

**Full Planning Application 07/04826/FUL**  
**at**  
**45 - 47 Albany Street**  
**Edinburgh**

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

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**1 Purpose of report**

To consider application 07/04826/FUL, submitted by P Sharma.. The application is for: **Change of use from office to hotel (extension of existing hotel premises)**

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

**2 The Site and the Proposal**

**Site description**

The property currently serves as an office building, created from two original Georgian town houses linked together.

It is listed category A, ref. 46114 listed on 24.5.1966 and lies in the World Heritage Site.

The property to the immediate west serves as a high quality "boutique" hotel and it is that property which these units will effectively extend.

This property is located within the New Town Conservation Area.

## **Site History**

There is no relevant planning history for this site.

## **Description of the Proposal**

The application proposes extension of an existing hotel on Albany Street eastwards into office premises, originally forming two distinct town houses within the overall terrace.

## **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 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 proposed use is acceptable
  - b) the proposal has any adverse effect on residential amenity
  - c) there is any adverse impact on the character or appearance of the Conservation Area or World Heritage Site.
- a) There is no policy objection to the loss of the existing office. The use is an extension to an existing hotel use in the city centre and there is equally no policy objection to this aspect.

The proposal lies close to the proposed tram route and Transport request a legal agreement to cover a contribution to local public transport.

Access will be via the existing hotel to the west, disabled access is not required on this application site.

A parallel application for listed building consent considers the issues regarding internal alterations. No alterations are proposed externally.

b) The proposal contains only bedroom elements. It adjoins club premises for the deaf and the existing hotel will have therefore no affect on residential amenity.

c) There are no external alterations and therefore no impact on the appearance of the Conservation Area. The use is compatible with surrounding uses and will have no adverse impact on the character of the Conservation Area or World Heritage Site.

It is recommended that the Committee approves the application subject to a legal agreement on tram contribution.

Alan Henderson

**Alan Henderson**  
Head of Planning and Strategy

Contact/tel	Stephen Dickson on 0131 529 3529
<b>Ward affected</b>	A11 - City Centre (NEW)
<b>Local Plan</b>	Central Edinburgh Local Plan
<b>Statutory Development Plan Provision</b>	Housing and Compatible Uses
<b>Date registered</b>	12 November 2007
<b>Drawing numbers/ Scheme</b>	1,2a-5a,6-9 Scheme 2

**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, Anna Grant on 529 3521. Email: [anna.grant@edinburgh.gov.uk](mailto:anna.grant@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](mailto:gavin.king@edinburgh.gov.uk) or [carol.richardson@edinburgh.gov.uk](mailto:carol.richardson@edinburgh.gov.uk)

**Application Type** Full Planning Application  
**Application Address:** 45 - 47 Albany Street  
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**Proposal:** Change of use from office to hotel (extension of existing hotel premises)

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## Consultations, Representations and Planning Policy

### Consultations

### Transport

*Consent should not be issued until the developers enter into a suitable legal agreement to contribute a sum of £12000 towards public transport improvements in the vicinity of the development.*

*No objections to the development subject to the following conditions:*

*1. Access arrangements for disabled persons shall be to the satisfaction of the Director of City Development.*

*Reason: To ensure that disabled persons may reasonably access the premises.*

### Historic Scotland

*Historic Scotland welcomes the opportunity to comment on the revised proposal (revision D) and notes the following: Category A listed 45 & 47 Albany Street form part of an early 19th century classical terrace within the Edinburgh World Heritage Site and the Edinburgh New Town Outstanding Conservation Area.*

*Alterations to buildings of special architecture and historic merit should preserve their integrity of original, designed form. The proposed removal of modern stud partitions to form bedroom 10 in a principal room of the building is to be welcomed. We would however ask that the proposed ensuite facilities for this room and for bedroom 9, which is also a ground floor principal room be reconsidered to reduce their impact on the character of the two rooms. We would welcome consideration of self contained pod style bathrooms in these locations.*

*The decorative plasterwork to the entrance hallway of no.45 is a significant element of the original design scheme for the property. We would ask that the proposed new*

*opening linking no.45 to no.43 be reduced in height to protect and to retain the visual significance of the original decorative plasterwork.*

## Representations

The application was advertised on 23rd November 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 a Housing and Compatible Uses area as shown in the CELP. The finalised ECLP shows it as Urban Area. Both plans show it as part of the New Town Conservation Area.

### Relevant Policies:

#### **Relevant policies of the Central Edinburgh Local Plan.**

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 L6 (RETENTION OF HOTELS) safeguards existing purpose built and other hotels which contribute to character and diversity of function within the city centre.

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

#### **Relevant policies of the Edinburgh City Local Plan.**

Policy Emp 5 (Hotel Development) sets criteria for assessing sites for hotel development.

#### **Relevant Non-Statutory Guidelines**

Non-statutory guidelines - Tram Developer Contributions sets out the criteria where new development should make a contribution towards the construction of the tram system and associated public realm.

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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.

**Reasons**

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

**INFORMATIVES**

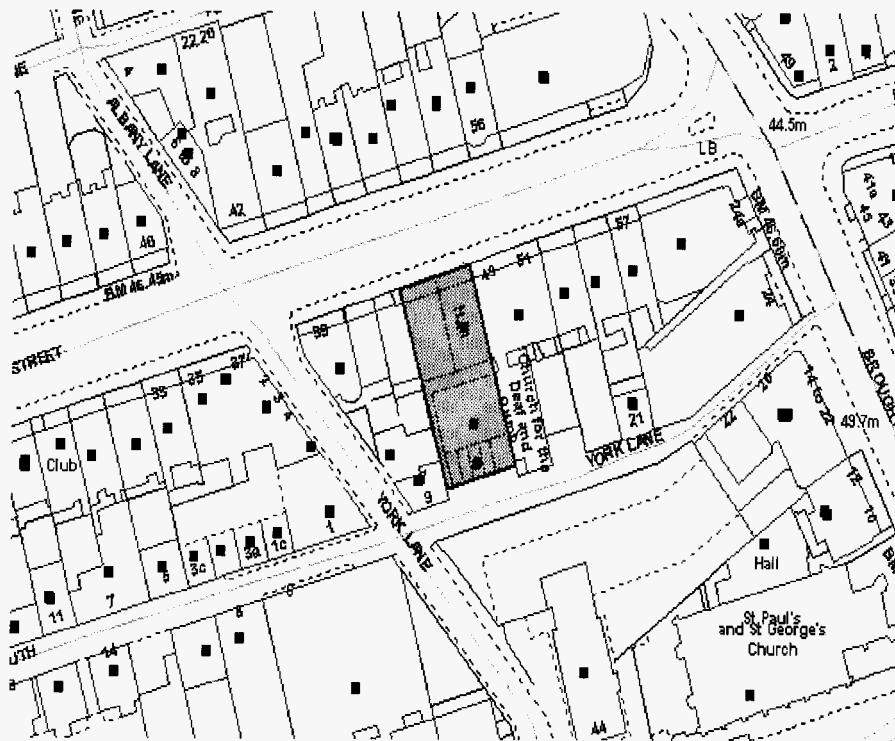
It should be noted that:

1. Prior to consent being issued the developer shall enter into a suitably worded legal agreement with the Council to ensure a contribution of £12000 towards public transport improvements in the vicinity of the site.

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## Location Plan

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