

Full Planning Application
at
325 - 331 Leith Walk
Edinburgh
EH6 8SA

Development Quality Sub-Committee
of the Planning Committee

Proposal: Alterations to frontage and internal layout
Applicant: Mr Crolla
Reference No: 04/02515/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.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

2 Main report

Site description

The application site is on the east side of Leith Walk. The site is a ground floor restaurant with three storeys of flats above.

The site is within the Leith Conservation Area.

Site history

98/03151/FUL: Application approved for alterations to the shop front.

Development

Scheme 1

The application is for a new shop front to the unit. The application proposes that the frontage is finished in stone tiles with granite blocks to the base course. Stall risers and windows and doors to be in wood.

Scheme 2

The revised scheme allows for concealed ventilation to be housed above the glazing and the repositioning of a door.

Consultations

No consultations undertaken.

Representations

The application was advertised on 06 August 2004.

One letter of objection has been received. This relates mainly to the current use of the site and not to the proposed alterations. Concern has been raised over the use of a wood fired oven.

Policy

North East Edinburgh Local Plan

The site is within an area of housing and compatible uses, where the existing residential character and amenities will be safeguarded.

The site is within a Primary Shopping frontage.

The site is within the Leith Conservation Area.

Relevant Policies:

Policy E21 (CONSERVATION AREAS - GENERAL): requires proposed development within a conservation area to retain all features which contribute to the character and appearance of the area.

Policy E25 (DESIGN OF NEW DEVELOPMENT - OBJECTIVE): encourages new development of the highest possible standard.

Policy E29 (SHOPFRONT DESIGN): encourages a high standard of shopfront design and sets out criteria for assessing alteration proposals.

Non-statutory guidelines on 'SHOPFRONTS - DESIGN AND CONSERVATION' supplement local plan conservation and design policies, providing additional guidance on shopfront conservation and design.

3 Conclusions and Recommendations

DETERMINING ISSUES

The determining issues are:

-do the proposals preserve or enhance the character and appearance of the conservation area? (If they do not there is a strong presumption against the granting of planning permission).

- do the proposals comply with the local plan?

- if the proposals do comply with the local plan, are there any compelling reasons for not approving them?

- if the proposals do not comply with the local plan, are there any compelling reasons for approving them?

ASSESSMENT

In order to address these determining issues, the Committee must consider whether:

a) the proposed development will have a detrimental impact on the character or appearance of the property or the wider conservation area;

b) the proposed development will have a detrimental impact on the amenity of the occupiers of any neighbouring property.

a) Leith Conservation Area character is described in the North East Edinburgh Local Plan as:

The Leith Conservation Area covers the extent of the historic town, including the Madeira area (Leith's first New Town), and also Leith Walk - the town's main link with Edinburgh city centre. The character of the Conservation Area derives from Leith's history both as a port and an independent burgh. Several fine Georgian and Victorian warehouses survive, some now converted for residential or office use; in many cases these were initially built to hold wine and dry goods, although many were converted in the late 19th Century to serve the Whisky industry. A rich mixture of civic buildings and mercantile architecture survive particularly at Bernard Street and The Shore.

Leith Walk remains the main artery linking the centre of Edinburgh to the old burgh of Leith. It is characterised mainly by Victorian tenements with shops and pubs at the ground floor level. There are a number of Georgian survivals. Between Smith's Place and Albert Street lies a series of tenemented streets, mainly designed by John Chesser.

Building types within the Conservation Area vary but are traditionally of stone, with slate roofs. However, more recent building has generally used block or render.

The existing shop front is of no particular architectural merit and the proposed development will be an improvement on the existing frontage. The proposed development will have no detrimental impact on the character or appearance of the property or the wider conservation area.

b) The proposed development is for a new shop front and the development will have no detrimental impact on the amenity of the occupiers of any neighbouring property.

The letter of objection refers to the existing use of the site which will not alter as a result of this application. Pollution measures are subject to control by Environmental and Consumer Services.

In conclusion, the proposed development is in compliance with all relevant local plan policies and the Council's non-statutory guidelines. The proposed development will have no detrimental impact on the character or appearance of the property or the wider area.

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

Alan Henderson

Alan Henderson
Head of Planning and Strategy

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Ward affected 22 -Lorne

Local Plan North East Edinburgh

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

File

Date registered 26 July 2004

**Drawing numbers/
Scheme** 5-6
Scheme 2



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PLANNING APPLICATION

Address	325 - 331 Leith Walk, Edinburgh, EH6 8SA,		
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Application number:	04/02515/FUL	WARD	22- Lorne
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			