

**Full Planning Application 04/04608/FUL
at
42 Great King Street
Edinburgh
EH3 6QH**

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

1 Purpose of report

To consider application 04/04608/FUL, submitted by Mr + Mrs Dundas. The application is for: **Sub divide property.**

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

2 The Site and the Proposal

Site description

The site is located on the east side of Great King Street at the corner of Dundas Street. The property is within a four storey building and the application property is over the ground, lower ground and garden level.

The site lies within the New Town Conservation Area and is a Category A Listed Building. It is also within the World Heritage Site.

Site history

February 2004: Planning Permission granted for a part change of use from dwelling house to medical consultancy (03/03438/FUL).

Description of the Proposal

The application is to sub divide the ground and basement floors to form two flats. One flat will be formed at the ground floor. This will have 4 rooms along with bathroom facilities. At the basement level the second flat will have a lounge with kitchen, a bedroom and bathroom. At the lower basement floor level there will be two further bedrooms with a shower room. The basement flat will have direct access from the street level.

3 Officer's Assessment 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) There will be a satisfactory standard of accommodation provided.
- b) The proposals preserve or enhance the character and appearance of the listed building and the conservation area.

- c) There are implications for parking.
- a) The proposed flats will afford adequate living space in terms of their size, the flat occupying two floors measuring approximately 95 square metres and the other measuring approximately 168 square metres. The flats will be dual aspect with all the rooms having access to natural light.
- b) Policy H4 supports the subdivision of residential accommodation provided there is no loss of architectural or historic character. There are no external alterations and therefore the proposed works will have no impact on the character and appearance of the conservation area. The internal alterations are subject to the Listed Building application currently pending decision.
- c) The area is heavily parked at present, however, it is not considered that the formation of one additional flat in an area which is well served by public transport links will add significantly to existing problems.

It is recommended that the Committee approves the application.



Alan Henderson
Head of Planning and Strategy

Contact/tel	Lynsey Townsend on 0131 529 4279 (FAX 529 3717)
Ward affected	18 - New Town
Local Plan	Central Edinburgh Local Plan
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	22 December 2004
Drawing numbers/ Scheme	02-03

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, Barbara Cummins on 0131 529 3996. Email: barbara.cummins@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: 42 Great King Street
Edinburgh
EH3 6QH
Proposal: Sub divide property.
Reference No: 04/04608/FUL

Consultations, Representations and Planning Policy

Consultations

Historic Scotland

No objections.

Representations

Neighbour Notification was carried out on 15 December 2004. Four letters of objection have been received. One letter is non material. The main points of objection are as follows:-

1. Basement flat will provide an inferior standard of accommodation.
2. Sub division would set an undesirable precedent.
3. Exacerbate car parking problems.

Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.

Planning Policy

CENTRAL EDINBURGH LOCAL PLAN - The site lies within an area identified as an area of Housing and Compatible Uses.

Relevant Policies:

Policy H1 (HOUSING DEVELOPMENT) encourages the provision of new residential accommodation, in conjunction with other land uses if necessary to maintain the

mixed use character, its locality, and sets out criteria for assessing development proposals in predominantly residential areas.

Policy H4 (HOUSING - SUBDIVISION OF PROPERTY) supports, and sets out criteria for assessing, proposals for the subdivision of property to form residential accommodation.

Policy H7 (HOUSING DIVERSITY) sets out policy objectives for achieving a mix of house types and sizes in new developments.

Policy H11 (HOUSING AMENITY) establishes a presumption against new development and changes of use likely to introduce increased levels of traffic or activity to the detriment of residential amenity or to the reasonable prospects of further residential development where this is an objective of the Local Plan.

Policy T15 (PRIVATE CAR PARKING) requires all new development to comply with car parking standards set out in the Development Control Handbook, including provision for people with disabilities, and requires car parking to be designed to minimise visual intrusion.

Policy CD2 (LISTED BUILDINGS) sets out criteria for assessing proposals affecting listed buildings and seeks to safeguard their character and setting.

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.

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Conditions/Reasons associated with the Recommendation

Recommendation

To recommend that this application be **Granted**

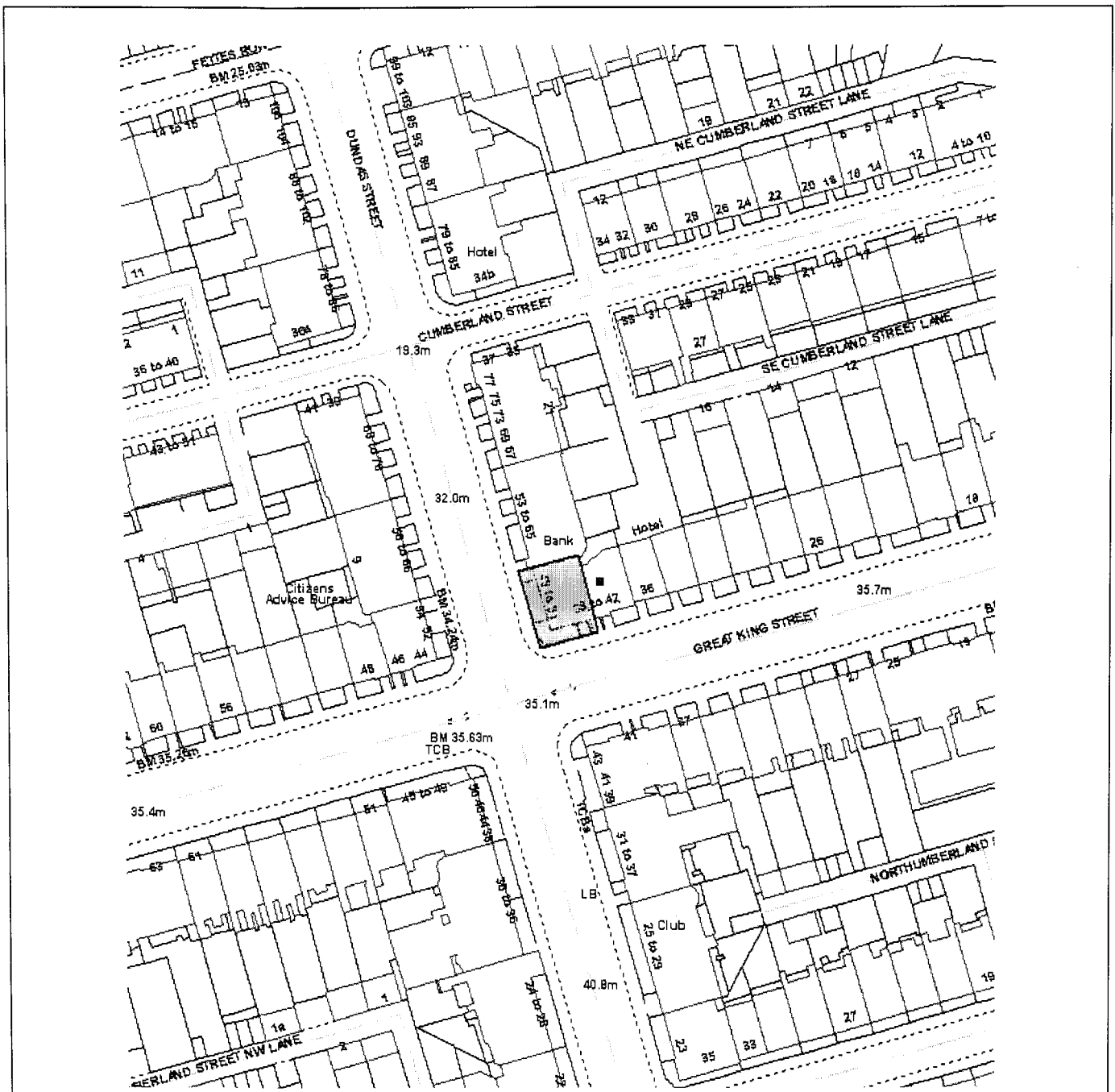
Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.

Reasons

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

End



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PLANNING APPLICATION

Address	42 Great King Street, Edinburgh, EH3 6QH		
Proposal	Sub divide property.		
Application number:	04/04608/FUL	WARD	18- New Town
THE CITY OF EDINBURGH COUNCIL THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			