

Listed Building Consent Application
at
1 Northumberland Place
(Star Bar)
Edinburgh
EH3 6LQ

Development Quality Sub-Committee
of the Planning Committee

Proposal: Internal alterations to toilets, fit internal access stair + fit external part stair to unify with existing escape stair and install external door.

Applicant: Punch Pub Company (VPR) Ltd

Reference No: 04/02587/LBC

1 Purpose of report

To recommend that the application be **GRANTED** subject to;

Conditions

1. The works hereby permitted shall be commenced no later than five years from the date of this consent.
2. The application shall be referred to the Scottish Ministers prior to determination.
3. 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 accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
3. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.

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.

There is an associated application for planning permission (04/02587/FUL).

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.

The proposed internal alterations include:

- Inserting a staircase between the ground and basement level.
- Removing walls, blocking up a doorway, erecting a new wall and forming a new slapping within the basement level.
- Reconfiguring toilet facilities, building up two doorways at ground floor level.

Consultations

No consultations undertaken.

Representations

The application was advertised on 6 August 2004.

4 letters of representation were received from neighbours, 1 of which was material.

Objections to the proposals include:

- Out of keeping with character.
- Further loss of visual character.
- The internal alterations would change the character.

3 non-material objections were made which related to the use of 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 CD2 (LISTED BUILDINGS) sets out criteria for assessing proposals affecting listed buildings and seeks to safeguard their character and setting.

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 'ALTERATIONS TO LISTED BUILDINGS' provide general guidance for assessing proposals for both internal and external 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 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 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 plan, are there any compelling reasons for approving them?

ASSESSMENT

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

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 basement level contains no features of architectural or historic interest and the proposed internal alterations will have no adverse impact on the character of this historic building.

The proposed internal alterations at ground floor will be restricted to areas of lesser significance which have been largely altered. These proposed alterations will respect the interior of this building and will have no adverse impact on existing character.

The proposals comply with the development plan and non-statutory policies and have no adverse impact on the character of the listed building.

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

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

Alan Henderson

Alan Henderson
Head of Planning and Strategy

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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