

**Full Planning Application 06/03575/FUL
at
67 Grassmarket
Edinburgh
EH1 2HJ**

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

1 Purpose of report

To consider application 06/03575/FUL, submitted by D Dunbar. The application is for: **Change existing exterior blue paint to green paint, pantone colour 354**

It is recommended that this application be **REFUSED AND ENFORCED** for the reasons below.

2 The Site and the Proposal

Site description

The application site comprises of a ground floor shop within a 4-storey 4-bay symmetrical tenement block with Scots Baronial details. The building is a category B listed building and was listed on 12.06.1996 (LB Ref: 47869).

This property is located within the Old Town Conservation Area.

Site History

- Application for change of use from retail unit to form licensed bookmakers and erect satellite dish on roof - granted on 06.08.1998.

- Enforcement Enquiry opened (06/00460/E01) on 03/07.2006 regarding neon signage and painting of the shopfront.

Description of the Proposal

The retrospective application is to repaint the existing blue paint on the frontage of the ground floor shop with exterior gloss green paint, pantone 354.

3 Officer's Assessment and Recommendations

Determining Issues

Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against 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 not, there is a presumption against the granting of permission. For the purposes of this issue, "preserve", in relation to the 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, are there any compelling reasons for approving them?

ASSESSMENT

To address these determining issues, the Committee needs to consider whether:

- a) The proposals have and adverse impact on the listed building and its setting;
- b) The proposals have an adverse impact on the character or appearance of the conservation area;

a) There is a presumption that the painting of shop frontages should be sympathetic to the treatment and character of the main facade and adjoining properties. The previous colour of the shop was bright blue, which was not sympathetic to the character of the building. The decision to repaint the premises afforded the opportunity to restore the frontage to a more sympathetic and more appropriate colour scheme in line with policy and non

statutory guidance. The bright colour chosen to replace the blue is not an improvement and continues to have an adverse impact on the listed building. Despite being informed that a more sympathetic shade of green would be more appropriate in this location the applicant has declined to amend the application accordingly.

b) The character of Old Town Conservation Area is described in the Central Edinburgh Local plan as:

"Centred on the Royal Mile, the city's main historic thoroughfare, the Old Town evolved from two separate burghs. Although few medieval buildings remain, the original plot widths and the 'fishbone' street pattern of narrow closes and wynds remain extensively visible, although overlain by major Victorian rebuilding and street improvements. The administrative, ceremonial, legal and religious functions of the modern city remain focused within the Old Town. The key elements of the area's character are therefore its density of building and mixture of uses with high tenements and important historic buildings arranged on a historic street pattern."

The principal facade of the building contributes significantly to the streetscene and to the character of the conservation area. Whilst it is acknowledged that a number of shops on the north side of the Grassmarket have brightly coloured frontages, the south side has retained an appearance more in keeping with the historic character of the area. The property is surrounded by buildings which retain more sympathetic colourings at ground floor level and as a result the use of a bright coloured paint on this facade is inappropriate, having a detrimental impact on the character and appearance of the conservation area.

In conclusion, the proposal does not comply with the development plan and non-statutory guidelines, and has an adverse effect on the character and appearance of the conservation area and on the listed building.

There are no material planning considerations which outweigh this conclusion.

It is recommended that the Committee refuses this application for the above reasons and authorises enforcement action to ensure that the shop frontage is restored to a more sympathetic colour.



Alan Henderson
Head of Planning and Strategy

Contact/tel	Euan Mcmeeken on 529 3428
Ward affected	32 - Tollcross
Local Plan	Central Edinburgh Local Plan
Statutory Development Plan Provision	Mixed Activities
Date registered	29 August 2006
Drawing numbers/ Scheme	1 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, Nancy Jamieson on (0131) 529 3916. Email: nancy.jamieson@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 gavin.king@edinburgh.gov.uk or carol.richardson@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 67 Grassmarket
Edinburgh
EH1 2HJ

Proposal: Change existing exterior blue paint to green paint, pantone colour 354

Reference No: 06/03575/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

The application was advertised on 15.09.2006. No representations were 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 application site is located within a Mixed Activities Zone and a zone for Secondary Frontages within 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 CD4 (CONSERVATION AREAS) requires that developments in a conservation area retain all features which contribute to the area's character and appearance.

Non-statutory guidelines on 'COLOUR OF BUILDINGS' provide guidance on this matter, in support of local plan conservation and design policies.

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

Non-statutory guidelines on the 'SETTING OF LISTED BUILDINGS' supplement local plan conservation and design policies, providing guidance for the protection and enhancement of the setting of listed buildings.

Application Type Full Planning Application
Application Address: 67 Grassmarket
Edinburgh
EH1 2HJ

Proposal: Change existing exterior blue paint to green paint, pantone colour 354

Reference No: 06/03575/FUL

Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **REFUSED AND ENFORCED**

Reasons

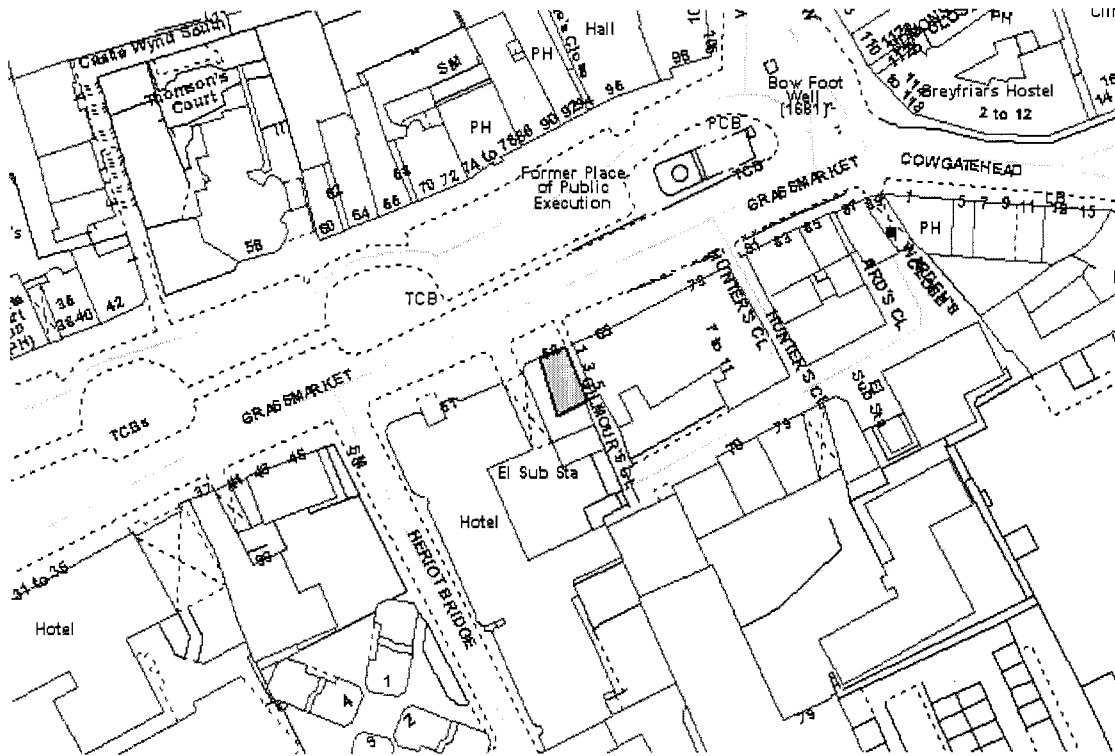
1. The proposal is contrary to Central Edinburgh Local Plan Policy CD2, in respect of Listed Buildings, as the colour is inappropriate and has an adverse impact on the listed building.
2. The proposal is contrary to Central Edinburgh Local Plan Policy CD4, in respect of Conservation Areas, as the colour has an adverse impact on the character and appearance of the conservation area.
3. The proposal is contrary to the Non-Statutory Guidelines in respect of Colour of Buildings, as the colour is not sympathetic to the character of the main facade of the building.
4. The proposal is contrary to Non Statutory Guidelines in respect of Alterations to Listed Buildings, as the colour is to the detriment of the listed building

End

Application Type Full Planning Application

Proposal: Change existing exterior blue paint to green paint, pantone colour 354

Reference No: 06/03575/FUL



Location Plan

Reproduction from the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright.

Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence Number 100023420 The City of Edinburgh Council 2005.