

**Full Planning Application 04/04072/FUL**  
at  
**7-9 Rothesay Place**  
**Edinburgh**  
**EH3 7SL**

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

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**1 Purpose of report**

To consider application 04/04072/FUL, submitted by Festival Inns Ltd. The application is for: **Change of use and conversion of hotel to residential use**

It is recommend that this application be **GRANTED** subject to the conditions in Appendix B.

**2 The Site and the Proposal**

**Site description**

The application property takes the form of three former townhouses built between 1875-92 and are 3-storey with attic and basement levels. The buildings are currently linked internally and are in use as hotel accommodation.

The buildings are category B listed (Item No. 1956) and are located within the New Town Conservation Area and World Heritage Site.

**Site history**

January 2005 - applications are pending consideration for the change of use and conversion of the hotel annexe to 4 flats at 6 Rothesay Place (04/04071/FUL) and for the conversion of existing offices to form 4 flats at 3 Rothesay Place (04/03071/FUL).

The associated application for listed building consent is determined under delegated powers (04/04072/LBC).

### **Description of the Proposal**

The proposals involve the change of use of this existing hotel to form 15 residential units. The hotel currently occupies three former townhouses and has an annexe at No. 6 Rothesay Place. The proposed external alterations include:

- Removing an existing lift motor room at roof level and restoring the cupola.
- Removing the emergency escape stair on the rear elevation and installing glazed doors in the remaining openings.
- Enlarging two existing windows on the rear elevation.
- Forming timber glazed doors to the existing rear outshoots.

No parking is available on site.

## **3 Officer's Assessment 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 proposed use is acceptable in this location;

b) whether the proposals have an adverse impact on the building or its setting;

c) whether the proposals have an adverse impact on the character or appearance of the conservation area;

d) whether the proposals are detrimental to residential amenity or road safety.

a) The proposed residential use is supported by policy CD 3 (Listed Buildings - Uses) as this will see the restoration of the original use of these former townhouses. Although the proposals will result in the more units being created than was originally designed, the proposals can be undertaken in a manner sympathetic to the character of these historic buildings.

The surrounding area is currently a mix of office and residential accommodation and the proposed residential use will be compatible with these uses and will achieve an acceptable level of amenity.

The proposed sub-division of these properties can be undertaken with no unacceptable loss to architectural or historic character, with adequate amenity for occupiers and, with further provision for residents' parking, will not worsen on-street parking.

The proposed residential use is acceptable in this location.

b) The proposed external alterations will see the restoration of the original roof cupola and the removal of the unsightly lift motor room. The removal of the rear fire escape stair will also enhance the rear elevation with other alterations to existing windows sympathetic to the overall fenestration of this elevation.

The proposals will have no adverse impact on the building or its setting.

c) 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 proposed alterations are largely restricted to the rear elevation and will see the removal of the unsightly emergency access stair which will improve the appearance of this elevation. The proposed glazed timber doors at basement level on the rear elevation of the existing outshoots will be similar in appearance to the doors on the rear of 10 Rothesay Place and will be a sympathetic alteration in this context. The restoration of the cupola at roof level will also improve the external appearance of this building.

The proposals will have no adverse impact on the character or appearance of the conservation area.

d) The proposed residential units will have access to an area of common garden to the rear and, with the basement units having their own private garden areas, the occupiers will achieve a reasonable level of amenity. The proposed residential use will be compatible with existing uses and will complement the existing residential uses within the immediate area.

The proposals will not be detrimental to residential amenity.

The application property lies within Zone 1 of the Controlled Parking Zone. In the report to the Executive of the Council (November 2004) it was noted that a number of public parking bays are being under-utilised and could be redesignated for other uses. Within Zone 1 the report recommends that a further 114 additional residents' bays are created from a combination of new bays and the conversion of public bays. The report notes that including consultation periods, it is likely to take between 9 and 12 months to make these changes.

With regard to the representations relating to the provision of parking, it is anticipated that the proposed additional residents' parking will alleviate existing parking pressure and, in conjunction with City Car Club provision, will accommodate the proposed residential units.

The proposals will not be detrimental to road safety.

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 building and its setting, and have no detrimental impact on residential amenity or road safety.

There are no material planning considerations, which outweigh this conclusion.

It is recommended that the Committee approves this application, subject to the applicant entering into the relevant legal agreement and submitting details of cycle parking.

Alan Henderson

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Damian McAfee on 0131 529 3529 (FAX 529 3717)
<b>Ward affected</b>	16 - Dean
<b>Local Plan</b>	CELP
<b>Statutory Development Plan Provision</b>	Mixed Activities
<b>Date registered</b>	17 November 2004
<b>Drawing numbers/ Scheme</b>	01-30 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](http://www.edinburgh.gov.uk/planning).

If you require further information about this application you should contact the following Principal Planner, Nancy Jamieson on 0131 529 3916. Email: [nancy.jamieson@edinburgh.gov.uk](mailto: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 [blair.ritchie@edinburgh.gov.uk](mailto:blair.ritchie@edinburgh.gov.uk) or [sarah.bogunovic@edinburgh.gov.uk](mailto:sarah.bogunovic@edinburgh.gov.uk)

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## **Consultations, Representations and Planning Policy**

### **Consultations**

#### **Environmental and Consumer Services**

*The Environmental Impact of this application would normally warrant consideration by Environmental and Consumer services. Unfortunately, at this time, due to significant increase in this workload, we are unable to provide you with a response.*

#### **Education**

*There is spare capacity in the catchment schools and the department has no objections to this application.*

#### **Transport**

*No objections, subject to the developer entering into a legal agreement for a contribution to the City Car Club and providing covered cycle parking.*

Parking Operations.

*Additional residents' bays should be introduced some time during 2005.*

#### **Representations**

The application was advertised on 3 December 2004.

Eight letters of representation were received.

Five residential neighbours objected on the grounds that the proposals would increase traffic pressure and there are insufficient residents' parking spaces.

Three letters of comment were received from neighbours, including one from the West End Community Council, relating to the lack of residential parking in the area.

***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 application property lies within a Mixed Activities Zone of the Central Edinburgh Local Plan.

### Relevant Policies:

Policy CD3 (LISTED BUILDINGS - USES) establishes a presumption (with stated qualifications) in favour of retaining a listed building in (or restoring it to) its original use.

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 CD19 (BUILDING ALTERATIONS) sets out requirements for the design, form, materials and positioning of alterations and extensions.

Policy H3 (HOUSING - CONVERSION OF NON-RESIDENTIAL BUILDINGS) encourages, and sets out criteria for assessing, the change of use of suitable non-residential buildings to housing.

Policy H4 (HOUSING - SUBDIVISION OF PROPERTY) supports, and sets out criteria for assessing, proposals for the subdivision of property to form residential accommodation.

Non-statutory guidelines on 'SUB-DIVISION OF LISTED BUILDINGS' supplement local plan conservation and design policies, providing guidance on sub-division with the aim of protecting the character and appearance of listed buildings.

Policy T16 (RESIDENTS' PARKING) supports proposals to increase residents parking, including traffic management measures and (in the controlled parking zone) the conversion of private non-residential parking to residential use.

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## Conditions/Reasons associated with the Recommendation

### Recommendation

To recommend that this application be **Granted**

### Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. The applicant shall enter into a legal agreement to contribute to the City Car Club prior to consent being issued.
3. Before any part of the development is brought into use, secure, covered cycle parking shall be provided within the site to meet the standard required by City of Edinburgh Council policy, to the satisfaction of the Head of Planning & Strategy.

### Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. To provide an alternative to private car parking.
3. In order to safeguard the interests of road safety.
4. NB This consent is for planning permission only. Work must not begin until other necessary consents, eg listed building consent, have been obtained.

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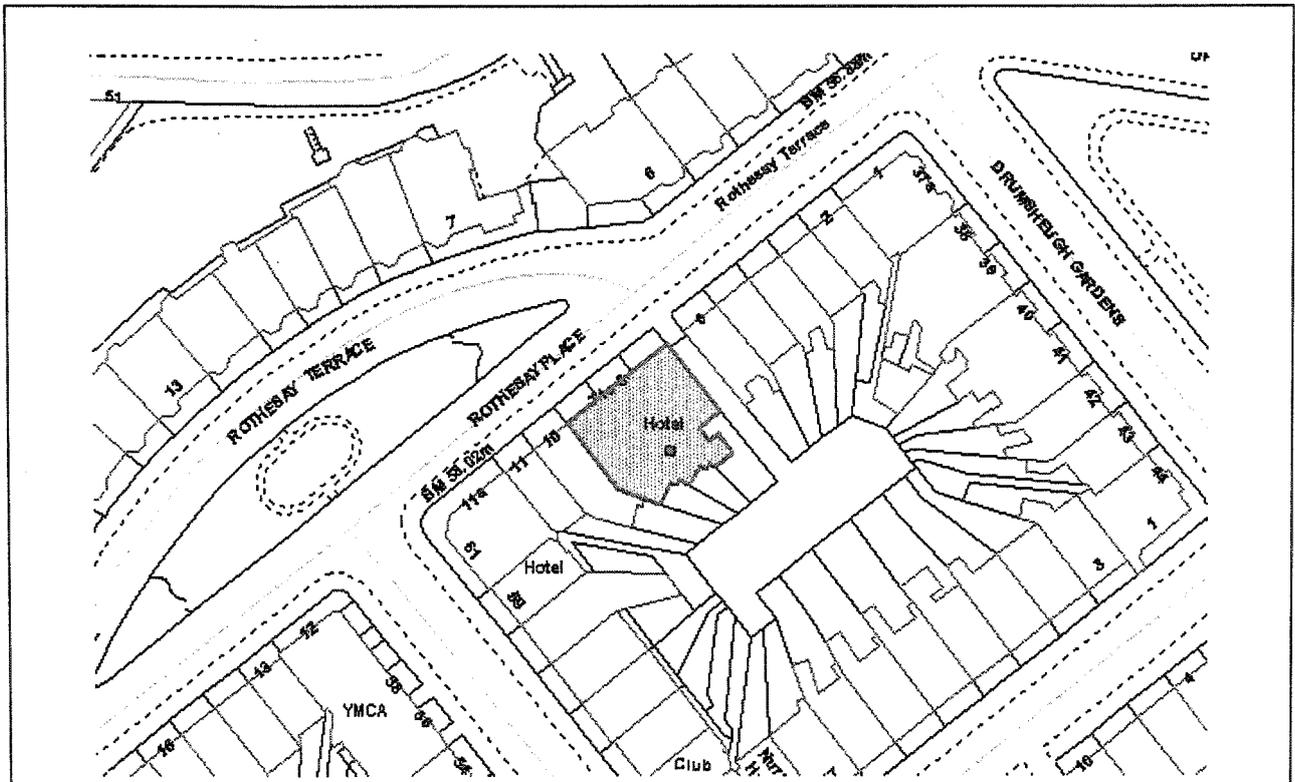
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### Location Plan



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