

**Full Planning Application
at
10 Gloucester Place
Edinburgh
EH3 6EF**

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

Proposal: Change of use to form - residential flat (lower ground), hotel accommodation (ground and first floors), residential flats (second and third floors), the hotel floors to function as an annexe to the Christopher North House Hotel at 6 Gloucester Place. Minor external works to rear extension.

Applicant: Amadeus Leisure Ltd

Reference No: 03/04134/FUL

1 Purpose of report

To recommend that the application be **GRANTED** subject to;

Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. The proposed guest bedrooms at ground and first floor levels shall be used for no other purpose than bedroom and bathroom accommodation.
3. The applicant shall enter into a legal agreement to provide a City Car Club vehicle and membership for residents of the three flats for a minimum of three years and pay for the Traffic Regulation Order for on-street parking of the vehicle.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to safeguard the amenity of neighbouring residents and other occupiers.
3. In order to safeguard the interests of road safety.
4. NB This consent is for planning permission only. Work must not begin until other necessary consents, e.g. listed building consent, have been obtained.

2 Main report

Site description

The application property is a 3-storey, attic and basement building, forming part of an 18-bay terraced block. The building is a former townhouse by Thomas Bonnar, 1822-24 and is currently unoccupied having been previously used as offices. The property is a category A (A Group) listed building (Item No. 449) and is located within the New Town Conservation Area and World Heritage Site.

Site history

10.10.2003 - Applications withdrawn for internal alterations (minor external alterations to rear elevation) and change of use from commercial offices to mixed development of 3 residential flats (garden, 2nd + 3rd floors) and 6 hotel bedrooms (within self-contained flats at ground and 1st floors) to function as an annexe to the Christopher North House Hotel at 6 Gloucester Place (03/03032/FUL/LBC)

10.05.1990 - Appeal allowed for change of use from hotel to offices.

19.04.1989 - Consent refused (against officer recommendation) for change of use from hotel to offices.

10.02.1988 - Consent granted to form inner vestibule screen and doorway.

13.05.1987 - Consent granted to erect a conservatory at rear (as amended).

Development

The proposals involve the sub-division of this former town house to form three residential units, one at basement level and two double upper flats at second and attic level. The proposals also include the formation of six individual hotel bedrooms with en suites at ground and first floor level. Access to the basement flat will be separate. The ground and upper flats and bedrooms units will share access. Externally, the non-original conservatory to the rear will be re-slatted and new rooflights introduced.

Consultations

Historic Scotland

No comments.

Environmental and Consumer Services

No objections to this proposed development subject to a condition preventing the hotel bedrooms from being used for anything other than sleeping rooms.

Transport

No objection subject to the applicant entering into a legal agreement to fund a City Car Club vehicle for membership for the residents of the three flats and the TRO for on-street parking of the vehicle for 3 years.

Representations

The application was advertised 21 November 2003.

Three letters of representation were received.

Three residential neighbours objected to the proposals on the following grounds:

- Contrary to local plan and structure plan.
- Traffic and parking difficulties will be worsened.
- Detrimental impact on residential amenity.
- Proposals are out of character with location and listed building.

Policy

The application property lies within an area of Housing and Compatible Uses of the Central Edinburgh Local Plan.

Relevant Policies:

Policy CD19 (BUILDING ALTERATIONS) sets out requirements for the design, form, materials and positioning of alterations and extensions.

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.

Policy CD3 (LISTED BUILDINGS - USES) establishes a presumption (with stated qualifications) in favour of retaining a listed building in (or restoring it to) its original use.

Policy H3 (HOUSING - CONVERSION OF NON-RESIDENTIAL BUILDINGS) encourages, and sets out criteria for assessing, the change of use of suitable non-residential buildings to housing.

Policy H4 (HOUSING - SUBDIVISION OF PROPERTY) supports, and sets out criteria for assessing, proposals for the subdivision of property to form residential accommodation.

Non-statutory guidelines on 'SUB-DIVISION OF LISTED BUILDINGS' supplement local plan conservation and design policies, providing guidance on sub-division with the aim of protecting the character and appearance of listed buildings.

3 Conclusions and Recommendations

DETERMINING ISSUES

The determining issues are:

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

- a) whether the proposed use is acceptable in this location;
- b) whether the proposals have an adverse impact on the building or its setting;
- c) whether the proposals have an adverse impact on the character or appearance of the conservation area;
- d) whether the proposals are detrimental to residential amenity or road safety.

a) The proposed conversion of this currently vacant building to residential use is supported by policy CD3 (Listed Buildings - uses), Policy H3 (Housing - conversion of non-residential buildings) and Policy H4 (Housing - sub-division of property) in that there will be a partial restoration of the buildings original residential use, will result in satisfactory standards of accommodation and will not worsen on street parking difficulties.

The building has been significantly altered internally with the majority of original internal features removed, and the proposed sub-division can be undertaken with no loss of original character. The previous applications (03/03032/FUL/LBC) were withdrawn after the Department expressed concerns regarding the sub-division of principal rooms.

As the building was previously used as office accommodation there will be no loss of residential accommodation. The proposal will increase the number of residential units within the area by three.

The proposed hotel rooms are to be used as overflow bedrooms for the Christopher North House Hotel at No 6 Gloucester Place. A condition is recommended to ensure that these rooms are used solely as bedroom accommodation and no other hotel function to protect the amenity of existing neighbours and the occupiers of the development. Although access is shared, the hotel use is low key and the mix of uses is compatible in this case.

The proposed use is acceptable in this location.

b) The proposed slating and area of glazing on the non-original conservatory to the rear will respect the main views of this listed building and have no adverse impact on the building or its setting.

c) The character of the New Town Conservation Area is described in the Central Edinburgh Local Plan as follows:

"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 proposed external alterations are limited to the non-original conservatory to the rear elevation. The proposal to remove a section of the roof glazing and roof this with slate and rooflights will be a minor alteration to this element and due to the enclosed nature of the rear garden area will have no detrimental impact on the character or appearance of the conservation area. The residential and hotel use is compatible with the character of this part of the conservation area.

d) The proposed use of this former office building as three residential units and six hotel bedrooms will be compatible with the predominantly residential character of the area and will be a sympathetic use in this location. Whilst the two proposed upper flats will be single aspect, an exception to the non-statutory guidance can be made in this instance as these units will achieve an acceptable level of amenity, with the rear flat enjoying exceptional views north over the Stockbridge roofscape and the front flat facing a quiet residential street.

The addition of three residential units in this area will result in a small increase in the requirement for on street car parking but will not be detrimental to road safety. It is recommended that the applicant enter into a legal agreement to fund a City Car Club vehicle for the three new residential units.

The proposals will not be detrimental to residential amenity or road safety.

Apart from the aspect, the proposals comply with the development plan and non-statutory policies, have no adverse effect on the character or appearance of the conservation area or the building and its setting, and have no detrimental impact on residential amenity or road safety.

There are no material planning considerations, which outweigh this conclusion.

It is recommended that the Committee approves this application, subject to the conditions stated.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

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Ward affected 18 -New Town

Local Plan Central Edinburgh Local Plan

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

File

Date registered 10 November 2003

**Drawing numbers/
Scheme** 01-05
Scheme 1

