

**Enforcement Report into Alleged Breach of Control**

at

24A Stafford Street

Edinburgh

EH3 7BD

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

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**Owner/s**

**Occupier**

**Reference No:** 06/00342/A01

**1. Purpose of Report**

**Breach of Control:**

The unauthorised erection of two banners, with supporting poles, attached to the railings at the front of the building at ground floor level, and an illuminated box sign, on supporting metal poles, located behind the railings at 24A Stafford Street, Edinburgh.

**Recommendation:**

That committee agrees to initiate enforcement action to require the removal of the unauthorised banners and box sign.

**The Site**

**Site Description**

The property is a restaurant located in the basement level of a 3 storey and basement building on the west side of Stafford Street.

The property is part of a statutorily listed building (Category B) and is within the New Town Conservation Area and the Edinburgh World Heritage Site.

**Site History:**

In 2000 a complaint was received regarding the erection of a box sign on railings at street level.

In 2004 a complaint was received regarding the vertical banners. These were removed in February 2004 but have now been re-erected.

## **Representations**

May 2006 - One complaint received from a member of the public, concerned about the continued use of the signage.

## **Description of Development**

The unauthorised erection of two banners and associated supports and an internally illuminated box sign and associated supports at ground floor level at the front of the building known as 24A Stafford Street, Edinburgh.

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

### Determining Issues

The determining issue is the effect that the banners and box sign have on the character of the statutory B listed building, and the character and appearance of the New Town Conservation Area.

### Assessment

The banners are vertically standing advertisements attached to the front railings by means of supporting poles. They are approximately 1.8 metres in height from the pavement, and have a white background with red lettering. They form an incongruous addition, which adversely affects the character of the listed building, are harmful to the amenity of the surrounding townscape, and are detrimental to the character and appearance of the Conservation Area, contrary to adopted policy.

The box light is illuminated and is also attached to the front railings. It too has an adverse impact on the character and appearance of the Conservation Area and has an adverse effect on the character of the listed building, contrary to adopted policy.

It is recommended that Committee agrees to initiate enforcement action to remove the unauthorised banners and box light.

Alan Henderson

**Alan Henderson**  
Head of Planning and Strategy

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**Contact/tel** Morag Kirkpatrick on 0131 529 3653

**Ward affected** Ward 16 - Dean

**Local Plan** Central Edinburgh

**Statutory  
Development Plan  
Provision** Mixed Activities

**File**

**Date Complaint  
Received** 24 May 2006

### **Planning Policy**

The site lies within the Central Edinburgh Local Plan, in an area identified as Mixed Activities.

The following policies and guidelines are relevant:

Policy CD25 (Advertisements) seeks to ensure that advertising on commercial buildings will generally be restricted to that necessary to identify discreetly the business or company occupier. High level advertising will not be permitted.

Non-statutory Guidelines: "Advertisements and Sponsorship" and "Commercial Frontages" provides additional guidance in respect of advertisements.

## Appendix A



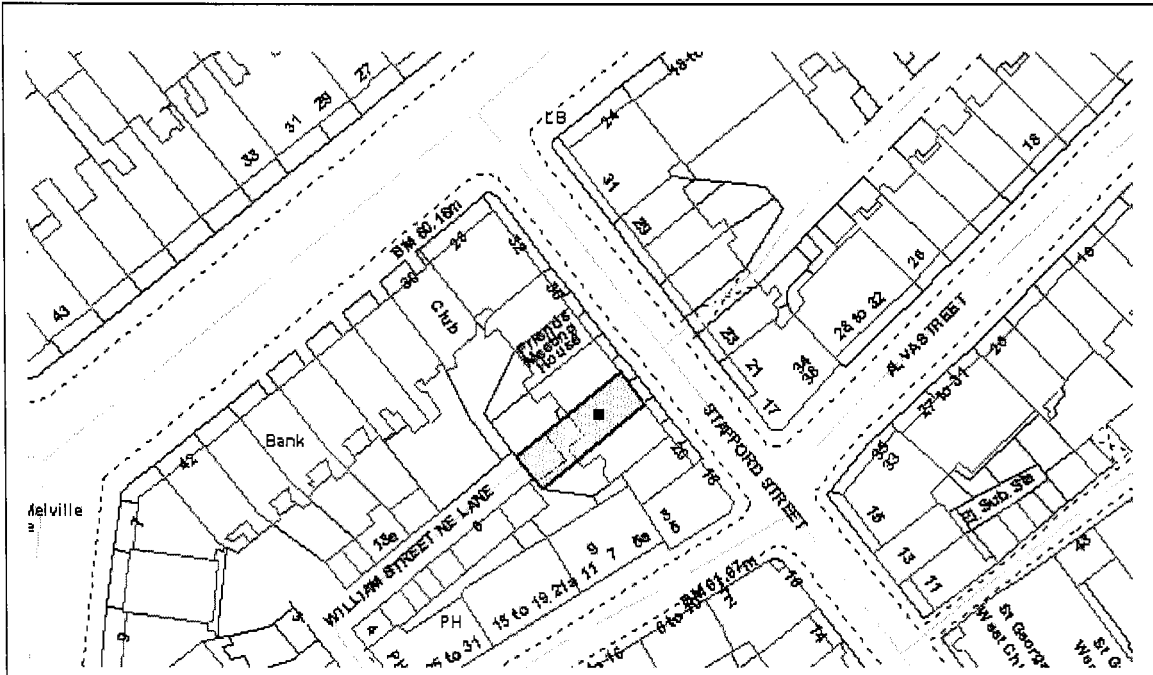
**Address:** 24A Stafford Street  
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### Location Plan



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