

Development Management Sub-Committee Report

Wednesday 11 January 2023

**Application for Planning Permission
8 & 9 Albyn Place, Edinburgh, EH2 4NG**

**Proposal: Change of use from English language school to form 20
No. commercially managed short term let apartments including a rear
extension and internal alterations.**

**Item – Committee Decision
Application Number – 22/01636/FUL
Ward – B11 - City Centre**

Reasons for Referral to Committee

This planning application requires to be considered by Development Management Sub Committee because there are more than six objections, and the recommendation is to grant planning permission. In the public interest and to enable a holistic approach to considering the proposed development, the Listed Building Consent application (22/01637/LBC) will also be considered by Development Management 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 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as it will not harm the listed building, or its setting and it will preserve or enhance the character or appearance of the conservation area.

Overall, the proposal complies with the Development Plan and is acceptable in principle. The proposal will preserve the special architectural and historic interest of the listed building and setting. The character and appearance of the conservation area will be preserved, and the Outstanding Universal Value of the World Heritage Site will not be compromised. There will not be an unreasonable loss to neighbouring residential amenity and there are no transport or parking issues.

There are no equalities or human rights issues, and the proposal complies with the SPP Sustainability Principles. There are no material considerations which raise compelling reasons why the application should be refused. Therefore, the application should be granted.

There are no material considerations that outweigh this conclusion. The proposal is acceptable, and approval is recommended.

SECTION A – Application Background

Site Description

The application site is on the south side of Albyn Place between Wemyss Place and Forres Street. It is two interconnected town houses of three storeys plus a basement and attic level in a stone terrace. Cupolas, dormers and rooflights exist in the roof planes. The rear ground is wholly tarmacked and used as a parking area accessed from Wemyss Place Mews.

Numbers 8 and 9 Albyn Place are category A listed buildings (ref: LB28234; date of listing 14 December 1970). The listing includes all the numbers in the terraced block i.e., 1-11 Albyn Place, including the railings with 2-4 (inclusive numbers) Wemyss Place Mews. The special interest of the application buildings is as part of the Edinburgh New Town A Group which is a significant surviving part of one of the most important and best-preserved examples of urban planning in Britain.

As well as the listed terrace, other listed buildings, all category A listed are found in the surrounding streets, such as Forres Street, Wemyss Place, Wemyss Place Mews, Darnaway Street and Moray Place. There are also A listed buildings diagonally opposite the application buildings in North Charlotte Street.

The immediate surrounding area consists of mainly similar stone terraces, a few with commercial use at ground floor level. A mix of uses is found in the surrounding area, such as offices, cafes, shops and predominantly residential. The application buildings are currently in use as a language school.

The application site is in New Town Conservation Area and in the Old and New Towns of Edinburgh World Heritage Site.

Description of the Proposal

The proposal is for a small rear extension, minor alterations to front (principal) elevation and internal alterations. This is to enable the use of the buildings to be changed to form 20 short term let apartments. Most of the proposed work is internal with minor changes externally.

The party walls between numbers 8 and 9 at basement and second floor levels will be refilled in to reinstate the current building back to two separate buildings. The existing entrance door, hall and stairs of each building will be retained.

To the rear of the building, it is proposed to remove a non-original single storey extension to the original outshot and replace it with a modern contemporary extension.

The proposal for number 8 is:

- basement converted into three short term let units; accessed from existing basement doors; one with private garden area to rear.
- ground and first floors: each will form one-bedroom apartments accessed from communal stair, via main front door.
- second and third floors: split to form two units per floor accessed from communal stair via main door.

The proposal for number 9 is:

- basement converted into four short term let units; one unit will have private external space in flagged basement; accessed from existing basement doors; two units will have private garden area to rear of building.
- ground floor: will form a one-bedroom apartment.
- first, second and third floors will be split into two units per floor accessed from communal stair, via main entrance door.

Internally, existing original detailing in principal rooms will be retained and preserved. Where non original later alterations are removed, historic detailing will be preserved or restored. Chimneys and fireplaces will be retained.

Windows will be reinstated and iron bars at basement level will be removed with stone being repaired and reinstated. Rooflights are proposed on the flat areas of the roofs.

Kitchens and bathrooms will be located away from principal elevations. Kitchens on the ground and first floors will be located to the rear of the principal rooms such as in the buffet recess of no. 9 and curved to fit curve of no. 8. On first floor kitchens will be positioned against existing partitions which already split principal rooms. Part of the partition will be receded to enable reinstatement of a central window and panelling of windows.

The proposed replacement rear extension will be single storey and clad with vertical seamed zinc and flat dark single membrane roof. Sliding aluminium framed patio doors will be in the west elevation and a timber deck is proposed. Timber fencing is proposed to enclose the garden area.

Ten car parking spaces will be provided in the rear existing car park.

The proposed changes to the listed building will be considered in the parallel application 22/01637/LBC.

Supporting Information

- Design and conservation statement
- Planning Statement

Relevant Site History

22/01637/LBC
8 & 9 Albyn Place
Edinburgh
EH2 4NG

Rear extension and internal alterations. The accompanying design statement and plans detail the proposed alterations and small extension.

12/00596/FUL
8 Albyn Place
Edinburgh
EH2 4NG

Change of use from offices to a language school.
Granted
26 April 2012

12/00668/LBC
8, 9 Albyn Place
Edinburgh
EH2 4NG

Alterations at lower ground and second floors to form new openings to inter-connect the two buildings and form additional toilet accommodation within number 8
Granted
7 May 2012

Other Relevant Site History

No other relevant site history.

Pre-Application process

There is no pre-application process history.

Consultation Engagement

Historic Environment Scotland

Roads Authority (Transport)

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

Publicity and Public Engagement

Date of Neighbour Notification: 12 April 2022

Date of Renotification of Neighbour Notification: Not Applicable

Press Publication Date(s): 29 April 2022.

Site Notices Date(s): 26 April 2022.

Number of Contributors: 10

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.**

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

- Managing Change in the Historic Environment: Guidance on the Principles of Listed Building Consent
- Managing Change in the Historic Environment: Use and Adaptation of Listed Buildings

- Managing Change in the Historic Environment: Extensions
- Managing Change in the Historic Environment: Roofs
- Managing Change in the Historic Environment: Windows
- Managing Change in the Historic Environment: Interiors
- Managing Change in the Historic Environment: Setting

Historic Environmental Scotland (HES) has advised that it has no comments to make on the proposals.

The proposed change of use will enable the listed buildings to continue to be used and prevent them from becoming vacant and deteriorating. This is particularly important as the buildings form part of an A listed group of buildings which are significant as an almost intact example of urban planning in Britain

Most of the proposed external changes will be minor and will not detract from the listed buildings, their appearance, setting or setting of neighbouring listed buildings. The proposed extension to an existing rear single storey outshot/extension with a similar sized extension will be a subservient addition. It will result in a small amount of elevation being lost which will not detract from the overall appearance or character of the listed buildings. It will also result in the replacement of a non-original extension. The use of cladding is not appropriate as it would have an adverse impact on the character of the stone building and terrace. Therefore, a condition requiring the external walls to be stone is recommended. Decking is not a traditional or historic feature and a condition seeking a more appropriate hardstanding treatment is recommended. The timber fence so close to the listed building will detract from the setting of the listed buildings and is unacceptable. Therefore, a condition is recommended requiring more sympathetic boundary treatment.

The interiors make a substantial contribution to the special architectural or historic interest of the buildings and are important for understanding their social and cultural heritage. The buildings are currently not in the original residential use and have been altered to make them usable as a language school. Internally, there has been alterations to both buildings including adapting the two buildings to create one building. Non-original features were installed such as partitions, cornicing, doors, and openings in walls. Otherwise, much of the original features, e.g., cornicing and fireplaces have remained intact.

On the whole, much of the original plan form exists and the proposal will make some minor changes to these, e.g., removal and part removal of non-original partitions. This will bring the plan form to reflect the original layout of the original townhouses. Some of the internal fabric will be lost, such as creating new door openings in original walls. However, features will be retained and restored, e.g., fireplaces, cornicing. The proposals will re-establish the buildings as two separate buildings and preserve or restore original features, such as doors.

In terms of kitchens in principal rooms, these are generally not supported. The kitchens have been sensitively located in each of the proposed short term let units with those in the principal rooms being to the rear of the room and free standing i.e., not attached to walls/fabric. Putting back the building into two separate listed buildings is a major benefit of the proposed development. On balance, the installation of kitchens in the principal rooms is acceptable in this context. Changes and restoration as proposed are sympathetic to the category A listed status of the buildings and returning the buildings into two separate buildings is welcomed.

The proposal will enable the listed buildings to remain in use and will not harm the special architectural or historic interest of the buildings and will not detract from their setting or the setting of neighbouring listed buildings.

Conclusion in relation to the listed building

The proposal is acceptable with regard to Section 59 (1) of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997.

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 site is in the New Town Conservation Area. The character appraisal states that, the New Town Conservation Area represents a planned urban concept of European significance with an overriding character of Georgian formality. Stone built terrace houses and tenements, built to the highest standards, overlook communal private gardens; to the rear are lanes with mews buildings, many of which are now in housing use. The importance of the area lies in the formal plan layout of buildings, streets, mews, and gardens and in the quality of the buildings themselves.

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

- Managing Change in the Historic Environment: Guidance on Conservation Areas.

Land uses accommodating tourists, such as hotels, apart hotels and short term let apartments are found in New Town Conservation Area. The proposal is to change the use of the buildings from one commercial use to another commercial use. The proposed use will be compatible with the character of the New Town Conservation Area in terms of tourists and businesses. The character of the conservation area will be preserved.

The minor external changes to the elevations will not take away from the appearance of the conservation area. The proposed rear single storey extension will be an improvement on the current non-traditional extension. The prevailing form of original boundary treatment is stone walls around the entire garden area. Timber fences and subdivision of gardens are not original features. It is acknowledged that a secure boundary is required for the rear basement short term let unit and, therefore, defining a small section of rear ground currently laid out in tarmac to facilitate this is acceptable. However, a more appropriate material and design is required including the hardstanding treatment proposed. Therefore, conditions are recommended requiring the elevations to be stone and more appropriate material and design for the enclosure and hardstanding to preserve the conservation area and be a sympathetic addition.

Conclusion in relation to the conservation area

The works are of benefit to the conservation area and are acceptable with regard to Section 64 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 Environment policies Env 1, Env 3, Env 4, Env 6 and Env 16
- LDP Design policies Des 12
- LDP Housing policy Hou 7
- LDP Transport policies Tra 2, Tra 3 and Tra 4
- LDP Delivering the Strategy Del 1

The non-statutory 'Listed Buildings and Conservation Area' guidance is a material consideration that is relevant when considering policies Env 4 and Env 6. The Edinburgh Design Guidance is relevant for consideration of the other policies.

Listed Building and Setting

It has been concluded in section a) above that the proposals will not harm the listed building, its setting, or the setting of adjacent listed buildings. Therefore, the proposal will not damage the historic structure or diminish the building's interest and will not be detrimental to the setting of the listed building nor the setting or adjacent and neighbouring listed buildings.

The proposal complies with policies Env 4 and Env 3.

Conservation Area

Section b) above concluded that the proposals would preserve the character and appearance of the conservation area.

The proposals comply with policy Env 6.

World Heritage Site

The Outstanding Universal Value (OUV) of the Old and New Towns of Edinburgh World Heritage Site (EWHS) 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.

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."

In terms of the use, the EWHS Management Plan encourages sustainable tourism and recognises that a balance is needed between resident and visitor needs. The re-use of the buildings ensures the New Town Conservation Area is maintained as a thriving part of the city without harm to the OUV.

The proposals will not threaten the authenticity of the World Heritage Site. The development will not cause harm to the Outstanding Universal Value of the Old and New Towns of Edinburgh World Heritage site. The proposed external alterations will have no detrimental impact on the character or appearance of the New Town, nor its relationship with the Medieval Old Town.

The proposal complies with policy Env 1.

Principle of Development

Policy Del 2 (City Centre) states that development which lies within the area of the City Centre 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.

There is no LDP policy specifically for short term let apartments or use or reducing the number of short term lets and no LDP policy for the loss of a language school.

Although the application site is just outside the city centre core (on the opposite side of the road from the boundary), it is so close to the core that the policy is useful in assisting in the consideration of the proposed change of use.

The proposal will provide accommodation for tourists and individuals visiting the city, within an area of already mixed use. The proposal will not prejudice or inhibit the activities of any nearby employment use and will contribute to some degree to the vitality of the city centre. The proposal complies with the objectives of LDP Policy Del 2.

Forming 20 short term let units will utilise existing buildings and the number of users, comparing the number of students to the numbers proposed to be accommodated in the short term let apartments, will not result in the intensification of use of the building. The rear extension will occupy a small area of ground. Overall, the proposal will not result in overdevelopment.

Short term let units are self-catering apartments and are not classed as hotels under The Town and Country Planning (Use Classes) (Scotland) Order 1997.

The principle of the development is acceptable.

Residential Amenity

The main policy that is applicable to the assessment of short stay lets (STLs) is LDP policy Hou 7 (Inappropriate Uses in Residential Areas) which states that developments, including changes of use which would have a materially detrimental impact on the living conditions of nearby residents, will not be permitted.

The non-statutory Guidance for Businesses states that an assessment of a change of use of dwellings to short stay lets will have regard to:

- The character of the new use and of the wider area.
- The size of the property.
- The pattern of activity associated with the use including numbers of occupants, the period of use, issues of noise, disturbance, and parking demand and
- The nature and character of any services provided.

In connection to short stay lets it states - "The Council will not normally grant planning permission in respect of flatted properties where the potential adverse impact on residential amenity is greatest".

Although the change of use is from a language school to short term let apartments, the Guidance for Business is useful as it sets out the considerations for assessing the impact on amenity.

The proposed change of use will apply to the whole of the two buildings. All of the units created will be for commercial holiday lets and there will be no residential uses or flats within the two stairs.

The application site is in a busy city centre street with a mix of uses as well as much residential use, opposite a short row of shops/commercial units and diagonally opposite an existing hotel. There is a level of ambient background noise and level of activity. In these circumstances, there will already be activity on the street at different times of the day and night and although the proposal will introduce more footfall to the street, the application site is a city centre street near the city centre core where such activity already takes place. The proposal is for a change of use from one commercial use to another commercial use. In this context, the proposal will not result in an unreasonable loss to neighbouring residential amenity and will not have a materially detrimental effect on the living conditions and amenity of nearby residents.

The short term let apartments will operate longer hours than the language school and this will be a change to the current commercial operating hours. All of the access, except for the rear basement unit, will be accessed from the front doors in Albyn Place.

One unit will be accessed from the car park at basement level and will have a garden/patio area. Two other rear basement units will have a small patio/small garden area. Some noise will be expected to be created from these rear basements outside spaces. However, there are rear gardens in the surrounding area.

Anti-social behaviour such as noise disturbance can be dealt with through relevant legislation, such as by Police Scotland or Environmental Health Acts.

It is acknowledged that access to the car park is via Wemyss Place Mews and that the pattern in terms of time of use, of vehicle movements may change due to the proposal. However, the current occupants could use the car park at any time, day, or night, if they so wished and the proposal would not change the availability of the car park regarding the time of use and associated movement.

In terms of light pollution, the building already spills light from windows and there are lights on the rear of the building. It is not expected that the proposal will result in unacceptable levels of light.

The proposal complies with LDP policy Hou 7.

Transport and Parking

LDP Policies Tra 2 - Tra 4 sets out the requirements for private car and cycle parking. The Edinburgh Design Guidance (EDG) sets out the maximum number of car parking spaces for new development and sets out the cycle parking requirements.

The Roads Authority has advised that it has no objection to the proposals subject to appropriate conditions or informatives relating to a tram contribution of £21,747 and a minimum of four-cycle parking spaces.

Car parking already exists to the rear of the application site. Nine spaces currently exist on site and ten spaces are proposed to include a disabled bay. The Roads Authority has requested four secure cycle parking spaces and, although there is no requirement for cycle parking for short term lets, given the number of units proposed the provision of cycle parking would encourage more sustainable travel modes. Therefore, a condition is recommended.

Deliveries already service the buildings, and the pattern of deliveries will change. Management of deliveries is the responsibility of the operator and using planning to control delivery times and locations/routes does not meet the criteria set out in Planning Circular 4/1998 the use of conditions in planning permissions.

The proposal complies with Tra 2, Tra 3 and Tra 4.

Wildlife - Species Protection

LDP policy Env 16 aims to ensure that development does not have an adverse impact on protected species.

The applicant has submitted a bat survey and it concluded that the area surrounding the site has moderate suitability to be used by a range of bat species for roosting, foraging, and commuting. The site itself was assessed as having low suitability for roosting bats and no direct evidence of bats was found within the structure of the building.

Conclusion in relation to the Development Plan

Overall, the proposal complies with the Development Plan and is acceptable in principle. The proposal will preserve the special architectural and historic interest of the listed building and setting. The character and appearance of the conservation area will be preserved, and the Outstanding Universal Value of the World Heritage Site will not be compromised. There will not be an unreasonable loss to neighbouring residential amenity and there are no transport or parking issues. A developer contribution is required for the tram.

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. The development will contribute to the economy and will make efficient use of the land and infrastructure and support the city centre and nearby town and local centres. The site is near good public transport links and near cycle routes.

The development will protect and promote access to cultural heritage, such as the World Heritage Site.

Emerging policy context

The Revised Draft National Planning Framework 4 was laid before the Scottish Parliament on 08 November 2022 for approval. As it has not completed its parliamentary process, only limited 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. 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

- design of rear extension. Addressed in section a).
- loss of internal fabric. Addressed in section a).
- impact on plan layout/form. Addressed in section a)
- impact on principal rooms (addition of kitchens). Addressed in section a).
- impact on conservation areas - contrary to guidance and LDP. Addressed in section c).
- principle of development - too many short term lets; addressed in section; proposed use; reducing short term lets accommodation; out of character; overdevelopment; should it be class 7 use. Addressed in section c).
- impact on residential amenity - disturbance; use of car park; noise; living conditions; hours of operation; drop-offs/pick-ups. Addressed in section c).
- traffic and parking & deliveries. Addressed in section c).
- light pollution. Addressed in section c).

non-material considerations

- need for short term lets. There are no policies regarding the need for short term lets. Therefore, this is not a material planning consideration.
- litter and overflowing bins. This is not a material planning consideration.
- residential development would be better. The planning authority can only consider the application submitted and is unable to consider suggestions for alternative uses for an application.
- increases residential. This is not a material planning consideration for this application.
- lack of onsite control. This is not a material planning consideration for this application.
- road and pedestrian safety. This is the responsibility of the Roads Authority and is not a material planning consideration for this application.
- booking systems. This is not a material planning consideration.
- noise detector and warning systems. Planning cannot control these and, therefore, they are not material planning considerations.
- consult Transport Scotland. The proposal does not raise matters to which Transport Scotland are responsible.
- Waste. It is the responsibility of the developer/operator to ensure that a waste strategy is in place.

New Town & Broughton Community Council

material considerations

- policy Hou 7 (Inappropriate Uses in Residential Areas). Addressed in section c).
- SPP sustainability principles - avoiding over-development, protecting the amenity of new and existing development. Addressed in section d).
- use class - Hotel class 7? Addressed in section c).

non-material considerations

- draft City Plan 2030. This is not a material planning consideration at this time.
- loss of housing. There is no LDP policy for loss of housing.
- absence of reception area. Reception areas not required for short-term letting apartments. This is not a material planning consideration.

Conclusion in relation to identified material considerations

There are no equalities or human rights issues, and the proposal complies with the SPP Sustainability Principles. The material considerations do not raise any matters which would result in recommending the application for refusal. Therefore, the application should be granted.

Overall conclusion

The proposal is acceptable with regard to Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as it will not harm the listed building, or its setting and it will preserve or enhance the character or appearance of the conservation area.

Overall, the proposal complies with the Development Plan and is acceptable in principle. The proposal will preserve the special architectural and historic interest of the listed building and setting. The character and appearance of the conservation area will be preserved, and the Outstanding Universal Value of the World Heritage Site will not be compromised. There will not be an unreasonable loss to neighbouring residential amenity and there are no transport or parking issues.

There are no equalities or human rights issues, and the proposal complies with the SPP Sustainability Principle. There are no material considerations which raise compelling reasons why the application should be refused. Therefore, the application should be granted.

There are no material considerations that outweigh this conclusion. The proposal is acceptable, and approval is recommended.

Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following.

Conditions

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted. If development has not begun at the expiration of this period, the planning permission lapses.
2. Notwithstanding the approved drawings, the external walls of the rear extension shall be stone.

3. Notwithstanding the approved drawings, the timber fence and decking for the rear extension are not approved. Details of the enclosure and boundary treatment and hardstanding shall be submitted to and approved in writing by the planning authority prior to commencement of development.
4. Notwithstanding the approved drawings, no kitchen units to be attached to the internal walls or skirting boards.
5. Notwithstanding the approved drawings, no services shall interfere with the original decorative elements of the room.
6. Notwithstanding the approved drawings, details of services, such as extract vents etc, on the external walls and roof shall be submitted to and approved in writing by the planning authority prior to the commencement of development.
7. Four cycle parking spaces shall be provided, and no development shall take place until details of the cycle parking have been submitted to and approved in writing by the planning authority.

Reasons: -

1. To accord with Section 58 of the Town and Country Planning (Scotland) Act 1997.
2. In order to safeguard the character of the statutorily listed building.
3. In order to safeguard the character of the statutorily listed building.
4. In order to safeguard the character of the statutorily listed building.
5. In order to safeguard the character of the statutorily listed building.
6. In order to safeguard the character of the statutorily listed building.
7. In order to provide for sustainable travel modes.

Informatives

It should be noted that:

1. Consent shall not be issued until a suitable legal agreement, including those requiring a financial contribution payable to the City of Edinburgh Council, has been concluded in relation to transport infrastructure.

£21,747 contribution towards Edinburgh Tram Line. The sum to be indexed as appropriate and the use period to be 10 years from date of payment.

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. Four secure cycle parking spaces shall be provided.

Background Reading/External References

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

Further Information - Local Development Plan

Date Registered: 31 March 2022

Drawing Numbers/Scheme

01-36.

Scheme 1

David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

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

Appendix 1

Summary of Consultation Responses

NAME: Historic Environment Scotland

COMMENT: No comments to make on the proposals.

DATE: 12 September 2022

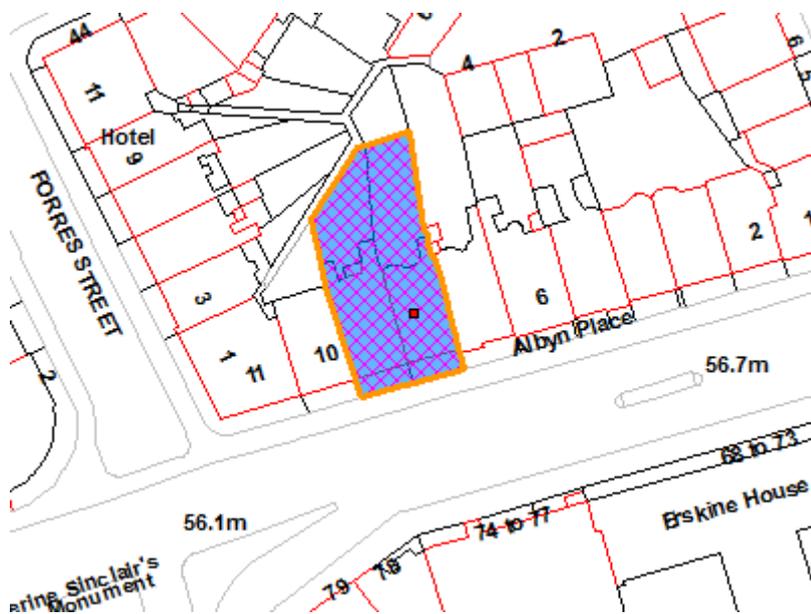
NAME: Roads Authority (Transport)

COMMENT: No objection to application subject to informatives or conditions relating to tram contribution of £21,747 and provision of 4 secure cycle parking spaces.

DATE: 22 September 2022

The full consultation response can be viewed on the [Planning & Building Standards Portal](#).

Location Plan



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