

**Listed Building Consent Application 07/00321/LBC
at
29 - 31 George Street
Edinburgh
EH2 2PA**

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

1 Purpose of report

To consider application 07/00321/LBC, submitted by Mitchells + Butlers Ltd. The application is for: **Internal refurbishment, replacement signage over entrance and installation of planters at entrance on existing stone plinths (latter element in retrospect)**

It is recommended that this application be **REFUSED AND ENFORCED**

2 The Site and the Proposal

Site description

The property is an impressive commercial building in Georgian Corinthian style, dating from 1841 by the noted Edinburgh architect, David Bryce. It stands on the corner of George Street and Hanover Street. A former bank, it is now used as a public house.

It is listed category A, ref 28831 listed on 13.1.1966, receiving statutory protection in Dec 1970.

The building is in the heart of the World Heritage Site.

This property is located within the New Town Conservation Area.

Site History

19.5.1998 - Consent granted for internal and external alterations
97/02129/LBC + 97/02130/FUL

2.5.2006 - Application for awning refused 06/01137/ADV + LBC

Description of the Proposal

The application proposes signage over the front door and two planters fixed to each of the flanking piers at the entrance steps.

The planters have already been installed and the work has caused considerable damage to the top of the piers.

Floodlight fittings are proposed on top of the first floor cornice, at the foot of each Corinthian pilaster on the facade.

Customised tables and chairs are shown in the recesses at the head of the entrance steps. These are not considered development.

Internal alterations are minor and do not require consent.

3 Officer's Assessment and Recommendations

Determining Issues

Do the proposals harm the character or appearance of the conservation area?
If they do, there is a strong presumption against 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 not, there is a presumption against the granting of permission. For the purposes of this issue, "preserve", in relation to the 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 building or its setting or any features of special architectural or historic interest which it possesses? If 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, are there any compelling reasons for approving them?

ASSESSMENT

To address these determining issues, the Committee needs to consider whether:

the proposals have an adverse effect upon the character of the listed building.

The planters are already installed. These appear to have electrical cabling running into them. The works have damaged the piers, that to the east side being particularly badly damaged, with stone having sheared off where cable holes have been drilled. Damage such as this is wholly unacceptable. The piers should be restored to their original condition (this may involve replacement stone). Addition of planters to stone piers is unacceptable because of the potential damage caused, as exemplified here and because they are not a traditional feature in this urban conservation area.

The addition of floodlighting fittings to the top side of the string course is unacceptable for the same reason.

The proposed signage is on a "granite effect" backing board. This is an inappropriate material. More critically though the location of the board will fully cover a stone fielded panel over the existing entrance. This is unacceptable.

The internal works and addition of tables and chairs do not require listed building consent.

All elements which require consent are unacceptable in that they cause a loss of character and physical damage to the fabric of the listed building.

It is recommended that Committee refuse and enforce the application for the reasons stated. Enforcement action should be initiated to secure the removal of the planters from the piers and the repair of the damaged top section to the satisfaction of the Head of Planning and Strategy; this may include full replacement in natural stone.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

| | |
|---|---|
| Contact/tel | Stephen Dickson on 0131 529 3529 |
| Ward affected | 18 - New Town |
| Local Plan | Central Edinburgh Local Plan |
| Statutory Development Plan Provision | Mixed Activities/New Town Conservation Area |
| Date registered | 5 February 2007 |
| Drawing numbers/ Scheme | 1-4 Scheme 1 |

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 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 gavin.king@edinburgh.gov.uk or carol.richardson@edinburgh.gov.uk

Application Type Listed Building Consent Application
Application Address: 29 - 31 George Street
Edinburgh
EH2 2PA

Proposal: Internal refurbishment, replacement signage over entrance and installation of planters at entrance on existing stone plinths (latter element in retrospect)

Reference No: 07/00321/LBC

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

The application was advertised on 16th February 2007.

No representations were received.

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

The property lies in an area of Mixed Activities in the New Town Conservation Area.

Relevant Policies:

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

Policy CD19 (BUILDING ALTERATIONS) sets out requirements for the design, form, materials and positioning of alterations and extensions.

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

The New Town Conservation Area is typified by the formal plan layout, spacious stone built terraces, broad streets and an overall classical elegance. The buildings are of a generally consistent three storey and basement scale, with some four storey corner and central pavilions.

Application Type Listed Building Consent Application
Application Address: 29 - 31 George Street
Edinburgh
EH2 2PA

Proposal: Internal refurbishment, replacement signage over entrance and installation of planters at entrance on existing stone plinths (latter element in retrospect)

Reference No: 07/00321/LBC

Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that **REFUSED AND ENFORCED** for the reasons below.

Reasons

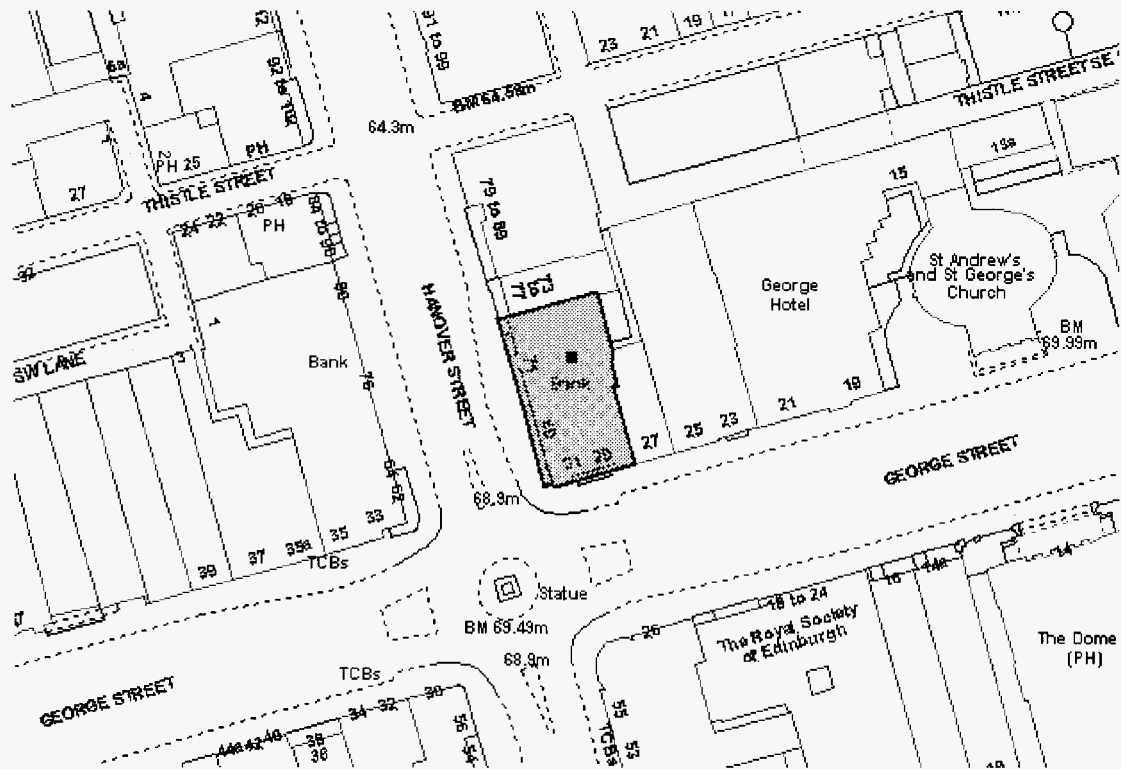
1. The proposal is contrary to Central Edinburgh Local Plan Policy CD2, in respect of Listed Buildings, as the proposals adversely affect the character and cause physical damage to the fabric of the listed building.
2. The proposal is contrary to Central Edinburgh Local Plan Policy CD19, in respect of Building Alterations, as the works are not compatible with the character of the original building in respect of the proposals adversely affect the character of the listed building.
3. The proposal is contrary to Non Statutory Guidelines in respect of Alterations to Listed Buildings, as the proposals adversely affect the character of the listed building

End

Application Type Listed Building Consent Application

Proposal: Internal refurbishment, replacement signage over entrance and installation of planters at entrance on existing stone plinths (latter element in retrospect)

Reference No: 07/00321/LBC



Location Plan

Reproduction from the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright.

Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence Number 100023420 The City of Edinburgh Council 2005.