

**Enforcement Report into Breach of Control
at
2 - 6 Calton Road
Edinburgh
EH8 8DL**

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

Owner/s **Belhaven Pubs Division**
Occupier
Reference No: 07/00566/ELBB

1. Purpose of Report

Breach of Control:

Unauthorised Erection of Illuminated Box Sign and Projecting Sign

Recommendation:

It is recommended that Committee authorises the initiation of enforcement action to secure the removal of the unauthorised signs.

The Site

Site Description

The property is an entertainment venue located on the west side of Calton Road near its junction with Leith Street. The premises form the basement of the building which includes the address 37-43 Leith Street.

The property is within the New Town Conservation Area and World Heritage Site. It is statutorily listed category 'B' (Item no. 29253, Date of Listing 19/12/1979).

Site History:

March 2006- Retrospective listed building consent and advertisement consent refused for an illuminated powder-coated aluminium box sign fixed to the wall above the main entrance doors to the entertainment venue.

June 2006- Listed building and advertisement enforcement notices served requiring the removal of the illuminated powder-coated aluminium box sign.

July 2006- Appeal lodged with Scottish Executive Inquiry Reporters Unit (SEIRU) in respect of the listed building and advertisement enforcement notices.

March 2007- Decision letter issued by SEIRU in respect of the appeal. The letter advised of the dismissal of the appeal.

July 2007- Unauthorised illuminated box sign removed and the notices complied with. At the time of inspection it was noted that the existing signage had been replaced by new inappropriate signage which did not have consent.

August 2007- Letter sent to entertainment venue operators advising of the unacceptability of the signage and requesting its removal. No response received.

September 2007- Signage remains in place.

Representations

One representation received regarding the unacceptability of two signs on the frontage of the listed building.

Description of Development

Unauthorised Erection of Illuminated Box Sign and Projecting Sign

3. Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issue is the effect the illuminated box sign and projecting sign have on the character and appearance of the listed building and conservation area and whether the signs are detrimental to amenity and public safety.

The internally illuminated box sign located above the entrance door measures approximately 1500mm wide by 600mm high by 100mm deep. The projecting sign is approximately 100mm away from the wall of the premises and measures approximately 1200mm long by 100mm deep by 800mm high. Both signs are cream in colour with red lettering depicting 'PIVO'.

The internally illuminated sign requires the benefit of express advertisement consent and listed building consent. The projecting sign requires listed building consent only.

The illuminated box sign is an inappropriate addition to the listed building as it spans beyond the width of the door entrance and is cumbersome in appearance. The sign is not integral to the building, does not relate well to the existing fabric, is not discreet and adversely affects the appearance and setting of the listed building. The illuminated box sign is therefore an inappropriate addition to the listed building.

The projecting sign is not discreet due to its size and location and is an unwelcome addition to the listed building. In addition, the sign exceeds non-statutory guidance which recommends projecting signs no greater than 0.5 square metres. It also projects more than one metre from the building and overhangs more than half the width of the pavement.

Both signs are obtrusive in terms of their size, design and positioning on the building and therefore have a detrimental effect on the character and appearance of the listed building and conservation area. The signs are contrary to Central Edinburgh Local Plan Policies CD2 and CD25 and Edinburgh City Plan policies DES 11, ENV 3 and ENV 5 and non-statutory guidance.

The signs do not adversely affect public safety.

RECOMMENDATION

It is recommended that the Committee authorises the initiation of enforcement action to secure the removal of the unauthorised signs.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Brian Fleming on 0131 529 3518
Ward affected	Ward A11 - City Centre (NEW)
Local Plan	Central Edinburgh Local Plan/Edinburgh City Local Plan
Statutory Development Plan Provision	Office Core/Central Area
File	
Date Complaint Received	16 August 2007

Planning Policy

The premises forms part of a category 'B' listed building located within the New Town Conservation Area and World Heritage Site.

It falls within an office core area in the Central Edinburgh Local Plan and the Central Area within the Edinburgh City Local Plan.

Relevant Policies:

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 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 CD25 (ADVERTISING) imposes restrictions on advertising on commercial buildings other than shopfronts and states that high level advertising will not be permitted.

Edinburgh City Local Plan

Policy Des 11 (ALTERATIONS AND EXTENSIONS) sets criteria for assessing alterations and extensions to existing buildings.

Policy Env 3 (LISTED BUILDINGS- ALTERATIONS AND EXTENSIONS) identifies the circumstances in which alterations and extensions to listed buildings will be permitted.

Policy Env 5 (CONSERVATION AREAS-DEVELOPMENT) sets out criteria for assessing development in conservation areas.

Non-statutory Guidance

Non statutory Guideline 'Commercial Frontages' supplement local plan policies by providing guidance on shop frontages, shop front security, adverts and signs and blinds and canopies.

Appendix A

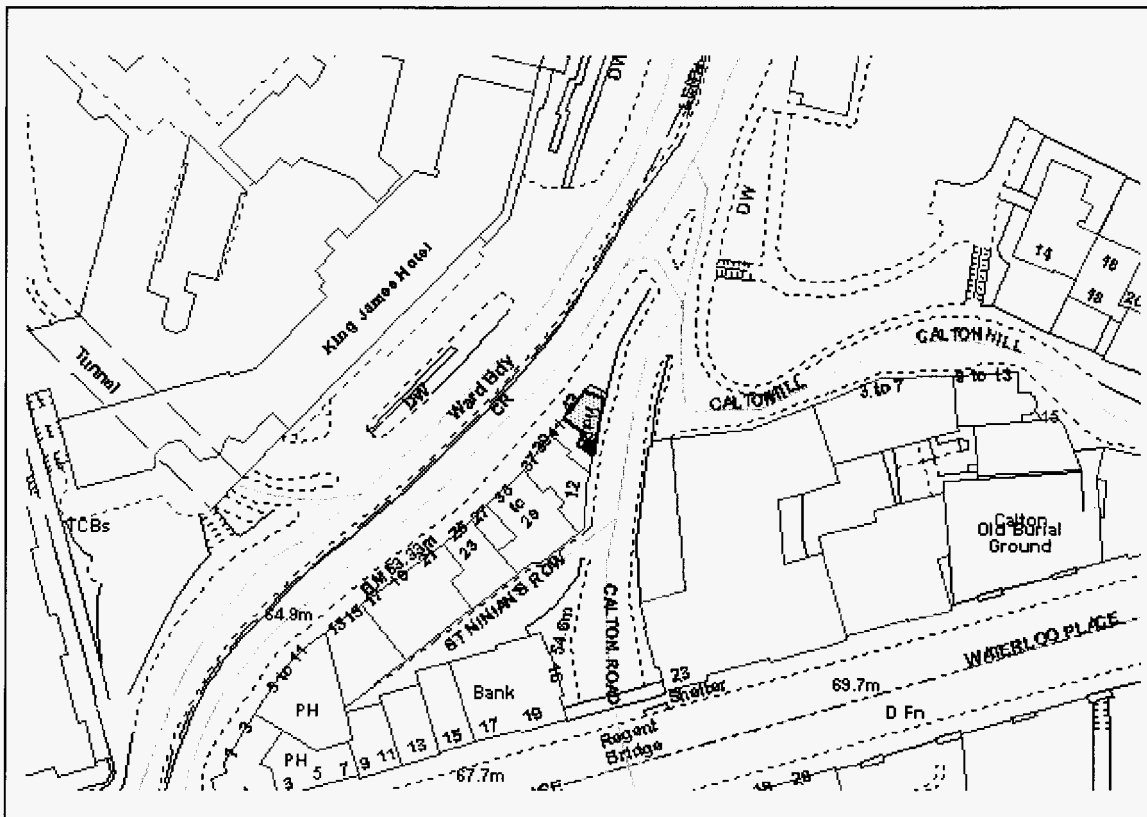


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Location Plan



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