

**Enforcement Report into Breach of Control
at
1 Clifton Terrace
Edinburgh
EH12 5DR**

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

Owner/s

Occupier

Reference No: 08/00724/ELBB

1. Purpose of Report

Breach of Control:

Without express consent, the erection of a free-standing non-illuminated advertising board within the curtilage of the premises and the erection of a non illuminated fascia sign erected at ground floor level on the south elevation of the building.

Recommendation:

That Committee authorises statutory enforcement action requiring the removal of the unauthorised advertisements.

The Site

Site Description

The property is a three storey, stone built hotel, located on the north side of Clifton Terrace and facing onto Haymarket at its junction with Dalry Road. The premises is not listed but lies within the New Town Conservation Area

Site History:

There is no relevant planning history in relation to the site.

Representations

One representation has been received enquiring as to whether the signs require planning permission.

3. Assessment

The determining issues in this case are;

1. Having regard to Regulation 24 of the Advertisement Regulations, whether the advertisement has been displayed without express advertisement consent or not in compliance with any condition or limitation attached to a grant of express consent or deemed consent under the regulations.

1. The two signs constitute advertisements and do not benefit from express advertisement consent or deemed consent under Class II (3) of Schedule 4 of the Advertisement Regulations which limits the number of advertisements in respect of the premises to one. There has been a sign attached to the front of the premises for some time and this benefits from deemed consent. However, the additional signage takes the number above the threshold and therefore requires consent. As the signage is visually dominant to the detriment of the area's amenity it is considered necessary to exercise discretionary enforcement powers in this instance.



John Bury
Head of Planning

Contact/tel Alexander Gudgeon on 0131 529 6126

Ward affected Ward A11 - City Centre

Local Plan Not applicable

**Statutory Development
Plan Provision** Not applicable

File IDOX

**Date Complaint
Received** 16 October 2008

Planning Policy

Not applicable.

Appendix A



Address:
1 Clifton Terrace
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Location Plan

