

Development Management Sub-Committee Report

Report returning to Committee - Wednesday 8 February 2023

**Application for Listed Building Consent
14 - 17 Atholl Crescent, Edinburgh, EH3 8HA**

Proposal: Internal and external alterations to facilitate change of use from office to residential (as amended).

**Item – Committee Decision
Application Number – 21/03991/LBC
Ward – B11 - City Centre**

Report Returning to Committee

This application was submitted in tandem with application 21/03992/FUL which was continued at the Development Management Sub-Committee on 7 December 2022 for further information. The Committee requested further details of the following:

- The potential inclusion of a lift and a stair within 15 Atholl Crescent.
- The potential for onsite affordable housing to be provided within the mews building to the rear of the site.

The applicant has also made changes to the proposed cycle parking following comments made by members during this meeting.

Recommendations

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

SECTION A – Assessment

Accessibility

At the 7 December 2022 meeting of the Development Management Sub-Committee, members raised concerns regarding the removal of the existing lift within 15 Atholl Crescent in terms of providing accessibility for future residents, with specific reference to LDP Policy Hou 2.

The applicant has given consideration to the retention of the existing lift at 15 Atholl Crescent in its current position. This option has been discounted as it would require the formation of a new stair across all floors to the rear of the building. This would result in a loss of historic fabric and the loss of a number of rooms across proposed flats within this part of the scheme.

This would require a full redesign of the proposals for 15 Atholl Crescent and would inevitably change the mix and size of flats proposed. This would result in the need for a new planning application.

The applicant also notes that the removal of the lift within 15 Atholl Crescent is supported by Historic Environment Scotland (HES), as the reinstatement of a stair in the entrance hall represents a significant conservation gain for the listed building. For the same reasons the retention of the proposed staircase and the installation of a new lift within 15 Atholl Crescent has also been discounted.

Further details regarding the current accessibility of the site and the accessibility of the proposed residential units are set out in the returning report linked to application 21/03992/FUL.

Affordable Housing

The Committee queried whether there is potential to provide affordable housing on site within the mews building to the rear of the existing townhouses.

This matter will have no impact on the layout or setting of the listed buildings or their setting and it is not considered further here. Further details relating to this matter are set out in the returning report linked to application 21/03992/FUL.

Cycle Parking

Following concerns raised by the Committee regarding the overall mix of cycle parking provided, the applicant has amended the scheme. The scheme presented to Committee proposed six car parking spaces and 78 cycles spaces, provided by two tier racks, within an internal store.

In the revised scheme, one car parking space has been removed and the space given over to Sheffield stands. Sheffield stands are also now included within the internal store along with electric charge points for bikes. In total, 20 spaces are to be provided by standard Sheffield stands (25%), 8 spaces from non-standard Sheffield stands (10%) and 52 spaces (65%) from two tier racks. The internal store will also include a bike maintenance stand. Given that the proposal is for the conversion of A listed townhouses, within a constrained site, this mix of cycle parking is considered appropriate.

To accommodate the amended cycle proposals, minor amendments have been made to the proposed ground floor level of the mews building to the rear of the site. The proposed alterations affect an area which is currently used as a covered car park and for storage. The alterations will not impact the special architectural or historical character of the listed building.

Eight Sheffield stands are also proposed externally, adjacent to the existing mews. The area in question is currently used for car parking, located next to a secondary elevation with limited visibility. The introduction of a small number of Sheffield stands will not have a detrimental impact on the setting of the listed building.

Recommendation and Reason for Decision

It is recommended the application is granted.

The proposals are acceptable in terms of Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. The proposals comply with the development plan and there are no material considerations which outweigh this conclusion.

A copy of the original Committee report can be found in the list of documents on the [Planning and Building Standards Portal](#)

Or [Council Papers online](#)

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