

**Full Planning Application
at
7 Henderson Place Lane
Edinburgh
EH3 5DG**

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

Proposal: Alterations and change of use from industrial to office accommodation
Applicant: Royal London Group.
Reference No: 04/00369/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. Prior to commencement of work on site seven cycle spaces shall be provided for staff in secure undercover locations and two further cycle spaces shall be provided for visitors adjacent to the front of the building to the satisfaction of the Head of Planning and Strategy.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In the interests of highway safety and efficiency.

2 Main report

Site description

The site comprises of a commercial building with a floor area of approximately 800 square metres set within an area that is predominately residential with a number of offices. Presently, the property is used for printing purposes and comprises of a print room, store room and dispatch and goods-in area. To the north, fronting Henderson Row, are office blocks.

Site history

There is no relevant planning history for this site.

Development

The applicant seeks planning permission for a change of use from an industrial unit to an office. The building is presently used for printing and supply purposes. There would be external alterations to form new window openings to the north and south elevations. Compound fencing would be erected adjacent to the north and west elevations to help obscure the proposed condensers.

The applicant has commented that it is their intention to use the premises as decant office space to facilitate the internal redecoration and refurbishment of the adjoining property occupied by The Royal London Group (the applicant).

Staff utilising the building will retain full access to the existing parking provisions at the Royal London Group premises and there will be no additional requirements for parking within the estate or surroundings areas.

The existing parking spaces for 7 Henderson Place Lane will be partially utilised by senior members of staff during the temporary occupation of the subjects with the remaining areas being handed to the contractor for their site compound.

Consultations

Transport

No objection

Environmental Services

No objection

Representations

Two letters of representation have been received. A summary of which is as follows:

The proposal would increase in parking and traffic congestion.

The proposal is contrary to the local plan.

The replacement of five 'porthole' style windows in the south elevation with 'conventional' windows is not in keeping with the surrounding area.

Policy

Allocated in the Central Edinburgh Local Plan as being housing and compatible uses.

Relevant Policies:

Non-statutory guidelines on 'PARKING STANDARDS' set the requirements for parking provision in developments.

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

Lothian structure Plan Policy ED18 (OFFICE DEVELOPMENT) provides that in the urban area of Edinburgh, outwith the strategic business centres and land allocated for general industry and /or business use, major business development will not normally be permitted.

Policy ED5 (BUSINESS DEVELOPMENT - INNER HOUSING AREAS) sets out criteria for assessing business and industrial development in defined Housing and Compatible Uses policy areas.

Policy H11 (HOUSING AMENITY) establishes a presumption against new development and changes of use likely to introduce increased levels of traffic or activity to the detriment of residential amenity or to the reasonable prospects of further residential development where this is an objective of the Local Plan.

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 CD17 (MATERIALS) sets out requirements for materials in new developments and seeks a greater use of stone, roofing slate and other traditional materials in appropriate cases.

Policy CD19 (BUILDING ALTERATIONS) sets out requirements for the design, form, materials and positioning of alterations and extensions. Policy T15 (PRIVATE CAR PARKING) requires all new development to comply with car parking standards set out in the Development Control

Handbook, including provision for people with disabilities, and requires car parking to be designed to minimise visual intrusion.

3 Conclusions and Recommendations

DETERMINING ISSUES

The determining issues are:

- Do the proposals preserve or enhance the character and appearance of the conservation area? there being a strong presumption against the granting of planning permission of this is not the case;
- 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 location of the proposed use is appropriate to the area and b) would harm residential amenity, c) the alterations are appropriate and preserve or enhance the character or appearance of the conservation area.

a) The property at present is used as a printing workshop. The applicant seeks planning to use the premises as decant office space to facilitate the internal redecoration and refurbishment of the adjoining property Silvermills, which is occupied by the applicant, The Royal London Group. Originally it was proposed to do this on a temporary basis. The applicant has now indicated through discussion that the use of the building would be on a permanent basis.

The applicant has commented that no additional car parking requirements within the surrounding estate or area would be required. Specifically, the staff utilising the site would be able to use the existing car park at Silvermills. The Transport Unit has no objection to the proposal.

In terms of the Local Plan, the site is located within a housing and compatible use area. In relation to this area, policy ED5 (Business Development- Inner Housing Areas) provides that major office development will not be acceptable. Both the approved and the finalised structure plans refer to major office development as being in excess of 1,000 square metres in floor area.

Policy ED18 (Office Development) of the Lothian Structure Plan provides that in the urban area of Edinburgh, outwith the strategic business centres and land allocated for general industry and or business use, major business development will not normally be permitted.

The total floor area of the building is 800 square metres approximately. Taking this into account, it is considered that the proposal complies with both policies.

b) The proposal does offer the opportunity to remove a potential bad neighbour use that being class 5 (General Industrial), from an area that is characterised by residential properties and offices. Although residential amenity still needs to be considered in the context of this proposal.

Environmental Services has no objection to the proposal. Taking into account the proposed use, the characteristics of the surrounding area and the comments from Environmental Services, it is considered that residential amenity would not be adversely affected.

c) The character of the conservation area is summarised in the 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.

It is considered that the external alterations which includes forming new window openings on the ground and first floors of the north and south elevations are acceptable and respect the building and the surrounding area. Additionally, the erection of a fence to obscure the condensers is to be welcomed.

To conclude it is considered that the proposal complies with the policies as outlined would not adversely affect residential amenity and preserves the character and appearance of the conservation area.

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


PP **Alan Henderson**
Head of Planning and Strategy

Contact/Tel Mark Russell on 529 3665

Ward affected 17 -Stockbridge

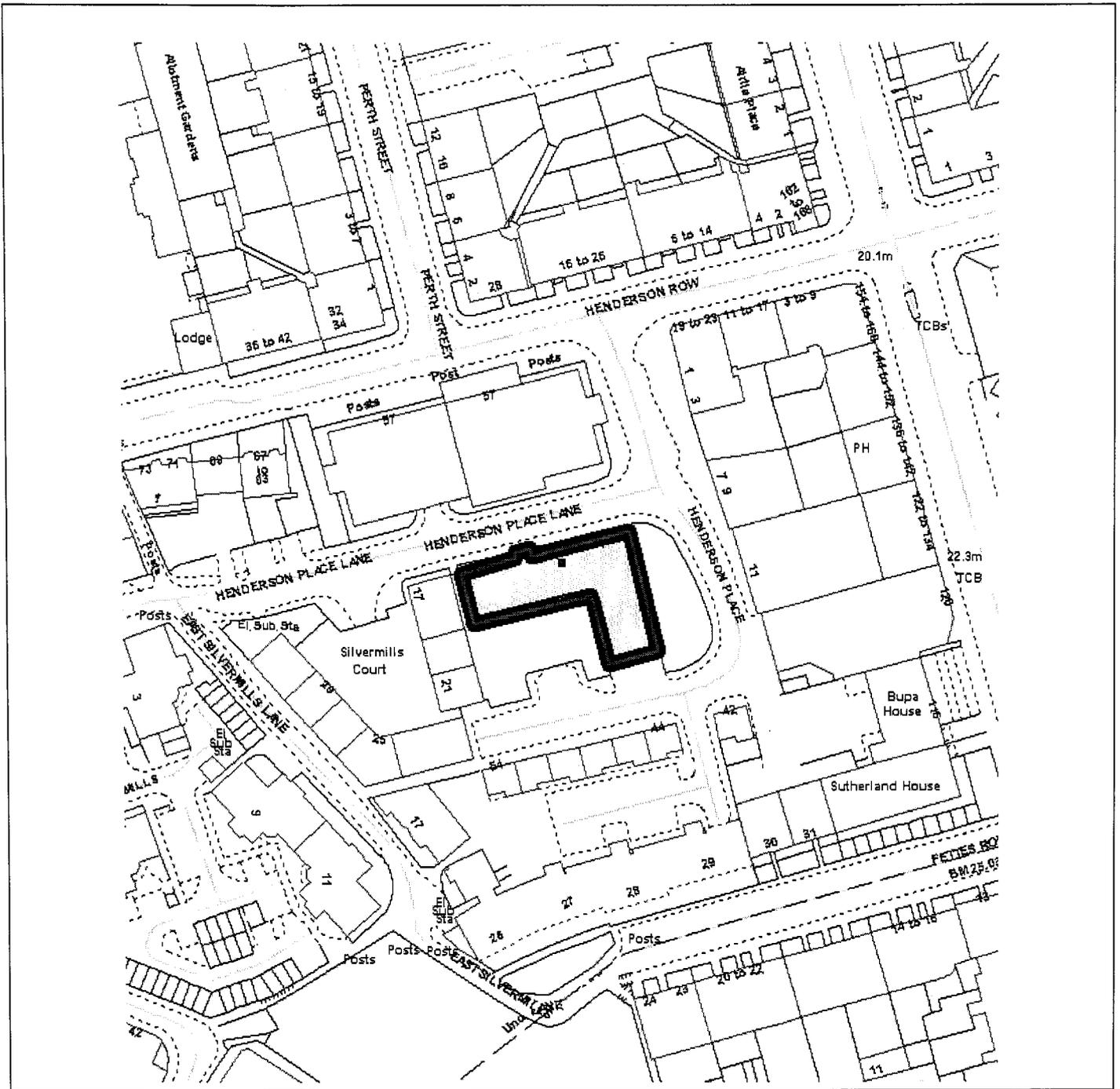
Local Plan Central Edinburgh Local Plan

**Statutory Development
Plan Provision** New Town Conservation Area

File

Date registered 1 March 2004

**Drawing numbers/
Scheme** 1 to 9



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PLANNING APPLICATION

Address	7 Henderson Place Lane, Edinburgh, EH3 5DG
Proposal	Alterations and change of use from industrial to office accommodation

Application number:	04/00369/FUL	WARD	17- Stockbridge
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**THE CITY OF EDINBURGH COUNCIL
 THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY**