

**Full Planning Application 05/03145/FUL  
at  
20 - 24 Windsor Street  
Edinburgh  
EH7 5JR**

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

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**1 Purpose of report**

To consider application 05/03145/FUL, submitted by Capital Developments..  
The application is for: **Change of use from office to a bed and breakfast  
hotel (with internal alterations).**

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 properties are three 2-storey and basement townhouses by W  
H Playfair designed 1822, on the West side of Windsor Street. The site  
includes a mews building facing onto Montgomery Street Lane, which is  
considered listed within the curtilage of the main houses. The buildings are  
category B listed and located within the New Town Conservation Area.

**Site history**

Planning History.

30.01.2004 - Application Granted for Change of use, subdivision to form 3 original townhouses, (as amended to omit the 2 mews flats to rear and reduce parking provision) - 03/04116/FUL

18.04.1995 - application withdrawn for change of use from office to hotel. 94/02730/FUL

08.10.1993 - consent granted to alter and refurbish garages and storage areas (as amended). 93/01593/FUL

### **Description of the Proposal**

The proposal involves a change of use from office use to a bed and breakfast hotel. Internal alterations are proposed which will be assessed in an associated listed buildings application.

## **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 comply with the development plan?
- If the proposals do not 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) The proposed use is suitable in this location,

- b) There will be any adverse effects on the character and appearance of the Conservation Area and
- c) There is any adverse impact on the listed building
- d) There will be any detrimental effects on the amenity of surrounding residents.

a) Policy L7 of Central Edinburgh Local Plan 'Hotel Developments' states that 'new hotel development, including the conversion of non-residential buildings to hotel use, will be favourably considered on suitable sites within the Mixed Activities Zone and on or adjacent to the main tourist approach routes but their acceptability will depend on their character and their compatibility with surrounding uses. New hotel development will not be accepted in residential areas'. As the hotel will be situated just off a principle tourist route the location is considered to be acceptable in principle.

In relation to its compatibility with surrounding uses much of Windsor Street is in use as guest houses and hotels. In fact over 50 % of the street frontage on the West side of Windsor Street is currently in use as guest houses and hotels with other properties in commercial use such as a consul building. Therefore Windsor Street can not be considered as a predominantly residential area making the location of a hotel at this location acceptable in principle.

As the property is in office use at present, there is no loss of residential accommodation as a result of the proposals. The principle of the use is acceptable.

b) There are no external alterations proposed as part of this application, therefore there will be no impact in visual terms. As there is already a large amount of properties in use as guest houses and hotels on the street the proposed use is considered to be in keeping with the character of the Conservation Area.

c) There are no external alterations, therefore, there is no impact on the appearance of the listed building. There is a separate application for listed building consent in terms of internal alterations.

d) Excessive concentrations of guest houses in certain areas can give rise to problems associated with the increase of traffic movements, parking demand and activity. Transport have been consulted and have no objections to the proposal. As the property is currently in commercial use as an office it is not considered that the proposed change of use will have any adverse effect on residential amenity. Due to the nature of a Class 7 Hotel Use its services will only be open to residents of the hotel. Environmental and Consumer services have no objections to the proposed use subject to the attachment of conditions related to noise attenuation, restricted deliveries and waste collection and also that cooking operation are restricted.

It is recommended that the Committee approved planning permission subject to conditions.

Alan Henderson

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	David Jeffery on 0131 529 3464
<b>Ward affected</b>	20 - Calton
<b>Local Plan</b>	Central Edinburgh
<b>Statutory Development Plan Provision</b>	Housing and Compatible Uses
<b>Date registered</b>	26 September 2005
<b>Drawing numbers/ Scheme</b>	01 - 05 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](http://www.edinburgh.gov.uk/planning).

If you require further information about this application you should contact the following Principal Planner, Ian Dryden on 0131 529 3464. Email: [ian.dryden@edinburgh.gov.uk](mailto:ian.dryden@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](mailto:blair.ritchie@edinburgh.gov.uk) or [sarah.bogunovic@edinburgh.gov.uk](mailto:sarah.bogunovic@edinburgh.gov.uk)

**Application Type** Full Planning Application  
**Application Address:** 20 - 24 Windsor Street  
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## Consultations, Representations and Planning Policy

### Consultations

**Transport** - *No objections*

**Environmental and Consumer Services** - *No objection subject to conditions related to noise attenuation, restricted delivery times and restricted cooking operations.*

**Historic Scotland** - *Do not object in principle.*

### Representations

26 letters of representation have been received objecting to the proposals on the following grounds;

1. Over concentration of guest houses
2. Adverse effect on character of the street
3. Adverse effects on traffic
4. The scale of the proposal

***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

Housing and Compatible Use, Central Edinburgh Local Plan.

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 CD17 (MATERIALS) sets out requirements for materials in new developments and seeks a greater use of stone, roofing slate and other traditional materials in appropriate cases.

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 L7 (HOTEL DEVELOPMENT) sets out criteria for assessing new hotel developments.

Non-statutory guidelines on 'GUEST HOUSES' provides guidance which supplements local plan policies on the location of guest houses.

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## Conditions/Reasons associated with the Recommendation

### Recommendation

It is recommended 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 design and installation of any plant, machinery or equipment shall be such that any associated noise complies with NR25 when measured within any nearby living apartment, and no structure borne vibration is perceptible within any nearby living apartment.
3. All music and vocals, amplified or otherwise, shall be so controlled as to be inaudible within any neighbouring premises.
4. The sound insulation properties or sound transmission characteristics of the structures and finishes shall be such that no impact or airborne noise from the normal operations within the application premises is audible in any neighbouring living apartment.
5. Deliveries and collections, including waste collections, to be restricted to 0700 - 1900hours Monday to Saturday only.
6. Cooking, heating and reheating operations on the premises shall be restricted to the use of a microwave, sandwich toaster and soup kettle only; no other forms of cooking, heating or reheating shall take place without the prior written approval of the Head of Planning and Strategy.
7. Two secure and undercover cycle spaces to be provided.

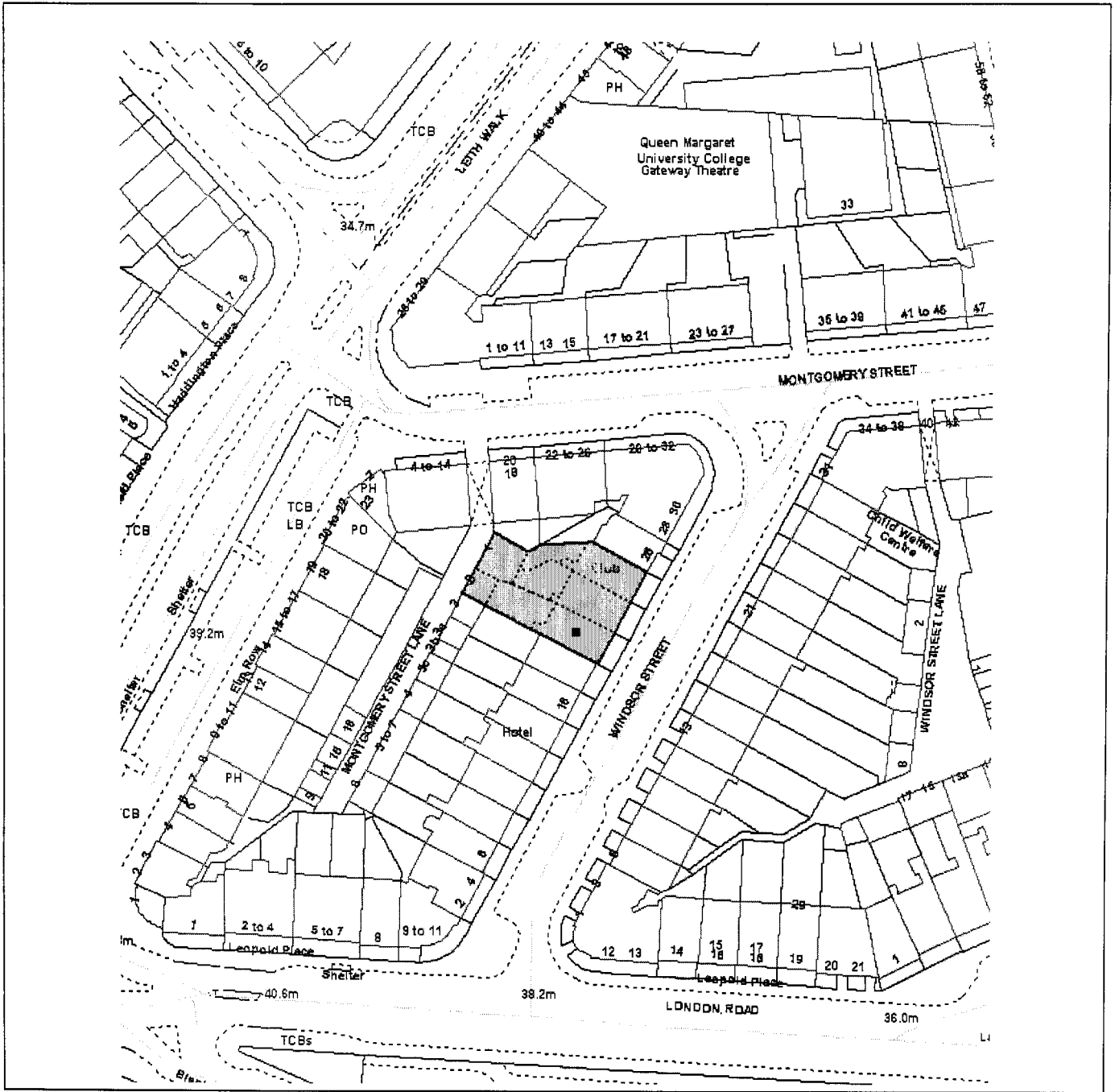
## **Reasons**

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to safeguard the amenity of neighbouring residents and other occupiers.
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6. In order to safeguard the amenity of neighbouring residents and other occupiers.
7. In order to ensure that the level of off-street parking is adequate.

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**End**





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# **PLANNING APPLICATION**

<b>Address</b>	<b>20 - 24 Windsor Street, Edinburgh, EH7 5JR,</b>		
<b>Proposal</b>	<b>Change of use from office to a bed and breakfast hotel (with internal alterations).</b>		
<b>Application number:</b>	<b>05/03145/FUL</b>	<b>WARD</b>	<b>20- Calton</b>

**THE CITY OF EDINBURGH COUNCIL  
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY**