

Full Planning Application

at

53 - 68 South Bridge

Edinburgh

EH1 1LS

Development Quality Sub-Committee of the Planning Committee

Proposal: Change the number of residential units to the upper floors, add dormer windows and rooflights (as amended).
Applicant: Seaforth Developments Ltd
Reference No: 03/04413/FUL

1 Purpose of report

To recommend that the application be **GRANTED** subject to;

Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. The kitchen ventilation system being designed and installed so that gases are expelled with a minimum upward velocity of 15 metres per second.
3. Details of the proposed roof vents and external services shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site.
4. Details of the proposed dormer windows shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
 2. In order to safeguard the amenity of neighbouring residents and other occupiers.
 3. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
 4. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
 5. NB This consent is for planning permission only. Work must not begin until other necessary consents, e.g. listed building consent, have been obtained.
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2 Main report

Site description

The application relates to the attic floor of a former tenement block on the east side of South Bridge, which runs from Infirmary Street to Drummond Street. This block was constructed circa 1790 and is 3-storey with basement floors to the rear and has 5 individual blocks each 7-windows wide with modern shops at ground floor. The ground floor of this block is currently made up of a mixture of commercial and retail uses. This includes Blackwell's bookshop (Class 1), a hairdressers (Class 1), a further bookshop (Class 1), a clothes shop (Class 1), a restaurant (Class 3), a newsagents (Class 1) and a bar/restaurant (Class 3/Sui Generis).

The building is category B listed and is located within the Old Town Conservation Area.

Site history

30.09.1991 - consent granted for change of use from shop/store to public house at 64 South Bridge (91/01372/FUL)

09.07.1993 - consent granted for external fabric repairs; involving stone cleaning, removal of paint to stonework, stone indent repairs, reinstate astragals & chimney at 53-62 South Bridge (93/00074/LBC/FUL)

25.05.1995 - consent granted to install new shopfront at 53 South Bridge (94/02800/FUL)

13.06.2002 - consent granted for a new door at 64 South Bridge (02/01244/LBC/FUL)

20.09.2002 - consent granted for internal alterations to bookshop and ancillary works at basement, ground and 1st floors at 53, 54, 59-62 + 63-64 South Bridge (02/02759/LBC/FUL)

17.10.2002 - consent refused at 53 - 59 South Bridge to install 7no signs with stand off letters and 1no hanging sign. (02/03104/LBC/ADV)

13.11.2002 - consent refused for proposed change of use from shop (newsagents) to extension of Bam-Bou restaurant/public house, situated at 66-67 South Bridge and alteration to shop front (02/03269/FUL)

11.03.2003 - application refused for proposed change of use from shop at 65 South Bridge to form extension of Bam-Bou Restaurant/Public House situated at 66-67 South Bridge and alteration to frontage at 65 South Bridge to form disabled access and disabled toilet (03/00119/FUL)

06.03.2003 - consent granted for alterations to form 18 flats (as amended to incorporate internal vent from No 64 South Bridge). (02/02951/FUL/LBC)

12.06.2003 - consent granted at 53-59 South Bridge - remove existing 'James Thin' signs, erect 7 'Blackwell's' fascia signs, high-level lettering, 2 hanging signs and paint shopfront. (03/00301/LBC/ADV)

16.01.2004 - consent granted to increase the number of residential units to the upper floors to form bedsits. 03/03929/FUL

Development

Scheme 1.

The application is for the addition of four bedsits and two three bedroom flats within the attic space of this former tenement building. The proposed external alterations include:

- Installing four dormer windows and four rooflights on the rear (east) elevation.
- Increasing the height of the previously approved duct on the rear elevation.

Scheme 2.

The proposals were amended to remove the proposed rooflights from the front elevation and to add four further rooflights to the rear elevation to give a total of eight rooflights.

Consultations

Education

No objection.

Transport

No objection, subject to the bedsits being occupied by students.

Environmental and Consumer Services

No objection subject to the kitchen ventilation from the restaurant being designed and installed so that gases are expelled with a minimum upwards velocity of 15 metres per second.

Representations

The application was advertised on 19 December 2003.

Three letters of representation were received.

The AHSS objected to the proposed rooflights on the front elevation as they would result in the loss of integrity and be detrimental to character.

The Cockburn Association objected to the proposed rooflights as they would be inappropriate to the architectural balance of this building and the South Bridge skyline.

The Southside Community Council objected to the proposals on the grounds of overdevelopment.

Policy

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

Relevant Policies:

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 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 H2 (HOUSING DEVELOPMENT) encourages, and sets out criteria for assessing, proposals for housing development within the Mixed Activities Zone.

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.

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.

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.

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 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 use of this attic space to form four bedsits and two 3-three bedroom flats will be compatible with the previously approved residential use on the lower floors and will be a sensitive use in this location.

b) The proposed alterations have been amended to restrict alterations to the rear (east) elevation and will include the installation of new dormers and rooflights. The dormers will be constructed to match existing dormers on this elevation and the proposed rooflights will be conservation type. These additions to this rear elevation will respect the existing character and appearance of this roof slope. Whilst the rear elevation is visible from Drummond Street, the proposed alterations will be restricted to this secondary elevation and will have no adverse impact on the building or its setting.

c) The character of the Old Conservation Area is described in the Central Edinburgh Local Plan as follows:

"Centred on the Royal Mile, the city's main historic thoroughfare, the Old Town evolved from two separate burghs. Although few medieval buildings remain, the original plot widths and the 'fishbone' street pattern of narrow closes and wynds remain extensively visible, although overlain by major Victorian rebuilding and street improvements. The administrative, ceremonial, legal and religious functions of the modern city remain focused within the Old Town. The key elements of the area's character are therefore its density of building and mixture of uses with high tenements and important historic buildings arranged on a historic street pattern."

The rear elevation of this building is characterised by an informal composition of randomly placed windows of a various sizes, dormer windows, with a mixture of downpipes, rainwater goods and service pipes. The proposals to add four further dormer windows and eight rooflights will respect the existing character of this elevation and be sympathetic to its overall appearance.

The previously approved duct on the rear elevation will be increased in height to be level with the existing chimney pots on the wall head chimney on the rear elevation. This will result in a small change to the appearance of this duct and will have a limited visual impact to the previously approved duct.

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

d) The proposed residential use will be compatible with existing residential uses within the area and will remain a suitable distance from neighbouring commercial uses. The proposed dormers and rooflights will face onto the community centre to the rear and will have no adverse impact on the amenity of neighbouring residential properties. A condition is recommended to get details of roof vents to ensure the proposed duct vents away from the proposed residential units to protect the amenity of future residents.

The proposed units are intended for use as student accommodation and as there will be restrictions on the issue of permits to these units, there will be no detrimental impact on road safety. It is not considered appropriate in planning terms to add a condition on students only.

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 conditions stated.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/Tel Damian McAfee on 0131 529 3529 (FAX 529 3717)

Ward affected 34 -Holyrood

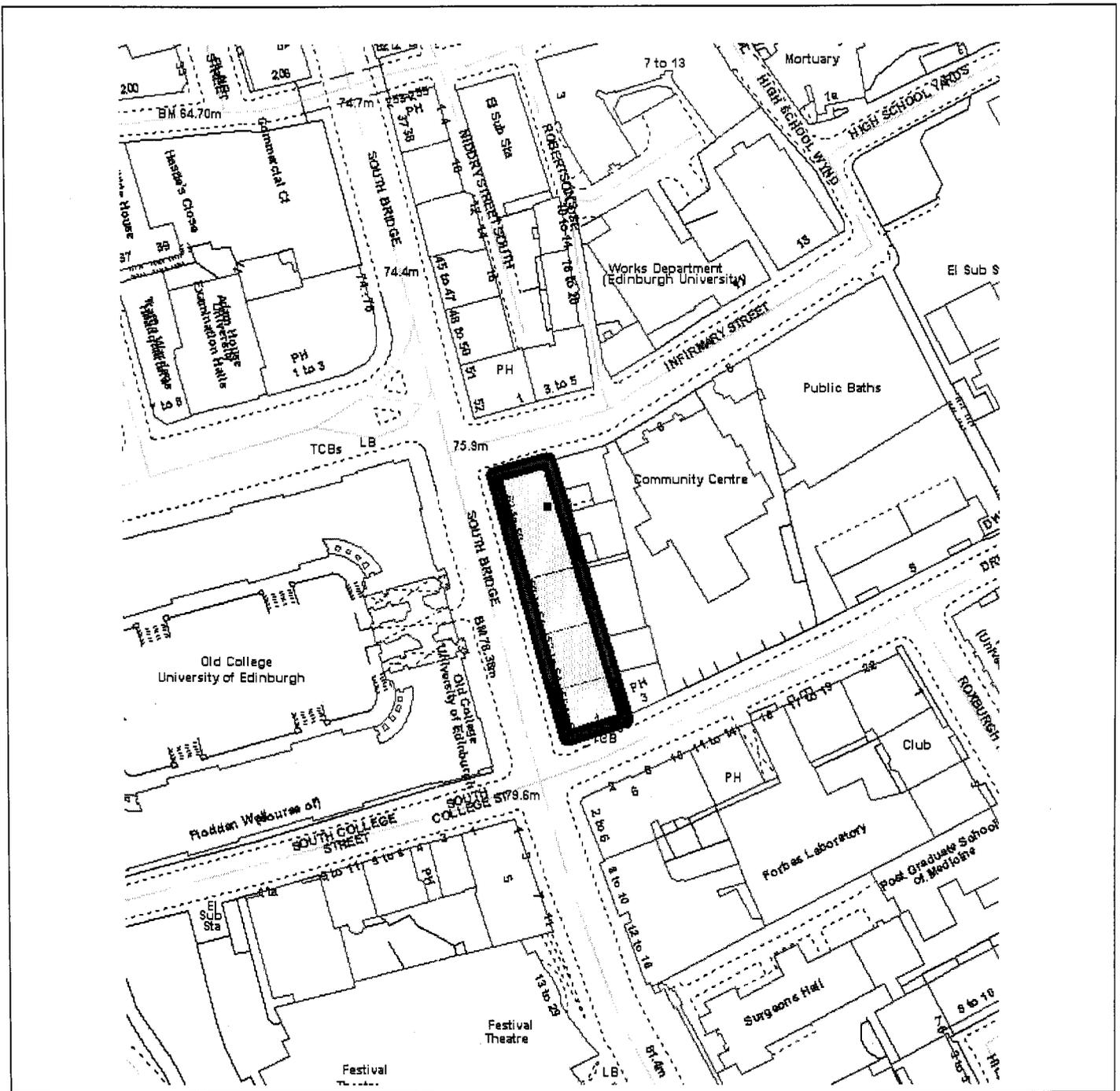
Local Plan CELP

**Statutory Development
Plan Provision** Mixed Activities

File

Date registered 11 December 2003

**Drawing numbers/
Scheme** 2, 3, 6-9
Scheme 2



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PLANNING APPLICATION

Address	53 - 68 South Bridge, Edinburgh, EH1 1LS,		
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Application number:	03/04413/FUL	WARD	34- Holyrood
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			