parking locations have been provided at this stage, so a condition has been applied to ensure that an appropriate number, range and specification of cycle parking is provided.

No car parking spaces are proposed which complies with the Council's 2017 parking standards in Zone 1A.

As regards road safety, the development will not generate any significant additional traffic being within easy walking distance of major public transport links. An informative has been applied recommending the development of a Travel Plan by the applicant. Servicing will continue via the existing arrangement using ground floor service bay in 3-9 Rose Street, accessed off Rose Street North Lane and underground link to the main building, meaning that traffic can be directed away from the busier Rose Street South Lane.

No net tram contribution is required based on the proposed and existing floor areas for each use.

The development complies with Policies Tra 3, Tra 4 and Tra 2 and will have no detrimental impact on road safety or infrastructure.

Protected species

The preliminary bat roost survey submitted with the application recommends preparing a Method Statement, instead of undertaking a further bat survey. This is due to the location of the Potential Roosting Features (PRF) and the survey not being an option due to health and safety considerations, including working at height and in the dark.

In this particular case, compliance with the Method Statement would be an acceptable alternative to a further bat survey, as there are robust reasons for the deviation. A condition has been applied to ensure that this statement is sufficient and will be implemented as approved.

Conclusion in relation to the Development Plan

Overall, the proposals comply with the Local Development Plan and with particular respect to the impact on city centre vitality, heritage and sustainability.

d) **There are any other material considerations which must be addressed?**

The following material planning considerations have been identified:

SPP - Sustainable development

Scottish Planning Policy (SPP) is a significant material consideration due to the LDP being over 5 years old. Paragraph 28 of SPP gives a presumption in favour of development which contributes to sustainable development. Paragraph 29 outlines the thirteen principles which should guide the assessment of sustainable development.

The proposal complies with Paragraph 29 of SPP, particularly in terms of promoting and enhancing an important listed building and supporting sustainable city centre regeneration.

Emerging policy context

The Draft National Planning Framework 4 is being consulted on at present and has not been adopted. As such, little weight can be attached to it as a material consideration in the determination of this application.

While City Plan 2030 represents the settled will of the Council, it has not yet been submitted to Scottish Ministers for examination. As such, little weight can be attached to it as a material consideration in the determination of this application.

Equalities and human rights

Due regard has been given to section 149 of the Equalities Act 2010. The development respects the provisions of the Act by including accessible access throughout the building.

Consideration has been given to human rights. No impacts have been identified through the assessment and no comments have been received in relation to human rights.

Public representations

A summary of the representations is provided below:

material considerations

- the proposed material for the construction of the new tower is specified as 'yellow' sandstone, rather than matching the existing 'buff' colour of the façade;
- wholesale stonecleaning of the façade risks damage if not carried out carefully, so conditions should be applied requiring prior testing and limiting cleaning to necessary areas only.

These comments are addressed in section a) of the assessment and in a condition on stonecleaning.

- the proposed rooftop additions, including the tower on the corner of Rose Street and South St David Street will impinge on the quality of the customers' views over to the castle.

The impact of on key views is assessed in sections a) and b) of the assessment. Private views are not generally protected through the planning system.

- the use of Rose Street as the main entrance into the hotel will need special attention to ensure pedestrian safety.

Road safety is addressed in section c) of the assessment and the proposed entrance canopy with bollards around will provide a safe point for pedestrians.

support comments

- the proposed development is well-considered, sensitive and respectful of this iconic building but also creative and exciting in both ambition and vision. The retention of retail on basement, ground and first floor levels is welcomed, in particular the restoration and re-use of the main atrium.
- the proposed development is a thoughtful and sensitive reimagining of this iconic city centre building, which will bring the building back to life for future generations;
- the whole scheme with retail, restaurants and hotel will add to Edinburgh's economic and cultural appeal;
- the idea of the extra roof tower on the corner of Rose Street and South St David Street is a definite enhancement of the building;
- the proposed changes to the windows of the 1960's Princes Street facade are a great improvement; and
- the new Rose Street building is a big improvement on the current bland one in terms of style and detailing and the bridge link being further set back is a definite gain.

non-material considerations

- due to the proximity of the proposed hotel bedroom windows to the Sainsbury store on the corner of St Andrew Square and Rose Street, the amenity of hotel residents could be adversely affected which could lead to the established operations at the store being unfairly and unreasonably fettered in the future.

The amenity of non-residential uses is not protected in planning policy and guidance.

Conclusion in relation to identified material considerations

The proposals do not raise any issues in relation to other material considerations identified.

Overall conclusion

The proposed development will preserve an iconic listed building in the heart of Edinburgh's historic core in an enduring and sustainable use. The scheme is conservation-led, and the proposed alterations and extensions are informed by thorough research of the building and its historical development.

The proposals are acceptable in terms of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and comply with the development plan. There are no material considerations which indicate that the proposal should be refused. Therefore, the recommendation is to grant planning permission.

Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following;

Conditions :-

1. A programme of archaeological works, in the form of a historic building survey before and during construction works and public engagement programme, shall be undertaken to record and promote any significant archaeological remains. These works shall also include a detailed conservation plan for any proposed restoration works to key historic features, such as the former tearoom ceiling. Details of this programme shall be submitted to and approved in writing by the Planning Authority, having first been agreed by the City Archaeologist.
2. A detailed specification, including trade names where appropriate and sources, of all the proposed external materials shall be submitted to and approved in writing by the Planning Authority before the construction of the new elements hereby approved are commenced on site; Note: samples of the materials may be required.
3. Details of any proposed areas of stonecleaning and the proposed method shall be submitted to and approved in writing by the Planning Authority before any stonecleaning is commenced on site.
4. Details of the proposed cycle parking racks, including provision for various bicycle types and off-site visitor parking shall be submitted to and approved in writing by the Planning Authority before work is commenced on site.

5. Prior to commencement of development on site, A Bat Protection Plan, incorporating the mitigation measures detailed in section 4.4 of the 'The Jenners Building, Edinburgh Preliminary Bat Roost Assessment (PBRA) ' dated May 2022, shall be submitted to and approved in writing by the Planning Authority in consultation with NatureScot. Thereafter, the Bat Protection Plan shall be implemented as approved.

Reasons:-

1. In order to safeguard the interests of archaeological heritage.
2. In order to enable the planning authority to consider this/these matter/s in detail.
3. In order to enable the planning authority to consider this/these matter/s in detail.
4. In order to enable the planning authority to consider this/these matter/s in detail.
5. To ensure that the development is carried out as proposed and to mitigate and compensate for the potential disturbance of a European Protected Species.

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. a) The proposed hotel entrance canopy and other works on the public highway, including the relocation of street lighting and road signs, are not approved by the Roads Authority at this stage. Further detailed discussions and approvals will be required from the Roads Authority and approval may not necessarily be granted.
b) The proposed bridge on Rose Street South Lane will require structural approval and appropriate signing.
5. In accordance with the Council's LTS Travplan3 policy, the applicant should consider developing a Travel Plan including 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.

6. The proposed site is adjacent to the operational Edinburgh Tram. An advisory note should be added to the decision notice, if permission is granted, noting that it would be desirable for the applicant to consult with the tram team regarding construction timing. This is due to the potential access implications of construction / delivery vehicles and likely traffic implications as a result of diversions in the area which could impact delivery to, and works at, the site. Tram power lines are over 5m above the tracks and do not pose a danger to pedestrians and motorists at ground level or to those living and working in the vicinity of the tramway. However, the applicant should be informed that there are potential dangers and, prior to commencing work near the tramway, a safe method of working must be agreed with the Council and authorisation to work obtained. 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.

See our full guidance on how to get permission to work near a tram way
<http://edinburghtrams.com/community/working-around-trams>

7. The whole of Edinburgh is a smoke control area and the fireplaces within the building may not be used for the burning of wood or coal and shall only be used for the burning of approved smokeless fuels.

Background Reading/External References

To view details of the application, go to the Planning Portal

Further Information - [Local Development Plan](#)

Date Registered: 28 January 2022

Drawing Numbers/Scheme

01-58

Scheme 1

David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Clare Macdonald, Senior Planning Officer
E-mail: clare.macdonald@edinburgh.gov.uk

Appendix 1

Summary of Consultation Responses

NAME: Transportation Planning

COMMENT: No objections subject to conditions/informatives regarding further approval from the Roads Authority for works to the public highway, a Travel Plan and tram safety.

DATE: 13 May 2022

NAME: Historic Environment Scotland

COMMENT: HES supports the proposals for the former Jenners store. The scheme will retain the significance, and revitalise the use, of Edinburgh's best known department store, whilst safeguarding the future use and maintenance for a category A listed building in Princes Street, in an era of retail transition. Some further thought could be given to the detailed design of the tower element, but the principle is supported.

The proposals are unlikely to have any significant impact on the OUV of the World Heritage Site or the New Town Gardens Designed Landscape.

DATE: 25 February 2022

NAME: New Town/Broughton Community Council

COMMENT: No comments have been received.

DATE:

NAME: Edinburgh World Heritage

COMMENT: Edinburgh World Heritage has no objection to the proposed works. On balance of the clear heritage benefits of the proposals alongside localized elements of harm and subject to detail, the proposals would have a neutral impact on the Outstanding Universal Value of the World Heritage Site.

DATE: 23 March 2022

NAME: Archaeologist

COMMENT: The site lies within an area of considerable archaeological significance, at the eastern end of Princes Street and within the First New Town and World Heritage Site.

The proposals will require alterations to the existing building which contains significant historic architectural features and will reveal important elements of the store's development.

Accordingly, a condition is required to ensure that a programme of archaeological work is undertaken during development to provide a detailed record of these features and ensure that the conservation of key elements is carried out in an appropriate manner.

DATE: 15 March 2022

NAME: Environmental Protection

COMMENT: Environmental Protection does not object to the proposed development but has concerns regarding some matters that have not been sufficiently clarified at this stage, particularly in relation to the proposed emergency diesel generator.

It is recommended therefore that a condition is applied regarding the generator and its use and an informative is added stipulating the use of smokeless fuels only in any fireplaces.

DATE: 7 April 2022

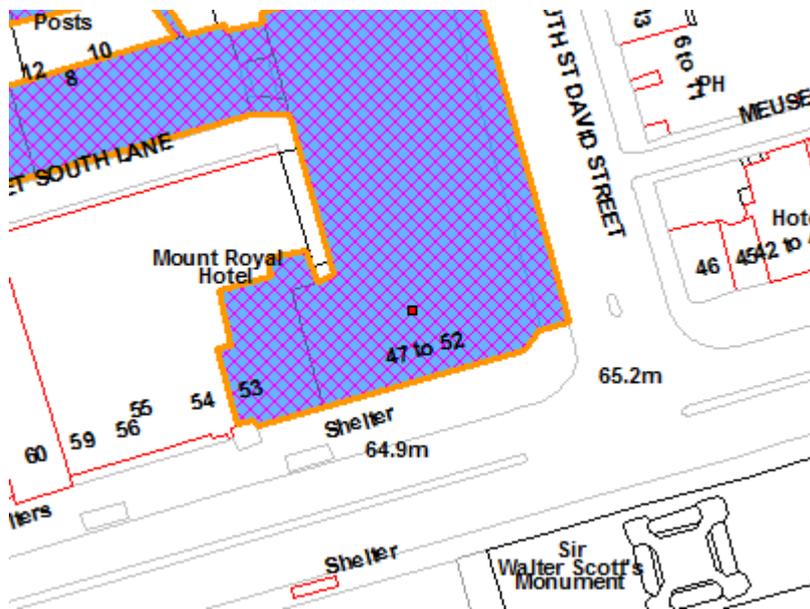
NAME: Edinburgh Access Panel

COMMENT: No comments have been received.

DATE:

The full consultation response can be viewed on the Planning & Building Standards Portal.

Location Plan



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