

Full Planning Application 04/04435/FUL
at
18 Blantyre Terrace
Edinburgh
EH10 5AE

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 04/04435/FUL, submitted by Napier University.. The application is for: **Change of use from residential to teaching and ancillary uses**

It is recommended that this application be **GRANTED** subject to the conditions in Appendix B.

2 The Site and the Proposal

Site description

The property is a three storey terraced townhouse on the south side of the street. Properties to either side and opposite are similar, and are predominantly residential, many are sub-divided. To the rear is the main Colinton Road teaching block of Napier University and residential flats at 8 Colinton Road. The University also owns the townhouses to the west (numbers 20 and 22).

The site is within the Merchiston and Greenhill Conservation Area.

Site history

91/01507/FUL - Change of use from residential to office - 15.08.1991

94/01737/FUL - Extend existing change of use from residential to office for five years - , granted for 1 year only, 31.08.1994

96/01772/FUL - Continue office use for a further period of one year - 18.09.1996

97/01869/FUL - Extend the change of use planning permission for an office for one year - 13.08.1997

Description of the Proposal

The proposal is for the change of use of the building from residential to teaching and ancillary uses, for the School of Psychology of Napier University. It is currently used by Napier University as administrative offices, although this use is presently not authorised. The applicant has provided a room schedule giving occupant capacities.

The need for this has arisen due to the loss of accommodation at Redhouse Lodge, and the School of Psychology who were housed in Portacabins on that site. They require temporary accommodation prior to being found a suitable permanent home in the main Colinton Road campus.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are;

- Do the proposals preserve or enhance the character or appearance of the conservation area? There being a strong presumption against the granting of planning permission if 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 the determining issues, the Committee needs to take account of the following specific considerations:

- a) Is the proposed use acceptable in this location?

b) Will the proposals preserve or enhance the character or appearance of the conservation area?

c) Will there be any adverse effect on the amenity of neighbouring residents?

a. The site is within an area allocated for housing and compatible uses, and it is a residential building. The use, prior to the first application in 1991, was as residential flats for Napier Polytechnic. When the temporary consent granted in August 1997 expired, the original use should have been restored and the current use is therefore unauthorised. However, the proposed use as a mixed teaching/administrative annex (class 10), in proximity to adjacent university buildings, is considered acceptable, subject to the protection of neighbouring residential amenity. This complies with the requirements of policy CS3. The use is for temporary period and will return to residential thereafter. There is no permanent loss of residential accommodation.

A letter has been drafted and will be sent to the applicant should the Committee be minded to grant consent. This letter will emphasise the need for alternative accommodation to be found before the expiry of the two year period, and that the building must be returned to its original intended use as residential. It is now 14 years since the residential use was active, and the original consent was granted on the basis that this was only intended to be temporary whilst alternative accommodation was found. A permanent change of use would not likely be granted, and is contrary to the development plan.

b. The conservation area's character is summarised in the local plan as follows; *'Dominated by Victorian villas set in extensive gardens, this conservation area consists of the three former estates of Greenhill, East Morningside and Merchiston, which were developed from 1840. The area contains many listed building as well as the notable grouping of churches at Holy Corner. The main threat to the area is the overdevelopment of villa grounds and erosion of garden space and boundary walls through the sub-division of property'*.

The proposals will have no effect on the appearance of the area. In terms of the mix of uses and activities, with the proximity of the main Colinton Road teaching blocks it is unlikely that these proposals will have any adverse effect on the character of the area.

c. The use of the premises as an administrative building for the University since 1991 has generated no known cause for complaint from residential neighbours. There is no extra plant required as a result of these proposals. It is considered that the use by the School of Psychology will not generate any activities likely to cause detriment to the amenity of neighbouring residents, and so consent is granted on a personal basis to that department only. Consent will be for a temporary period of two years.

It is recommended that the Committee approves this application for a temporary period of two years, subject to further conditions relating to the temporary use and noise.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Kingsley Drinkwater on 0131 529 3648 (FAX 529 3717)
Ward affected	45 - Merchiston
Local Plan	Central Edinburgh Local Plan
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	24 December 2004
Drawing numbers/ Scheme	01-2 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.

If you require further information about this application you should contact the following Principal Planner, Barbara Cummins on 0131 529 3996. Email: barbara.cummins@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 blair.ritchie@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

Application Type Full Planning Application

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Proposal: Change of use from residential to teaching and ancillary uses

Reference No: 04/04435/FUL

Consultations, Representations and Planning Policy

Consultations

Environmental and Consumer Services

This Department has no objections to the above application, subject to conditions regarding noise and deliveries.

Representations

The application was advertised on 14/01/05, however no letters of representation have been received.

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 is identified by the **Central Edinburgh Local Plan** as being within the mixed activities zone.

Relevant Policies:

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 H6 (HOUSING RETENTION) establishes a presumption against proposals for change of use or redevelopment which would result in a loss of residential accommodation.

Policy CS3 (COMMUNITY SERVICES - GENERAL) supports, and sets out criteria for assessing, development for a non residential medical or educational purpose, including the provision of childcare facilities to satisfy wider commercial demand.

Policy T8 (CYCLE PARKING) requires new development to provide cycle parking facilities in accordance with agreed standards and on suitable sites to contribute to the network of safe routes.

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.

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

Non-statutory guidelines 'LOSS OF RESIDENTIAL USE' provide a policy context for considering proposals for the change of use of properties in residential use.

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Conditions/Reasons associated with the Recommendation

Recommendation

To recommend that this application be **Granted**

Conditions

1. Permission is granted for a limited period of two years only.
2. This permission is for the benefit of the applicant only, and specifically for the School of Psychology of Napier University only, and the use hereby approved shall cease at the end of their occupation of the premises.
3. Within 12 months of the date of expiry of the limited period of consent, the site shall be restored to its original residential use as two flatted dwellings, to the satisfaction of the Head of Planning and Strategy.
4. The design and installation of any plant, machinery or equipment shall be such that any associated noise complies with NR25 when measured within any nearby living apartment, and no structure borne vibration is perceptible within any nearby living apartment.
5. The sound insulation properties or sound transmission characteristics of the structures and finishes shall be such that no impact or airborne noise from the normal operations within the application premises is audible in any neighbouring living apartment.
6. Deliveries and collections, including waste collections, shall be restricted to 8am - 8pm, Monday to Saturday.

Reasons

1. In order to give due recognition to the temporary nature of the proposed development.
2. In order to give due recognition to the temporary nature of the proposed development.
3. In order that the residential character of the area is protected.
4. In order to safeguard the amenity of neighbouring residents and other occupiers.
5. In order to safeguard the amenity of neighbouring residents and other occupiers.
6. In order to safeguard the amenity of neighbouring residents and other occupiers.

End

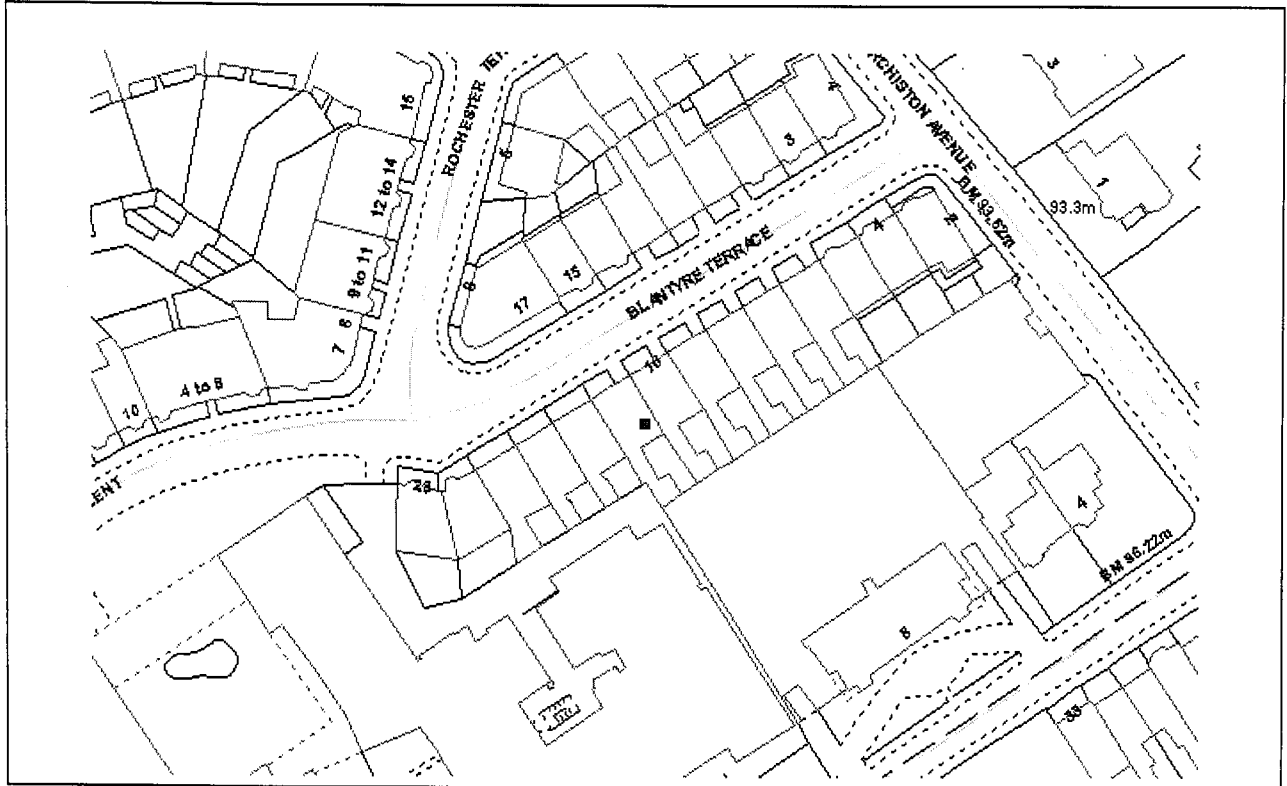
Appendix C

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Location Plan



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