

Enforcement Report into Alleged Breach of Control

at

16 Home Street

Edinburgh

EH3 9LY

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

Owner/s

Occupier

Reference No: 06/00479/A22

1. Purpose of Report

Breach of Control:

The unauthorised erection of a banner and railings at the eaves level of the building known as 16 Home Street, Edinburgh

Recommendation:

That statutory enforcement action is taken to require the removal of the unauthorised banner.

The Site

Site Description

The property is a stone built, two storey building, in use as a lap dancing club, situated between two, three storey buildings on the west side of Home Street, approximately 25 metres to the north of the junction with Thornybauk.

The building has undergone a number of unsympathetic alterations in the past, namely the blocking up of the five, 1st floor windows and the erection of dutch canopies above each window, which are now time barred from any enforcement action.

Site History:

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

Representations

One complaint has been received from a local resident via Councillor Shiels, concerned about the visual impact of the banner and its supporting railing.

Description of Development

The unauthorised erection of an advertising banner and railings on the flat roof of the building.

3. Officer's Assessment and Recommendations

The determining issue in this case is the effect of the banner and the railings on the amenity of the surrounding streetscape.

The building is in a very prominent location, forming part of the complex of buildings surrounding the Tollcross junction. The banner is located at the front of the building at roof level, and is highly conspicuous.

It fails to contribute to the character of the surrounding streetscape, and has an adverse effect on the visual amenity of the area by way of its incongruous and dominating appearance.

The railings are made of metal and are silver in colour, and are fixed to the gable walls of the two neighbouring three storey buildings. Their appearance is relatively inconspicuous given their location, and they do not have an adverse impact on the character of the streetscape.

It is recommended that enforcement action be taken to ensure the removal of the banner, and no further action is taken in respect of the railings.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Alan Moonie on 0131 529 3909
Ward affected	Ward 31 - Fountainbridge
Local Plan	Central Edinburgh Local Plan
Statutory Development Plan Provision	Mixed Activities Zone
File	Enforcement
Date Complaint Received	12 July 2006

Planning Policy

The property is located within the Central Edinburgh Local Plan, in an area designated as a 'Mixed Activities Zone' with an emphasis on promoting an appropriate mix of activities which contribute to local character and vitality.

The following policies are relevant:

Policy CD19 (Building Alterations) seeks to ensure that alterations to buildings are compatible with the character of the original building.

Policy CD25 (Advertising) aims to promote discreet signage, with a presumption against high level advertising.

Appendix A

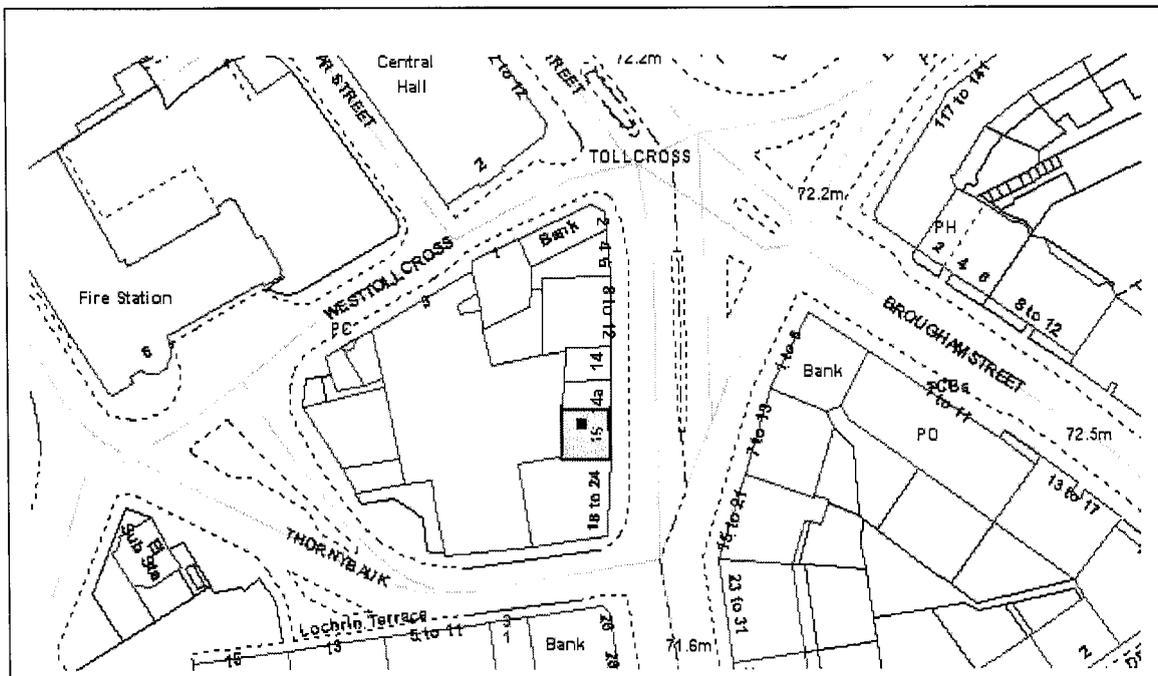


Address: 16 Home Street
Edinburgh
EH3 9LY

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Location Plan



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