

# Development Management Sub-Committee Report

**Report returning to Committee - Wednesday 9 August 2023**

## **Application for Planning Permission**

**1 Linksview House, 26 Tolbooth Wynd, Edinburgh**

**Proposal: Demolition of single storey and three storey blocks of flats, 25 garage lock ups and plinth area with undercroft parking. The construction of 35 new build residential units and amenity space, communal external space with associated roads, footpaths and landscaping which includes updated public space /landscaping in the surrounding area. Alterations to be made to the base of the Grade A listed Links View House (as amended).**

## **Item – Committee Decision**

**Application Number – 18/08051/FUL**

**Ward – B13 - Leith**

## **Report Returning to Committee**

This application was approved at the Development Management Sub-Committee on 23rd of November 2022 subject to a Memorandum of Understanding (MoU) to secure affordable housing and a developer contribution towards education provision, tram and health care.

The MoU is progressing and is expected to reach completion stage shortly.

The application is returning to committee due to NPF4 being adopted by Scottish Ministers on 13 February 2023 which therefore now forms part of the development plan against which the development proposals require to be assessed.

## **Recommendations**

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

## **SECTION A – Assessment**

### National Planning Framework 4

National Planning Framework 4 (NPF4) (2022) 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: Policies 1, 2, 3, 5, 6, 7 (b, c, d, e, f, g, h and o), 9, 13 (a, b and e), 14 (a, b and c), 15a, 16 (c, e, and f), 18 (a and b) and 22c. These are grouped together under the themes of principle, historic environment, local living and quality homes and infrastructure, biodiversity and blue/ green infrastructure.

Policy 1 of NPF4 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 2 Climate Mitigation and Adaption states development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible. Due to previous residential developments on parts of the site, the proposal is a sustainable reuse of the land for housing. This is consistent with the spatial priorities of local living, compact urban growth, 20-minutes neighbourhood and optimising brownfield land/redundant buildings.

### Historic Environment

Policy 7 seeks to protect and enhance historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places.

Compared to the existing situation, the proposal will result in beneficial gains to the character and appearance of the conservation area.

A condition has been applied for a programme of archaeological works to be carried out.

The proposal will not harm the character of the listed building, or its setting or the setting of neighbouring listed buildings. It is acceptable with regards to Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

### Local Living, Quality Homes and Infrastructure

Policy 16 sets out the circumstances where development proposals for new homes would be accepted. The proposed development will regenerate former land used for housing within an established urban context and this is consistent with Policy 9 and Policy 15.

Cycle parking for the new build is to be located within the undercroft, and this includes a provision of 103 private cycle parking spaces. The proposal includes reconfiguration of existing car park area to achieve a more welcoming environment and includes electric charging infrastructure. This is consistent with Policy 13.

The proposal is highly accessible to public transport and within walking distance to nearby amenities and this is consistent with 20-minute neighbourhood under Policy 15.

Existing features within the site, including the plinth, key pedestrian links, open spaces and trees have been incorporated and enhanced through its design. The existing

situation, in terms of surrounding development, is fragmented with poor natural surveillance. Re-purposing the existing plinth with more housing and defined external spaces would help to achieve a more welcoming and safer built environment that would generate coherence and distinctiveness. This meets the requirements of Policy 14 in terms of improving the quality of an area.

A provision of 100% onsite affordable housing is to be provided and this meets the requirements of Policy 16e.

#### Biodiversity and blue/green infrastructure

Policy 3c seeks proposals for local development to include appropriate measures to conserve, restore and enhance biodiversity in accordance with national and local guidance. The revised scheme incorporates bat and bird boxes within the new building structures. In addition, five bat and five bird boxes are to be installed on existing suitable trees.

Policy 22 relates to flood risk and water management. The proposal will comply with policy 22c as it has been demonstrated that it will not increase the risk of surface water flooding to others, or itself be at risk.

#### Recommendation and Reason for Decision

There are no new material considerations arising from those previously considered on 23rd of November 2022 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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