

Full Planning Application 05/00545/FUL
at
5 India Place
Edinburgh
EH3 6EH

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 05/00545/FUL, submitted by NHS Lothian Primary Care Division. The application is for: **Enclose 5 existing car park bays below first floor to create nursing and clinical consulting rooms, install 1 window at each of 1st and 2nd floor waiting areas**

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 relates to a three storey building situated on the south side of India Place. The site is bounded by North West Circus Place to the east and Gloucester Street to the west. Properties which front North West Circus Place and Gloucester Street lie to the north with the rear garden areas of properties on Gloucester Place lying directly to the rear (south) of the application site.

The building is of a modern design with a mono-pitch roof and is constructed in blockwork and finished in cement render. It is currently in use as a health centre.

The site lies within the New Town Conservation Area.

Site history

There is no relevant planning history for this site.

Description of the Proposal

The application is to infill five existing car parking bays at ground floor level which front India Place and form additional consulting/clinical rooms. The walls will be built up in blockwork and finished in cement render and timber windows will be installed, all to match the existing office frontage. It is also proposed to form two new window openings, one at first floor level and one at second floor level, on the rear (south) facing elevation. These will be upvc tilt and turn windows and will be of obscure glass.

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 if this is not the case;
- 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) The proposals are compatible with the character and appearance of the original building and preserve or enhance the character or appearance of the conservation area;
 - b) There would be any impact on neighbouring residential amenity;
 - c) There would be any road safety or traffic implications.
- a) The proposed works to build up the existing parking bays to the front elevation will match the existing frontage in all aspects. Given the building is

modern and of no particular architectural merit, these works will not adversely affect the character or appearance of the conservation area.

There are both timber and metal windows in this building incorporating different methods of opening. Whilst the introduction of two new tilt and turn windows is appropriate the introduction of upvc is not. It is recommended that a condition requiring a material to match the existing windows be attached to any consent to ensure some consistency in the appearance of the windows.

b) The proposed consulting rooms are to the front elevation and as such will not introduce any overlooking or loss of privacy. Any potential for overlooking and loss of privacy will be overcome to the rear as it is proposed to install windows which will be of obscure glass.

c) The proposals will result in the loss of five car parking spaces. Transport has raised no objections. However, notwithstanding this additional car parking can be provided in the private car park to the west of the site.

In conclusion the proposed works, in terms of design and finish, are acceptable and will preserve the character and appearance of the surrounding conservation area. There will also be no impact on neighbouring residential amenity nor will it introduce any road safety implications.

It would not be appropriate to impose a condition controlling noise as this is an extension to an existing use. Conditions cannot be applied retrospectively to existing uses.

It is recommended that Committee approves this application subject to a condition regarding the design of the proposed windows.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Emma Wilson- Wednesday, Thursday And Alternate Fridays Only on 0131 529 3634 (FAX 529 3717)
Ward affected	18 - New Town
Local Plan	Central Edinburgh Local Plan
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	14 April 2005
Drawing numbers/ Scheme	1 - 5 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, Ian Dryden on 0131 529 3464. Email: 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 or sarah.bogunovic@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 5 India Place
Edinburgh
EH3 6EH
Proposal: Enclose 5 existing car park bays below first floor to create nursing and clinical consulting rooms, install 1 window at each of 1st and 2nd floor waiting areas
Reference No: 05/00545/FUL

Consultations, Representations and Planning Policy

Consultations

Transport

No objections

Environmental and Consumer Services

This Department has no objections to this proposed development subject to a condition controlling noise from plant and machinery.

Representations

The application was advertised on 29 April 2005. Three letters have been received, one from the Architectural Heritage Society and two from neighbouring residents, one containing seven signatures objecting to the proposals on the following grounds:

- The use of upvc is inappropriate within the conservation area;
- Overlooking and loss of privacy.

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 Central Edinburgh Local Plan identifies the site as being within an area of Housing and Compatible Uses and the New Town Conservation.

Relevant Policies:

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

Policy CD20 (WINDOW ALTERATIONS) sets out different levels of control for window alterations for listed buildings, non listed buildings in conservation areas and non listed buildings in defined areas of window control.

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 CS2 (COMMUNITY SERVICES - LOCAL NEED) supports, and sets out criteria for assessing, the provision or improvement of community services required to meet the needs of the resident population.

Policy CS3 (COMMUNITY SERVICES - GENERAL) supports, and sets out criteria for assessing, development for a non residential medical or educational purpose, including the provision of childcare facilities to satisfy wider commercial demand.

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.

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

Non-statutory guidelines on 'PARKING STANDARDS' set the requirements for parking provision in developments.

Non-statutory guidelines on 'REPLACEMENT WINDOWS AND DOORS' supplement local plan conservation and design policies, providing additional guidance on window and door alterations.

Application Type Full Planning Application

Application Address: 5 India Place
Edinburgh
EH3 6EH

Proposal: Enclose 5 existing car park bays below first floor to create nursing and clinical consulting rooms, install 1 window at each of 1st and 2nd floor waiting areas

Reference No: 05/00545/FUL

Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **GRANTED** subject to the conditions below.

Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. The windows to the rear (south) facing elevation hereby approved shall be either timber or metal framed and shall be of obscure glass and shall remain as such in perpetuity unless otherwise agreed in writing by the Head of Planning and Strategy.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to safeguard both visual and residential amenity.

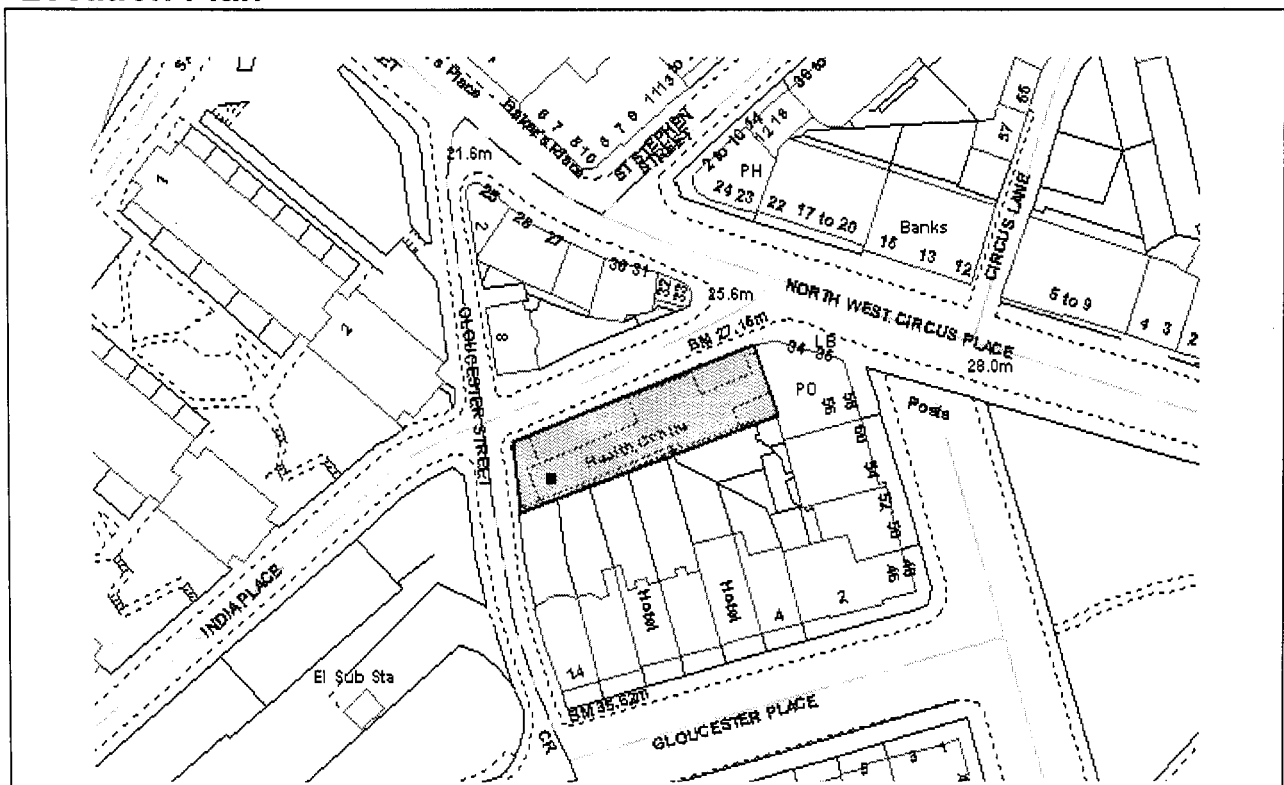
End

Application Type Full Planning Application

Proposal: Enclose 5 existing car park bays below first floor to create nursing and clinical consulting rooms, install 1 window at each of 1st and 2nd floor waiting areas

Reference No: 05/00545/FUL

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 2004.