

**Listed Building Consent Application 07/04139/LBC
at
24 - 26 Craighall Road
Edinburgh
EH6 4SA**

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

1 Purpose of report

To consider application 07/04139/LBC, submitted by D Cornforth. The application is for: **Erect a sign (projecting / illuminating)**

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

2 **The Site and the Proposal**

Site description

This application relates to a ground floor commercial unit which is part of a 3-storey, 9-bay corner tenement dating from 1897. The unit is part of a row of commercial premises.

It is category C(s) and was listed on 17 Oct 1996 (ref: 43690).

This property is located within the Newhaven Conservation Area.

Site History

June 2004 - Planning permission granted for change of use and alterations to form physiotherapy clinic (04/1323/FUL).

August 2007 - Enforcement Enquiry regarding the repainting of the shopfront. Still pending resolution (07/528/EOPDEV).

December 2007 - Concurrent planning application for projecting sign, pending decision (07/4139/FUL).

Description of the Proposal

This application is in retrospect for the mounting of an illuminated projecting box sign on the fascia of this building, advertising the presence of the physiotherapy centre.

The sign is 720mm in diameter and is a silver metal framed light box with opal acrylic faces. It is mounted centrally over the main door.

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 plan, are there any compelling reasons for approving them?

ASSESSMENT

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

a) The proposals adversely impact on the character of the listed building.

a) The applicant was advised by the sign company that the sign would be better fixed to the main metal fascia rather than the timber sub-fascia, due to the better strength of the former.

The shopping parade from No.24 - No.36 has a continuous shopfront fascia with periodic engaged fluted pilasters, making it a set piece design. It was devoid of any projecting signs until this retrospective sign was attached. Retaining this projecting sign will harm the appearance of these shopfronts and consequently the character of the listed building. Whether the sign is mounted on the main fascia or the sub-fascia would make no difference to the conclusion that it is unacceptable on this building.

In conclusion, the sign as erected is unacceptable because of its materials, its location and its visual intrusion.

Enforcement action has resulted in the applicant repainting the shopfront from an unauthorised red colour to a mid-grey colour, which is acceptable. The only item which still requires enforcement is therefore the sign.

It is recommended that the Committee refuses the application and takes action to enforce the removal of the sign from this shopfront.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

| | |
|---|---|
| Contact/tel | Duncan Robertson on 0131 529 3560 |
| Ward affected | A04 - Forth (NEW) |
| Local Plan | North East Edinburgh Local Plan/Finalised Edinburgh City Local Plan |
| Statutory Development Plan Provision | Housing Compatible Uses/Urban Area |
| Date registered | 7 November 2007 |
| Drawing numbers/ Scheme | 01 + photos 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, Anna Grant on 529 3521. Email: 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 or carol.richardson@edinburgh.gov.uk

Application Type Listed Building Consent Application
Application Address: 24 - 26 Craighall Road
Edinburgh
EH6 4SA
Proposal: Erect a sign (projecting / illuminating)
Reference No: 07/04139/LBC

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

Advertised on 16 November 2007. No reps 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 site lies within an area of Housing and Compatible Uses within the North East Local Plan and within the Urban Area within the finalised Edinburgh City Local Plan.

Relevant Policies:

Policy E18 (LISTED BUILDINGS) sets out criteria for assessing proposals affecting a listed building and its setting, including alterations, extensions and changes of use.

Policy E29 (SHOPFRONT DESIGN): encourages a high standard of shopfront design and sets out criteria for assessing alteration proposals.

Relevant policies of the Edinburgh City Local Plan

Policy Env 3 (Listed Buildings – Alterations & Extensions) identifies the circumstances in which alterations and extensions to listed buildings will be permitted.

Relevant Non-Statutory Guidelines

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

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.

Application Type Listed Building Consent Application
Application Address: 24 - 26 Craighall Road
Edinburgh
EH6 4SA
Proposal: Erect a sign (projecting / illuminating)
Reference No: 07/04139/LBC

Conditions/Reasons associated with the Recommendation

Recommendation

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

Reasons

1. The proposal is contrary to North East Edinburgh Local Plan Policy E18, in respect of Listed Buildings, as the sign disrupts the architectural integrity and uniformity of this shopfront.
2. The proposal is contrary to North East Edinburgh Local Plan Policy E30, in respect of Shop Signs, as the sign does not relate well to the existing shopfront detail and is not suited to its surroundings.
3. The proposal is contrary to Edinburgh City Local Plan Policy Env 3 in respect of Listed Buildings – Alterations and Extensions, as the projecting sign adversely impacts on the character and integrity of the listed shopfront
4. The proposal is contrary to Non Statutory Guidelines in respect of Alterations to Listed Buildings, as the projecting sign adversely affects the architectural integrity and detailing of this listed building.
5. The proposal is contrary to the Non-Statutory Guidelines in respect of Commercial Frontages, as the projecting sign constitutes an unacceptable element which erodes the unity of the listed frontages.

End

Application Type Listed Building Consent Application

Proposal: Erect a sign (projecting / illuminating)

Reference No: 07/04139/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.