

**Full Planning Application  
at  
44A Raeburn Place  
Edinburgh  
EH4 1HL**

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

**Proposal:** Install new shop front (in retrospect)  
**Applicant:** Mr Morrison  
**Reference No:** 04/01101/FUL

**1 Purpose of report**

To recommend that the application be **GRANTED**

**2 Main report**

**Site description**

The application property is a 19th century single storey projecting shop with a classically detailed surround. The shop projects from a two storey terrace, dating from 1814. The buildings are category B listed (Stockbridge Ward) and situated within the New Town Conservation Area.

**Site history**

There is no relevant planning history for this site.

## **Development**

The application is for the removal of the existing modern timber infill and replacement with a dark blue finished aluminium framed infill, in retrospect. The installed signage forms part of separate applications for listed building consent and advertisement consent.

The original scheme proposed a deeper fascia panel.

## **Consultations**

No consultations undertaken.

## **Representations**

The application was advertised on 30 April 2004. Two letters of representation were received from neighbours objecting to the proposals on the following grounds:

- new infill makes no acknowledgement to the framework and detracts from the integrity of the building;
- poor quality of finishes and detailing
- no improvements have been made to the roof and side elevations.

## **Policy**

Relevant Policies:

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

Policy CD4 (CONSERVATION AREAS) requires that developments in a conservation area retain all features which contribute to the area's character and appearance.

Policy CD5 (CONSERVATION AREAS - REDEVELOPMENT) sets out the criteria against which new development in conservation areas will be assessed, and seeks to preserve or enhance their character and appearance.

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

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

### 3 Conclusions and Recommendations

#### Determining Issues

The determining issues are:

- do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against the 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 they do not, there is a presumption against the granting of permission. For the purposes of this issue, "preserve", in relation to a 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 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:

- a) whether the proposals have an adverse impact on the character or appearance of the conservation area;
- b) whether the proposals adversely affect the listed building or its setting;
- c) whether the proposals are detrimental to residential amenity.

a) The character of the New Town Conservation Area is described in the Central Edinburgh Local Plan as follows:

*"A planned urban concept of European significance, the New Town has an overriding character of Georgian formality. The First New Town, built to James Craig's 1767 plan, has experienced significant redevelopment, while the Second, Third and Fourth New Towns, which were laid out on estates to the north, east and west retain most of their original buildings. Stone built terrace houses and tenements, built to the highest standards, overlook communal private gardens; to the rear are lanes with mews buildings, many of which are now in housing use. The importance of the area therefore lies in the formal plan layout of buildings, streets, mews and gardens and in the quality of the buildings themselves. Many of the New Town's buildings are listed category 'A' of national importance and the area contains some of the city's finest interiors."*

The removed modern timber infill was of no architectural merit and detracted from the appearance of the original surround in terms of the ratio of solid to void. The installed infill, which is minimalist in section and of high quality aluminium construction, provides an extensive area of glazing which restores appropriate proportions to the frontage and visual emphasis on the decorative historic surround. The use of modern materials is appropriate in the context of Raeburn Place, which contains many contemporary shopfronts amongst historic examples. In this case, there is no evidence of the form of the original infill therefore restoration was not an option. The dark blue colour scheme is conducive to the original architectural detailing and appropriate in the street scene.

b) The new infill is sympathetic to the listed structure in terms of design, materials and colour and therefore has no adverse impact on character.

While the opportunity could have been taken to improve the condition of the roof and side elevations, remedial works were not included in this application.

c) There are no residential amenity concerns.

The proposals comply with the development plan and non-statutory policies, have no adverse effect on the character or appearance of the conservation area or the setting of the listed building, and have no detrimental impact on residential amenity.

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*

**Alan Henderson**  
Head of Planning and Strategy

**Contact/tel** Clare Macdonald on 0131 529 3510

**Ward affected** 17 -Stockbridge

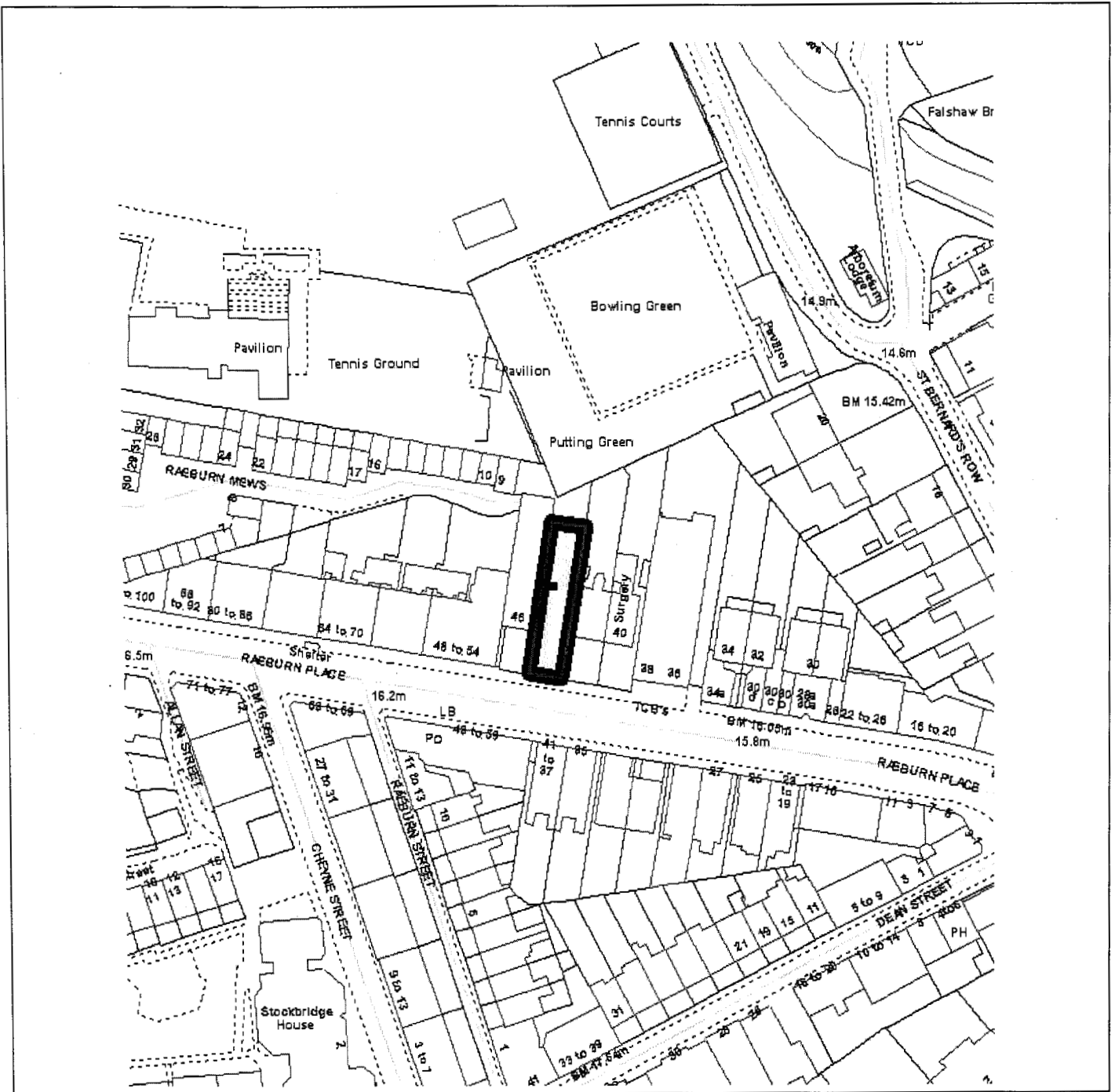
**Local Plan** Central Edinburgh

**Statutory Development  
Plan Provision** Housing and Compatible Uses

**File** AF

**Date registered** 20 April 2004

**Drawing numbers/  
Scheme** 01-03 + 05-06  
Scheme 2



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# **PLANNING APPLICATION**

<b>Address</b>	<b>44A Raeburn Place, Edinburgh, EH4 1HL</b>		
<b>Proposal</b>	<b>Install new shop front (in retrospect)</b>		
<b>Application number:</b>	<b>04/01101/FUL</b>	<b>WARD</b>	<b>17- Stockbridge</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			