

**Listed Building Consent Application**  
**at**  
**10 Gloucester Place**  
**Edinburgh**  
**EH3 6EF**

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

**Proposal:** Internal alterations (minor external work to rear extension) - removal of some existing partitions and formation of new partitions- to form 3 residential flats and hotel accommodation within 5 storey to townhouse.

**Applicant:** Amadeus Leisure Ltd

**Reference No:** 03/04134/LBC

**1 Purpose of report**

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

**Conditions**

1. The works hereby permitted shall be commenced no later than five years from the date of this consent.
2. The application shall be referred to the Scottish Ministers prior to determination.

**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.

## **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10.10.2003 - Applications withdrawn for internal alterations (minor external alterations to rear elevation) and change of use from commercial offices to mixed development of 3 residential flats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. Applications withdrawn after the Department expressed concerns regarding the sub-division of principle rooms. (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 alterations for the sub-division this former town house to form three residential units, one at basement level, and two double upper flats at second and attic level, and the formation of six individual hotel bedrooms with en suites at ground and first floor level. The proposals also involve removing some of the glazing on the existing conservatory and replacing this with slate and rooflights.

The internal works involve the retention and restoration of front principal rooms and the partitioning of rear rooms to form bedrooms and en-suites.

### **Consultations**

No consultations undertaken.

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

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.

Non-statutory guidelines 'ALTERATIONS TO LISTED BUILDINGS' provide general guidance for assessing proposals for both internal and external alterations.

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 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 consent;
- 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 whether the proposals have an adverse impact on the character of the listed building.

The existing building has been significantly altered internally with the majority of original internal features removed. The building has had a variety of uses over the years including hotel and offices and these uses have seen internal features such as cornicing and joinery details removed. The best surviving element is the original stairwell and cupola and it is proposed to retain these features.

Whilst the proposals involve the sub-division of the rear room at ground floor level, it should be noted that this room contains no features of architectural or historic interest, with original cornicing and joinery already removed. The proposal to restore the principal room at first floor level will outweigh the loss of this smaller room at ground floor level and is an acceptable compromise.

In general the proposed internal alterations to sub-divide this historic building will respect internal character where this exists and restore some features such as cornicing, whilst providing a more sensitive use for the building.

The proposal to remove a section of the roof glazing of the non-original conservatory and roof this with slate and rooflights will be a minor alteration to this element and will have no detrimental impact on the character of the listed building.

The proposals comply with the development plan and non-statutory policies and have no adverse impact on the character of the listed building.

There are no other 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** CELP

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

**File**

**Date registered** 10 November 2003

**Drawing numbers/  
Scheme** 01-04  
Scheme 1