

Full Planning Application 05/00479/FUL
at
15 New Street
Edinburgh
EH8 8BH

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 05/00479/FUL, submitted by Norwich Union Life + Pensions Fund (NULAP). The application is for: **Covered enclosure to house, 2 no chiller units on top of proposed CEC building, to include solar panel array on top of chiller enclosure**

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

2 The Site and the Proposal

Site description

The site is an area of 1.06 hectares at the rear of Waverley Station, frontages to East Market Street and New Street. It is currently being developed for Council offices as granted under application reference 02/01578/FUL.

To the north is the railway with the bridge over New Street immediately to the north east. On the other side of New Street is the former New Street Bus Depot, with planning permission for a redevelopment, which comprises mainly housing on this frontage. To the south, across East Market Street is a large covered garage, used by the Council, and the Canongate Project, housed in a former school building.

The site is in the Old Town Conservation Area and the World Heritage Site. The Station is A listed, therefore all buildings within the site and the boundary walls erected prior to 1948 are also considered listed.

Site history

June 2003 Planning permission granted for demolition of existing buildings and vaults, partial demolition of boundary wall, erection of office development with associated car park and service bay, 24 hour car park and associated road works (reference 02/01578/FUL).

Description of the Proposal

The proposal is to install rooftop plant, centrally located on the roof of the office building currently under construction. The plant consists of three rows, oriented east to west, of solar panels with chiller plant located between these rows. The area of plant is 15 metres wide, between 12 and 15 metres deep and is 3 metres high. It is located within a louvered enclosure finished in a weathered zinc finish. As the solar panels are angled, they sit a further 1 metre higher than the plant. The plant area is the same as the pop-up element in the previous approval, but is 800mm higher.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are:

- Do the proposals preserve or enhance the character and appearance of the conservation area? There being a strong presumption against the granting of planning permission of this is not the case;
- Do the proposals preserve the building or its setting or any features of special architectural or historic interest? 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 these determining issues, the Committee needs to consider whether

- a) The scale and design of the plant enclosure respects the design principles of the approved office development and preserves or enhances the character and appearance of the conservation area and
- b) There will be any impact on neighbouring amenity.

a) The plant enclosure occupies a similar area to an already approved element of the office development. However, it does sit higher and now also includes solar panels. This is to be supported in terms of sustainable energy production and use. However, the visual impact must still be assessed.

The plant enclosure will not be visible from the road. It is set back from the building edge to such a degree that it will not impact on the overall public appearance of the building from East Market Street or New Street. However, the entire roof of the building is visible from higher levels, at Regent Road. In the overall context of a large and articulated roofscape, it is not considered that the proposed plant area has a significant impact on the office development as a whole or on the character or appearance of the conservation area. There is no material increase to the limited impact this area of the development had in the original approved design both in relation to the height limitations in the Waverley Valley Strategy and views from wider areas. It will have no impact on the listed station buildings.

b) The plant is within a louvered enclosure which will act as a baffle to any noise generated. It is some distance from residential properties. However a condition is attached to ensure noise levels remain as approved with the original office development.

It is recommended that the Committee approves this application subject to a condition controlling noise from plant.

Whilst the Council has an interest in the development, the proposal is consistent with the development plan and there has not been a substantial level of objection. Therefore, there is no requirement to refer the proposals to Ministers.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Barbara Cummins on 0131 529 3996 (FAX 529 3717)
Ward affected	34 - Holyrood
Local Plan	Central Edinburgh
Statutory Development Plan Provision	Mixed Activities
Date registered	11 March 2005
Drawing numbers/ Scheme	01-07

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.

If you require further information about this application you should contact the following Principal Planner, Ian Dryden on 0131 529 3464. Email: ian.dryden@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 or sarah.bogunovic@edinburgh.gov.uk

Application Type Full Planning Application

Application Address: 15 New Street
Edinburgh
EH8 8BH

Proposal: Covered enclosure to house, 2 no chiller units on top of proposed CEC building, to include solar panel array on top of chiller enclosure

Reference No: 05/00479/FUL

Consultations, Representations and Planning Policy

Consultations

Environmental and Consumer Services

No objection subject to a condition controlling noise from plant.

Representations

The application was advertised on 25 March 2005.

A letter of representation was received from a resident in Jeffrey Street concerned at possible noise from the Chiller Plant.

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 site is in the Mixed Activities Zone and is identified as part of the Waverley Major Development Opportunity.

Relevant Policies:

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

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 CD10 (NEW DEVELOPMENT - OBJECTIVE) encourages new development of the highest possible architectural and urban quality.

Policy CD11 (NEW DEVELOPMENT - GENERAL) sets out general design requirements for new development, and requires particular attention to be paid to main approach roads to the city centre.

Policy CD12 (HEIGHT CONTROL) protects the city's historic skyline and views from adverse high development.

Policy CD13 (HEIGHT AND TOPOGRAPHY) requires the suppression of the height of new building where necessary to retain or emphasise the significance of important topographical features, including valley features.

Policy CD17 (MATERIALS) sets out requirements for materials in new developments and seeks a greater use of stone, roofing slate and other traditional materials in appropriate cases.

Policy CD18 (SAFETY, SUSTAINABILITY AND ACCESSIBILITY) requires the design and layout of development proposals to meet safety, sustainability and accessibility objectives.

Policy H11 (HOUSING AMENITY) establishes a presumption against new development and changes of use likely to introduce increased levels of traffic or activity to the detriment of residential amenity or to the reasonable prospects of further residential development where this is an objective of the Local Plan.

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Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **GRANTED** subject to the conditions below.

Conditions

1. The design and installation of any plant, machinery or equipment shall be such that any associated noise complies with NR25 when measured within any nearby living apartment, and no structure borne vibration is perceptible within any nearby living apartment.

Reasons

1. In order to safeguard the amenity of neighbouring residents and other occupiers.

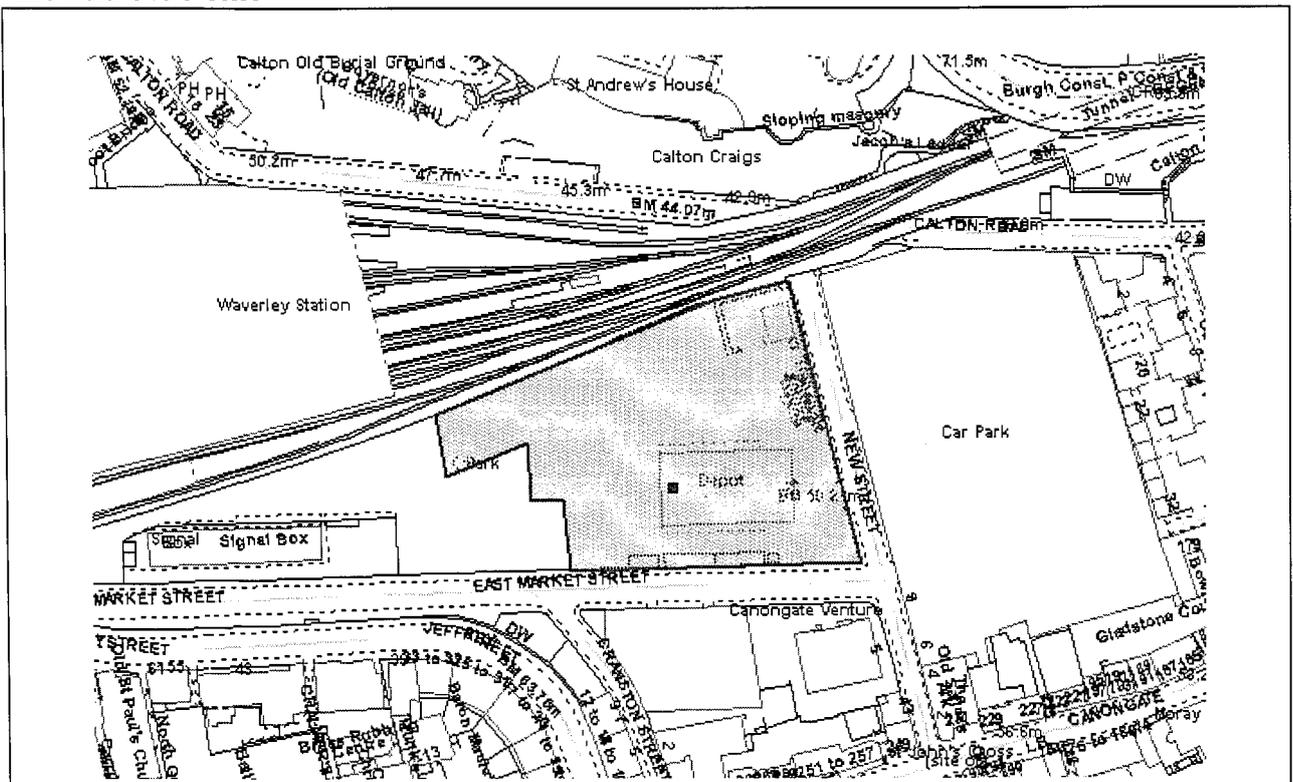
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Location Plan



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