

## Conservation Area Consent 07/01286/CON

at

11 - 12A Gayfield Square

Edinburgh

EH1 3NT

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### Development Management Sub-Committee of the Planning Committee

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#### 1 Purpose of report

To consider application 07/01286/CON, submitted by Dr Ennis. The application is for: **Demolition of existing buildings.**

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

#### 2 The Site and the Proposal

##### Site description

The application site measures approximately 40m x 13m and accommodates a series of three single-storey warehouse properties located to the rear of 12 Gayfield Square, a category A listed Georgian townhouse (item number 28805, listed 19.04.1966).

The southernmost warehouse has been in use as an art gallery since 2000 and the other two warehouses are in use as artist studios and covered parking respectively. The warehouses are finished in a variety of materials ranging from white render, painted brickwork, exposed brickwork and pre-fabricated corrugated walls.

Surrounding uses are mixed with the St Marys RC Primary School located to the north west of the site, and a range of residential flats and offices accommodated in the B listed townhouses directly opposite at 7-10 Gayfield Square (item numbers 28803, 28804 and 49147, listed 19.04.1966). A new build residential scheme 4 and 5 storeys in height is located to the north and east of the application property and the B listed townhouses located opposite the application property are 2 storeys in height and have a pitched roof with attic accommodation. Gayfield Square slopes down to the north.

The application site is located within the World Heritage Site but is not listed.

This property is located within the New Town Conservation Area.

### **Site History**

04.04.2001- permission granted for part change of use from industrial unit to retail (private gallery) use (as amended) (01/00254/FUL)

### **Description of the Proposal**

The application proposes the demolition of the existing buildings on the site and their replacement with four terraced townhouses, a gallery and four underbuild car parking spaces. The gallery element of the proposal will remain single storey and residential accommodation will comprise four residential units, all three storeys in height. The eaves height of the proposed development will be comparable to the eaves height of the townhouses directly opposite the application property on Gayfield Square. Materials proposed include natural stone clad walls, large areas of glazing, aluminium panels, render and zinc cladding.

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

### Determining Issues

- Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against 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 not, there is a presumption against the granting of permission. For the purposes of this issue, "preserve", in relation to the 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 these determining issues, the Committee needs to consider whether:

- a) The effect of the demolition on the character and appearance of the conservation area is acceptable

The development involves the demolition of the existing garage and gallery buildings. There is a concurrent application for a mixed use development comprising of four town houses and a commercial gallery unit on this site (07/01286/FUL). The application is supported by a design statement including details of the historic development of the site.

It is acknowledged by the City Archaeologist that the construction of the existing 20th century buildings on site are likely to have affected any significant archaeological remains that may have occurred. In these circumstances, there are no archaeological constraints on the site.

*The character of the conservation area is summarised as "A planned urban concept of European significance, the New Town has an overriding character of Georgian formality. The First New Town, built to James Craig's 1767 plan, has experienced significant redevelopment, while the Second, Third and Fourth New Towns, which were laid out on estates to the north, east and west retain most of their original buildings. Stone built terrace houses and tenements, built to the highest standards, overlook communal private gardens; to the rear are lanes with mews buildings, many of which are now in housing use. The importance of the area therefore lies in the formal plan layout of buildings, streets, mews and gardens and in the quality of the buildings themselves. Many of the New Town's buildings are listed category 'A' of national importance and the area contains some of the city's finest interiors."*

The existing buildings on-site offer no significant contribution to the character of the New Town Conservation Area and their proposed demolition and the redevelopment of the site will preserve the appearance of the conservation area and will enhance its character through the removal of the existing buildings and the erection of a modern development in keeping with the established character elsewhere in the conservation area.

The associated application, will address the issues of scale, form and design of an alternative development on the site. A condition is recommended preventing demolition of the existing buildings until a contract for the new works is let. This will safeguard the character of the conservation area. The proposal will have no adverse effect on the character or appearance of the conservation area.

In conclusion, the demolition and associated redevelopment proposals will enhance the character and appearance of the conservation area. There are no material considerations which outweigh this conclusion.

It is recommended that the Committee approves this application, subject to referral to Ministers.

*Alan Henderson*

**Alan Henderson**  
Head of Planning and Strategy

Contact/tel	Carolyn Lee on 529 4279
<b>Ward affected</b>	A11 - City Centre (NEW)
<b>Local Plan</b>	Central Edinburgh
<b>Statutory Development Plan Provision</b>	Housing and Compatible Uses
<b>Date registered</b>	23 April 2007
<b>Drawing numbers/ Scheme</b>	01 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, Ian Dryden on 0131 529 3996. Email: [ian.dryden@edinburgh.gov.uk](mailto:ian.dryden@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 [gavin.king@edinburgh.gov.uk](mailto:gavin.king@edinburgh.gov.uk) or [carol.richardson@edinburgh.gov.uk](mailto:carol.richardson@edinburgh.gov.uk)

**Application Type** Conservation Area Consent  
**Application Address:** 11 - 12A Gayfield Square  
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**Proposal:** Demolition of existing buildings.

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## Consultations, Representations and Planning Policy

### Consultations

#### Archaeology

*The site lies within Edinburgh's World Heritage site behind the Georgian Gayfield Square with No12 constructed around 1807. The site is currently occupied by a 20th century single storey building. The building occupying the site is in my opinion of no particular archaeological significance and its construct is likely to have severely affected any significant archaeological remains that may have occurred. Furthermore, the construction is unlikely to have a severe affect upon either the fabric of No 12 Gayfield Square nor its setting.*

*Accordingly, there are no known archaeological constraints upon this particular planning application.*

#### RCHAMS

*Royal Commission on the Ancient and Historical Monuments of Scotland*

*The issue of The Edinburgh Gazette dated 10th August 2007 contains an application for works of demolition at the above building.*

*Under the terms of the above Act, which are explained in paragraph 2.55 and 4.27 of the Historic Scotland Memorandum of guidance on Listed Buildings and Conservation Areas (1998), applicants receiving Listed Building Consent must:*

- a) Notify RCAHMS of their intention to carry out the work;*
- b) Thereafter allow RCAHMS reasonable access to record the building for at least 3 months following the granting of consent and the giving of notice to the Commission, during which time demolition may not be undertaken unless RCAHMS has indicated in writing that its record has been completed or that they do not wish to record it*

*Planning Authorities are reminded, when granting Listed Building Consent for works of demolition, to inform applicants of their obligation to give written notice of their intentions to RCAHMS. A copy of a form LBC1 for the applicant's use in notifying RCAHMS is attached. Planning Authorities are also asked to send a copy of the decision without delay to RCAHMS in order to give them advance warning. A copy of form LPA1 is attached for this purpose.*

*RCAHMS would also welcome advance notice of proposals to carry out significant alterations to listed buildings, or those involving the demolition of unlisted buildings in Conservation Areas or other unlisted buildings of interest. Form LPA1 can also be used for this purpose.*

## **Representations**

The application was advertised on 27 April 2007. One letter of representation from the Gayfield Association relates to the demolition of the existing buildings, offering no objection to their loss.

***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 lies within an area designated as Housing and Compatible Uses within the Central Edinburgh Local Plan.

In the Finalised Edinburgh City Local Plan it is within a Conservation area and the Historic Gardens/Designed Landscape Inventory Site.

## THE MEMORANDUM OF GUIDANCE ON LISTED BUILDINGS AND CONSERVATION AREAS 1998

Paragraph 4.26 states that the demolition of even a single building and the construction of a new building or buildings in its place could result in the character or appearance of a conservation area, or part of it, being severely prejudiced.

Paragraph 4.29 requires that consent to demolish be given only where there are acceptable proposals for new development.

## Relevant Policies:

### **Relevant policies of the Central Edinburgh Local Plan.**

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

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.

**Relevant policies of the Edinburgh City Local Plan.**

Relevant Non-Statutory Guidelines

Policy Env 2 (Listed Buildings - Setting) identifies the circumstances in which development within the curtilage or affecting the setting of a listed building will be permitted.

Policy Env 4 (Conservation Areas – Demolition of Buildings) sets out criteria for assessing proposals involving demolition of buildings in conservation areas.

Non-statutory guidelines on the 'SETTING OF LISTED BUILDINGS' supplement local plan conservation and design policies, providing guidance for the protection and enhancement of the setting of listed buildings.

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Conditions/Reasons associated with the Recommendation

**Recommendation**

It is recommended that this application be **GRANTED**

**Conditions**

1. The application shall be referred to the Scottish Ministers prior to determination.
2. The works hereby permitted shall be commenced no later than five years from the date of this consent.
3. No demolition shall take place until the contract for the new development has been let, and written evidence of this has been made available to and accepted in writing by the Head of Planning & Strategy.

**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 safeguard the character of the conservation area.

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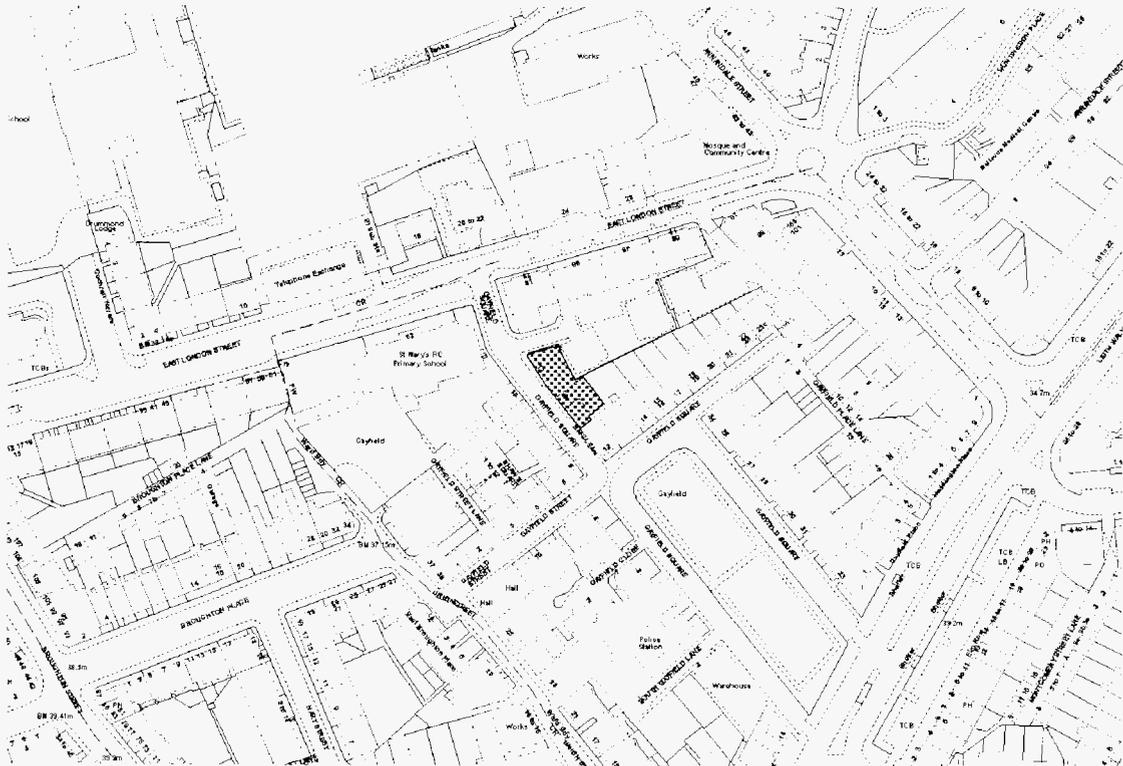
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## Location Plan

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