

**Full Planning Application
at
1 Northumberland Place
(Star Bar)
Edinburgh
EH3 6LQ**

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

Proposal: Fit external part escape stair to unify with existing escape stair and install external door.
Applicant: Punch Pub Company (VPR) Ltd
Reference No: 04/02587/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. Details of the proposed replacement door shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.

3. NB This consent is for planning permission only. Work must not begin until other necessary consents, e.g. listed building consent, have been obtained.

2 Main report

Site description

The application property is a public house occupying the ground and basement levels of a 3-storey and attic, 4-bay terraced tenement. The building is by Robert Reid and William Sibbald in 1804. The list description notes, "The more finely finished continuation of Northumberland Place serves formally the view at the top of Nelson Street, from Drummond Place, whereas at 1 Northumberland Place, the elevation is hidden from view, hence the rubble facing."

The building is category B (A Group) listed and is located within the New Town Conservation Area and World Heritage Site.

Site history

12.07.1993 - consent granted to incorporate projecting sign with existing lamp bracket and illuminate existing fascia sign (93/01343/ADV).

Development

The proposals involve the installation of a door and a metal access stair at the basement level on the rear (south) elevation of this public house.

Consultations

No consultations undertaken.

Representations

The application was advertised on 6 August 2004.

29 letters of representation were received from neighbours including one from the MSP for the area. Only 3 representations were material to this application.

Objections to the proposals include:

- Out of keeping with character.
- Further loss of visual character.

The remaining objections were non-material and related to the use of the basement level as part of the public house.

Policy

The application property lies within an area of Housing and Compatible Uses of the Central Edinburgh Local Plan.

Relevant Policies:

Policy CD19 (BUILDING ALTERATIONS) sets out requirements for the design, form, materials and positioning of alterations and extensions. Policy CD4 (CONSERVATION AREAS) requires that developments in a conservation area retain all features which contribute to the area's character and appearance.

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.

Non-statutory guidelines on 'DOOR ALTERATIONS IN LISTED BUILDINGS AND CONSERVATION AREAS' supplement local plan conservation and design policies, providing additional guidance on door alterations.

Non-statutory guidelines 'ACCESS STAIRS ON LISTED BUILDINGS' set criteria for the location and design of such structures.

3 Conclusions and Recommendations

DETERMINING ISSUES

The determining issues are:

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

ASSESSMENT

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

a) whether the proposals have an adverse impact on the building or its setting;

b) whether the proposals have an adverse impact on the character or appearance of the conservation area.

a) The proposed alterations are restricted to the rear elevation of the public house. The proposed door and access stair will be located at the lower basement area behind a retaining wall and will have no adverse impact on the building or its setting.

b) The character of the New Town Conservation Area is described in the Central Edinburgh 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."

The proposed door on the rear elevation will replace a currently bricked up doorway and will restore this feature. The principle of installing a replacement door is an acceptable alteration. A condition is recommended for details of the proposed door to be submitted to ensure a suitable door finish is achieved.

The proposed metal stair will be located in the basement well to the rear and will have a limited impact on the external appearance of this secondary elevation. The rear elevation of the public house has been altered in the past and the proposal to add this element will have no adverse impact on the existing character of this elevation. The proposed stair will match the material of the existing access bridge and will be an acceptable addition within this context.

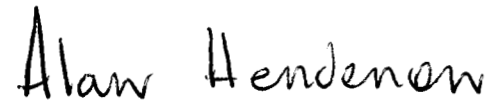
The works will allow the basement, currently used as storage for the public house, to be used as an additional lounge and games area. There is no material change of use.

The proposals will have no adverse impact on the character or appearance of the conservation area.

The proposals comply with the development plan and non-statutory policies, have no adverse effect on the character or appearance of the conservation area or the building and its setting.

There are no material planning considerations, which outweigh this conclusion.

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



Alan Henderson
Head of Planning and Strategy

Contact/tel Damian McAfee on 0131 529 3529 (FAX 529 3717)

Ward affected 18 -New Town

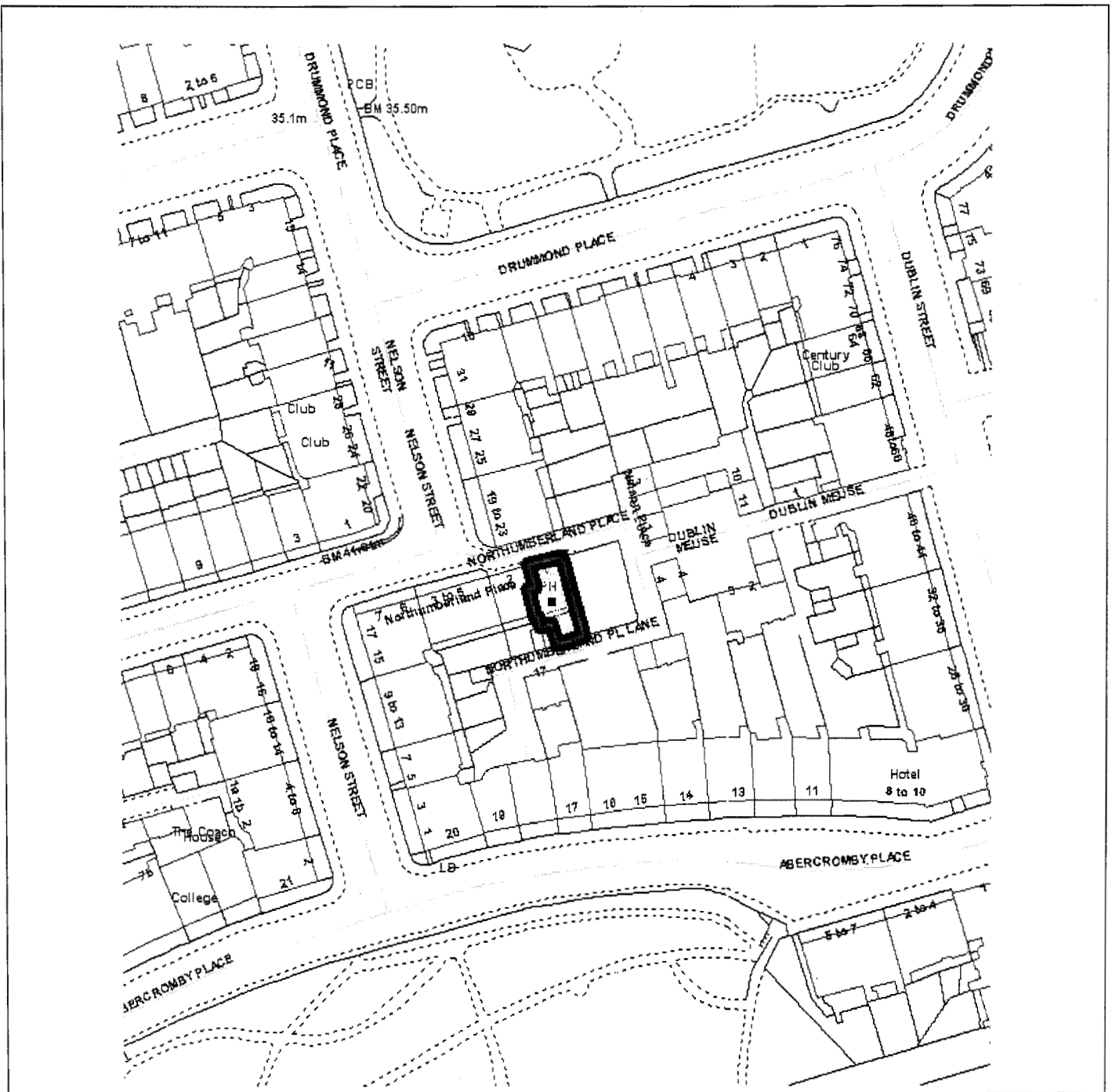
Local Plan Central Edinburgh Local Plan

**Statutory Development
Plan Provision** Housing and Compatible Uses

File

Date registered 7 July 2004

**Drawing numbers/
Scheme** 01-03
Scheme 1



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PLANNING APPLICATION

Address	1 Northumberland Place, (Star Bar) , Edinburgh, EH3 6LQ		
Proposal	Internal alterations to toilets, fit internal access stair + fit external part stair to unify with existing escape stair and		
Application number:	04/02587/LBC	WARD	18- New Town
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			