

**Listed Building Consent Application 07/00614/LBC
at
272 Portobello High Street
Edinburgh
EH15 2AT**

**Development Quality Sub-Committee
of the Planning Committee**

1 Purpose of report

To consider application 07/00614/LBC, submitted by The Blue Bean Restaurant. The application is for: **The provision of new front windows and the removal of 2 sections of internal walls**

It is recommended that this application be **GRANTED**

2 The Site and the Proposal

Site description

The application relates to the ground floor of a 2-storey building from the later 19th century. The shopfront has had later alterations, and the building forms part of a 33-bay group of tenements, with shop accommodation at ground level. The restaurant is located on the main Portobello High Street.

It is a category Cs listed building listed on 04.07.1985, ref. 27495.

This property is located within the Portobello Conservation Area.

Site History

No relevant site history.

Description of the Proposal

The proposal is for the creation of two sets of French windows to the front elevation and internal alterations to remove two walls. A section of masonry will be removed from below the existing windows to create the French windows. The new windows will be constructed of timber sections with an astragal pattern and will be painted dark blue to match existing.

Internally a section of wall separating the front and rear sections of the property will be removed leaving nibs and a downstand and an existing doorway will be reinstated.

3 Officer's Assessment and Recommendations

Determining Issues

Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against granting of permission.

Do the proposals preserve the building or its setting or any features of special architectural or historic interest which it possesses? If not, there is a presumption against the granting of permission. For the purposes of this issue, "preserve", in relation to the building, means preserve it either in its existing state or subject only to such alterations or extensions as can be carried out without serious detriment to its character.

Do the proposals preserve the building or its setting or any features of special architectural or historic interest which it possesses? If not, there is a presumption against the granting of consent.

Do the proposals comply with the development plan?

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

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

ASSESSMENT

To address these determining issues, the Committee needs to consider whether:

a) The proposals have an adverse impact on the character of the listed building.

a) The existing windows are not original and do not contribute to the architectural character of the listed building. The proposed French windows will be a contemporary addition and will retain the appearance of the front elevation as they will reflect the form of the existing windows through the use of a solid panel at cill level and continuing the astragal pattern on the upper panes. The doors which will be constructed using timber sections are a high quality alteration to this listed building.

The internal alterations are of a minimal nature and will not result in any diminution of internal character. There are no areas of architectural merit and the removal of the rear internal wall and reinstatement of a doorway is acceptable.

The proposals comply with the development plan and non-statutory guidelines and have no adverse impact on the character of the listed building. There are no other material planning considerations, which outweigh this conclusion.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Grainne Lennon on 0131 529 3543
Ward affected	A17 - Portobello/Craigmillar (NEW)
Local Plan	North East Edinburgh Local Plan
Statutory Development Plan Provision	District Shopping Centre
Date registered	12 March 2007
Drawing numbers/	01-04
Scheme	Scheme 1

Advice to Committee Members and Ward Councillors

The full details of the application are available for viewing on the Planning and Building Control Portal: www.edinburgh.gov.uk/planning.

If you require further information about this application you should contact the following Principal Planner, Nancy Jamieson on 529 3916. Email: nancy.jamieson@edinburgh.gov.uk.

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail gavin.king@edinburgh.gov.uk or carol.richardson@edinburgh.gov.uk

Application Type Listed Building Consent Application
Application Address: 272 Portobello High Street
Edinburgh
EH15 2AT
Proposal: The provision of new front windows and the removal of 2 sections of internal walls
Reference No: 07/00614/LBC

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

Scheme 1 was advertised on 23 March 2007 and attracted 5 letters of representation.

Three letters were received from neighbours and two letters were received from the Portobello Amenity Society objecting to the proposals.

The material points of objection/concern are:

- a. Conservation and Design issues, taken account of in assessment a.:
 - Out of character with the listed building

Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.

Planning Policy

The site is within an area allocated as a 'District Shopping Centre' in the North East Edinburgh Local Plan, where there is presumption to retain and maintain retail shopping as the principle use.

The site is also within the Town Centre on the Finalised Edinburgh City Local Plan.

Relevant Policies:

Relevant policies of the North East Edinburgh Local Plan

Policy E18 (LISTED BUILDINGS) sets out criteria for assessing proposals affecting a listed building and its setting, including alterations, extensions and changes of use.

Policy E28 (WINDOW ALTERATIONS): sets out criteria for assessing window alteration and replacement proposals to listed and non-listed buildings in defined areas (with examples).

Relevant policies of the Edinburgh City Local Plan

Policy Env 3 (Listed Buildings – Alterations & Extensions) identifies the circumstances in which alterations and extensions to listed buildings will be permitted.

Relevant Non-Statutory Guidelines

Non-statutory guidelines 'ALTERATIONS TO LISTED BUILDINGS' provide general guidance for assessing proposals for both internal and external alterations.

Non-statutory guidelines on 'REPLACEMENT WINDOWS AND DOORS' supplement local plan conservation and design policies, providing additional guidance on window and door alterations.

Non statutory Guidelines on Commercial Frontages supplement Local Plan Policies by providing guidance on shop frontages, shop front security, adverts and signs and blinds and canopies.

Application Type Listed Building Consent Application
Application Address: 272 Portobello High Street
Edinburgh
EH15 2AT
Proposal: The provision of new front windows and the removal of 2
sections of internal walls
Reference No: 07/00614/LBC

Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **GRANTED** subject to the conditions below.

Conditions

1. The works hereby permitted shall be commenced no later than five years from the date of this consent.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

INFORMATIVES

It should be noted that:

1. This consent is for listed building consent only. Work must not begin until other necessary consents, e.g. planning permission, have been obtained.

End

Application Type Listed Building Consent Application

Proposal: The provision of new front windows and the removal of 2 sections of internal walls

Reference No: 07/00614/LBC



Location Plan

Reproduction from the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright.

Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence Number 100023420 The City of Edinburgh Council 2005.