

**Advert Application 05/03459/LBC
at
30-32 Bread Street
Edinburgh
EH3 9AF**

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

1 Purpose of report

To consider application 05/03459/LBC, submitted by The Laurel Pub Company Limited .. The application is for: **Erect individually illuminated fascia lettering and an externally illuminated projecting sign (as amended)**

It is recommended that this application be **GRANTED** subject to the conditions in Appendix B.

2 The Site and the Proposal

Site description

The application property is a 4 storey building by John McLachlan, dating from 1892. The building is category A listed (Tollcross Ward) and situated within the West End Conservation Area and World Heritage Site. There is signage on the building at present and this is illuminated by an unauthorised trough light.

Site history

95/01183/FUL granted 02.04.96 - Redevelop existing retail premises to create a 43 bedroom hotel extension and bar/restaurant.
97/02089/ADV granted 28.10.97 - Erect signage (as amended).

97/02088/FUL granted 29.10.97 - Erect new signage and amendment to approved shopfronts.
02/02459/LBC granted 05.09.02 - Replacement shopfronts.
02/02459/FUL granted 06.09.02 - Replacement shopfronts.

Description of the Proposal

This amended application is for the erection of individually illuminated fascia lettering and an externally illuminated projecting sign.

The original scheme involved the installation of a trough light to illuminate the applied lettering. These items are currently in place on the building. The second scheme replaced the trough light with three floodlights painted to match the fascia. The lighting was finally revised to provide halo lit lettering for the fascia sign. The projecting sign was also amended. The original scheme also proposed the installation of 4 up and down lighters. These were omitted.

3 Officer's Assessment and Recommendations

The determining issues are:

- 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 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 plan, are there any compelling reasons for approving them?

ASSESSMENT

To address the determining issues, the Committee needs to consider whether the proposals have an adverse impact on the character of the listed building.

The amended scheme proposes a fascia and projecting sign that are illuminated unobtrusively. The fascia sign is formed with letters of a colour, size, design and material that are in keeping with the character of the listed building. The projecting sign is of a size that is in keeping with guidelines and is in proportion with the listed building.

In conclusion, the initial scheme has been changed considerably to form a proposal more in keeping with the character of the listed building. The revised scheme is acceptable. However, the trough light, which has been erected, detracts from the character of the listed building.

The proposals comply with the development plan and non-statutory guidelines and have no adverse impact on the character of the listed building. The trough light, however, has an adverse impact on the character of the listed building.

There are no other material planning considerations which outweigh this conclusion.

It is recommended that the Committee approves this application, subject to a condition requiring more information on the lettering. However, it is further recommended that the Committee enforce the removal of the trough light as it has an adverse impact on the listed building.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Belinda Sutherland on 0131 529 3510
Ward affected	32 - Tollcross
Local Plan	Central Edinburgh Local Plan
Statutory Development Plan Provision	Mixed Activities
Date registered	2 November 2005
Drawing numbers/ Scheme	01-02B. Scheme 3

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, Martin Easson on 0131 529 3989. Email: martin.easson@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

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Application Address: 30-32 Bread Street
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Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

The application was advertised on 11.11.2005. 1 letter of representation was received. The Cockburn Association objects to the proposals on the grounds that the lettering on the fascia sign should be put on rails to reduce the number of holes that are made in the stone work of the listed building. As the work has already been carried out, the removal of the letters and the introduction of the rail would result in more holes being made on the buildings' fascia.

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 site is located within the Central Edinburgh Local Plan, in an area of mixed activities.

Relevant Policies:

Policy CD24 (SHOP SIGNS) sets out criteria for assessing proposals involving shop signs and shopfront advertising, including illuminated signs.

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

Policy CD25 (ADVERTISING) imposes restrictions on advertising on commercial buildings other than shopfronts and states that high level advertising will not be permitted.

Non statutory Guidelines on Commercial Frontages supplement Local Plan Policies by providing guidance on shop frontages, shop front security, adverts and signs and blinds and canopies.

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Conditions/Reasons associated with the Recommendation

Recommendation

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

Conditions

1. The works hereby permitted shall be commenced no later than five years from the date of this consent.
2. The application shall be referred to the Scottish Ministers prior to determination.
3. The lettering should be built up with halo lighting placed inside the letters. A section of the lettering should be approved by the Head of Planning and Strategy prior to work commencing on site.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
3. In order to safeguard the character of the statutorily listed building.

INFORMATIVES

It should be noted that:

1. This consent is for listed building consent only. Work must not begin until other necessary consents, eg planning permission, have been obtained.

End

Appendix C

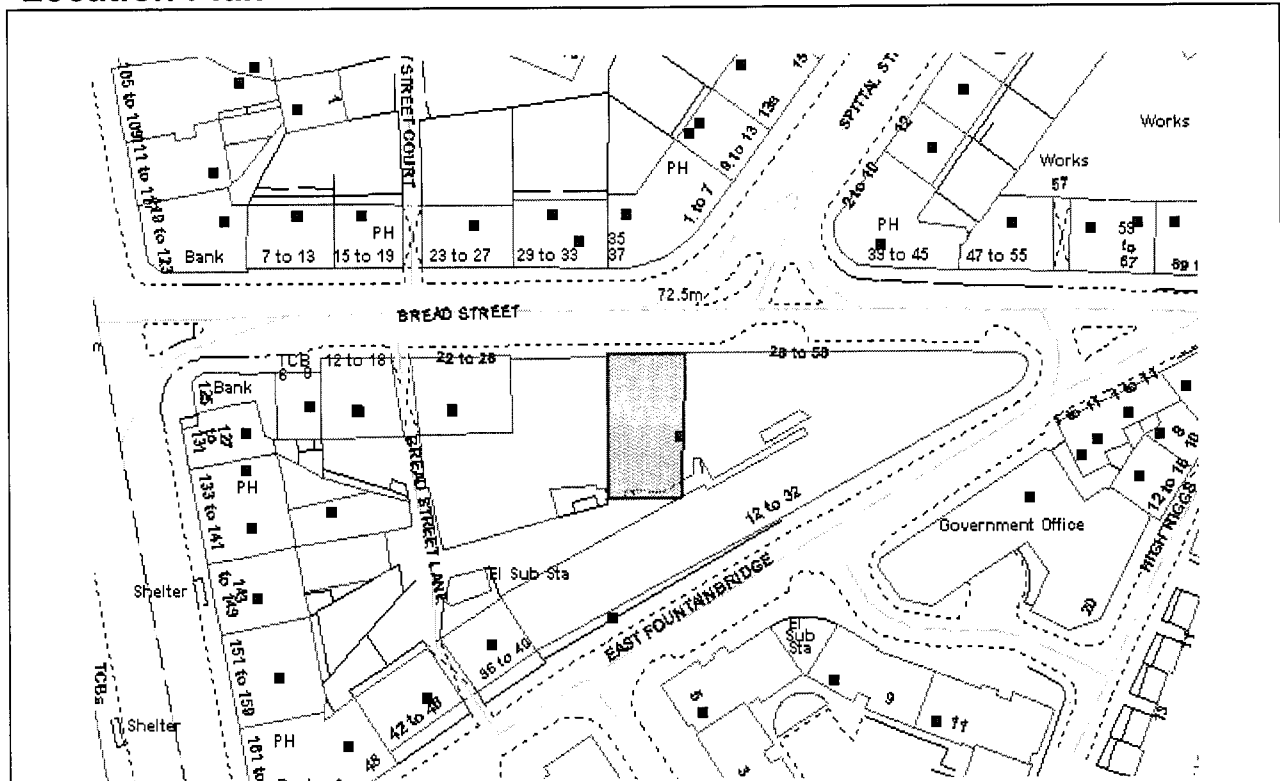


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Location Plan



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