

Full Planning Application 05/00063/FUL
at
58 Albany Street
Edinburgh
EH1 3QR

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 05/00063/FUL, submitted by The Company of Merchants of The City of Edinburgh. The application is for: **Car parking for total of 2 spaces**

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

2 The Site and the Proposal

Site description

The application property (Albany House) is a modern office block on the north west corner of Albany Street and Broughton Street. Albany House has a parking space on the lower ground floor. The building is in reconstituted stone with a recessed entrance to Albany Street. The application site is a car park and waste ground situated behind Albany House, the south side of Albany Street. Access to the application area is from Broughton Street. Surrounding properties are Category B Listed (individual) and part of a category A group listing. They are largely Georgian townhouses in Albany Street and tenements in Broughton Street, with a mix of residential and commercial uses.

The site lies within the New Town Conservation Area and the World Heritage Site.

Site history

13.02.1991 - planning permission granted for formation of fire escape door and removal of revolving doors and replacement with swing doors in recessed entrance (90/03102/FUL).

26.04.2002 - planning permission granted for replacement of existing front entrance door and screen with framed silicone jointed system (02/00807/FUL).

22.10.04 - planning permission refused for formation of parking area with 3 car spaces. (04/03198/FUL). The reasons for refusal were that the proposal would affect the setting of the adjacent listed buildings and the conservation area owing to the loss of open space and road safety concerns.

Description of the Proposal

The proposal is for the formation of a parking area with two parking spaces for the office (Albany House) the new car park surface will be finished with Teggula setts. Two sections of the existing dwarf wall will be removed. The dwarf wall is not a traditional stone built wall. Two small landscaped planters are proposed adjacent to the parking bays.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are;

- Do the proposals preserve or enhance the character or appearance of the conservation area? There being a strong presumption against the granting of planning permission if this is not the case;
- Do the proposals preserve the listed building or its setting or any features of special or historic interest? There being a strong presumption against granting permission if they do not;
- 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 the determining issues, the Committee needs to take account of the following specific considerations:

- a) Whether the proposal will have a detrimental impact upon the character and appearance of the building, the conservation area and the setting of adjacent listed buildings and Historic Garden and Designed Landscape.
- b) The proposal will have a detrimental impact upon the residential amenity and
- c) There are any implications for highway safety.

a) The removal of the two sections of low level walls will make a minor difference to the character and the appearance of the conservation area as these are not traditional stone built walls and do not have architectural value or do not contribute to the visual appearance of the surrounding listed buildings.

Neighbouring residential occupiers suggest that the proposed site is a landscaped garden, not a waste ground. The site has not been maintained and is unkempt.

The site is relatively discrete and not easily seen by the general public. Historic Scotland were consulted and have no comments to offer in respect of its impact upon the Historic Garden and Designed Landscape. They have also made no comments in respect of the impact upon the adjacent listed buildings. The existing surface is blacktop and paving slabs. The introduction of setts and the landscape planters are considered to be a positive visual improvement to this particular area of the conservation area. Furthermore, in comparison to the previous scheme that was refused (ref04/03198/FUL) the reduction by one car space (from three to two) will remove the cramped appearance of this site. Conditions are recommended which require samples to be provided to ensure that an adequate form of surface treatment and landscaping is provided timeously and maintained.

Overall, the proposal will not have a detrimental impact upon the character and appearance of the application property, the adjacent listed buildings and the conservation area.

b) The neighbouring residents raised concerns over possible noise disturbance. However, the site is located in an area where there is already a large amount of activity at present and the level of noise disturbance is not likely to be exacerbated as a result of this proposal. There will be no detrimental impact upon surrounding residential amenity.

c) The reduction in one parking space will now provide adequate provision on the site now for vehicles to enter and leave the site in a forward gear. Transport has confirmed that this is now acceptable, having recommended refusal on the previous scheme.

Loss of property values and ownership queries in respect of the site are not material planning considerations.

In conclusion, the proposed development will not have an adverse effect, in visual terms, upon the conservation area, listed buildings and the historic garden and designed landscape. It will raise no issues in respect of adverse impact upon neighbouring residential amenity nor does it raise any road safety concerns.

It is recommended that the Committee approves this application, subject to the conditions requiring samples of surface materials and landscaping.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Ian Dryden on 0131 529 3464 (FAX 529 3717)
Ward affected	18 - New Town
Local Plan	Central Edinburgh
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	21 January 2005
Drawing numbers/ Scheme	S2:02 Scheme 2

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

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Consultations, Representations and Planning Policy

Consultations

Scheme 1

Transport

I would advise that the application be refused.

Reason:- suitable turning area unachievable. Vehicles would be unable to leave onto Broughton Street in forward gear - this would be detrimental to pedestrian and road safety.

Historic Scotland

No comments to make in respect of the proposal affecting a Designed Landscape or Historic Garden.

Scheme 2

Transport

I have no objections to the application (revised drawing E1973-301-B dated 11/3/05)

Representations

The application was advertised on 18.02.2005. Two letters of objection, from the same address, have been received. The nature of the objections are summarised as follows:

1. It will create a road safety hazard - insufficient on site turning provision resulting in vehicles reversing out onto Broughton Street.
2. Impact on listed buildings and character of the conservation 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

Central Edinburgh Local Plan - Housing and Compatible Uses.

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 T13 (CAR PARK DESIGN) requires that car park developments are not detrimental to the appearance of their surroundings or to residential amenity.

Policy T15 (PRIVATE CAR PARKING) requires all new development to comply with car parking standards set out in the Development Control Handbook, including provision for people with disabilities, and requires car parking to be designed to minimise visual intrusion.

Non-statutory guidelines on 'PARKING STANDARDS' set the requirements for parking provision in developments.

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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 development hereby permitted shall be commenced no later than five years from the date of this consent.
2. The approved landscaping scheme shall be fully implemented within six months of the completion of the development, and thereafter shall be maintained by the applicants and/or their successors to the entire satisfaction of the planning authority; maintenance shall include the replacement of plant stock which fails to survive, for whatever reason, as often as is required to ensure the establishment of the approved landscaping scheme.
3. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site; Note: samples of the materials may be required.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to ensure that the approved landscaping works are properly established on site.

3. In order to enable the planning authority to consider this/these matter/s in detail.

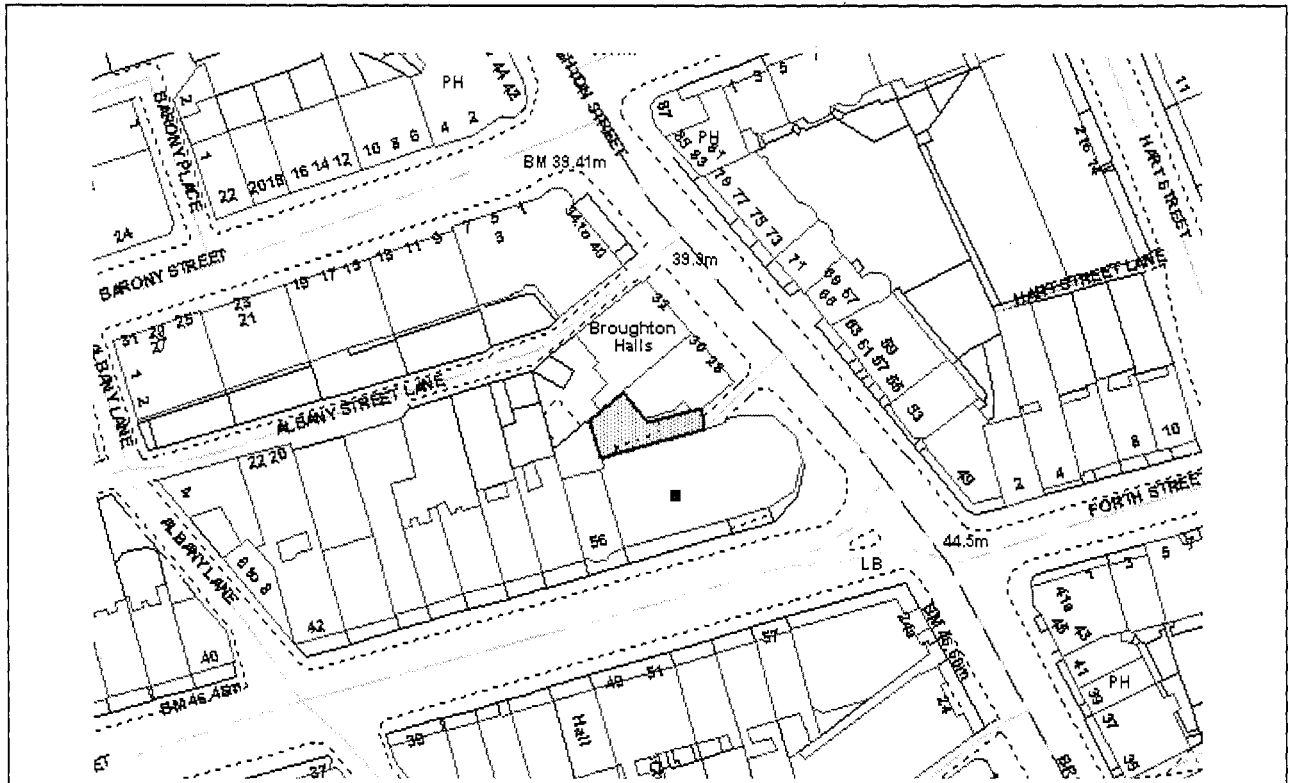
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Location Plan



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