

**Listed Building Consent Application
at
3 Shandwick Place
Edinburgh
EH2 4RG**

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

Proposal: Paint door and window frames and internal shop fit out (in retrospect), install air-conditioning unit to rear and erect signage (as amended)
Applicant: Subway
Reference No: 04/02726/LBC

1 Purpose of report

To recommend that the application be **GRANTED** subject to;

Conditions

1. The works hereby permitted shall be commenced no later than five years from the date of this consent.
2. The application shall be referred to the Scottish Ministers prior to determination.

Reasons

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

2 Main report

Site description

The application property is a shop occupying the ground floor of a three storey and attic classical style terraced building on a corner block, dating from circa 1813 with a modern bay window at ground level. The building is category B listed (Dalry Ward) and situated within the New Town Conservation Area and World Heritage Site.

Site history

June 2004 - consent refused to erect fascia, window and post mounted signs and internal shop fit out (03/04698/LBC).

June 2004 - consent refused to erect fascia, window and post mounted signs (04/00989/ADV).

Related Planning History

June 2002 - consent granted to erect two illuminated wall signs and one totem sign at 51 + 55 George Street (02/00439/ADV).

August 2000 - consent granted to erect signage, including totem sign, at 55A Frederick Street (00/02239/ADV).

September 2000 - consent granted to erect signage, including totem sign, at 55A Frederick Street (00/02239/LBC).

Development

The application is for the repainting of the external timber in dark green and internal shop fit out (in retrospect) and installation of an air conditioning unit to the rear and signage as follows:

- an internally illuminated stainless steel box sign with cut out letters within the recess of the fanlight above the door;
- an internally illuminated stainless steel box sign with cut out letters attached to the railings on the entrance platt;
- an internally illuminated aluminium box sign with cut out letters and a neon sign suspended behind the shop glazing.

The original scheme proposed aluminium box signs above the door and on the platt.

Consultations

No consultations undertaken.

Representations

The application was advertised on 10 September 2004. One representation was received from the AHSS objecting to the proposed signboard on the railings, as this is unsightly and would add to the unnecessary clutter in Shandwick Place.

Policy

Central Edinburgh Local Plan, Mixed Activities Zone.

Relevant Policies:

Policy CD2 (LISTED BUILDINGS) sets out criteria for assessing proposals affecting listed buildings and seeks to safeguard their character and setting.

Policy CD24 (SHOP SIGNS) sets out criteria for assessing proposals involving shop signs and shopfront advertising, including illuminated signs.

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

Non-statutory guidelines 'ADVERTISEMENTS AND SIGNS' set criteria for assessing such proposals.

Non-statutory guidelines on 'COLOUR OF BUILDINGS' provide guidance on this matter, in support of local plan conservation and design policies.

3 Conclusions and Recommendations

Determining Issues

The determining issues are:

- do the proposals preserve the buildings or their settings or any features of special architectural or historic interest which they possess? If they do 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 plan, are there any compelling reasons for approving them?

Assessment

To address the determining issues, the Committee needs to consider whether the proposals have an adverse impact on the character of the listed building.

The paint colour for the external timber is appropriate in this context as the majority of surrounding shopfronts are painted in strong dark colours. There are no significant internal architectural features.

The air conditioning unit will be sited in an inconspicuous location on the rear elevation beside an existing extract duct.

The proposed signage on the building is constructed in appropriate high quality materials and located discreetly on the frontage to avoid interference with architectural detailing. The use of the fanlight recess for signage is an acceptable compromise in order to provide a sign at normal fascia height without impacting on the V-jointed stonework or string course above. The fanlight is currently blocked up with a wooden panel and the door and timber surround is modern.

The totem sign to be fixed to the railings is similar to other stainless steel box signs approved in George Street and Frederick Street. The scale of the sign is modest to ensure that the sign does not significantly affect the appearance of the railings.

The proposals comply with the development plan and non-statutory policies 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, subject to the conditions stated.

Alan Henderson

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Ward affected 30 -Dalry

Local Plan Central Edinburgh

**Statutory Development
Plan Provision** Mixed Activities Zone

File AF

Date registered 19 August 2004

**Drawing numbers/
Scheme** 01 + 05-12
Scheme 2