

Development Management Sub-Committee Report

Wednesday 13 March 2024

Application for Planning Permission

7 - 11 & 15 - 19 Hanover Street, 40 Rose Street, & 70 Princes Street, Edinburgh

Proposal: Alterations and new development including partial demolition and rear /rooftop extensions to form new hotel (Class 7) with ancillary uses and lower and ground floor commercial uses (Class 1A and Class 3), public and private amenity space, ancillary areas and external pend access with associated works.

Item – Other Item at Committee

Application Number – 23/06554/FUL

Ward – B11 - City Centre

Reasons for Referral to Committee

The proposed development affects several listed buildings within the First New Town and includes the demolition of a complete listed building and a significant part of another. Therefore, the application must be determined by the Development Management Sub Committee due to being of significant public interest.

Recommendation

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

Summary

The proposal is acceptable with regard to Section 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 in terms of preserving the special historic and architectural interest of the listed buildings and their settings. The character and appearance of the conservation area will be preserved and enhanced.

Overall, the development is in accordance with the development plan. The revised scheme will deliver a sustainable and well-designed hotel development with active uses at street level. The proposals include design features that will contribute to climate mitigation and adaptation, as well as encouraging biodiversity. The development will support the existing mixed uses surrounding the site and is consistent with the six qualities of successful places as set out in NPF4. The design draws on the unique historic and architectural characteristics of the site and will create a new sense of place.

Any deviations from Council policy or guidance are relatively minor and balanced by the wider benefits of the development in terms of the sensitive redevelopment of under-used listed buildings in appropriate uses that will contribute to the regeneration of Princes Street and the surrounding area.

Other material considerations support the presumption to grant planning permission.

SECTION A – Application Background

Site Description

The application relates to a group of buildings of various age, scale, style, use and designation within the block between Princes Street, the east side of Hanover Street and Rose Street. These buildings are in active commercial uses (retail, restaurant, and bookmakers) at ground floor and basement level, and the upper floors are vacant or used for retail storage. The site area is 1238 square metres.

The constituent buildings are as follows:

70-71 Princes Street (Block 5)

This four storeys and attic, Early North European Renaissance style building by Hippolyte J Blanc was constructed in 1886 as a café but has been in retail use for several years with shop storage on the upper levels. The building is category B listed (reference LB30146, listed on 12.12.1974) and comprises a sandstone structure with a red polished ashlar, narrow gabled frontage featuring a semi-elliptical central arched recess with canted windows from first to third level, six-over-one pattern, timber-framed sash and case windows, and a slated roof. The shopfront is modern with a white cladding surround.

7-11 Hanover Street (Block 3)

Category B listed under 3-9 Hanover St (reference LB43291, listed on 23.03.1996), this building is one of a former pair of two-storey and attic, classical style townhouses, dating from 1784-90 with subsequent alterations and additions, including modern shops built out at ground floor level. The building is occupied by a restaurant at ground and first floor level and a nightclub at basement level. The upper floors are used for storage and ancillary spaces for the restaurant. The paired buildings are constructed in droved cream sandstone, with timber-framed windows and slated roofs. Nos. 7-11 has undergone significant alterations, including the addition of a new shopfront and large bay window at first floor level in 1959-61. The remaining windows on the principal elevation are casement, whereas the windows in the adjoining building are sash and case.

15-19 Hanover Street (Block 4)

This category C listed, three storey and attic building comprising former tearooms, was designed by A K Robertson in 1923 for David Shiels Crawford (listed under 11-19 Hanover St, reference LB43292, listed on 28.03.1996). The basement, ground floor and mezzanine are in retail use and the upper floors are not being used in any capacity. The main construction material is polished cream sandstone, and the building has a modern projecting rendered shopfront at ground floor level, a balustraded parapet with three corniced dormers, and a slated mansard roof. The windows are six-over-six pattern, timber-framed sash and case.

The internal fabric has deteriorated since it was last in use, with signs of water ingress now apparent.

40 Rose St (Block 1)

This is a two-storey building in use as a bookmakers, on the corner of Rose Street and Rose Street South Lane, dating from the earlier 19th century, but with significant rebuilding including a modern interior. The building is category C listed (under 32 Rose St, (reference LB43336, listed on 28.03.1996) and constructed in painted sandstone, rendered at ground floor level, and droved at first floor level, with a gabled wallhead chimney stack, timber-framed two-over two pattern sash and case windows and a piended slate roof.

38a Rose Street (Block 2)

This earlier 19th-century, four-storey warehouse was built on the site of a late 18th-century mews building and is currently in use as storage. From the 1890s, the building formed a link between 70-71 Princes Street and 15-19 Hanover Street and was used as a kitchen, dairy and bakery for the tearooms and restaurants in the main buildings. The structure, which is included in the listing for 70-71 Princes Street (reference LB30146, listed on 12.12.1974), was altered significantly in the early and mid-20th century to the extent that not much original fabric survives.

Other Listed Buildings and Designations

There are numerous listed buildings in the surrounding area including:

category A

- Scott Monument, East Princes St Gardens (reference LB27829, listed on 14.12.1970).
- Royal Scottish Academy, 77 Princes St (reference LB27744, listed on 14.12.1970); and
- former Royal Society Building, 26 George St and 53 & 55 Hanover St, (reference LB28865, listed on 13.01.1966)

category B

- 23-29 Hanover Street (reference LB28997, listed on 20.02.1985).
- former BHS department store, 64 Princes Street (reference LB51249, listed on 26.26.2008).

Other key designations in the vicinity of the site include:

- Edinburgh Castle, a scheduled monument (reference SM90130, designated on 17.05.1993); and
- East and West Princes Street Gardens, within the New Town Gardens Designed Landscape (reference GDL00367, designated on 31.03.2001).

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

The surrounding area is in mixed, predominantly commercial, use including shops, offices, hotels/serviced apartments, restaurants, and bars.

Description of the Proposal

The proposal is for the change of use of the upper floors from retail storage to a 61-bedroom hotel, with associated guest amenities and ancillary areas. Commercial uses (retail and café/restaurant) will be retained at basement, ground and mezzanine floor level and a large tearoom for hotel guest/public use will be formed at first floor level within 7-11 and 15-19 Hanover Street.

The hotel accommodation will comprise a series of bedroom suites within the existing and proposed buildings and a first-floor circulation link will provide access to the amenity areas, including the new tearoom in the adjoining Hanover Street buildings.

The proposed gross internal floor area is 4750 square metres.

Accommodation Schedule

70-71 Princes Street (Block 5): 7 suites from mezzanine to third floor level.

7-11 Hanover Street (Block 3): 6 suites from second to attic floor level.

15-19 Hanover Street (Block 4) 7 suites from second to fourth floor level.

38a Rose Street (Block 2): 28 suites from first to attic floor level; and

40 Rose Street (Block 1): 13 suites from first to penthouse level.

= 61 bedrooms

Proposed Demolitions and External Alterations

70-71 Princes Street (Block 5)

- remove the existing modern shopfront and install a new acid etched pre-cast concrete frontage with arched openings and dark grey PPC aluminium window and door frames (entry point from Princes Street into the hotel).

38a Rose Street (Block 2)

- demolish the existing building, including the link structure to 70-71 Princes Street.
- erect a seven storey (including mezzanine), attic and basement building, externally clad in dark grey/brown brick, a bronze metal clad roof and PPC mid-grey aluminium window and door frames, with a central stair and lift core (B) and two roof terraces; and

- erect a new link structure connecting this building with 70-71 Princes Street, including a stair from mezzanine to first floor level.

7-11 Hanover Street (Block 3)

- replace the existing modern shopfront with a new acid etched pre-cast concrete frontage with arched openings and dark grey PPC aluminium window and door frames (entry points from Hanover Street into the hotel and retail/cafe unit).
- remove the later bay window at first floor level and restore the frontage in buff sandstone on the original building line, including three six-over-one pattern, timber-framed sash, and case windows.
- demolish the existing rendered rear extension and a section of the slated rear roof pitch, including the dormer; and
- erect a new extension, one storey higher, externally clad in dark grey metal panels with PPC mid-grey aluminium window and door frames, a roof terrace and link corridor to 70-71 Princes Street at first floor level.

15-19 Hanover Street (Block 4)

- replace the existing rendered brick rear extension with a new bronze metal clad and grey render structure, one storey higher.
- erect a new rooftop extension, externally clad in profiled bronze metal panels with a blue/green roof, PPC mid-grey aluminium window and door frames, and a glazed façade leading to an open terrace; and
- remove the existing access gantry to the former dairy building at first floor level and erect a replacement bronze metal clad/glazed link to the new building at 40 Rose Street.

40 Rose St (Block 1)

- demolish the existing building and erect a six-storey building, including a recessed penthouse and rear projection, externally clad in light grey/buff brick, with areas of profiled bronze metal panels (on the rear recessed bay and all penthouse elevations); mid-grey PPC aluminium window and door frames, a blue/green roof and bronze effect curtain wall glazing to the Rose Street entrance; and
- incorporate a central stair and lift core (E), two roof terraces, recessed balconies, a new substation at ground floor level, and a plant room and link corridor to 15-19 Hanover Street at first floor level.

Access

Pedestrian access to the hotel will be via new level accesses at 70-71 Princes Street, 7-11 Hanover Street, and 40 Rose Street (new building) with lift and stair connections to the reception and bedrooms. Five new lift cores will provide access to all hotel bedrooms and two accessible bedrooms will be formed.

The primary access to the new tearoom will be via the Hanover Street entrance which has level access to the tearoom and hotel reception from the lift. The tearoom can also be accessed from all hotel accommodation internally (level access from the first floor of the new building at 38a Hanover Street).

The site is a short walk from the Princes Street tram stop and close to major bus routes with stops nearby on both sides of Hanover Street and Princes Street. Waverley Station is within easy walking distance to the east.

Waste Strategy

Refuse from the hotel and other commercial units will be collected from a bin store at ground level within the new building at 38a Rose Street and refuse vehicles will be able to stop at the bin store doors (opening onto Rose Street South Lane). The store will contain a range of bins for separate glass, metal, plastic, and cardboard recycling, in addition to residual waste.

Cycle/Car Parking

The proposed cycle parking provision comprises six spaces for staff on Sheffield type racks located within the bin store area of the new building at 38a Rose Street, accessed at ground level from Rose Street South Lane.

No car parking is proposed.

Scheme 1

The original scheme proposed:

- a higher, alternatively detailed roof and light-grey engineered stone elevations for the replacement structure at 38a Rose Street.
- sandstone clad elevations for the new building at 40 Rose Street.
- a more advanced position and straight edge for the glazed façade of the rooftop addition to 15-19 Hanover Street.
- profiled bronze metal clad elevations for the new extension to 7-11 Hanover Street and a more substantial roof terrace/lift overrun structure.
- more contemporary style replacement shopfronts at 70-71 Princes Street and 7-11 Hanover Street; and
- eight-over-one pattern windows on the main elevation of 7-11 Hanover St with non-pedimented, shorter windows at first floor level.

Associated Application

An application for listed building consent (reference 23/06565/LBC) has been submitted for the proposed demolitions and alterations of the listed structures on the site.

Supporting Information

- Heritage and Townscape Assessment.
- Heritage Impact Assessment.
- Planning Statement.
- Design and Access Statement.
- Design Statement Addendum.
- Sustainability Form S1.
- Surface Water Management Plan.
- Site Investigation Phase 1.

- Bat Survey.
- Access Strategy.
- Noise Impact Assessment; and
- Waste Management Strategy.

Relevant Site History

No relevant site history.

Other Relevant Site History

No other relevant site history.

Pre-Application process

Pre-application discussions took place on this application.

Consultation Engagement

Archaeologist

Transport Planning

Historic Environment Scotland

Edinburgh World Heritage

Environmental Protection

New Town/Broughton Community Council

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

Publicity and Public Engagement

Date of Neighbour Notification: 21 November 2023

Date of Renotification of Neighbour Notification: Not Applicable

Press Publication Date(s): 1 December 2023

Site Notices Date(s): 28 November 2023

Number of Contributors: 2

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 24, 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (the 1997 Act):

Having regard to the legal requirement of Section 24(3), in the event of any policy incompatibility between National Planning Framework 4 (NPF4) & Edinburgh Local Development Plan 2016 (LDP) the newer policy shall prevail.

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling material considerations for not approving them?

If the proposals do not comply with the development plan, are there any compelling material considerations for approving them?

In the assessment of material considerations this report will consider:

- 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) Compliance with Planning Legislation on Listed Buildings and Conservation Areas

The following Historic Environment Scotland (HES) guidance is relevant in the determination of this application:

- Managing Change: Use and Adaptation of Listed Buildings
- Managing Change: Demolition of Listed Buildings
- Managing Change: Setting

Character of Listed Buildings

Use and Adaptation/Demolition

The proposed development will result in the re-use of four listed buildings in sustainable, longer-term uses, with appropriate levels of adaptation and intervention.

The overall strategy involves sensitive re-purposing of the under-used upper floors, the introduction of new build elements that respect and complement the individual listed buildings and surrounding historic environment, and the creation of roof terraces for hotel guests providing views across the city. The supporting information is detailed and informative in terms of understanding the history and significance of the constituent buildings on this site and assessing the proposed demolitions, alterations, and extensions.

This approach is in keeping with the key principle of use and adaptation which is to retain a listed building in a use that has the least possible effect on the elements that make the building special. Even extensive alterations to a building will be better than losing the building entirely. This proposal includes selective demolition of one entire listed building and another distinct structure which is part of a larger, more significant listed building, as part of a comprehensive development to form a fully accessible hotel that is linked through above ground floor level. The following information demonstrates why this level of demolition is acceptable.

Demolition of 40 Rose Street

In order to establish whether the proposed demolition of this building fulfils any of the above criteria, the proposal has been assessed against the four tests set out in the Historic Environment Scotland Policy Statement (HESPS) as follows:

Historic Environment Scotland's Managing Change publication "Demolition of Listed Buildings" states that the loss of a listed building is likely to be acceptable if one of the following situations apply and this is clearly demonstrated and justified:

- the building is no longer of special interest.
- the building is incapable of meaningful repair.
- the demolition of the building is essential to delivering significant benefits to economic growth or the wider community; or
- the repair and reuse of the building is not economically viable.

Is the building no longer of special interest?

The building is category C listed, dating from the earlier 19th or later 18th century, and is a possible remnant of the earlier phase of the First New Town. However, the structure has undergone significant rebuilding and numerous alterations which have left little original fabric and a disfigured profile to the building.

The construction at the rear of the building suggests that it was originally single storey with gable chimneys and (probably) no windows in the gable. Archive drawings for alterations in 1870 show that, by this time, the gables had been built up and windows had been added in the south elevation of the attic. The form of the roof is unclear, but it was probably still pitched with slates at the centre and flat at the edges with lead sheet covering (as per the details from Robert Kirkwood's 'Plan and elevation of the New Town of Edinburgh' of 1819 and Joseph Ebsworth's watercolour 'View west from the Scott Monument' of around 1845).

In 1933 the building was thoroughly remodelled in Art Deco style as the Black Cat Bar by Maclennan and Cunningham for the wine merchants, Fraser & Carmichael, as per the archive drawings of this date. The works included the removal of the slated pitched roof and installation of a flat asphalt roof. The gables were built up, the early window openings were either built up or expanded and there were significant internal alterations, involving the removal of almost all of the dividing walls. Further minor alterations were carried out in 1969, when the building was converted to a licensed betting office for Ladbrokes, and more extensive alterations were carried out by Ladbrokes in 1976, including the building up of the ground floor windows on the east elevation and installation of a new shopfront tiled shopfront. A final remodelling was undertaken by Ladbrokes in 1989 (the building's current appearance with only minor changes since).

The building today is therefore no longer of special historic or architectural significance. Historic Environment Scotland considers that a case can be made for demolition on the grounds that the building no longer meets the rigorous criteria for listing, based on the information provided, and does not therefore object to the demolition. As regards the salvage of materials, the stonework has been painted over for years and is too poor a condition to re-use in the proposed new building or elsewhere in the development.

Is the building incapable of meaningful repair?

No detailed information has been provided on the condition of this building as the issue of repair has not been put forward as a justification for demolition, so this question is not relevant.

Is the demolition essential for significant benefits to economic growth or the wider community?

This scenario does not apply to the proposed demolition, as the overall scheme is not of such economic or public significance that its benefits would outweigh the strong presumption in favour of retaining a listed building.

Is the repair and reuse of the building economically viable?

The case for demolition is being made primarily on the basis that the existing building is no longer of special historic or architectural interest. However, the retention of this building would not allow the same volume of development as proposed and this would have repercussions for the viability of the whole scheme.

Demolition of 38a Rose Street (former dairy)

This building is part of the listing for 70-71 Princes Street. The proposed demolition of this structure is assessed against HES's Managing Change publication "Use and Adaptation of Listed Buildings" rather than "Demolition of Listed Buildings", as the principal part of the listed building will remain.

Section 4 on page 13 of the "Use and Adaptation" guidance concerns 'selective demolition' which is "a different consideration from substantial demolition, which would involve the total or substantial loss of a listed building." 'Selective demolition' is described as involving "the removal, or demolition, of parts of a listed building in order to enable the significant parts of a listed building to be retained."

The former dairy at 38a Rose Street is a secondary part of the main listing and has been altered significantly in the past, notably the reconstruction of the upper floors in rendered brick. The precise date of the building is unclear, but John Ainslie's 'Plan of Edinburgh and Leith' of 1804 depicts an L-plan mews structure in the location of 38a Rose Street. This original building, depicted as single storey in Kirkwood's plan and elevation of the New Town of 1819, had become connected to the rear of 70-71 Princes Street by 1819, also as shown in Kirkwood's plan. This accords with the letting of the premises, i.e. 70-71 Princes Street and mews, around 1812 to a wholesale and retail tea and sugar merchant and likely extension of the original L-plan structure to form a back shop and warehouse.

For much of the mid and later 19th century, the shop was occupied by an ironmongery firm and whilst there is no known documentary evidence for reconstruction, it appears that the original mews building was removed and replaced with a four-storey structure as depicted in a detail from Joseph Ebsworth's watercolour, 'View west from the Scott Monument' of circa 1845. The current stonework in the pend is a random mixture of dressed and rubble sandstone, which suggests that the fabric of the original mews building was re-used in the new construction.

The next significant period in the development of 38a Rose Street was the acquisition of the main premises by the Edinburgh Café Company in 1885 for redevelopment, along with 15-19 Hanover Street. The scheme by Hippolyte Jean Blanc of 1886 included a new frontage to 70-71 Princes Street and the existing warehouse was kept with its lower storeys converted to a bakehouse and the second floor turned into a kitchen (as shown in archive drawings of the proposals). The Company also erected a small bridge structure from the warehouse into its premises at 15-19 Hanover Street. In 1928, the top (laundry) floor was reconstructed and heightened, and a further significant alternation was undertaken in 1953 when two additional storeys were added on the link structure between 70-71 Princes Street and 38a Rose Street. This extension was of cheap post-War construction comprising a steel framework, concrete floors, metal sheeting walls and glazing. Numerous further minor alterations have taken place in the late 20th and early 21st centuries, and the interior contains no significant architectural spaces or features.

The demolition of the former dairy structure is therefore justified, given that it is a secondary element of the principal listing of 70-71 Princes Street, and the fact that the level of alteration carried out from the mid-19th century is substantial to the extent that little remains of the original fabric. The only notable material remaining is the 19th century stonework on the front elevation (facing Rose Street), but this has been altered significantly with new openings and poor quality infills at ground floor level and repaired/patched areas throughout, also of poor quality. Whilst Historic Environment Scotland state a preference for the retention and reuse of the existing stone in the frontage of the replacement building, the poor condition of this fabric is acknowledged. In the revised scheme, a good percentage of the historic sandstone will be re-used in the construction of the ground floor facade facing the lane and on the pend at lower levels.

In summary, the demolition of the category C listed building at 40 Rose Street and former dairy at 38a Rose Street is justified in the circumstances described above and accords with Historic Environment Scotland's respective guidance on total and selective demolition. A condition has been applied to ensure that these structures are officially recorded prior to demolition.

External Alterations

The overall strategy is to retain, restore and enhance the three principal listed buildings on the site, including the replacement of ad hoc additions with more appropriate extensions, rationalisation of the existing jumble of plant and gangways connecting these buildings at the rear, and introduction of new features and services that will enhance the functionality and energy efficiency of the buildings. The special historic and architectural interest of each individual building has been evaluated and the revised proposal will re-purpose each building in a manner that is sensitive and complementary to the unique character of each, as demonstrated below.

70-71 Princes Street (Block 5)

This category B listed purpose-built tearoom for the Edinburgh Café Company, designed by Hippolyte Jean Blanc in 1886, is a distinct building within Princes Street due to its red Dumfriesshire sandstone construction, tall, narrow gable frontage, and unusual single, central recessed bay. The Edinburgh Café Company was established in 1880 specifically to promote the temperance movement in Edinburgh and opened a café at 88 Princes Street in that year, followed by the acquisition of 15-19 Hanover Street in 1895, then 70-71 Princes Street as a major expansion of their original Princes Street business.

The main past alteration to the building's façade is the removal of its original, elaborate shopfront, the date of which is unknown, but likely to be a 20th century alteration. The current shopfront is modern with a deep applied fascia and of no intrinsic value and has a negative impact on the building's architectural character as a result. The proposed replacement of this shopfront is acceptable in principle and the new shopfront is a modern interpretation of the original intricate design by Blanc (seen in an archive drawing from 1924). Whilst little remains of this historic shopfront, the surviving parapet is constructed in light buff stone, so the proposed tone for the new frontage is appropriate. As there is insufficient evidence to replicate the original design, the proposed contemporary version of Blanc's shopfront is acceptable and will reflect the general proportions of the arched openings which relate to the bays above. The use of a modern material is also fitting to mark the fact that the shopfront is new and will provide crisp detailing.

The demolition of the existing conglomeration of structures attached to the rear of the building (linking with the former dairy building at 38a Rose Street) will improve the appearance of the rear elevation, as these structures are poor quality and have been altered haphazardly over time. The proposed replacement link structure is low-lying and sensitively designed with glazed cupolas, so this will form a more elegant rear extension to the historic building.

Otherwise, the proposed external alterations to this building are relatively minor comprising replacement windows that form part of the associated application for listed building consent.

7-11 Hanover Street (Block 3)

This category B listed building was built in the late 1780s as the northern half of a pair of three storey tenements, with 3-5 Hanover Street adjoining to the south (outside the application site). Significant alterations have been made to the building (and its pair) over time, including additions to the front and rear. Kirkwood's 1819 'Plan and elevation of the New Town of Edinburgh' shows that, by this time, the outer bays of the double tenement had been converted to shops with arcaded shopfronts, and a two-storey warehouse had been constructed to the rear of both townhouses. The most significant changes were made in 1958-61, when the shopfront and interior were remodelled by Robert Hurd for the Three Tuns bar and restaurant, including the removal of the early 19th-century arcaded shopfront, and building over the basement area to accommodate a new projecting shopfront. A large bay window was added at first floor level soon afterwards, replacing the original three sash and case windows.

The proposed external alterations include a significant element of conservation gain through the reinstatement of the building's essential 18th century character, even if some of the detailing is a contemporary version of the original. The new shopfront will reflect the three bays of the façade above and is an appropriate design based on an historic photograph from 1880. As at 70-71 Princes Street, the use of a modern material is acceptable, and the proposed tone will restore visual homogeneity to the building's façade.

The removal of the 1960's timber bay window and reinstatement of the 18th century building line and individual six-over-six sash and case windows at first floor level of 7-11 Hanover Street will return the building to its basic original appearance. An objection has been raised to the proportions and detailing of the proposed windows, but these windows cannot be as large as those on the adjoining former townhouse at nos. 3-9 due to the level changes internally and this deviation is acceptable in these circumstances. Also, the windows have been elongated slightly in the revised scheme with added pediments to ensure that they are longer than those at second floor level to reflect the original hierarchy of windows. Whilst architraves were added to both townhouses forming the pair sometime in the 19th century (as seen in a photograph by George Washington Wilson of circa 1885), it would not be appropriate to include these on the new windows at nos. 7-11 as these are later features and the frontages would still not match.

To the rear, the existing rendered extension is a modern addition of no intrinsic architectural merit, so its replacement with a new extension is acceptable in principle. Whilst the proposed structure will be one storey higher than the existing extension, it is proportionate and subservient to the original building and finished in a contrasting material to distinguish the old from the new. Physical evidence shows that the rear roof pitch has been reconstructed, so the loss of the lower section of the pitch and existing dormer is acceptable to accommodate the required number of hotel suites and accessibility throughout this building and its neighbour at nos. 15-19. In the revised scheme, the rooftop terrace/lift overrun structure on the new extension has been reduced in height and detailed in an alternative way to ensure that it is discreet in any street or elevated views. This addresses HES's concerns regarding the visibility of this feature.

15-19 Hanover Street (Block 4)

The current 1920's building at 15-19 Hanover Street replaced the southern half of an 18th century symmetrical double tenement (part of the original First New Town). The northern half of this tenement survives in an altered form. In the early 19th century, the southern half of the former tenement was occupied by a carpet warehouse as well as a bookseller and auctioneer, Charles B Tait, who advertised auctions from his "Great Room", thought to be within the large structure to the rear of the current building at nos. 15-19 Hanover Street (shown on the Ordnance Survey Town Plan of 1853.)

The auction business closed in 1895, when the whole premises were purchased by the Edinburgh Café Company for expansion of their business at 88 Princes Street, before the acquisition of 70-71 Princes Street. In the same year, the Company created a small bridge from the warehouse at 38a Rose Street into the buildings at 15-19 Hanover Street, providing access to the auctioneers' Great Room (renamed the Oak Room) and to the tenement on Hanover Street. In 1898 the company commissioned Hippolyte Blanc to extend the existing Oak Room northwards into a space that had been occupied by an art gallery behind 21-27 Hanover Street and Blanc created an elaborate wood-panelled dining room within this extension.

Due to the decline of the temperance movement, the Edinburgh Café Company sold their premises at 70 Princes Street and 15-19 Hanover Street in 1922 to the caterer David Shiels Crawford who planned to open a series of tearooms. Crawford's vision was for the tearooms to be an "oasis of calm on bustling Princes Street" and to rival the elaborate tearooms in Glasgow. Crawford commissioned the architect A K Robertson to remodel the tenement facing Hanover Street and the building was reconstructed on an advanced building line around 1925 with reinforced concrete floors throughout. At the same time, a corrugated metal corridor was constructed over the Oak Room to connect to the kitchen in 38a Rose Street.

The interior decoration and furnishing of Crawford's Hanover Street and Princes Street premises were by the artist Robert Burns, an early exponent of the Art Nouveau style in Scotland. This project was his most famous and complete interior designs and featured painted panels for the tearooms/dining rooms at first and second floor level, which had panelled walls and decorative plasterwork ceilings.

In 1925, the back of the building was extended and rebuilt in rendered brick for additional service accommodation and a tunnel was created to link the basements of 38a Rose Street and 15-19 Hanover Street, including the Oak Room. Further alterations have been made to the building since, the most significant of these being the replacement of the original shopfront in the 1960s, formation of an internal electricity substation in 2017, and further remodelling of the shopfront in 2018.

The proposed external alterations are to create a sufficient level of hotel accommodation, facilities and services within this part of the development. A significant feature of the internal scheme is the creation of a new tearoom within the former tearoom at first floor level which will link through to a new tearoom space on the first floor of 7-11 Hanover Street. Another issue is limited street-level access due to the existing ground floor retail unit, which necessitates an alternative access to the upper levels. Also, the existing underground link from the basement of the retail unit to Rose Street Lane is an essential means of escape, so this needs to be maintained. The proposed rooftop extension and expansion of the existing rear extension will provide the required level of accommodation, ancillary spaces, and accessibility, including to the new tearoom, and the scale and design of these extensions are appropriate in terms of preserving the character of the historic architecture.

The proposed rooftop extension will sit discreetly between the existing, prominent chimney stacks and has a flat roof in keeping with the existing flat roof behind the slated mansard. In the revised scheme, the glazed frontage is set back further from the mansard eaves level and stepped to minimise visibility from public viewpoints. The external roof terrace will be enclosed by a simple metal railing with vertical balusters which will not be noticeable from street level or reflective from higher viewpoints. The sides of the proposed structure are finished in bronze coloured metal cladding to appear muted behind the sandstone chimney stacks and to ensure that the stacks remain visually prominent, with clearly legible silhouettes. The blue/green roof, although not a traditional roof finish for a building of this era, will not be perceptible in street or elevated views.

The existing rendered brick extension is not of intrinsic architectural merit with an irregular fenestration pattern and functional finish. The reconstruction of this element is acceptable in principle and the proposed blend and location of the external materials will add visual interest to the rear elevation, as well as minimising conspicuousness from elevated viewpoints due to the use of a predominantly darker finish on the upper levels. This will ensure that the modest addition to the existing envelope will have no adverse effect on the character of the listed building.

A further improvement will be the replacement of the existing utilitarian corrugated metal access gantry to the former dairy building at first floor level with a bronze metal clad/glazed link to the new building at 40 Rose Street.

Setting

The setting of these listed buildings is defined by the surrounding buildings of the First New Town with Princes Street Gardens opposite and the Old Town and Edinburgh Castle on elevated ground across the Waverley Valley. The impact on this wider setting, including key listed buildings in the vicinity of the site, is explored in detail in the sections regarding the impact on the character and appearance of the New Town Conservation Area and Outstanding Universal Value of the Old and New Towns of Edinburgh World Heritage Site. However, the development will have an impact on the more immediate settings of the constituent listed buildings on the application site and other listed buildings within the block, although as demonstrated below, none of these impacts will be significant or harmful.

New Buildings

38a Rose Street (Block 2)

Whilst the current building is part of the listing of 70-71 Princes Street, the proposed replacement structure will affect the setting of the principal building due to its larger scale. However, the replacement building will not be visible behind 70-71 Princes Street from street level or visually intrusive in elevated views of the principal building. This is due to its sensitive design, which echoes the tall, gabled form of the existing structure and the choice of appropriate materials and careful positioning, refined in the revised scheme to minimise the building's visibility in the immediate and wider historic environment. The façade facing Rose Street South Lane includes contemporary versions of the existing stone-built façade and rhythm of openings at ground floor level, using sandstone salvaged from the historic structure, and has a clear vertical emphasis. These elements evoke the former dairy which was a significant element of the rear setting of 70-71 Princes Street. A condition has been applied to ensure that the stonework detailing reflects that of the existing ground floor facade.

40 Rose St (Block 1)

The proposed five storeys replacement building is significantly higher and deeper than the current single storey structure, so will have an inevitable impact on the immediate and wider setting of the adjacent listed building at 23-29 Hanover Street and the other listed buildings nearby. However, Kirkwood's 1819 elevation plan shows that 40 Rose Street was smaller than the buildings in the equivalent locations within Rose Street and Thistle Street - the subsidiary streets of the First New Town - and all the surviving buildings in the equivalent locations are taller. The main part of the proposed building is in keeping with the eave's height of the Rose Street section of its neighbour (23-29 Hanover Street) and the penthouse storey will be set back and finished in a dark-toned material to ensure that it will be unnoticeable from street level views. A flat roof form is acceptable in this context where the historic roof pitches are typically shallow. The predominant external construction material in buff-coloured multi brick and the fenestration proportions and rhythm will reflect a traditional tenement in the First New Town whilst being distinctly modern to ensure that there is no confusion with historic examples.

The rear portion of this new building, whilst clearly higher and more extensive than the existing structure at 40 Rose Street will not encroach on the rear settings of the listed buildings within this block to any adverse extent.

Extensions to Existing Buildings

The proposed extensions are moderate in scale compared to the existing structures attached to the listed buildings and will rationalise the existing mix of ad hoc extensions of varying architectural quality. Only minor changes will occur in terms of the existing level of visibility of the rear elevations of the original buildings and the range of materials to be used in the new extensions is appropriately high quality and complementary to the historic construction materials. The overall immediate rear setting of the listed buildings within this block will be preserved and enhanced as a result.

Conclusion in relation to the listed buildings

The proposed works will respect and reinvigorate these listed buildings through sensitive adaptation in an appropriate range of uses. The re-purposing of the currently under-used spaces above ground floor level will contribute positively to the upkeep of these areas which have deteriorated in condition. The scheme will also reintroduce a modern version of the historical link between 70-71 Princes Street and its former annex building to the rear, acknowledging an important element of the site's past development.

Due to the restrained scale, appropriate massing and careful detailing of the proposed alterations, extensions and new buildings, the proposed development will have no detrimental impact on the character of the listed buildings, their settings, or the settings of other listed buildings in the vicinity. The level of associated demolition proposed is acceptable and confined to the minimum necessary to achieve the key aim of preserving the principal listed buildings on this site.

Conditions have been applied to ensure that the specifications for all the proposed external materials are appropriate.

The proposals are acceptable in terms of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and relevant HES guidance.

Character and appearance of 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 New Town Conservation Area Character Appraisal identifies the key characteristics of the First New Town as:

- *"Georgian and early Victorian rectilinear development of grand formal streets lined by fine terraced building expressing neo-classical order, regularity, symmetry, rigid geometry, and a hierarchical arrangement of buildings and spaces with controlled vistas and planned views; and*
- *the important feature of terminated vistas within the grid layouts and the long-distance views across and out of the conservation area."*

The key aim of the proposed development is to focus on the preservation and enhancement of the principal listed buildings facing Princes Street and Hanover Street, given that previous alterations have diminished their historic and architectural integrity to some extent. The rear of the buildings, including later additions, are of significantly less architectural quality than the facades and are not in keeping with the original street hierarchy of the First New Town. The various extensions have evolved in a haphazard manner to service the commercial uses of the buildings on the primary streets and these structures are utilitarian and low in architectural quality.

Uses

The character and appearance of this block between Princes Street, Hanover Street and Rose Street will be preserved and enhanced through the sensitive re-development of some of the constituent listed buildings in sustainable and viable uses. The principal hotel use is in keeping with the historic development of Princes Street and the adjoining streets in the 19th century during which many hotels were formed through the adaptation, conglomeration, and extension of the original 18th century townhouses. The retention of retail or café/restaurant use at ground floor level will continue the tradition of shops and other non-residential uses that started to emerge after the earliest phases of the First New Town, often within altered and extended ground floor premises.

Demolitions

As detailed in section a) the two structures to be demolished at 40 Rose Street and 38a Rose Street have been altered to a significant degree and in an unsympathetic manner to the extent that their demolition is justified. These buildings do not contribute positively to the character or appearance of the conservation area, so their removal is acceptable in principle.

Alterations and Extensions to Listed Buildings

The proposed development will have no impact on the historic plan form of this block. The proposed rooftop addition to 15-19 Hanover Street and redeveloped rear extensions to this building and its neighbour at 7-11 Hanover Street will be inconspicuous in terms of the character or appearance of the First New Town as it is defined today. This is due to modesty in scale and sensitive design using appropriate materials.

The proposed alterations to the facades of the listed buildings comprise the replacement of functional modern shopfronts with contemporary interpretations of the historic versions, and the removal of the later projecting bay window at 7-11 Hanover Street and restoration of the first-floor frontage to as close to the original pattern as possible. These alterations will enhance the appearance of the individual buildings as well as the street frontages of the block.

New Buildings

The proposed structures at 40 Rose Street and 38a Rose Street, whilst larger than the existing buildings (significantly in the case of 40 Rose Street), are carefully massed, proportioned and detailed to avoid altering the essential hierarchical urban plan form of the First New Town or interfering with its important vistas and views to any detrimental extent, even although existing views from street level and elevated locations will change.

38a Rose Street (Block 2)

As stated above, this new structure will respect the essential characteristics of the former dairy building in terms of its tall, gabled form and clear vertical emphasis. The proposed grey/brown brick for the elevations will evoke the warehouse character of the existing structure and bronze metal cladding is an appropriate contemporary material within the mixed palette of the First New Town in its evolved form.

40 Rose St (Block 1)

The previous section notes the atypical single storey scale of the existing building at 40 Rose Street, and fact that the significantly higher and deeper replacement building will have an inevitable impact on its surroundings. However, the proposed higher building, which aligns at eaves height with the adjoining historic tenement, is an appropriate addition to the New Town Conservation Area, as it will preserve the essential urban form and rhythmic, vertically aligned architectural language. The predominant elevation material of buff-coloured multi brick will blend well with the sandstone facades of the historic buildings in the area, whilst setting the new build visually apart from the old.

Views

To demonstrate the impacts of the proposed development on the character and appearance of the New Town Conservation Area, verified views of the constructed scheme have been produced from a series of key vantage points. The Edinburgh Design Guidance and supplementary view study set out key views. In this case, the relatively enclosed nature of the site along with the restrained height and appropriate detailing of the new build elements and extensions to the retained buildings will result in minor changes only to the townscape in Views C01b: Castle Lower Ramparts, C02c: Ramsay Lane and Castlehill and C03b: Milne's Close. Also, as the site is largely screened from the surrounding streets by existing buildings and the new structures will not be significantly taller than the neighbouring buildings, the impacts on the long and panoramic view cones will be negligible.

Viewpoint 1: from the junction of Hanover Street and Princes Street looking north-east towards the site.

The proposed roofscape will preserve the predominantly horizontal, stepped nature of the existing roofscape and only a limited area of the new rooftop extension to 15-19 Hanover Street will be visible between the large chimney stacks. The darker tones of side elevations of this extension will ensure that the chimney stacks will continue to form bold punctuations in the roofscape. Any minor impact will be balanced out by the removal of the existing projecting timber bay window at first floor level at 7-11 Hanover Street and reinstatement of single windows to the original opening pattern, along with the installation of a more appropriate shopfront.

Viewpoint 2: from the junction of Rose Street North Lane and Rose Street looking south-west towards the site.

Whilst the level of change is significant from this location, the proposed new buildings at 40 Rose Street and 38a Rose Street will not have a negative impact on the character or appearance of these secondary streets of the First New Town.

Rose Street's lanes are backland in character, where the design and materials of the constituent buildings have traditionally been of lower quality than those of Rose Street. Within Rose Street itself, a street of lower standing within the architectural hierarchy of the First New Town, significant developments have occurred over the years, including the introduction of buildings of substantially larger scale than the historic buildings. The proposed new structures at 40 Rose Street and 38a Rose Street are not, therefore, out of keeping with their immediate surroundings. As with the recent Premier Inn hotel development at 24 Rose Street, the scale of the existing buildings on the respective sites will increase but the form, design and materials of the proposed new buildings will preserve and even enhance the existing street scene.

Viewpoint 3: from the north-west corner of the junction of Hanover Street and Rose Street looking south-east towards the site.

Only the east flank of the new rooftop extension to 15-19 Hanover Street is conspicuous in this view and any minor impact will be balanced out by the positive alterations to the façade of 7-11 Hanover Street. Also, from this location, the existing building at 40 Rose Street is incongruously out of scale with the flanking buildings, so the proposed higher structure on this site will improve the appearance of Rose Street, as in Viewpoint 2.

Viewpoint 4: from the west side of Hanover Street looking directly east towards the site.

The glazed façade of the proposed rooftop extension at 15-19 Hanover Street will be unnoticeable behind the existing three dormers, so the visual impact of the development from Viewpoint 4 will be minimal and will include the positive impacts of the façade improvements to 7-11 Hanover Street.

Viewpoint 5: from the Castle Ramparts looking north-east across West Princes Street Gardens towards the site.

In this distant, elevated view of the site, only landmark historic buildings, large-scale modern structures, and church spires really stand out, such as the Royal Scottish Academy in Princes Street Gardens, the former British Homes Stores/Premier Inn development, and the spire on St Andrew's and St George's Church in George Street. Whilst the upper storeys of the proposed new-build elements will be visible from Viewpoint 6, the overall heights, architectural forms, and materials palettes have been refined to ensure that these structures not be prominent within the immediate or broader cityscape. The new building in place of the former dairy will rise slightly above the surrounding buildings, but its rear location, pitched roof and dark palette on the top storey will integrate the building into the broader context in an unobtrusive way. Also, the added height in this location will conceal the featureless gable of the former BHS building, thereby improving the appearance of the overall streetscape. Whilst the former department store is a category B listed building, its west gable is utilitarian in form and not complementary to the historic townscape from this viewpoint.

Viewpoint 6: from the corner of Ramsay Lane and Mound Place looking north towards the site.

This is a channelled view through buildings on either side of the street with particular buildings standing out, notably the National Gallery and Royal Scottish Academy, and the spire of St Andrew's and St George's Church in George Street. 70-71 Princes Street is also prominent in this view due to its front-on red sandstone façade, whereas the buildings at 7-11 and 15-19 Hanover Street are visible at a very oblique angle. From Viewpoint 6, The rooftop extension at 15-19 Hanover Street is largely obscured by the existing broad chimney stack and neither the proposed rear extensions, nor the new build structures at 40 Rose Street and 38a Rose Street obscure any key elements of this view.

Viewpoint 7: from New College Steps at Milne's Court looking north towards the site.

This view is a version of Viewpoint 6, but from further east, and the visual impact of the new structure at 40 Rose Street on the rear elevations of the buildings on the south side of George Street is similar.

Viewpoint 8: from West Princes Street Gardens, at the junction of the Mound and Princes Street, looking north-east towards the site.

This view is similar to Viewpoint 1, but from further away taking in the corner of the Royal Scottish Academy building, the significantly altered former townhouses at the corners of Princes Street and Hanover Street, and the top of the spire of St Andrew's and St George's Church in George Street. As in Viewpoint 1, the proposed changes will only have a minor impact on the townscape from this location. The broad mutual chimney that punctuates the roofscape between 7-11 and 15-19 will remain a prominent visual feature of the street. The top of the spire of St Andrew's and St George's Church will remain unobstructed by the development.

Viewpoint 9: from Mound Place looking north across the National Gallery of Scotland and the Royal Scottish Academy towards the site.

This viewpoint is similar to Viewpoint 6, but from lower down the Mound where the view opens up more widely and the proposed extensions and new buildings are less visible over the existing street-facing buildings. The proposed building at 40 Rose Street will conceal a limited upper section of the rear elevation of 22 George Street, but this is not an intrinsically important element of the conservation area that needs to remain visible. The height, form and materials of the new structure are appropriate in terms of preserving the character and appearance of the roofscape and rear area between this section of George Street and Rose Street. The bronze toned roof of the replacement building at 38a Rose Street will be seen above the slate roof of 70-71 Princes Street from Viewpoint 9, but will be inconspicuous in its dark tone and pitched form against the existing urban backdrop, and will not block any significant features of the building behind on George Street.

Materials

The proposed mixed materials palette is appropriate within the First New Town's diverse palette of external facades and will complement the historic fabric whilst maintaining a clear but subtle visual separation between the historic and new fabric. Special care has been paid to the choice, tone, and placement of materials at the upper levels to ensure that these most visible sections blend successfully into the general roofscape. The blue/green roof of the new rooftop extension to 15-19 Hanover Street will not be visible from any key viewpoints.

Conclusion in relation to the conservation area

The proposed uses will complement and enliven the established uses of the First New Town and contribute to the upkeep of the listed buildings on this site, particularly on the upper floors which are currently underused. The external alterations, extensions and new buildings as refined in the amended scheme will preserve and enhance the character and appearance of the New Town Conservation Area through sensitive, high-quality design and appropriate scale and detailing. At the same time, the diverse range of materials and finishes of each new build element will retain architectural distinctiveness and individuality, which is a strong characteristic of the current site. As a result, the existing views of the site from key street and elevated locations will not change to any extent that would affect the essential appearance of this block and the surrounding area.

The proposals are acceptable in terms of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

b) Compliance with the Development Plan

National Planning Framework 4 (NPF4) was adopted by the Scottish Ministers on 13 February 2023 and forms part of the Council's Development Plan. NPF4 policies supports the planning and delivery of Sustainable Places, Liveable Places and Productive Places and are the key policies against which proposals for development are assessed. Several policies in the Edinburgh Local Development Plan (LDP) are superseded by equivalent and alternative policies within NPF4.

The relevant NPF4 and LDP policies to be considered are:

- NPF4 city centre Policy 27
- NPF4 climate and nature crises Policies 1, 2, 3a), 3c), 9d) and 12
- NPF4 historic assets and places Policy 7a), 7b) c), d), h), j), l) and o)
- NPF4 successful places Policy 14
- NPF4 infrastructure Policy 13b)
- LDP delivery Policy Del 2
- LDP employment Policy Emp 10
- LDP retail Policies Ret 1, Ret 9 and Ret 11
- LDP environment Policy Env 16
- LDP design Policies Des 1, Des 3, Des 4, Des 5, Des 6, Des 7 and Des 8
- LDP transport Policies Tra 2, Tra 3 and Tra 4

The City Centre Shopping and Leisure Supplementary Guidance is a relevant material consideration when consideration the LPD retail policies.

The non-statutory 'Listed Buildings and Conservation Area' guidance is a material consideration that is relevant when considering NPF4 Policy 7.

The 'Edinburgh Design Guidance' is a material consideration that is relevant in the consideration of several LPD design and transport policies.

Uses

The site is located within the City Centre as designated by the Edinburgh Local Development Plan (LDP). LDP Policy Del 2 guides development in the city centre, stating that development 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".

The proposed development meets the criterion of Policy Del 2 which requires a mix of uses within city centre developments appropriate to the location of the site and is in keeping with NPF4 Policy 27 which supports development proposals that enhance and improve the vitality and viability of city centres.

LDP Policy Emp 10 permits hotel development in the city centre where it may be required to form part of mixed-use schemes, if necessary to maintain city centre diversity and vitality. Given the major commercial and tourism role of Princes Street and the adjacent streets and the accessibility of this site via sustainable means of transport, hotel development is acceptable in principle. The hotel use will support the other commercial uses (retail and café/restaurant) proposed on the site and the existing surrounding uses, and the total number of bedrooms proposed is appropriate to the physical constraints and heritage sensitivity of the site.

The range and balance of uses proposed will complement and support the existing tourist and commercial uses characteristic of the First New Town and the redevelopment of these important listed buildings in appropriate and sustainable long-term uses will enliven the whole block. Whilst there will be a net loss of retail floor space, if the upper floors currently used for retail storage are included in this calculation, the proposed uses are consistent with the retail policy intentions set out in LDP Policy Ret 1 in terms of sustaining and enhancing the city centre as the regional focus for shopping, entertainment, commercial leisure and tourism related activities.

Policy Ret 9 presumes against changes of use in the city centre retail core which would undermine the retailing function of the area, and the proposed development is likely to have the opposite effect by introducing hotel use into the under-used upper floorspaces which will support the existing city centre retail uses. The ground and basement floors will remain in retail or café/restaurant use which will complement the existing retail function and other commercial uses of the city centre. Only the ground floor unit of 70-71 Princes Street is currently in retail use and the proposed restricted Class 3 (café) use complies with Policy CC 1 in the City Centre Shopping and Leisure Supplementary Guidance regarding the change of use of shop units to non-shop uses within the defined frontage of 47-77 Princes Street.

The criteria of LDP Policy Ret 11 have been considered in the assessment of the proposed Class 3 use (tearoom) at first floor level within 15-19 and 7-11 Hanover Street. This is a busy city centre location in which there are many existing cafes and restaurants, and there are no residences in proximity to the development. The same applies to the proposed restricted Class 3 (café) use at 70-77 Princes Street.

The development is acceptable in principle as it will sustain and enhance the city centre and its various roles including retail, commercial leisure, and tourism-related activities, in compliance with NPF4 Policy 27 and LDP Policies Del 2, Emp 10, Ret 1, Ret 9, and Ret 11.

Climate Mitigation and Adaptation

NPF4 Policy 1 gives significant weight to the global climate and nature crisis to ensure that it is recognised as a priority in all plans and decisions.

The development is in accordance with NPF4 Policies 9d) and 12 in terms of re-using existing buildings in appropriate, alternative uses and limiting demolition to relatively small structures which are not readily usable in their current state. Also, the construction materials of the buildings to be removed are generally of lesser quality or in poorer condition than those of the sandstone constructed principal buildings to be retained, and any stone that is salvageable will be re-used in appropriate locations.

The proposed scheme takes a fabric first approach that will include a high-performance thermal envelope that reduces energy demand to heat and cool the building. Passive design measures have been incorporated to reduce energy demand for heating, cooling, ventilation, and lighting, including rainscreen cladding, self-supporting facade elements to reduce secondary steel and thermal bridging, generous-sized double-glazed windows and glazed cupolas, mechanical ventilation with heat recovery (MVHR) and electric heating, and air source heat pumps (ASHPs). The proposed materials are sustainable (BRE/FSC certified), including brick, aluminium and locally sourced oak and larch. This is in accordance with NPF4 Policy 2c) which supports proposals to retrofit measures to existing buildings that reduce carbon emissions.

Measures are included in the scheme that follow the submitted Surface Water Management Plan to mitigate against future flooding events and local surcharge, the key element being the use of a blue/green roof and grey water storage system that will limit the impact of the development on existing storm water infrastructure. The grey water storage tanks will be located in the basement of the new building at 38a Rose Street, and this water will provide flushing for the WCs. Any areas of paving on the roof terraces will be permeable.

The city centre location of the site, within easy walking distance of retail and food and drink premises and a range of public transport modes (bus, tram, and rail) is in keeping with NPF4 Policy 2a) and 2b) regarding the siting of development in sustainable places. Also, active travel is promoted through the provision of secure, internal parking spaces for staff and external racks for visitors.

A further sustainability measure will be the provision of a dedicated recycling bin area within the development. The Waste Management Strategy submitted confirms that waste from the hotel and commercial units is to be transferred to an authorised waste contractor and collection will be via the Rose Street South Lane bin store entrance.

The submitted sustainability (S1) form demonstrates that the development will comply with the relevant Building Standards.

The development will therefore be sustainable, in accordance with NPF4 Policies 1, 2, 9d) and 12.

Flooding and Drainage

The site is not within a flood risk area as identified in the SEPA online flood maps.

The applicant has provided the relevant surface water management plan for the site as part of the self-certification process. A total of 68.1% of the total roof area as developed will be treated and attenuated up to a 200-year storm event. Foul water will be discharged via the existing connection to the public combined sewer in Hanover Street and Princes Street as per the existing arrangement.

The proposed drainage systems will connect to the public sewer system and the applicant is in discussion with Scottish Water regarding capacity in the current network. A condition has been applied requiring the applicant to provide confirmation that Scottish Water accepts the proposed surface water discharge to the existing network prior to construction.

The proposals satisfy the Council's Flood Prevention requirements.

Biodiversity

NPF4 Policy 3c) requires that proposals for local development include appropriate measures to conserve, restore and enhance biodiversity, in accordance with national and local guidance.

In consideration of NPF4 3 Policies 3a) and c) there are no opportunities to enhance biodiversity through this proposal in terms of tree planting or significant green landscaping due to the dense urban structure. However, the two blue/greens roofs proposed should encourage biodiversity and a condition has been applied to ensure that the proposed planting specifications are appropriate in terms of maximising the opportunity to support biodiversity.

LDP policy Env 16 states that development will not be permitted which will be detrimental to the maintenance of protected species.

The submitted Bat Survey includes the findings of an inspection in June 2023 that suggested that overall roost potential was moderate, although there was no direct evidence of any past or present use by roosting bats. However, due to the potential for roosting, the survey recommends conducting a series of bat presence/absence surveys should between May and August 2024 to confirm whether any roosting bats are present. A condition has been applied accordingly.

The proposal accords with the overall objectives of NPF 4 Policy 3a) and c) and LDP Policy Env 16.

Conclusion in relation to climate mitigation and adaptation

The development will result in the sustainable redevelopment of the site, including the retention and reuse of an existing listed buildings, upgraded to meet modern environmental standards. The development, as a whole, will be highly energy efficient with a focus on carbon reduction, surface water management and active travel. The site is on major public transport routes, providing convenient access using sustainable travel modes.

Due weight is placed on climate mitigation and adaptation in accordance with the principles of NPF4 and the proposals will contribute to climate change mitigation in the short and longer term.

Historic Assets and Places

The proposed scheme complies with the key principles of NPF4 Policy 7 in terms of the re-use and rejuvenation of vacant listed buildings in sustainable and productive uses, as well as using this change as a catalyst for the regeneration of vacant and under-used parts of Princes Street and the adjacent streets. The buildings will be significantly improved in terms of environmental performance and resilience to climate change and the principal historic rooms will be opened up for public access, along with the impressive views outwards towards the Mound and the Old Town.

This development has been informed by a thorough understanding of the architectural and cultural significance of the buildings and their settings and will secure the longer-term future of the buildings in appropriate uses, in keeping with NPF4 7a).

Character and Setting of Listed Buildings

This has been assessed in section a). In this case, there are exceptional circumstances that justify the proposed demolition of the listed building at 40 Rose Street and the former warehouse which forms part of the listing for 70-71 Princes Street, in accordance with NPF4 Policy 7b). The proposals also comply with NPF4 Policy 7c) with respect to the alteration or extension of listed buildings, or works that impact on their settings, as the development will have no adverse effect on the buildings' special historic or architectural character.

Character and Appearance of Conservation Area

This has been assessed in section a). The proposals comply with NPF4 Policy 7d) as the character and appearance of the New Town Conservation Area will be preserved and enhanced.

Scheduled Monument

Edinburgh Castle, a scheduled monument, is located to the south-west of the site. The proposed development will have no impact on any public views on this scheduled monument or the integrity of its setting, in accordance with NPF4 Policy 7h).

Designed Landscape

The site is located within the New Town Gardens Designed Landscape which comprises an internationally recognised series of 18th and 19th century town gardens, squares and walks.

The proposed development is of appropriate scale and sensitive design, in keeping with the city centre townscape and will have no detrimental impact on the historical and landscape interest of the designed landscape, in accordance with NPF4 Policy 7j).

Outstanding Universal Value of World Heritage Site

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

NPF4 Policy 7i) guards against development proposals that would not protect and preserve a World Heritage Site or its setting. As assessed in sections a) and b), the revised scheme will not harm the qualities which justified the inscription of the World Heritage Site, including the contrasting urban styles of the Old and New Towns, the constituent historic buildings and the iconic skyline.

The view assessment in section b) is informed by the ICOMOS guidance on Heritage Impact Assessments and a range of key street and elevated viewpoints illustrate that the development will have no adverse impacts on the hierarchy of streets within the First New Town as it exists today. In Hanover Street there are disparities in height between the older tenements and taller replacement buildings, including those constructed in the 19th century. The 1880s' building at 70-71 Princes Street is four storeys high with a vertical emphasis, in contrast to the original terraces of the First New Town, which were homogenous in height and horizontal in alignment. Beyond the site, there are significantly taller historic buildings at the eastern end of the same block (including the former Jenners store) and to the north of the site at 10 George Street.

The site forms part of the backdrop to views from the Old Town to the New Town and none of buildings on Hanover Street or Rose Street, as originally constructed, were intended to be the focal point of any vistas. The current buildings on the site within these streets remain as background structures and the proposed development will not change this situation. Only landmark buildings with towers, domes or spires projecting above the general roofscape, or of significant scale (such as the Royal Scottish Academy and National Gallery) will continue to stand out.

Historic Environment Scotland recognises that whilst the scope of change proposed will mean some impacts on the existing roofline, these will not be significant.

In terms of obscuring parts of the buildings on Queen Street, the roofscape of this street is not visible from any of the Old Town viewpoints that include the development site. Any other parts of historic buildings that the proposed structures will obscure in elevated views are non-significant, including sections of rear elevations.

Within Rose Street, the 'canonised' view is not a new phenomenon and the narrow width of the street between St David Street and Hanover Street, along with the original three storey buildings on the south side, always had a tendency to create a canyon effect. This became more pronounced as the street developed, particularly in the 20th century and in more recent years, so the proposed development will not change this situation to any significant extent.

The development will preserve the special interest of the listed buildings and the character and appearance of the First New Town, so will cause no harm to the Outstanding Universal Value of the Old and New Towns of Edinburgh World Heritage Site, in compliance with NPF4 Policy 7l).

Archaeological Remains

The site lies within an area of archaeological significance in terms of location within the historic New Town and the proposals affect individual listed buildings, including the complete demolition of 40 Rose Street and removal of a significant part of 70-71 Princes Street (under 38a Rose Street).

On this basis, a programme of historic building recording is required to be undertaken prior to demolition/alterations and other development works to provide a detailed record of these buildings and to protect and conserve important historic fabric. In addition, a provision for public/community engagement during this programme of archaeological works should be put in place.

A condition has been applied to ensure that a comprehensive programme of archaeological work is undertaken, incorporating the above requirements. This is in accordance with NPF4 Policy 7o).

Conclusion in relation to Historic Assets and Places

The proposed development will have an acceptable impact on the historic assets affected, in accordance with NPF4 Policy 7a), b), c), d), h), j), l) and o).

Design, Quality and Place

NPF4 Policy 14 supports development proposals that are designed to improve the quality of an area and are consistent with the six qualities of successful places.

Sense of Place

The proposed development will create a distinguishable hotel which is rooted in the original architecture and historical development of the buildings, in particular the notable period in which the key listed buildings were in use as tearooms. This will be achieved through the interrelationship between the retained and re-purposed historic structures and visually interesting new extensions and buildings which will be linked right through at first floor level. Public access to the new tearoom will further enforce a sense of place as this will be an attractive social destination. This overall concept is in accordance with LDP Policy Des 1.

The design of the scheme will also allow for flexibility and adaptability, so the buildings can accommodate changing city centre uses over time.

Architecture and Materials

The key design concept is based around re-purposing the key listed buildings, in particular, the conversion of the vacant and under-used spaces above the existing retail and restaurant uses at ground floor/basement levels to hotel use. This will meet the principles of sustainable design through the efficient use of resources and investment in the long-term value of the buildings which will have a positive impact on the future development of other buildings within this block and in the wider Princes Street area.

The architectural massing, heights, forms, and styles proposed draw upon the positive characteristics of the site and surrounding area, in compliance with LDP Policy Des 3, and the new buildings follow clear precedents of vertical extensions in and around Hanover Street. The proposed heights respond to the level east-west and steep north-south topography of the New Town and respect the relative heights of the surrounding buildings, whilst providing the degree of elevation necessary for views across the city and Firth of Forth to the north-west. Another key feature of the design is the replacement of the existing ad hoc extensions to the rear, including plant areas and gangways, with a series of considered additions that establish a distinct architectural language to the backland area that also reinforces the individuality of each building and does not dominate the site or townscape. This fulfils the policy objectives of LDP Policy Des 4.

The proposed materials palette draws inspiration from the various sandstone, brick, metal-clad and glazed elevations of the existing buildings in Rose Street for the remodelled rear extensions and new buildings but adheres to the more conservative palette of Hanover Street for alterations to the facades of 7-11 and 15-19 Hanover Street. This will ensure that the development integrates well into the established townscape. A condition has been applied to ensure that the materials specifications are acceptable in terms of finer detailing and precise finish/tone.

A more attractive and safer space for people, especially women, will be created by improving the cluttered and non-active section of Rose Street South Lane that runs along the east side of 40 Rose Street and introducing new buildings with hotel bedrooms overlooking the lane. No details of the proposed lighting scheme have been included with this application, so a condition has been applied to ensure that the proposed fixtures and fittings are appropriately located and detailed.

Accessibility

The development will contribute positively to urban vitality and will provide convenient and accessible pedestrian access, and facilities for cyclists will encourage active travel, in accordance with LDP Policy Des 7. This is addressed further below.

The site is well served by various modes of public transport, so the proposed development is within a sustainable location and no car parking will be provided.

The extent of level access within the development is acceptable, given the changes of level between the constituent buildings and need to avoid harmful alterations to the listed buildings or their settings.

Hotel bedroom windows will provide natural surveillance for pedestrians in the area, especially at night. Currently, the upper floors of these buildings are vacant or used for shop storage, so there is no significant occupation after trading hours.

Residential Amenity

There are no residential properties in proximity to the development and the proposed uses are appropriate within the commercial city centre.

The Noise Impact Assessment (NIA) submitted concludes that the Council's plant noise assessment criterion NR25 will be met, given that there are no residential properties within a 25-metre radius of the proposed mechanical services plant area. Also, noise levels from the proposed roof terraces on the Hanover Street and Rose Street buildings will lie within the guidance noise criteria range (shown on Table 6.2).

Environmental Protection raises no objections to the proposals, on the basis that conditions regarding ventilation details and implementation, plant noise, cooking operations and site contamination are applied. A restriction to the cooking equipment is required for the proposed Class 3 use within the ground floor commercial unit at 70-71 Princes Street and for the ancillary tearoom to the hotel at first floor level within 7-11 and 15-19 Hanover Street. This is to ensure that cooking odours will be adequately controlled within these premises to have no significant detrimental impact on surrounding odour sensitive rooms or properties.

On this basis, the development will not lead to an unacceptable loss of amenity for any residential properties in the wider area, in accordance with LDP Policy Des 5.

Transport, Parking and Servicing

The development will not generate significant levels of traffic, given its city centre location close to sustainable modes of transport, and inclusion of facilities for cyclists which will encourage active travel. This complies with the objectives of NPF4 Policy 13b).

Informatives have been added recommending the development of a Travel Plan by the applicant to encourage the use of sustainable modes of travel and regarding tram safety during construction.

Cycle Parking

The cycle parking provision complies with the applicable design standards specified in the Edinburgh Design Guidance and Cycle Parking Factsheet, to an acceptable extent, given the constraints of this site in terms of available floor space at street level and heritage sensitivities. This meets the requirements of LDP Policy Tra 3.

The number of secure internal spaces for staff complies with the six required and these will be on single-tier Sheffield type stands with sufficient space for non-standard bikes at either end of the run (20% of the total off-street provision).

Zero car parking provision is acceptable as there is no minimum standards within Controlled Parking Zone 01A.

Servicing

Deliveries and waste collection will be as per the existing arrangement, albeit intensified by the proposed hotel use. There is a 20-mph speed limit on the road network around the site which will contribute to road safety for pedestrians and cyclists, and a swept path analysis has been undertaken to show that vehicles will be able to move safely through the site and connect to the surrounding road network.

Conclusion in relation to Design, Quality and Place

The development is in accordance with NPF4 Policy 14 in terms of improving the quality of this urban area and being consistent with the six qualities of successful places, and complies with the relevant LPD policies on design, transport, and delivery.

Conclusion in relation to the Development Plan

The proposed development broadly complies with the provisions of NPF4 and the LDP and there is not considered to be any significant issues of conflict.

c) Other matters to consider

The following matters have been identified for consideration:

Emerging policy context

On 30 November 2022, the Planning Committee approved the Schedule 4 summaries and responses to Representations made, to be submitted with the Proposed City Plan 2030 and its supporting documents for Examination in terms of Section 19 of the Town and Country Planning (Scotland) Act 1997. At this time 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. The scheme provides accessible access to all users of the development and two accessible hotel bedrooms.

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 objections

- the demolition of 40 Rose Street erodes the original hierarchy of buildings and further depletes the dwindling survivals of this era.
- too much as 'facadism' where little consideration has been given to a more reparative approach to historic building conservation.

- the addition of a floor to the top of 15-19 Hanover Street, set back behind railings is not appropriate and will change the scale, massing and appearance of the building and the street.
- the architecture for the central core is too tall, too 'blocky' and heavily massed, and the streetscape when viewed from the Old Town will lose the multiple layering of built heritage.
- the proposed building at 38a Rose Street will be conspicuous behind the facade of 70-71 Princes Street and will block a glimpse of the slated roofs of Queen Street behind, and engineered stone elevations are not appropriate.
- the proposed new building at 40 Rose Street will contribute to the progressive 'canonisation' and degradation of the area - the new building should be lower than its neighbour, with a pitched and slated roof and no attic storey; and
- there is potential for conflict with active travel routes and modes and frequency of movements in terms of customers and deliveries.

The impacts of the proposed demolitions, alterations and new buildings on the historic environment are assessed in sections a) and b) (under sub-heading Historic Assets and Places) of the assessment. These are judged to comply with the relevant NPF4 and LDP policies.

Safety for pedestrians and cyclists around the site is assessed in section b) of the assessment under sub-heading Design, Quality and Place (Servicing). This is judged to be at any acceptable level in the context.

general comments

- the reinstatement of the original windows to the first floor of 7-11 Hanover Street is supported, but the windows may have been longer and had pediments at this time; and
- the stone cladding at 7-11 Hanover Street should be chosen to match the surviving stone of 7-11 Hanover Street and should be done in consultation with British Geological Survey or an organisation with similar expertise.

These issues are addressed in section a) of the assessment. A condition has been added to ensure that all external construction materials are appropriately specified and detailed.

support comments.

- the re-use of the former tearooms and under-utilised upper floors for hotel use, and the retention of active frontages on Hanover Street and Princes Street are positive elements of the scheme.

Conclusion in relation to other matters considered.

The proposals do not raise any issues in relation to other material considerations identified.

Overall conclusion

The proposal is acceptable with regard to Section 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 in terms of preserving the

special historic and architectural interest of the listed buildings and their settings. The character and appearance of the conservation area will be preserved and enhanced.

Overall, the development is in accordance with the development plan. The revised scheme will deliver a sustainable and well-designed hotel development with active uses at street level. The proposals include design features that will contribute to climate mitigation and adaptation, as well as encouraging biodiversity. The development will support the existing mixed uses surrounding the site and is consistent with the six qualities of successful places as set out in NPF4. The design draws on the unique historic and architectural characteristics of the site and will create a new sense of place.

Any deviations from Council policy or guidance are relatively minor and balanced by the wider benefits of the development in terms of the sensitive redevelopment of under-used listed buildings in appropriate uses that will contribute to the regeneration of Princes Street and the surrounding area.

Other material considerations support the presumption to grant planning permission.

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. No demolition or development shall take place on the site until the applicant has submitted a proposed programme of archaeological work (historic building recording, public engagement, interpretation analysis and reporting, publication) which has been approved in writing by the Planning Authority, having first been agreed by the City Archaeologist. The applicant shall implement the approved programme of archaeological work, before and during construction works. The report of the findings/recordings shall be submitted to and approved in writing by the Planning Authority, having first been approved by the City Archaeologist.
3. A detailed specification, including trade names where appropriate, and sources of all the proposed external materials shall be submitted to and approved in writing by the Planning Authority before any of these materials are used on site. Note: samples of the materials may be required.
4. Details of the salvaged stonework construction for the ground floor elevation of the new building at 38a Rose Street shall be submitted to and approved in writing by the Planning Authority before work is commenced on this element of the frontage.

5. Details of the proposed planting for the blue/green roofs shall be submitted to and approved in writing by the Planning Authority. The approved planting scheme shall be fully implemented within one month of the completion of the development.
6. Prior to construction, the applicant must provide the Planning Authority with written confirmation that Scottish Water accepts the proposed surface water discharge to the existing network.
7. A series of bat presence/absence surveys shall be carried out between May and August 2024 to confirm whether any roosting bats are present. The results of these surveys must be submitted to the Planning Authority without delay after each survey. If any evidence of roosts are found all work in the affected areas must pause with immediately effect and the applicant must inform the Planning Authority and seek advice from NatureScot. Work should not recommence without the written permission of the Planning Authority.
8. Details of the proposed external lighting strategy, including the proposed fittings and locations, shall be submitted to, and approved in writing by the Planning Authority before any external light fittings are installed.
9.
 - i) Prior to the commencement of construction works on site:
 - a) A site survey (including intrusive investigation where necessary) must be carried out to establish, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and
 - b) Where necessary, a detailed schedule of any required remedial and/or protective measures, including their programming, must be submitted to, and approved in writing by the Planning Authority.
 - ii) Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided for the approval of the Planning Authority.
10. The ventilation details as shown in drawings RPS-RYB-XX-00-DR-M-57001 dated December 2023, RPS-RYB-XX-00-DR-M-57002 dated December 2023 and 20757-FJA-00-EL-DR-A-PL25 Rev P05 and dated 05/02/24 for 7-11 Hanover Street shall be installed and fully functioning prior to the start of operations on site.
11. The noise mitigation measures and recommended maximum plant specifications specified within RMP Noise Impact Assessment Technical Report No. R-9704-MP3-RGM and dated 11th October 2023 shall be installed, operational and designed, prior to the start of operations on site.

12. A further assessment of the plant noise breakout, assessment and mitigation shall be undertaken once the separating walls/floor/ceiling specifications, plant specifications and gym noise and vibration control measures have been confirmed. These measures shall be submitted to the Planning Authority and agreed in writing prior to occupation of the development.
13. Commercial cooking operations within the Class 3 café premises at 70-71 Princes Street and the Class 7 hotel hereby approved (premises with no cooking odour ventilation extraction proposed) shall be restricted to the use of 1 microwave, 1 soup kettle, 1 single sandwich Panini maker and coffee machine only; no other forms of commercial cooking shall take place without the prior written approval of 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 interests of archaeological heritage.
3. In order to safeguard the character of the statutorily listed buildings and preserve the character and appearance of the conservation area.
4. In order to retain and/or protect important elements of the existing character of the site.
5. In order to encourage and support biodiversity.
6. In order to ensure that the drainage infrastructure is adequate.
7. In order to safeguard protected a European protected species.
8. In order to safeguard the character of the statutorily listed buildings and preserve the character and appearance of the conservation area.
9. In order to ensure that the site is suitable for redevelopment, given the nature of previous uses/processes on the site.
10. In order to protect the amenity of the occupiers of the development and surrounding properties.
11. In order to protect the amenity of the occupiers of the development and surrounding properties.
12. In order to enable the planning authority to consider this/these matter/s in detail.
13. In order to protect the amenity of the occupiers of the development and surrounding properties.

Informatives

It should be noted that:

1. 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.
2. 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.
3. The applicant should develop a Travel Plan including the provision of public transport travel passes, a Welcome Pack, a high-quality map of the neighbourhood (showing cycling, walking and public transport routes to key local facilities) and timetables for local public transport.
4. The applicant should be aware of the potential impact of the proposed development on the Edinburgh Tram and the Building Fixing Agreement. Further discussions with the Tram Team will be required prior to construction.

Background Reading/External References

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

Further Information - Local Development Plan

Date Registered: 3 November 2023

Drawing Numbers/Scheme

01,02,03A,04A,05,06A,07A,08,09A,10A,11,12A,13A,14,15A-18A,19,20A-29A,30-38,39A-51A,52,53A-55A+56-69

Scheme 2

David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Clare Macdonald, Senior Planning Officer
E-mail: clare.macdonald@edinburgh.gov.uk

Summary of Consultation Responses

NAME: Archaeologist

COMMENT: The proposed development has archaeological impacts due to the demolition of a C listed building (40 Rose Street) and part of a category B listed building (38a Rose Street under 70-71 Princes Street).

Accordingly, a condition should be applied to ensure that a programme of archaeological work, including provision for public/community engagement, is undertaken prior to and during development.

DATE: 11 January 2024

NAME: Transport Planning

COMMENT: No objections subject to the application of appropriate conditions/informatives regarding a Travel Plan and tram safety.

DATE: 20 February 2024

NAME: Historic Environment Scotland

COMMENT: The proposals do not raise historic environment issues of national significance and therefore HES does not object.

Demolition of 40 Rose Street

This building has late eighteenth-century origins. The loss of an original building of the First New Town would normally be of concern. However, the sequence of alterations (outlined in the Heritage and Townscape Assessment) has resulted in the removal of much original fabric and character. HES does not therefore consider that demolition would have a significant negative impact on the Outstanding Universal Value (OUV) of the Old and New Towns of Edinburgh World Heritage Site.

National Galleries on The Mound (category A listed)

The elevation of the proposed replacement building for 40 Rose Street would match the wall-head height of the adjacent historic building, with an additional set-back storey. This new height - and when the proposal for 38a Rose Street is also considered - would result in an overall increase in the density of development in this location. Whilst this would have some adverse impacts, HES is not anticipating any significant negative impacts on the OUV. Consideration should be given to using a wider variety of materials on the new build, to help differentiate the individual components of the site.

The proposals for the remaining and retained listed buildings would have no negative impacts on the OUV.

New Town Gardens and setting of A listed building.

HES does not think the development would have an impact on the significance of the New Town Gardens (Designed Landscape). The application's supporting visualisations indicate the proposed development would be visible in certain views, both close to the buildings and in more distant views across Waverley Valley. These additions would not impact on the significance of the Galleries setting as they would be seen against the background of existing buildings.

DATE: 15 December 2023

NAME: Edinburgh World Heritage

COMMENT: The site in question lies in an important location in the First New Town of the World Heritage Site and contains a number of buildings of national as well as local importance.

Whilst noting some areas of careful heritage consideration in the proposals, EWH has some concerns regarding the impact of the proposals on the World Heritage Site. The proposed demolition of 40 Rose Street would constitute the total loss of a listed building. Whilst EWH notes that the building has been significantly altered, it retains some value as an irreplaceable example of the characteristically modest historic buildings of Rose Street. The subsequent proposed new development along Rose Street would fail to take the opportunity of reflecting the lower heights and hierarchy of this street in relation to Hanover and Princes Street - an important characteristic of the First New Town and its contribution to the World Heritage Site. The same impact arises in the height of the proposed eastern block, which in View 6 visually disrupts this hierarchy by rising significantly above the principal Princes Street frontage. The introduction of a glazed rooftop bar also represents some harm due to impact on roofscape character (mostly visible in medium to long views).

EWH considers that the proposals represent a level of harm to the OUV of the World Heritage Site and cannot therefore support the proposals in their current form.

DATE: 20 December 2023

NAME: Environmental Protection

COMMENT: Environmental Protection has no objection to this proposal subject to the application of conditions regarding ventilation details and implementation, plant noise, cooking operations and site contamination.

DATE: 22 February 2024

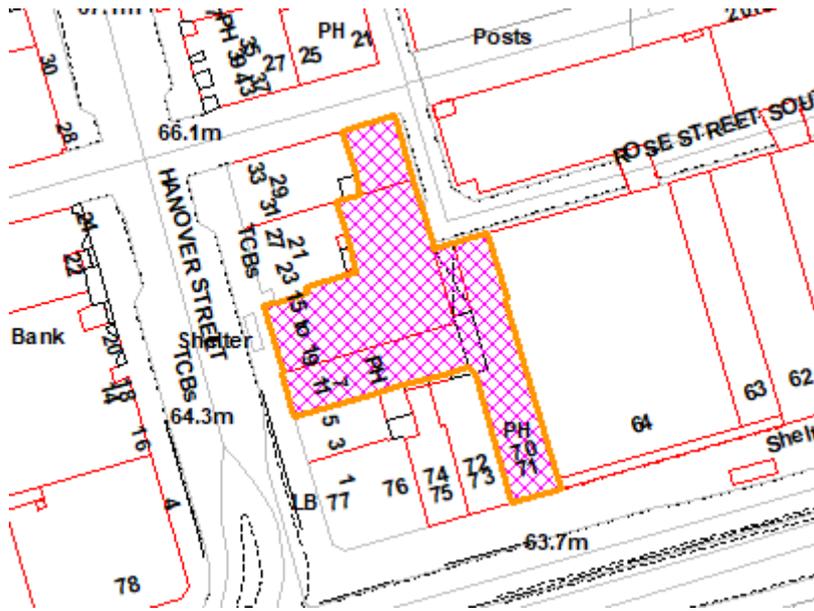
NAME: New Town/Broughton Community Council

COMMENT: No comments received.

DATE:

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

Location Plan



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