

Development Management Sub-Committee Report

Report returning to Committee - Wednesday 15 March 2023

**Application for Planning Permission
54 Rosslyn Crescent, Edinburgh, EH6 5AX.**

Proposal: Proposed conversion of bowling club and bowling green to residential dwelling and garden.

**Item – Committee Decision
Application Number – 22/00745/FUL
Ward – B12 - Leith Walk**

Report Returning to Committee

The application was considered by the Development Management Sub-Committee on 11 January 2023, where it was continued for a site visit and a hearing.

Due to NPF4 being adopted by Scottish Ministers on 13 February 2023, it is now part of the development plan against which these development proposals should be assessed.

Recommendations

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

SECTION A – Assessment

National Planning Framework 4

NPF4 is now part of the Council's Development Plan. It contains various policy provisions under the themes of Sustainable Places, Liveable Places and Productive Places.

The relevant NPF4 policies to be considered are: 7 (Historic Assets and Places), 9 (Brownfield, Vacant and Derelict Land and Empty Buildings), 13 (Sustainable Transport), 15 (Local Living and 20 Minute Neighbourhoods) and Policy 21 (Play, Recreation and Sport)

Policy 1 of the NPF 4 gives significant weight to the global climate and nature crisis to ensure that it is recognised as a priority in all plans and decisions. It is to be applied together with the other policies in NPF4.

Principle

Policy 9 supports the sustainable reuse of empty buildings. As stated in the original report, the building and the land, which were not open for general public use, have been vacant for a number of years. The development is for the reuse of an existing and empty building, in line with this policy. The proposal would meet the objectives of this policy.

Policy 21 states, amongst other things, that the loss of outdoor sports facilities may be acceptable where it can be demonstrated that there is a clear excess of provision to meet current and anticipated demand in the area, and that the site would be developed without detriment to the overall quality of provision. Given the length of time since the land was last used as a bowling club, it is concluded that the loss of outdoor recreation space would be acceptable and would not conflict with Policy 21.

Historic Environment and Design

Policy 7 aims to protect and enhance historic environment assets and places. The proposal will preserve the character and appearance of the conservation area and conforms to the Planning (Listed Buildings and Conservation Area) (Scotland) Act 1997. As set out in the original report, the proposed changes to the building are modest, appropriate and largely screened from public view. The development complies with Policy 7.

Transport and Local Living

Policy 13 seeks to encourage development that would have easy access to public transport. The location of the site is in close proximity bus services on Leith Walk and the city centre, thereby reducing reliance on private car use.

Policy 15 supports development within existing settlement boundaries and which promotes 20 minute neighbourhoods. The proposed development is within an established residential area of the city and is within walking distance of a wide range of facilities, such as shops and public transport.

Conclusion

The development would comply with the aims and objectives of the above policies, providing a sustainable home in, with good access to local facilities, without reliance on private car use. It is in compliance with Policy 1, which underpins NPF 4 in seeking to tackle global climate crises.

Other Material Considerations

There are no new material considerations arising from those previously considered on 11 January 2023 by this Committee. It is, therefore, recommended that the application is granted.

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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