

**Full Planning Application**  
**at**  
**20 Young Street**  
**Edinburgh**  
**EH2 4JB**

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

**Proposal:** Change of use to first floor to provide facilities, for bar and grillroom  
**Applicant:** Gourmet Grillrooms Ltd.  
**Reference No:** 04/02782/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. The sound insulation properties or sound transmission characteristics of the structures and finishes shall be such that no impact or airborne noise from the normal operations within the application premises is audible in any neighbouring living apartment. In complying with this condition the applicant shall comply with the recommendations of the acoustic report numbered T/3543/04 all to the satisfaction of the Head of Planning and Strategy.
3. All music and vocals, amplified or otherwise, shall be so controlled as to be inaudible within any neighbouring premises.

4. The design and installation of any plant, machinery or equipment shall be such that any associated noise complies with NR25 when measured within any nearby living apartment, and no structure borne vibration is perceptible within any nearby living apartment.
5. The rear doors to the ground and first floor levels of the premises shall be used only in the event of an emergency. Normal access and egress from the property should be made from Young Street only.

### **Reasons**

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to safeguard the amenity of neighbouring residents and other occupiers.
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## **2 Main report**

### **Site description**

The application property is a two storey building with half-sunk basement and attic, four-bay classical former house, John Young, soon after 1779.

The ground floor is currently used as a public house (Cambridge Bar) and has a restaurant area to the rear of the premises.

The first floor is currently vacant and has been used as a storage room for a few years by the Church of Scotland. Access to the first floor from the ground floor Cambridge Bar has been blocked for at least 20 years. There is a direct access from Young Street South Lane.

The surrounding area is predominantly commercial.

The property is Grade A Listed and located within the New Town Conservation Area and the World Heritage Site.

### **Site history**

03.02.2003 - Planning permission granted for internal alterations and restoration of stone archway with glazed screen in rear facade. (02/04495/FUL)

03.02.2003 - Listed building consent granted for internal alternations and restoration of stone archway with glazed screen in rear facade. (02/04495/LBC)

06.01.2004 - Planning permission refused to an installation of extractor duct to existing vent. (03/04035/FUL)

30.01.2004 - Listed building consent refused for ventilation duct to existing extractor fan. (03/04035/LBC)

Listed building consent is currently being assessed. (04/02782/LBC)

## **Development**

The proposal is for the change of use of the first floor to provide function rooms for the Cambridge Bar. There will be two function rooms which can accommodate up to 57 and 52 people respectively. The first floor is currently vacant and in good condition. It is proposed to open the staircase from the ground floor Cambridge Bar which is blocked at present. It is also proposed to replace the toilet and washbasin facility and carry out minor alterations to the entrances of the rooms. New bars will be located at the east corner of the southern function room and at the southwest corner of the northern function room. There will be no kitchen facilities and hot food will be brought up from the ground floor kitchen.

The proposed internal alterations to the property are currently being assessed under an application for listed building consent.

## **Consultations**

Environmental and Consumer Services

This Department has no objections to the proposals subject to conditions to safeguard residential amenity in respect of noise and restricting use of the access to the Lane to emergency use only.

## **Historic Scotland**

No comment.

## **Representations**

The application was advertised on 13 August 2004. Five letters of representations have been received from the owners of the neighbouring commercial properties and a neighbouring residential occupier.

The objections are summarised as follows:

1. Loss of amenity due to increase in refuse and poor ventilation
2. Noise disturbance.
3. Limited parking space for the neighbouring residents and business.

## **Policy**

The site is located in an area identified as the Office Core in the Central Edinburgh Local Plan.

Relevant Policies:

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.

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.

Policy CD3 (LISTED BUILDINGS - USES) establishes a presumption (with stated qualifications) in favour of retaining a listed building in (or restoring it to) its original use.

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

Non-statutory guidelines on 'LOCATION OF LICENSED PREMISES' support local plan policies on proposals for licensed premises in locations where the protection of residential amenity may also be an issue.

Policy L2 (COMMERCIAL LEISURE USES) sets out criteria for assessing commercial leisure uses within the Retail and Office Cores, Mixed Activities Zone and other areas where commercial uses are present.

Policy L5 (LICENSED PREMISES) states that the change of use of premises under or in the midst of housing to a public house (or similar) will not be allowed

## **3 Conclusions and Recommendations**

### **DETERMINING ISSUES**

The determining issues are:

- do the proposals preserve or enhance the character and appearance of the conservation area? there being a strong presumption against the granting of planning permission of this is not the case;
- do the proposals preserve the building or its setting or any features of special architectural or historic interest? 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 preserve the listed building or its setting or any features of special or historic interest? there being a strong presumption against granting permission if they do not;
- 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 these determining issues, the Committee needs to consider whether a) the proposed use is acceptable, b) the proposal will adversely affect the character and appearance of a listed building or the Conservation Area and c) there will be any detrimental impact on neighbouring residential amenity.

a) The Local Plan Policy L2 encourages the location of commercial leisure uses in Office Core. Whilst there are residential properties on Young Street Lane South, the property cannot be described as being in the midst of housing due to the presence of commercial premises in Young Street. The proposals are acceptable provided there will be no impact on existing residential amenity.

b) There are no external alterations proposed and Historic Scotland has no objection to the proposals. The area is in mixed use with a significant commercial element. The proposals will not affect the character and appearance of the listed building or the conservation area.

c) Environmental and Consumer Services had concerns over the noise disturbance to the neighbouring residential properties adjacent to the proposed function rooms on the first floor. The applicant has carried out a sound test and Environmental and Consumer Services has agreed with the acoustic report and has no objection to the proposals subject to conditions. These conditions will ensure residential amenity is safeguarded.

Environmental and Consumer Services were also concerned that frequent access from Young Street Lane South would result in a detrimental impact on residential amenity. This can be controlled by limiting the access to the function rooms from the existing staircase at the Cambridge Bar only.

Whilst the use of the property will be intensified it is not considered that this will generate such levels of activity that amenity will be compromised. Issues of refuse collection are addressed through Environmental Services legislation. There will be no requirement for additional ventilation as kitchen facilities will not change.

A problem of limited parking space for the neighbouring residents and business has also been raised in the representations. However there is no requirement for parking in this city centre location.

In conclusion, the proposed use is acceptable for this property, there will be no detrimental impact upon the character and appearance of the listed building and the conservation area or on residential amenity.

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

*Alan Henderson*

**Alan Henderson**  
Head of Planning and Strategy

**Contact/tel** Wakako Hirose on 0131 529 3442

**Ward affected** 18 -New Town

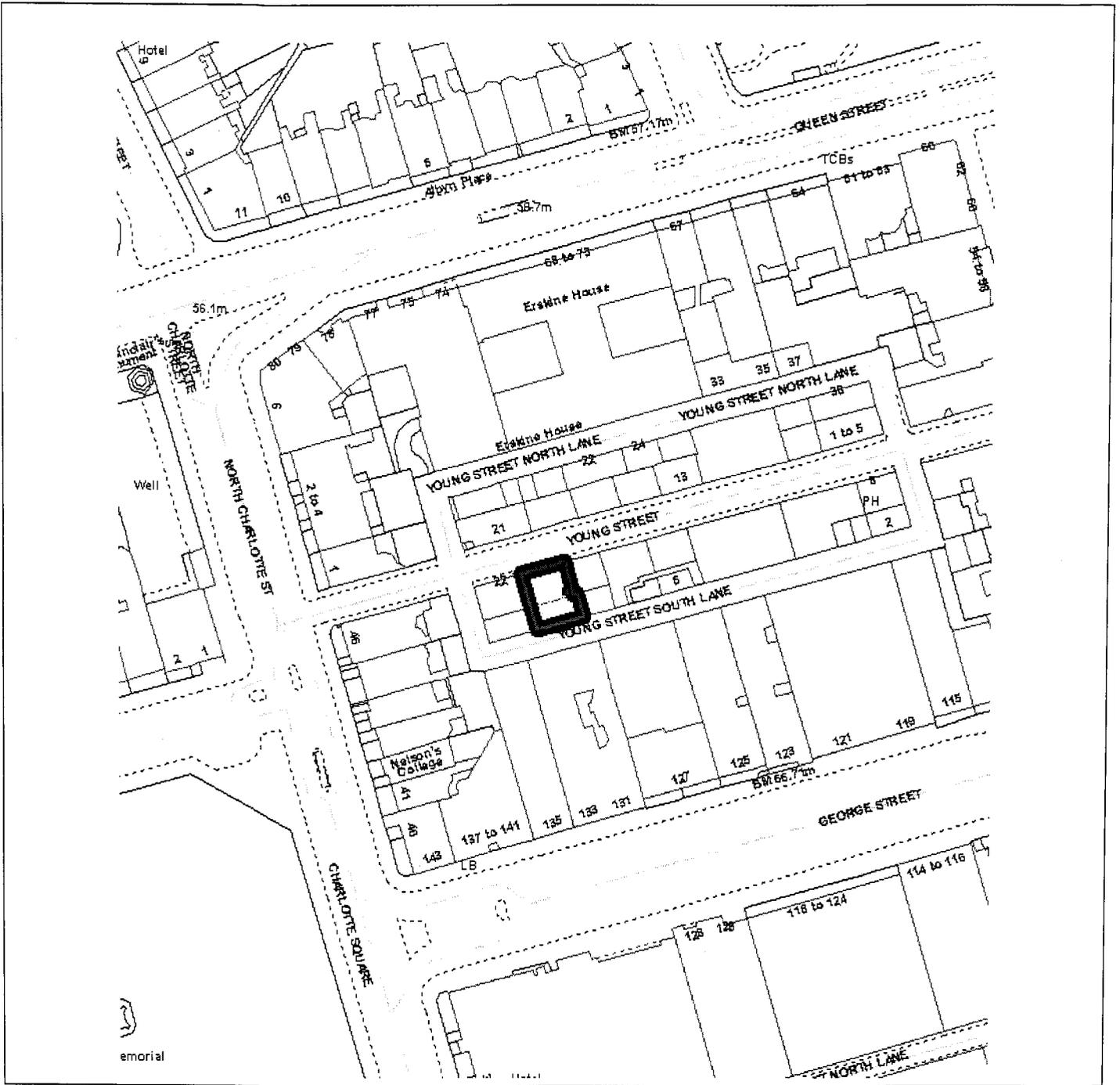
**Local Plan** Central Edinburgh Local Plan

**Statutory Development  
Plan Provision** Office Core

**File**

**Date registered** 2 August 2004

**Drawing numbers/  
Scheme** 01,02  
Scheme 1



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# **PLANNING APPLICATION**

<b>Address</b>	<b>20 Young Street, Edinburgh, EH2 4JB</b>		
<b>Proposal</b>	<b>Change of use to first floor to provide facilities, for bar and grillroom</b>		
<b>Application number:</b>	<b>04/02782/FUL</b>	<b>WARD</b>	<b>18- New Town</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			