

**Full Planning Application
at
27 Inverleith Row
Edinburgh
EH3 5QH**

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

Proposal: Alterations to hotel and bar (as amended)
Applicant: The Botanic House Hotel.
Reference No: 03/03410/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.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. NB This consent is for planning permission only. Work must not begin until other necessary consents, eg listed building consent, have been obtained.

2 Main report

Site description

The application site comprises a substantial 2-storey and basement detached villa . It is currently in use as a hotel. Surrounding uses are predominantly residential. The Royal Botanic Gardens lie to the west of the site.

The building is Category B listed and lies within Inverleith Conservation Area.

Site history

98/00119/LBC - Erect signage. Approved 3 September 1998.

Development

The application is for the refurbishment of the hotel.

The amended scheme proposes to restore the entrance portico on the front elevation to its original central position. It is proposed to infill the stone arches below with a glazed timber screen and door on the north, south and east facing elevations. The existing non-original metal staircase and porch below will be removed and the railings made good. A door at lower ground level will be removed at this level and replaced with a window. The existing stair to the basement bar will be retained.

It is also proposed to remove the non-original extension and access staircase to the rear of the property at raised ground floor level and landscape the resulting flat roof. The existing door at this level will be replaced with a timber-glazed screen. At lower ground floor level on the rear elevation it is proposed to remove an existing window and fit new French doors. An existing door to the side extension will also be removed and the wall made good with render to match existing.

The original scheme proposed no alterations to the positioning of the portico on the front elevation which would have remained in an off centre position. The existing basement stairs on this elevation were to be replaced with a new staircase on the opposite (north) side with pre cast concrete treads and cast-iron railings to match existing. Two sash and case windows at lower ground level were to be replaced with glazed French windows. A roof terrace was proposed on the rear elevation utilising the flat roof area of the removed extension.

The proposed internal alterations form part of the associated application for listed building consent.

Consultations

Environmental Services

No objections, subject to NR25.

Representations

The application was advertised on the 26 September 2003.

Two letters of representation were received. Grounds of objection relate to:

- increased noise/litter
- adverse affect on residential area
- invasion of privacy
- repositioning of basement entrance to pub

No further publicity was undertaken for the revised schemes.

Policy

The site is located within an Area of Housing and Compatible Uses as identified in 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.

Non-statutory guidelines on 'DOOR ALTERATIONS IN LISTED BUILDINGS AND CONSERVATION AREAS' supplement local plan conservation and design policies, providing additional guidance on door alterations.

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

3 Conclusions and Recommendations

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 proposals have an adverse impact on the character or appearance of the conservation area, or the setting of the listed building;
- b) whether the design is satisfactory given the setting of the site;
- c) whether the proposals are detrimental to residential amenity.

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

"Inverleith developed as a Georgian suburb of villas and terraces to the north of the New Town. It lies on a south facing slope between Ferry Road and the Water of Leith and includes a number of important Victorian institutions set in extensive grounds. Extensive blocks of public and private open space bounded by areas of Georgian and Victorian villas form the essential elements of character, with key views southwards towards the city skyline providing a distinctive setting. Part of the conservation area lies within the area covered by the North East and North West Edinburgh Local Plans."

The relocation of the original entrance portico to its central position is a significant conservation gain. This is supported by Policy CD4 which requires the retention of features of interest. The relocation of the portico is a positive contribution to the character of the area and will enhance the setting of the site. The infilling of the stone arches beneath the entrance

platt will not be easily visible from the street elevation. There is an existing store in this location. The proposed infill is considered to be an acceptable addition within this context.

The existing sun room on the rear elevation is detrimental to the character and appearance of the conservation area and listed building. Its removal will improve the appearance of the building. The revised proposals present a significant improvement on what exists at present. There will be no adverse impact on the character and appearance of the conservation area or the setting of the listed building.

b) The setting of the site will be enhanced by the removal of later additions and the reinstatement of the portico to its original central position. The relocation of the original entrance portico to its central position will restore the symmetry of the front elevation.

c) The original scheme proposed a terrace on the roof of the single storey extension. This has been deleted from the proposals as it would have resulted in overlooking of adjacent properties and had a detrimental affect on residential amenity. The scheme has been amended removing the existing access stair to the rear garden and deleting the doorway onto the proposed raised deck. A fixed glazed screen will be installed and a landscaped flat roof created. The deletion of the door will not allow use of the flat roof as a terrace. There is no change of use involved and NR25 is not therefore relevant. The revised proposals will have no adverse affect on residential amenity.

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.

There are no material planning considerations which outweigh this conclusion.

It is recommended that the Committee approves this application, subject to the conditions stated.


pp **Alan Henderson**
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Ward affected 17 -Stockbridge

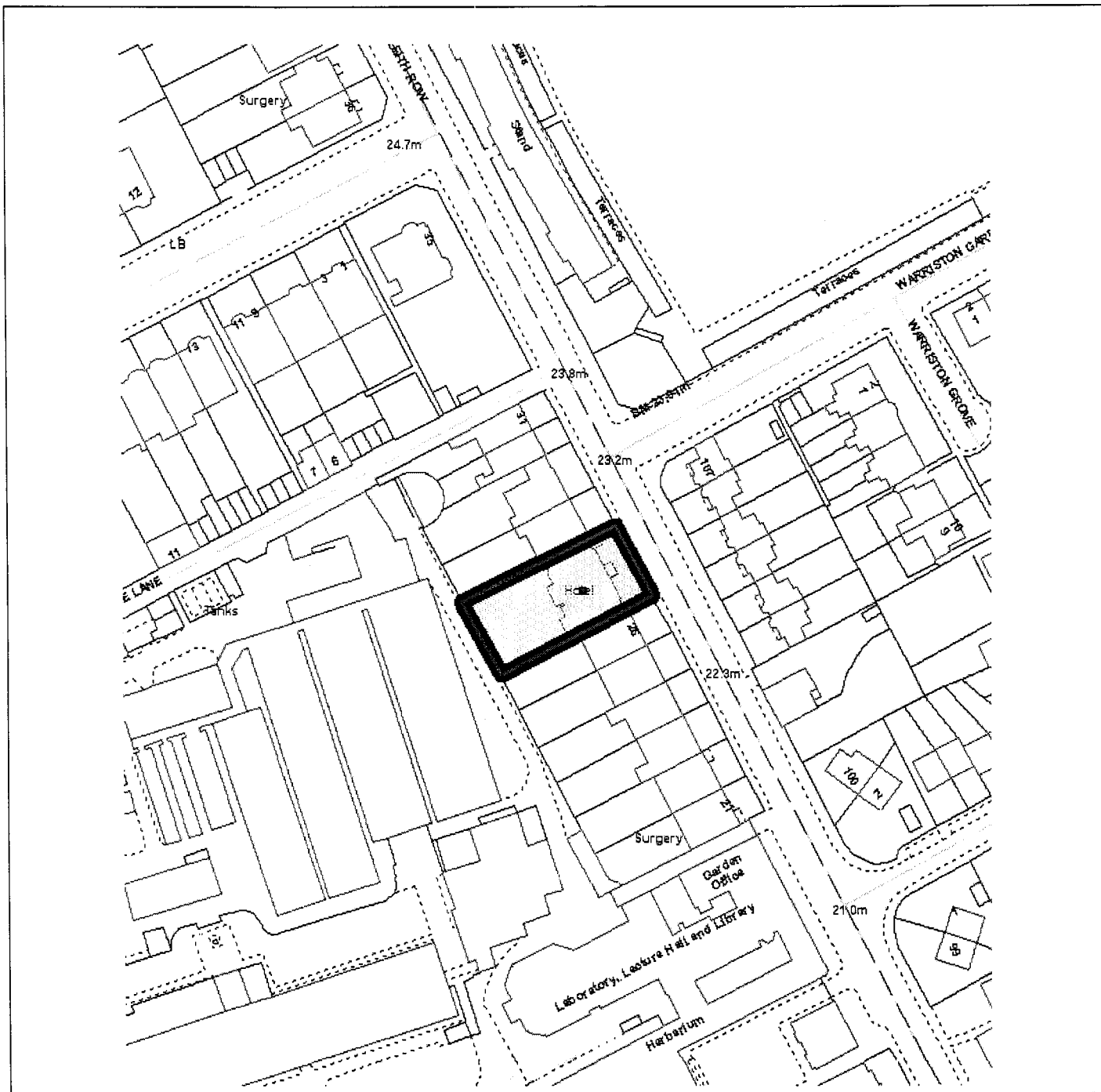
Local Plan Central Edinburgh Local Plan

**Statutory Development
Plan Provision** Housing and Compatible Uses

File

Date registered 16 September 2003

**Drawing numbers/
Scheme** 1-2,7
Scheme 5



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PLANNING APPLICATION

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Application number:	03/03410/FUL	WARD	17- Stockbridge
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			