

**Conservation Area Consent 04/00684/CON**  
**at**  
**Coburg Lane**  
**Edinburgh**  
**EH6 6ET**

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

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**1 Purpose of report**

To consider application 04/00684/CON, submitted by St Ninians Partnership + Knowe Properties Ltd.. The application is for: **Demolish 16/17 Coburg Street**

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

**2 The Site and the Proposal**

**Site description**

The site lies between Coburg Street and the Water of Leith, having frontage to both.

Currently only one building survives on site; a modest, flat-roofed two storey office dating from around 1925. To the rear the remnant walls of a modern brick structure remain as a boundary wall to the west. On this west side the site faces into North Leith Churchyard, a listed churchyard dating from the late 16th century, unusually remote from the church it served. To the east, Quayside Mills (also listed, and incorporating fragments of North Leith Church and an intact manse from 1599) has recently been converted to residential use, with offices at ground floor. This building forms a dominant feature on this section of the river.

Also to the east, but at the Coburg Street end of the site, a second warehouse from the 1920s stands. This is the subject of a current application for redevelopment of flats over offices. Beyond that a scheme for similar flats over a large ground floor office is nearing completion.

To the north, on the opposite side of Coburg street, the area is equally in a state of flux. Immediately opposite, stands a curved flatted block recently completed. To the north-west a site on the corner of East Cromwell Street is under construction, having consent for five storey flats. Between these two stands a single storey "tin shed" containing a sports goods retail warehouse. Enquiries have been made regarding further residential development on that site, which would be acceptable in principle.

Further to the east, the final stage of the Ronaldsons Wharf scheme (the element containing solely Housing association units), has recently been completed, and is also visible from the site, and relevant to the urban context.

On the riverside, the Water of Leith Walkway passes through the 5m gap between the site and the river. The whole area lies in the Leith Conservation Area.

### **Site history**

Historically this was a site redeveloped by Edinburgh Corporation after its take over of Leith in 1920. Former six to eight storey stone warehouses were demolished to create two storey offices with limited storage space. The site was part of a General Development Area for this side of the river, designated in the 1950s, whereby most traditional forms were replaced with modern factories and offices.

In more recent years the riverside section of the site contained large plant connected to the adjacent MacGregors Mills complex.

19.8.1981 - consent granted for the now remaining office/warehouse on Coburg Street for change of use to public house (never taken up).

18.5.1994 - consent granted for change of use of mill to east to residential and offices (in principle)

4.12.1996 - detailed consent granted for alterations to mill and new build to the west (within the riverside section of the current application site). Note- although the new build was not constructed, this consent remains live due to the other works within the application being begun (and now complete). The footprint of this approval and relationship to the walkway is almost identical to that now proposed, though the height was less.

## **Description of the Proposal**

The application proposes demolition of an office dating from around 1925, to facilitate the redevelopment of the site as flats and offices.

The existing building is two storeys high with large square windows. It is built of concrete block and is painted over in masonry paint.

It has a flat felt roof.

To its rear (still part of the site) is a large tarmac area serving as a car park. This has a brick wall on its westmost side, a remnant from an earlier building. This wall (which partly acts as a retaining wall to the graveyard adjacent) is also to be removed, to be replaced with a new retaining wall, integral with the replacement structure.

## **3 Officer's Assessment and Recommendations**

### **DETERMINING ISSUES**

The determining issues are

Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against granting planning permission.

- Do the proposals comply with the development plan?
- If they do, are there any compelling reasons for not approving them?
- If they do not, are there any compelling reasons for approving them?

### **ASSESSMENT**

In order to determine this application the Committee should consider the effect on the character and appearance of the conservation area.

### **Conservation Area Character Statement**

*The Leith Conservation Area covers the extent of the historic town, including the Madeira Area (Leith's 'First New Town'), and also Leith Walk - the town's main link with Edinburgh City Centre. The character of the Conservation Area derives from Leith's history both as a port and as an independent burgh. Several fine Georgian and Victorian warehouses survive, some now converted for residential or office use; in many cases these were initially built to hold wine and dry goods, although many were converted in the late 19th Century to serve the whisky industry. A rich mixture of civic buildings and mercantile architecture survive, particularly at Bernard Street and The Shore.*

*Significant earlier buildings include Lamb's House and St Ninian's Manse (both early 17th Century); although many more recent buildings have been built, the present street pattern of The Shore closely follows that of the historic town.*

*The Inner Harbour of the Water of Leith provides a vibrant focus for the Conservation Area, with buildings along The Shore forming an impressive waterfront townscape. The Conservation Area also covers the older parts of Leith Docks, containing many early features including listed dock buildings and the Victoria Bridge, a scheduled Ancient Monument.*

*The Madeira area retains a largely Georgian domestic character, with stone buildings and slate roofs predominating; some of the Georgian buildings retain astragaled windows and doors with fanlights. Many of the roads are setted, the main exception being Prince Regent Street; stone garden walls are a feature of this area. North Leith Parish Church provides a visual focus to this mainly residential area, which also includes major public buildings such as Leith Library and Town Hall.*

*Leith Walk remains the main artery linking the centre of Edinburgh to the old burgh of Leith. It is characterised mainly by Victorian tenements with shops and pubs at the ground floor level. There are a number of Georgian survivals, most notably Smith's Place dating from 1814. Between Smith's Place and Albert Street lies a series of tenemented streets, mainly designed by John Chesser.*

*Building types within the Conservation Area, vary but are traditionally of stone with slate roofs; however more recent building has generally used block or render and traditional brick where previously found. Pockets of public housing development of the 1960s and 1970s, of a contemporary character, fall within the expanded Conservation Area. Open space is concentrated at Leith Links, which provides a spacious contrast to the relatively dense settlement pattern of the remainder of the Conservation Area.*

The existing building dates from around 1925/30 and is not typical of the conservation area in terms of scale, form, design or materials.

Although unusual as a consequence, the building is not a good example of either its period or type, and does not contribute positively to the character of the conservation area. There is no objection to its loss.

The replacement building will improve and enhance the conservation area as a whole, and integrate with a newly evolving streetscape in this area.

The redevelopment will allow an archaeological investigation on this important medieval site (conditioned as part of main application).

It is recommended that the Committee approves this application, subject to the views of the First Minister and a condition requiring a contract for the new development to be let before demolition.

Alan Henderson

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Stephen Dickson on 0131 529 3901 (FAX 529 3706)
<b>Ward affected</b>	12 - Newhaven
<b>Local Plan</b>	North East Edinburgh
<b>Statutory Development Plan Provision</b>	Mixed Activities
<b>Date registered</b>	29 April 2004
<b>Drawing numbers/ Scheme</b>	1-3 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, Graham Dixon on 0131 529 3519. Email: [graham.dixon@edinburgh.gov.uk](mailto:graham.dixon@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**

**Application Address:**

**Proposal:**

**Reference No:** 04/00684/CON

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## **Consultations, Representations and Planning Policy**

### **Consultations**

No consultations undertaken.

### **Representations**

The application was advertised on 21st May 2004.

No representations were received relating to the loss of the existing building.

*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 in an area of Mixed Activity, in the Leith Conservation Area as shown in the NEELP.

**Application Type**

**Application Address:**

**Proposal:**

**Reference No:** 04/00684/CON

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## **Conditions/Reasons associated with the Recommendation**

### **Recommendation**

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

### **Conditions**

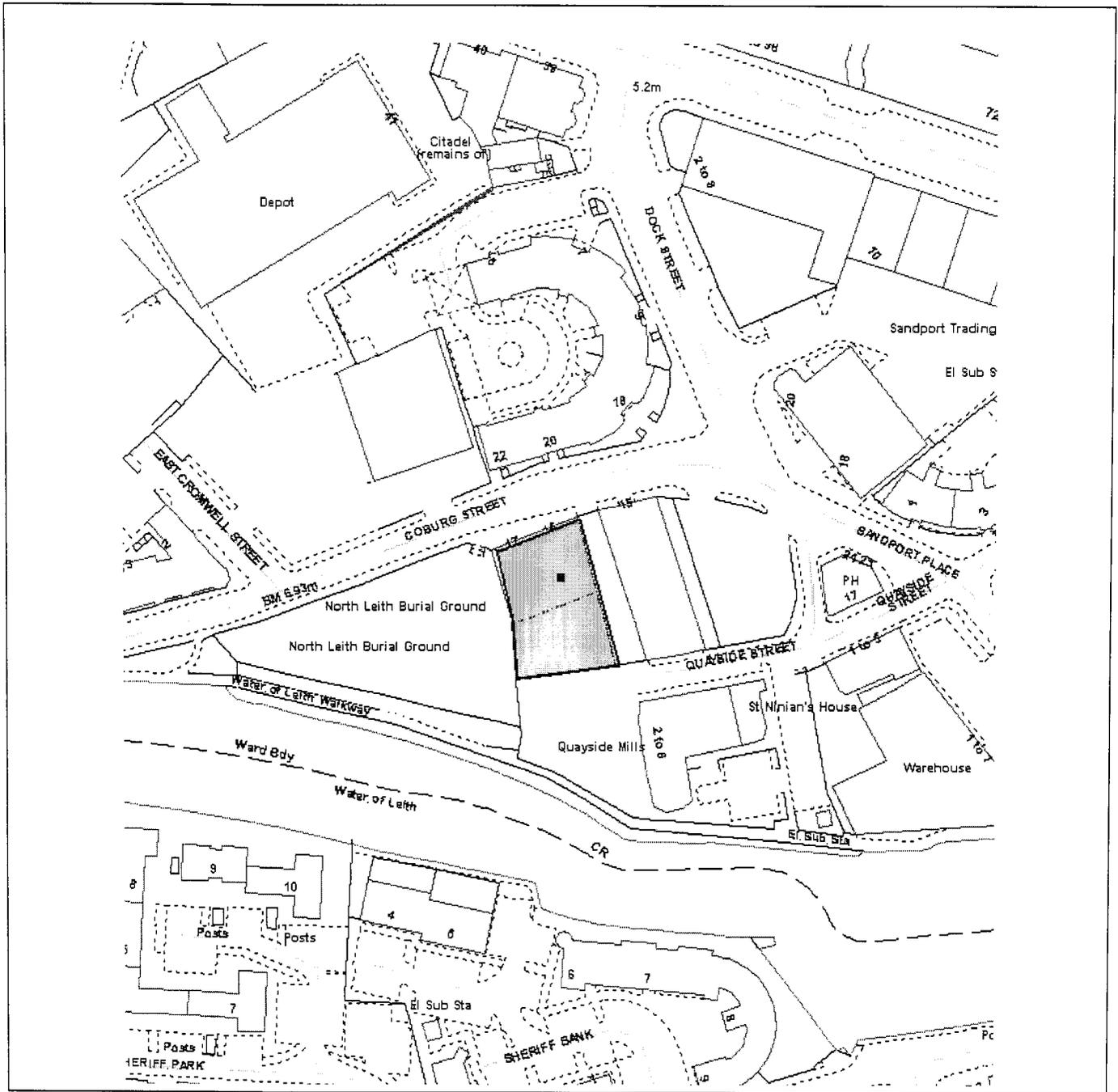
1. The application shall be referred to the Scottish Ministers prior to determination.
2. No demolition shall take place until the contract for the new development has been let, and written evidence of this has been made available to and accepted in writing by the Head of Planning & Strategy.

### **Reasons**

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to retain and/or protect important elements of the existing character and amenity of the site.

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**End**



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# PLANNING APPLICATION

<b>Address</b>	<b>Coburg Lane, Edinburgh, EH6 6ET,</b>		
<b>Proposal</b>	<b>Demolish 16/17 Coburg Street</b>		
<b>Application number:</b>	<b>04/00684/CON</b>	<b>WARD</b>	<b>12- Newhaven</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			