

Enforcement Report into Alleged Breach of Control
at
9 Couper Street
Edinburgh
EH6 6HH

Development Quality Sub-Committee
of the Planning Committee

Owner/s

Occupier

Reference No: 06/00264/E54

1. Purpose of Report

Breach of Control:

The unauthorised erection of two satellite dishes on the front elevation of the building known as 9 Couper Street, Edinburgh

Recommendation:

That the Development Quality Sub-Committee agrees to initiate statutory enforcement action to ensure the dishes are removed.

The Site

Site Description

The building is a converted, four storey and basement, stone built industrial unit, converted into flats, on the east side of Couper Street, which is accessed from Coburg Street.

The property is listed, category B, and falls within the Leith Conservation Area.

Site History:

There is no relevant planning history in respect of the building.

Representations

One letter of complaint has been received from a neighbour via Councillor Cardownie, concerned about the visual impact of the dishes.

Description of Development

The erection of two satellite dishes, one at ground floor level, the other at 1st floor level, on the front elevation of the building

3. Officer's Assessment and Recommendations

The determining issues in this case are the effect that the dishes have on the character and appearance of the Leith Conservation Area and the character of the listed building.

The building, which retains much of its industrial appearance, has a modest and understated design, with little in the way of ornate, architectural detailing. The erection of the two dishes on the buildings most prominent elevation has disrupted the uncomplicated design of the building, and they form an incongruous addition to its front facade.

The owners of the flats have been given the opportunity to remove the dishes voluntarily, but have failed to do so.

The dishes have an adverse effect on the character and appearance of the Conservation Area, and have a detrimental impact on the character of the listed building.

It is recommended that enforcement action is taken to require the removal of the dishes.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel Alan Moonie on 0131 529 3909

Ward affected Ward 12 - Newhaven

Local Plan North East Edinburgh Local Plan

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

File Enforcement

**Date Complaint
Received** 27 April 2006

Planning Policy

The site falls within the North-East Edinburgh Local Plan, in an area identified as 'Housing and Compatible Uses'.

The following policies and guidelines are relevant:

Policy E18 (Listed Buildings) aims to protect the character of listed buildings from unsympathetic alterations.

Policy E21 (Conservation Areas - General) seeks to retain all features which contribute to the character and appearance of conservation areas.

Non-Statutory guidelines (Satellite Dish Aerials) - provides additional guidance in respect of the siting of dishes.

Appendix A

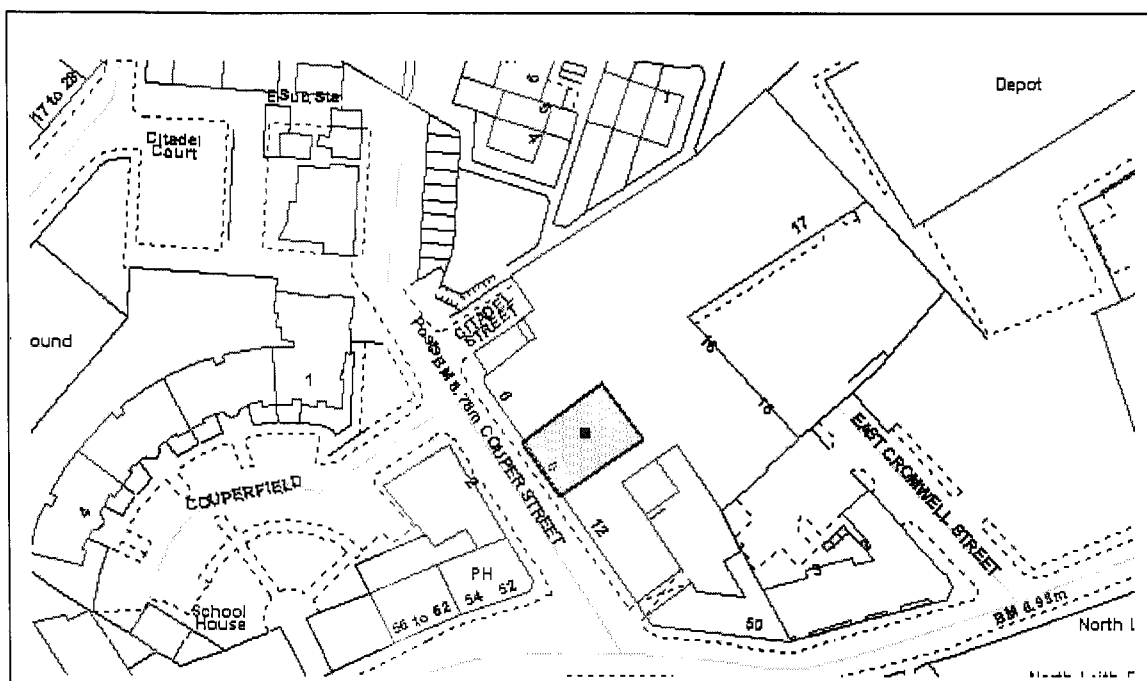
•EDINBURGH•
THE CITY OF EDINBURGH COUNCIL

Address: 9 Couper Street
Edinburgh
EH6 6HH

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Location Plan



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