

**Full Planning Application 04/04014/FUL
at
118 Princes Street
Edinburgh
EH2 4AA**

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

9 February 2005

1 Purpose of report

To consider application 04/04014/FUL, submitted by Wisbech Retail Ltd. The application is for: **Conversion of B listed building to residential use on first, second and third floors and external alterations.**

It is recommended that this application be **GRANTED**

2 The Site and the Proposal

Site description

The application property is a three storey with attic former tenement dating from the late 18th century with later additions dating from 1983. The building is category B listed and situated within the New Town Conservation Area and World Heritage Site. The building has been vacant for some time but was previously in class 3 use. It is currently being let for temporary retail use.

Site history

22.7.1981 - consent granted for the redevelopment of the premises at 118 Princes Street and numbers 2, 4 and 6 Castle Street for use as 2 offices. (Included in this was consent to rebuild the roof with improvements to the design and disposition of the dormers).

Description of the Proposal

The proposals include the change of use at first, second and third floors to residential. These floors will be converted to form 9 flats. There will be some alterations to the existing shopfront at ground level and, on the rear elevation, existing vents will be removed to be replaced by new window panes. Non-original dormers will be slightly enlarged. Ventilation louvres to the rear of the ridge will be converted into glazing.

The original scheme proposed much larger dormers and the replacement of the existing sash and case windows at second floor level with windows which swing out on to the roof terrace. Class 1 or 2 uses were proposed on the basement and ground floors but the existing class 3 use will now be retained

3 Officer's Assessment 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 proposed use is acceptable in this location;
- b) Whether the proposals have an adverse impact on the character or appearance of the conservation area;

- c) Whether the proposals adversely affect the listed building or its setting;
 - d) Whether the proposals are detrimental to residential amenity.
- a) The proposed residential use on first, second and third floors is to be encouraged as these floors are currently unoccupied and the reinstatement of the original use for this building is supported by local plan policy
 - 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 modification of the ground floor shopfront is acceptable since it is a non-original feature. Alterations to the rear elevation are an improvement. The dormers to the front are to be enlarged slightly. This is acceptable since they are not original but were built in the 1980s. The total length of dormers on the roof will still be just under 50% of the roof. There will be no adverse impact on the character or appearance of the conservation area.

c) The alterations to the rear and ground floor shopfront will not adversely affect the listed building. The slight enlargement of the dormers is acceptable since the existing ones are non-original and their proportions will be maintained. The setting of the listed building will not be affected.

d) Although single aspect flats normally raise concerns about amenity, the flats face south and have an open aspect over Princes Street Gardens. There will be no issue of insufficient daylighting. There are no issues of privacy for the rooms that do face the rear. Provided conditions relating to the control of noise are complied with there will be no detrimental effect on residential amenity. A request for a condition by Environmental and Consumer Services that the windows be double-glazed has been amended to a condition requesting secondary glazing because the building is listed.

There is no parking provision for the flats and Transport has requested a contribution to the City Car Club Scheme in lieu of this.

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 setting of the listed building, and have no detrimental impact on residential amenity.

There are no material planning considerations which outweigh this conclusion.

It is recommended that the Committee approves this application, subject to conditions on noise and servicing and a legal agreement for a City Car Club contribution.

FURTHER ASSESSMENT

This application was continued by the Committee on 9 February 2005 to seek improvements to the existing shopfront and for advice on whether a tram contribution should be sought.

Front and east elevations have been amended to take into account the Committee's concerns with the existing shopfront. The corner entrance has been brought forward and the recessed entrance on Princes Street is now flush with the street.

The request for a legal agreement has been amended to include a contribution to the Edinburgh Tram Scheme.

It is recommended that the Committee approves this application, subject to conditions on noise and servicing and a legal agreement for a City Car Club contribution.



PP **Alan Henderson**
Head of Planning and Strategy

Contact/tel	Barbara Stuart - Tuesday, Thursday Only on 0131 529 3927 - (FAX 529 3717)
Ward affected	18 - New Town
Local Plan	Central Edinburgh Local Plan
Statutory Development Plan Provision	City Centre Retail Core
Date registered	2 November 2004
Drawing numbers/ Scheme	1-3, 5, 11, 13-27, 29, 31-33 Scheme 4

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.

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.

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 blair.ritchie@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

Application Type Full Planning Application

Application Address: 118 Princes Street
Edinburgh
EH2 4AA

Proposal: Conversion of B listed building to residential use on first, second and third floors and external alterations.

Reference No: 04/04014/FUL

Consultations, Representations and Planning Policy

Consultations

Education

The department has no objections to this application.

Transport

No objections subject to the developer entering into a legal agreement for a contribution to the Edinburgh Tram Scheme and the City Car Club

Environment and Consumer Services

No objections subject to the compliance of attached conditions regarding the control of excessive noise.

Representations

No representations have been received.

Planning Policy

The site is located within the Central Edinburgh Local Plan in the City Centre Retail Core with a designated Core Retail Frontage and on a Route of Proposed Light Rapid Transit.

Relevant Policies:

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.

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 CD20 (WINDOW ALTERATIONS) sets out different levels of control for window alterations for listed buildings, non listed buildings in conservation areas and non listed buildings in defined areas of window control.

Policy CD23 (SHOPFRONT DESIGN) promotes high standard shopfront design and sets out criteria for assessing shopfront proposals.

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

Non-statutory guidelines on 'HOUSE EXTENSIONS AND ALTERATIONS' set out the design principles against which proposals will be assessed.

Non-statutory guidelines on 'SERVICES ON BUILDINGS' supplement local plan conservation and design policies, providing additional guidance on the installation of services on the exterior of buildings.

Non-statutory guidelines on 'REPLACEMENT WINDOWS AND DOORS' supplement local plan conservation and design policies, providing additional guidance on window and door alterations.

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

Policy H3 (HOUSING - CONVERSION OF NON-RESIDENTIAL BUILDINGS) encourages, and sets out criteria for assessing, the change of use of suitable non-residential buildings to housing.

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Conditions/Reasons associated with the Recommendation

Recommendation

To recommend that this application be **Granted**

Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. The developer shall enter into a legal agreement to contribute £11500 towards the Edinburgh City Car Club and £15000 to the Edinburgh Tram Scheme
3. Details of any air-conditioning units shall be submitted to and approved in writing by the planning authority before work is commenced on site.
4. The development shall not commence until a scheme for protecting the residential development from noise from existing plant machinery to the rear of the proposed development has been submitted to and approved in writing by the Head of planning; all works which form part of the approved scheme shall be completed to the satisfaction of the Head of Planning before any part of the development is occupied.
5. All living apartments facing Princes Street and Castle Street shall be fitted with acoustic secondary glazing prior to the occupation of the flats. Details to be submitted to and approved in writing by the Head of Planning 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 comply with the Councils parking standards.
3. In order to enable the planning authority to consider this/these matter/s in detail.
4. In order to protect the amenity of the occupiers of the development.
5. In order to protect the amenity of the occupiers of the development.
6. NB This consent is for planning permission only. Work must not begin until other necessary consents, eg listed building consent, have been obtained.

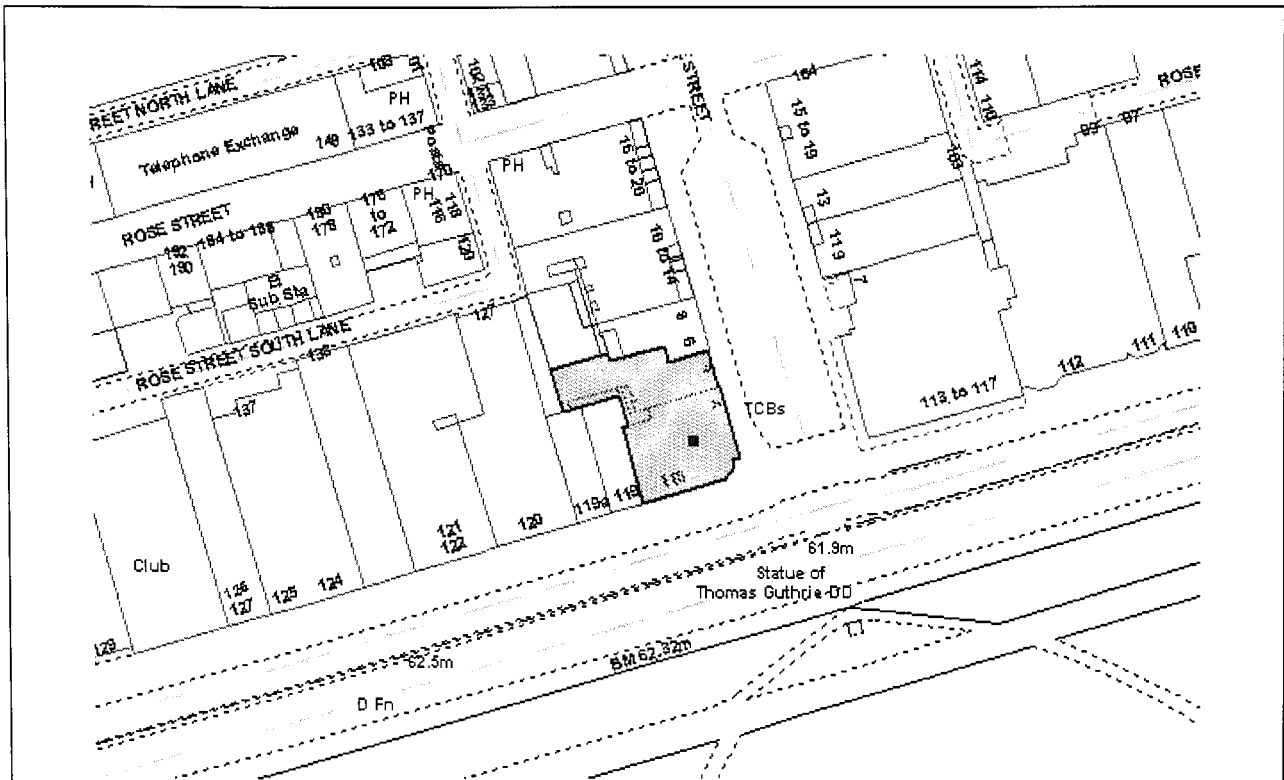
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Location Plan



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