

**Listed Building Consent Application 06/03575/LBC
at
67 Grassmarket
Edinburgh
EH1 2HJ**

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

1 Purpose of report

To consider application 06/03575/LBC, submitted by D Dunbar. The application is for: **To repaint existing blue paint on frontage with exterior gloss 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 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 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, are there any compelling reasons for approving them?

ASSESSMENT

To address these determining issues, the Committee needs to consider whether the proposals have an adverse impact on the character of the listed building.

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 a 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 character of the

listed building. Despite being informed that a more sympathetic shade of green would be appropriate in this location the applicant has declined to amend the application accordingly.

In conclusion, the proposals do not accord with the statutory development plan and non-statutory guidelines and have an adverse impact on the character of the listed building.

There are no material considerations which outweigh this conclusion.

It is recommended that the Committee refuses this application, for the reasons stated and agrees to initiate enforcement action to secure the removal of the signs.


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 Listed Building Consent Application
Application Address: 67 Grassmarket
Edinburgh
EH1 2HJ

Proposal: To repaint existing blue paint on frontage with exterior gloss green paint pantone colour 354

Reference No: 06/03575/LBC

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.

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

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

Non statutory Guidelines on Commercial Frontages supplement Local Plan Policies by providing guidance on shop frontages, shop front security, adverts and signs and blinds and canopies.

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Conditions/Reasons associated with the Recommendation

Recommendation

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

Reasons

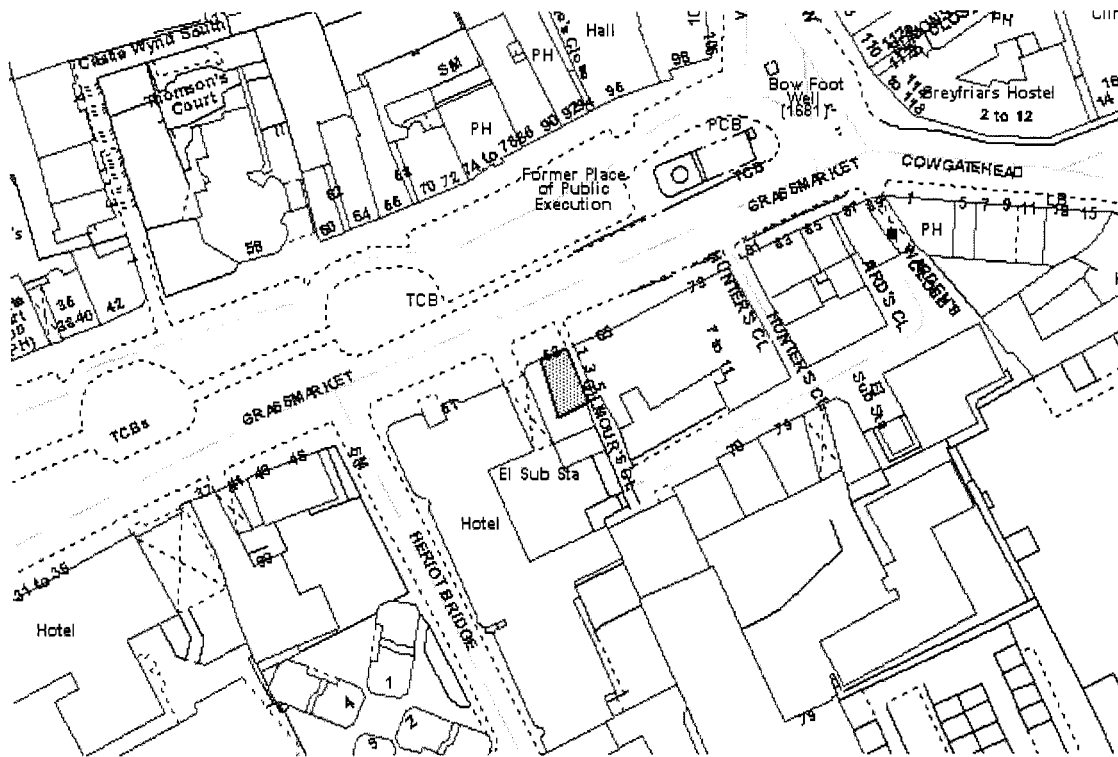
1. The proposal is contrary to Central Edinburgh Local Plan Policy CD2, in respect of Listed Buildings, as the colour is not appropriate and has an adverse impact on the character of the listed building.
2. The proposal is contrary to the Non-Statutory Guidelines in respect of Colour of Buildings, as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

End

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Location Plan

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