

**Listed Building Consent Application**  
**at**  
**1 Waterfront Avenue**  
**Edinburgh**  
**EH5 1SG**

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

**Proposal:** Alterations to railway platform by the removal and making good (in part) of its southern end  
**Applicant:** Wm Morrison Supermarkets Plc  
**Reference No:** 04/02408/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 relates to the former railway station at Granton gasworks, the associated brick and slab platform and the high rubble screen wall that runs south of the building.

The building, the wall and the platforms are category 'B' listed. They were designed by W.R.Herring and date from 1898-1904 (with later 20th century alterations). It is a two-storey, 7 bay rectangular former railway station and office block for the gasworks. The design is in Plain Edwardian Classical style with Baroque pediment and is built in red brick with contrasting yellow brick and ashlar sandstone dressings.

The railway platforms run north-south adjoining the side elevations of the building. They have engineering brick sides, corbelled out beneath projecting concrete kerbstones. The surface has been asphalted.

### Site history

March 2004 - Planning permission approved for reserved matter application for the erection of residential/commercial development to include the consideration of reserved matters regarding height, massing, numbers and parking (03/4608/REM).

April 2004 - Planning permission granted in outline for the erection of residential/commercial development encompassing 130 flatted units, associated roads and temporary car parking (as amended) (03/3665/REM).

June 2004 - Planning application submitted for retail development/Class 1, ground floor unit premises for alternative Class 1, 2 and or 3 with office use Class 2 and or 4 above office use Class 4, bar/restaurant, residential accommodation for students and or key workers, petrol filling station, car parking, means of access and associated landscaping works (04/2410/FUL). Decision pending.

### Development

The application is to truncate the southern platform by reducing its length by 26 metres and make good the brickwork and surfaces to match. At the same time, the rubble screen wall to the east is to be reduced in length by the same amount and the end part stepped down in height. This is required in order to make way for a petrol filling station and associated landscaping site indicated in the West Granton Local Centre (Phase 2) planning application/masterplan.

### Consultations

No consultations undertaken.

## **Representations**

The application was advertised on 30 July 2004. One letter of representation has been received commenting that:

The industrial railway of this area is significant in Edinburgh history and it is important that as much as possible of the visible remains are preserved.

## **Policy**

The site is allocated as Granton Partnership Area, BUS 3 - Principal Development Site, in the North West Edinburgh Local Plan.

### Relevant Policies:

Policy E4 seeks to safeguard the character and setting of listed buildings. Non-statutory guidelines 'ALTERATIONS TO LISTED BUILDINGS' provide general guidance for assessing proposals for both internal and external alterations.

Policy ED1 outlines the acceptable uses within areas defined 'business' on the proposals map.

Policy ED5 states that for land within the Granton Partnership area, Policy ED1 will be applied together with additional provisions relating to a range of employment purposes, and to the protection and, where appropriate, enhancement of specific areas within the Partnership area.

## **3 Conclusions and Recommendations**

### **DETERMINING ISSUES**

The determining issues are:

- Do the proposals preserve the building or its setting or any features of special architectural or historic interest which it possesses? 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.

Whilst the proposal requires the loss of a substantial amount of the original listed fabric, it is currently in a poor condition. The truncation and rebuild will conserve and enhance what remains, thereby re-inforcing the building's integrity. The objector's comments are addressed by this conservation of the truncated form.

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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**Alan Henderson**  
Head of Planning and Strategy

**Contact/Tel** Duncan Robertson on 0131 529 3560 (FAX 529 3717)

**Ward affected** 09 -Pilton

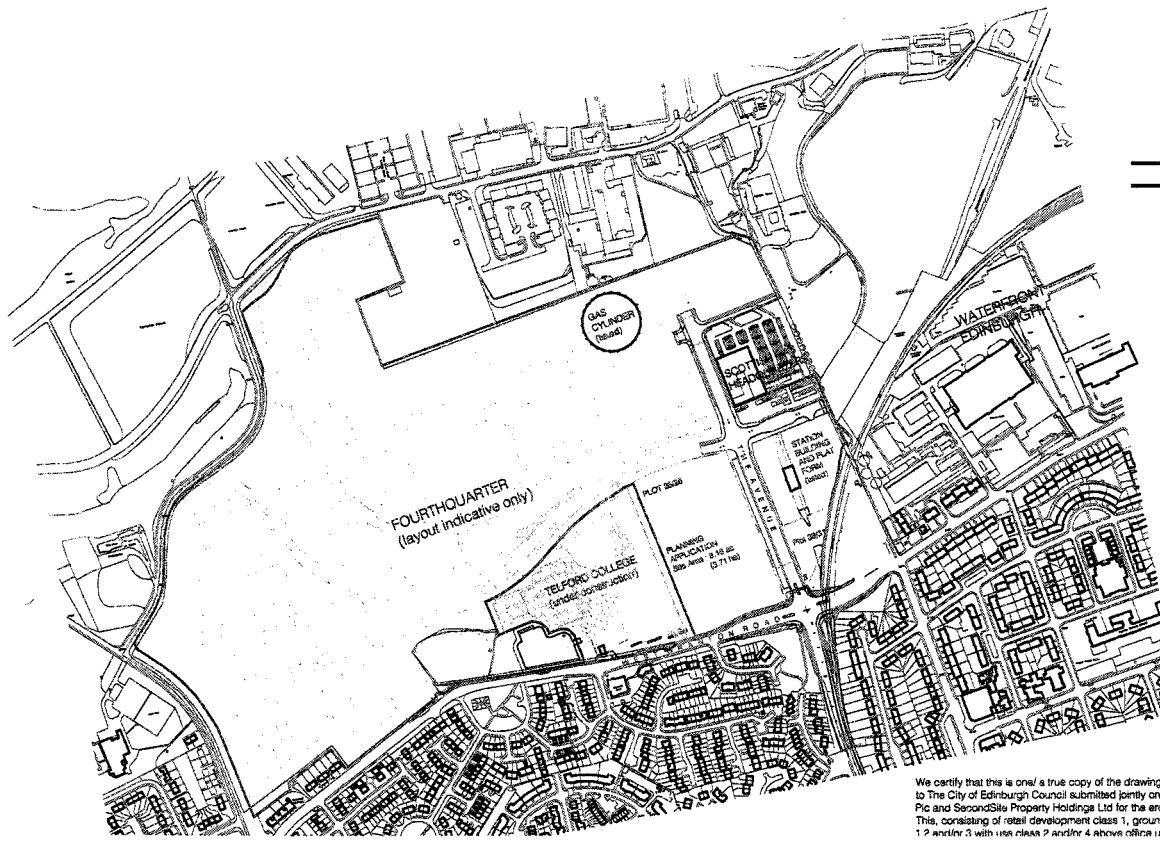
**Local Plan** North West Edinburgh

**Statutory Development  
Plan Provision** Business Use (Bus 3)

**File** A/F

**Date registered** 20 July 2004

**Drawing numbers/  
Scheme** 01 - 05  
Scheme 1



——— Application Site  
 ——— Area in ownership of  
 SecondSite Property  
 Holdings Limited

NORTH

04/02/08/CEC  
 AS 2 JUN 08

We certify that this is one/ a true copy of the drawing referred to in the Planning Application  
 to The City of Edinburgh Council submitted jointly on behalf of Wm Morrison Supermarkets  
 Plc and SecondSite Property Holdings Ltd for the erection of a Local Centre development.  
 This, consisting of retail development class 1, ground floor unit premises for alternative class  
 1 2 and/or 3 with use class 2 and/or 4 above office use class 4, bar/restaurant, residential