

**Listed Building Consent Application 06/01888/LBC  
at  
59 Manor Place  
Edinburgh  
EH3 7EG**

---

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

---

**1 Purpose of report**

To consider application 06/01888/LBC, submitted by Mr Farier. The application is for: **Retrospective consent to erect canopy**

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 is a three-storey and basement property, circa 1870-74.

The property was statutorily listed, category B, on 14.12.1970 (LB Ref: 29299).

This property is located within the New Town Conservation Area.

**Site History**

On 12 January 2006, a complaint was received concerning the erection of a canopy to the front of the property. The owners of the property were asked to remove the unauthorised canopy by 13 February 2006. The canopy was not removed by this date and the owners of the property entered discussions with

a view to submitting applications for both planning permission and listed building consent.

### **Description of the Proposal**

The application is in retrospect.

A canopy has been erected over the entrance platt to the front of the property. The canopy has a metal pole sub-structure, which attaches the canopy to the building. The canopy itself hosts a logo and reads Thistle Hotel in green on three sides.

## **3 Officer's Assessment and Recommendations**

### **Determining Issues**

- 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.

The design and size of the canopy, and the materials used, are inappropriate. The property is a former townhouse with a well balanced appearance of domestic character and the canopy and its means of attachment introduce an incongruous feature which disrupts the proportions of the frontage and architectural form of the property and diminishes its architectural integrity. The townhouse was designed as a terrace of similarly styled properties and the addition of a canopy has seriously affected the appearance of the listed building.

The addition of the canopy in this location should set an undesirable precedent for similar installations which would have a detrimental impact on the character of the surrounding area.

The proposals fail to satisfy local plan policy and non-statutory guidelines and have an adverse impact on the character of the listed building and the character of the surrounding area.

There are no material planning considerations that outweigh this conclusion.

It is recommended that Committee refuses this application for these reasons and that enforcement action is initiated to ensure the removal of the canopy and its means of attachment.

Alan Henderson

**Alan Henderson**  
Head of Planning and Strategy

Contact/tel	Jenny Bruce on 0131 529 3510
<b>Ward affected</b>	16 - Dean
<b>Local Plan</b>	Central Edinburgh Local Plan
<b>Statutory Development Plan Provision</b>	Mixed Activities
<b>Date registered</b>	5 May 2006
<b>Drawing numbers/ Scheme</b>	01 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](http://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](mailto: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](mailto:gavin.king@edinburgh.gov.uk) or [carol.richardson@edinburgh.gov.uk](mailto:carol.richardson@edinburgh.gov.uk)

**Application Type** Listed Building Consent Application  
**Application Address:** 59 Manor Place  
Edinburgh  
EH3 7EG  
**Proposal:** Retrospective consent to erect canopy  
**Reference No:** 06/01888/LBC

---

## Consultations, Representations and Planning Policy

### Consultations

No Consultations received.

### Representations

The application was advertised on 2 June 2006. Eight letters of representation have been received from neighbouring residents, objecting to the canopy on the following grounds:

- It is unsightly and out of place;
- It disrupts the architectural line and character of the street;
- The materials are inappropriate;
- It could set a precedent for other hotels in the area; and
- The erection of a canopy in this location is contrary to Central Edinburgh Local Plan policy and non-statutory guidance.

***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

Central Edinburgh Local Plan - Mixed Activities Zone.

### 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.

**Application Type** Listed Building Consent Application  
**Application Address:** 59 Manor Place  
Edinburgh  
EH3 7EG  
**Proposal:** Retrospective consent to erect canopy  
**Reference No:** 06/01888/LBC

---

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 works diminish the architectural integrity of the building, to the detriment of its original character.
2. The proposal is contrary to Non Statutory Guidelines in respect of Alterations to Listed Buildings, as the works are incompatible with the character of the original building.

---

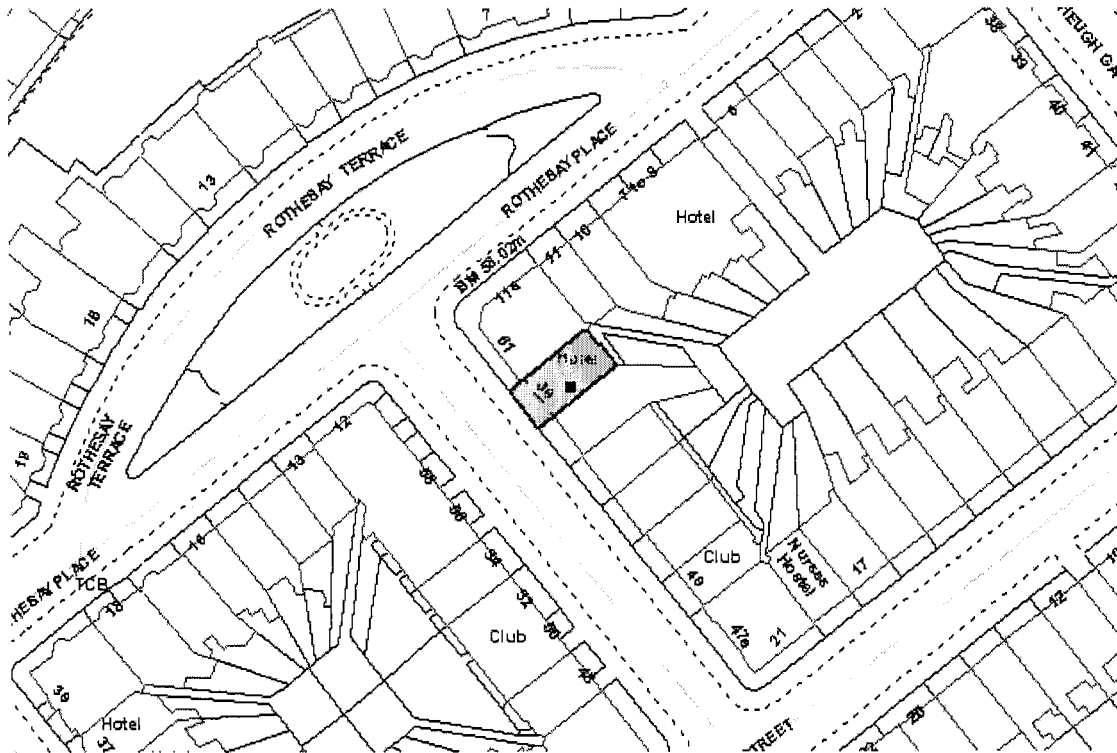
End

**Application Type** Listed Building Consent Application

**Proposal:** Retrospective consent to erect canopy

**Reference No:** 06/01888/LBC

---



### 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.