

**Listed Building Consent Application 05/00438/LBC  
at  
240 Canongate  
Edinburgh  
EH8 8AB**

---

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

---

**1 Purpose of report**

To consider application 05/00438/LBC, submitted by Dawson Ltd. The application is for: **Alteration to shopfront and form new access ramp.**

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

**2 The Site and the Proposal**

**Site description**

This application relates to a restaurant premises on the south side of Canongate. The restaurant is part of four storey A listed building within the Old Town Conservation Area and World Heritage Site.

**Site history**

05/04/91 - consent granted to erect gate and fence

13/06/91 - consent granted to alter restaurant

23/09/03 - consent refused to alter restaurant

## **Description of the Proposal**

This is an application to install a new frontage, incorporating illuminated lettering, and lay a new surface between the arches and the set back frontage. New decorative railings are also proposed.

## **3 Officer's Assessment and Recommendations**

### **DETERMINING ISSUES**

The determining issues are:

- 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 consent;
- 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 whether the proposals have an adverse impact on the character of the listed building.

The existing frontage of the restaurant premises is set back behind arches with only a hanging basket and a menu board on the face of the building to highlight its presence within the building. The proposed alterations to the timber frontage and to the ground surface behind the arches represents a significant improvement on the existing situation, bringing attention to the restaurant in a subtle manner that does not impact adversely on the character of the building. The removal of the hanging basket and sign will further improve the appearance of the frontage by removing unnecessary clutter.

The proposals comply with the development plan and non-statutory policies and have no adverse impact on the character of the listed building.

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

It is recommended that the Committee approves this application, subject to a condition requiring more information on the proposed railings.

Alan Henderson

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Martin Easson on 0131 529 3989 (FAX 529 3717)
<b>Ward affected</b>	34 - Holyrood
<b>Local Plan</b>	Central Edinburgh
<b>Statutory Development Plan Provision</b>	Mixed Activities
<b>Date registered</b>	21 February 2005
<b>Drawing numbers/ Scheme</b>	01-03 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, Martin Easson on 0131 529 3989. Email: [martin.easson@edinburgh.gov.uk](mailto:martin.easson@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)

**Application Type** Listed Building Consent Application  
**Application Address:** 240 Canongate  
Edinburgh  
EH8 8AB  
**Proposal:** Alteration to shopfront and form new access ramp.  
**Reference No:** 05/00438/LBC

---

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

### **Consultations**

No consultations undertaken.

### **Representations**

The application was advertised on 4 March 2005.

Three letters of objection have been received. Only one material concern has been raised and that is that the proposal would be unsightly and would alter the appearance of Canongate.

Other points raised are not material.

***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 within the Mixed Activities Zone of the Central Edinburgh Local Plan.

#### Relevant Policies:

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

Non statutory Guidelines on Commercial Frontages supplement Local Plan Policies by providing guidance on shop frontages, shop front security, adverts and signs and blinds and canopies.

**Application Type** Listed Building Consent Application  
**Application Address:** 240 Canongate  
Edinburgh  
EH8 8AB  
**Proposal:** Alteration to shopfront and form new access ramp.  
**Reference No:** 05/00438/LBC

---

## Conditions/Reasons associated with the Recommendation

### Recommendation

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

### Conditions

1. The works hereby permitted shall be commenced no later than five years from the date of this consent.
2. The application shall be referred to the Scottish Ministers prior to determination.
3. Details of the proposed decorative stainless steel artwork 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 accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
3. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
4. NB This consent is for Listed Building Consent only. Work must not begin until other necessary consents, e.g. Planning Permission, have been obtained.

---

End

## Appendix C

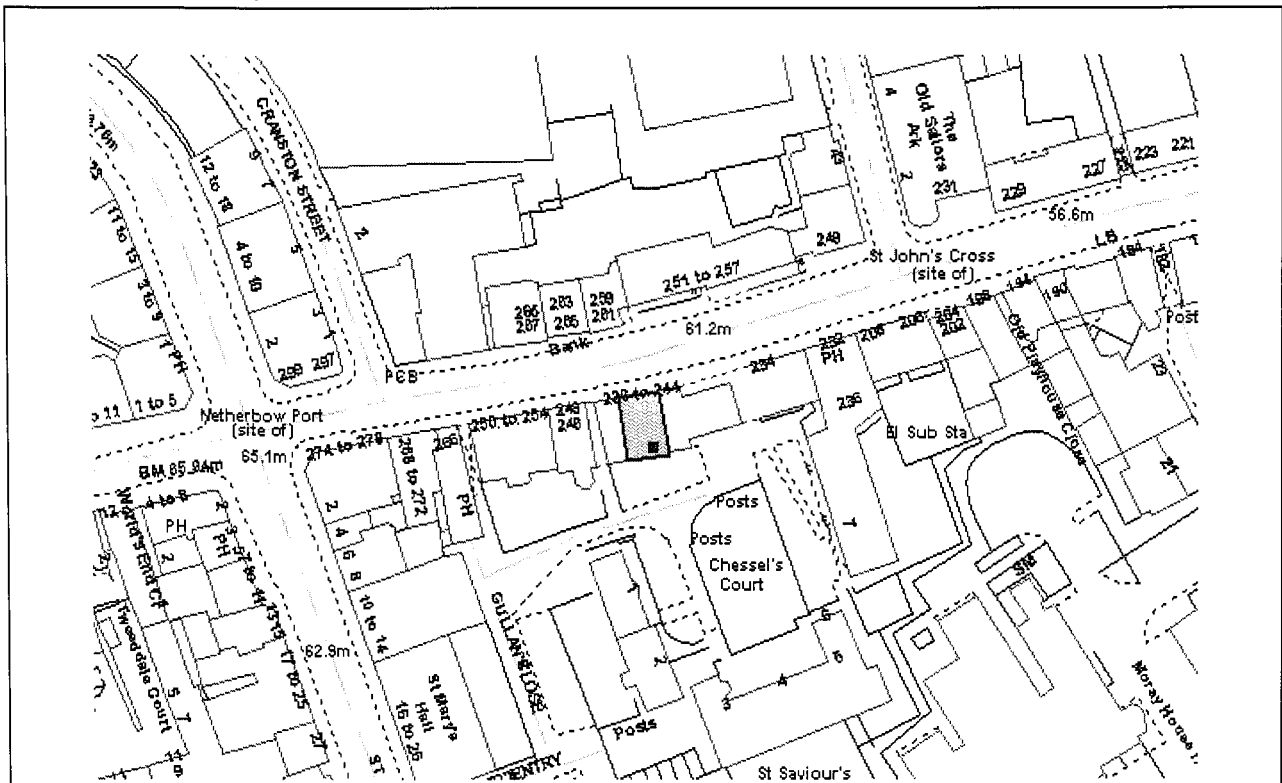


**Application Type** Listed Building Consent Application

**Proposal:** Alteration to shopfront and form new access ramp.

**Reference No:** 05/00438/LBC

### Location Plan



Reproduction from the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence Number 100023420 The City of Edinburgh Council 2004.