

**Listed Building Consent Application**  
**at**  
**43-45 Lothian Road**  
**Edinburgh**  
**EH1 2DJ**

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

**Proposal:** Alterations to form new restaurant, new frontage and erection of associated signage (fascia sign and projecting sign) (in retrospect)  
**Applicant:** Cafe Nero.  
**Reference No:** 04/00470/LBC

**1 Purpose of report**

To recommend that the application be **REFUSED AND ENFORCED**

**Reasons**

1. The proposal is contrary to Central Edinburgh Local Plan Policy CD2, in respect of Listed Buildings, as the new fascia sign and tiled stallriser and steps detract from the character of the listed building.
2. The proposal is contrary to Central Edinburgh Local Plan Policy CD23, in respect of Shopfront Design, as the tiled stallriser and steps are not a traditional finish and adversely affect the character of the building.
3. The proposal is contrary to Central Edinburgh Local Plan Policy CD25, in respect of advertising, as the fascia sign, by nature of its projection and materials, does not represent a discreet form of signage.

4. The proposal is contrary to Non Statutory Guidelines in respect of Shopfront Design and Conservation, as the use of tiles on the stone stallriser and steps is an inappropriate use of an unsympathetic material
5. The proposal is contrary to the Non-Statutory Guidelines in respect of Advertisements and Signs, as the fascia sign does not represent an improvement on the previous frontage.

## **2 Main report**

### **Site description**

This application relates to a ground floor shopfront of a three storey and attic terraced building. The building is category C(S) listed building and is within the West End Conservation Area and World Heritage Site.

### **Site history**

2/9/02 - consent granted to change use to Class 2

24/3/03 - consent granted for new shopfront and signage

Concurrent planning application to change the use of unit from shop to cafe (approved 16/04/04)

### **Development**

This is a retrospective application to install a new timber framed frontage and a new aluminium fascia and projecting sign. Internal alterations have also been carried out.

### **Consultations**

No consultations undertaken.

### **Representations**

No representations have been received.

### **Policy**

The site is within the Mixed Activities Zone of the Central Edinburgh Local Plan

## Relevant Policies:

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

Policy CD23 (SHOPFRONT DESIGN) promotes high standard shopfront design and sets out criteria for assessing shopfront proposals.

Policy CD25 (ADVERTISING) imposes restrictions on advertising on commercial buildings other than shopfronts and states that high level advertising will not be permitted.

Non-statutory guidelines on 'SHOPFRONTS - DESIGN AND CONSERVATION' supplement local plan conservation and design policies, providing additional guidance on shopfront conservation and design.

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

## **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.

This is a retrospective application to install a new shop frontage and signage.

Although the previous frontage was of reasonable quality, it was not original and its replacement with a good quality timber framed frontage is considered acceptable. However, although the drawings do not indicate any alteration to the stall riser and steps, it is noted that tiles have been applied to these areas and this detracts significantly from the character of the building.

The previous fascia sign was in poor condition . It did, however, have a timber frame, did not project excessively from the face of the building and, in terms of materials, related well to the frontage. The replacement fascia has been formed in aluminium and has a pronounced projection, unlike the previous sign. The combination of this projection and the use of two different materials for frontage and sign has resulted in a less than satisfactory frontage which does not represent an improvement on the previous situation.

Internally, it proposed to carry out general refitting works and form two new openings in the existing dividing wall. These works will not affect the character of the building.

The proposals fail to comply with the development plan and non-statutory policies and would have an 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 refuses this application for the reasons stated. It is further recommended that enforcement action is taken to ensure the removal of the fascia sign and tiles from the stallriser and steps.

  
PP **Alan Henderson**  
Head of Planning and Strategy

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**Contact/tel** Martin Easson on 0131 529 3989 (FAX 529 3717)

**Ward affected** 32 -Tollcross

**Local Plan** Central Edinburgh Local Plan

**Statutory Development  
Plan Provision** Mixed Activities

**File**

**Date registered** 11 March 2004

**Drawing numbers/  
Scheme** 01-04,08  
Scheme 2