

Development Management Sub-Committee Report

Wednesday

**Application for Listed Building Consent
11 Stafford Street, Edinburgh, EH3 7BR**

Proposal: Conversion of Class 4 Offices to Class 7 Hotel, including replacement roof dormers.

**Item – Committee Decision
Application Number – 22/00977/LBC
Ward – B11 - City Centre**

Reasons for Referral to Committee

The application has been referred to Development Management Sub-Committee because 81 objections and 24 letters of support have been received. Consequently, under the Council's Scheme of Delegation, the application must be determined by the Development Sub-Committee.

Recommendation

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

Summary

The proposal is acceptable with regard to Sections 14 and 64 of the Planning (Listed Building and Conservation Areas) Scotland Act 1997, the Council's non-statutory guidance and HES Policy and guidance as it preserves the character and setting of the listed building and preserves the character and appearance of the conservation area.

SECTION A – Application Background

Site Description

The site lies on the east side of Stafford Street at its junction with Queensferry Street Lane and is part of a terrace of classical townhouses built by Robert Brown, circa 1819-24. It is B listed and was listed on 14 December 1970 (LB ref 29828)

The property is a former office and there are two car parking spaces to the rear of the building.

The site lies within the New Town Conservation Area.

Description Of The Proposal

The proposal is for a change of use from (Class 4) offices to (Class 7) hotel. The proposal also includes the removal of the existing dormer and its replacement with one pitched roof dormer and rooflight

The proposal would form 15 bedrooms each with en suite facilities.

Scheme 1

Originally two pitched roof dormers were proposed on the front roof plane and the ensuites were full height.

Supporting Information

Visualisations of the proposed interior and photographs of the exterior of the building.

Relevant Site History

21/06673/LBC

11 Stafford Street

Edinburgh

EH3 7BR

Conversion of (Class 4) offices to (Class 7) hotel, including replacement roof dormers.

Refused

16 February 2022

21/06698/FUL

11 Stafford Street

Edinburgh

EH3 7BR

Change of use from (Class 4) offices to (Class 7) hotel.

Refused

16 February 2022

22/00982/FUL

11 Stafford Street

New Town

Edinburgh

EH3 7BR

Change of Use from Class 4 (Offices) to Class 7 (Hotel).

Other Relevant Site History

No other relevant site history

Pre-Application process

There is no pre-application process history.

Consultation Engagement

Historic Environment Scotland

Historic Environment Scotland

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

Publicity and Public Engagement

Date of Neighbour Notification: Not Applicable

Date of Renotification of Neighbour Notification: Not Applicable

Press Publication Date(s): 11 March 2022;

Site Notices Date(s): 8 March 2022;

Number of Contributors: 130

Section B - Assessment

Determining Issues

Due to the proposals relating to a listed building(s) within a conservation area, this application for listed building consent requires to be assessed against Sections 14 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (the "1997 Heritage Act"):

- Having due regard to HES Policy and guidance, do the proposals:
 - harm a listed building or its setting? or
 - conflict with the objective of preserving or enhancing the character or appearance of the conservation area?

- If the proposals do comply with HES Policy and guidance, are there any compelling reasons (including but not limited to the public sector equality duty) for not approving them?

- If the proposals do not comply with HES Policy and guidance, are there any compelling reasons (including but not limited to the public sector equality duty) for approving them?

Assessment

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

a) The proposals harm the listed building and its setting?

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

- Managing Change Roofs
- Managing Change Interiors
- Managing Change Use and Adaptation of Listed Buildings

The property retains much of its original plan form and the proposals have been amended to reduce the loss of architectural or historic features. Each of the rooms includes ensuite facilities. The ensuite pods has been designed and positioned not to have a detrimental effect on the any features of architectural interest and to retain the room proportions.

Externally, it is proposed to remove the existing dormer window and replace this with one pitched roof dormer and rooflight. The proposed dormer is of a scale and form that would protect the character of the historic building. The proposed roof lights are conservation style of an appropriate scale and proportion on a roof plane that has been altered.

Conclusion in relation to the listed building

The proposals are acceptable with regards to Section 14 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?

The New Town Conservation Area Character Appraisal emphasises that the area is typified by the formal plan layout, spacious stone-built terraces, broad streets and an overall classical elegance. The buildings are of a generally consistent three storey and basement scale, with some four storey corner and central pavilions.

The proposed dormer is not of a size that dominates the form of the roof and aligns with existing fenestration below.

Conclusion in relation to the conservation area

The proposals are acceptable with regards to Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and relevant HES guidance.

c) there are any other matters to consider?

The following matters have been identified for consideration:

Equalities and human rights

Due regard has been given to section 149 of the Equalities Act 2010. No impacts have been identified.

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

Size of dormer too large and not in keeping with Georgian architecture - assessed in sections a and b

Loss of interior plan form and historic features -assessed in section a

Too dense a development with too many bedrooms - assessed in section a

non-material considerations

there is no requirement for another hotel - assessed as part of planning application 22/00982/FUL

no need for this type of accommodation in West End - assessed as part of planning application 22/00982/FUL

no provision made for car parking - assessed as part of planning application 22/00982/FUL

no hotel features e.g., kitchen, dining or communal areas - not part of this application

increased noise and disruption - assessed as part of planning application 22/00982/FUL

size of the window would overlook neighbouring properties - assessed in planning application 22/00982/FUL

increased crime and antisocial behaviour - assessed in planning application 22/00982/FUL

devalue the street - not a planning matter

type of development would increase rubbish on streets- not a planning matter

Conclusion in relation to other matters considered

The proposals are in compliance with the other material considerations that have been identified above.

Overall conclusion

The proposal is acceptable with regard to Sections 14 and 64 of the Planning (Listed Building and Conservation Areas) Scotland Act 1997, the Council's non-statutory guidance and HES Policy and guidance as it preserves the character and setting of the listed building and preserves the character and appearance of the conservation area.

Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following;

Conditions:-

1. Details of the proposed plumbing and ventilation for the proposed ensuite facilities shall be submitted to and approved in writing by the Planning Authority before work is commenced on site.

Reasons:-

1. In order to safeguard the character of the statutorily listed building.

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.

Background Reading/External References

To view details of the application go to the [Planning Portal](#)

Further Information - Local Development Plan

Date Registered: 1 March 2022

Drawing Numbers/Scheme

1-6, 7B,8a,9A,10A

Scheme 2

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