

**Full Planning Application 05/00695/FUL  
at  
163 Great Junction Street  
Edinburgh  
EH6 5LG**

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

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**1 Purpose of report**

To consider application 05/00695/FUL, submitted by Priestlaw Properties Ltd.  
The application is for: **Change of use from retail to office unit**

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

**2 The Site and the Proposal**

**Site description**

The application property is a vacant retail unit located at 163 Great Junction Street. The property is part of a street frontage that consists predominantly of retail units with a lesser percentage of non-retail. The unit has clearly been vacant for some time, and at present detracts visually from an otherwise busy local shopping centre.

## **Site history**

### **planning history**

There is no relevant planning history on file for this property.

## **Description of the Proposal**

The application seeks a change of use from retail (class 1) to office (class2). The application offers no detail in relation to changes to the facade of the property. Any external changes would be subject to additional planning permissions.

## **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**

In order for the application to be determined the following issues should be considered, whether:

- a) The proposal is appropriate to preserve or enhance the character and appearance of the conservation area;
- b) The proposal will adversely affect the character of the existing building or the surrounding area; and
- c) There will be any loss of residential amenity as a result of the proposal.

## LEITH CONSERVATION AREA CHARACTER STATEMENT

*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.*

a) There are no external changes proposed as part of the current application. The frontage would therefore be un-altered and is not considered to detrimentally effect the Conservation Area. Any changes to the frontage of the property would be subject to additional planning permissions.

b) The application property falls within an area defined in the Local Plan as secondary retail frontage which allows a maximum of 40% non retail. A retail survey has been carried out as part of the assessment taking into account properties from 145-199 Great Junction Street. This area of local shopping frontage appears "tired" with several units vacant. At present the ratio of retail to non-retail is 10:8, which is 44% non-retail. With the proposed change of use to the application property, the ratio of retail to non-retail would be 9:9, taking the non-retail use to 50%.

Since September 2004 the applicants have attempted to market this property for class 1 use, but have been unsuccessful in their attempt to find new business. This has been substantiated by a letter from 'Ryden Property Consultants' who were marketing the property.

It is considered that the benefits of upgrading and filling the vacant unit in this instance outweigh the policy concerns. The proposal will increase the vitality of the area and help to enhance this section of the Conservation Area.

c) An office use in this location is not considered to create issues relating to loss of residential amenity.

There are no material considerations that out-weigh this conclusion.

The application is therefore recommended for approval.

Alan Henderson

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Shelley Thomson on 0131 529 3770
<b>Ward affected</b>	21 - Harbour
<b>Local Plan</b>	North East Edinburgh
<b>Statutory Development Plan Provision</b>	Retail
<b>Date registered</b>	9 March 2005
<b>Drawing numbers/ Scheme</b>	01 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:** 05/00695/FUL

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**Consultations, Representations and Planning Policy**

**Consultations**

No consultations undertaken.

**Representations**

No representations have been received in relation to this planning application.

The applicants have submitted a statement from 'Ryden Property Consultants' regarding the unsuccessful marketing of the premises for Class 1 use.

***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 is identified within the North East Edinburgh Local Plan as being secondary retail frontage, where a maximum of 40% non-retail use will be allowed.

Relevant Policies:

Policy S5 (PROTECTION OF SHOPPING USES - DISTRICT AND LOCAL CENTRES) sets out criteria for assessing changes of use (within defined retail frontages) from a shop unit to a non-retail use appropriate to a shopping centre.

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

### **Recommendation**

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

### **Conditions**

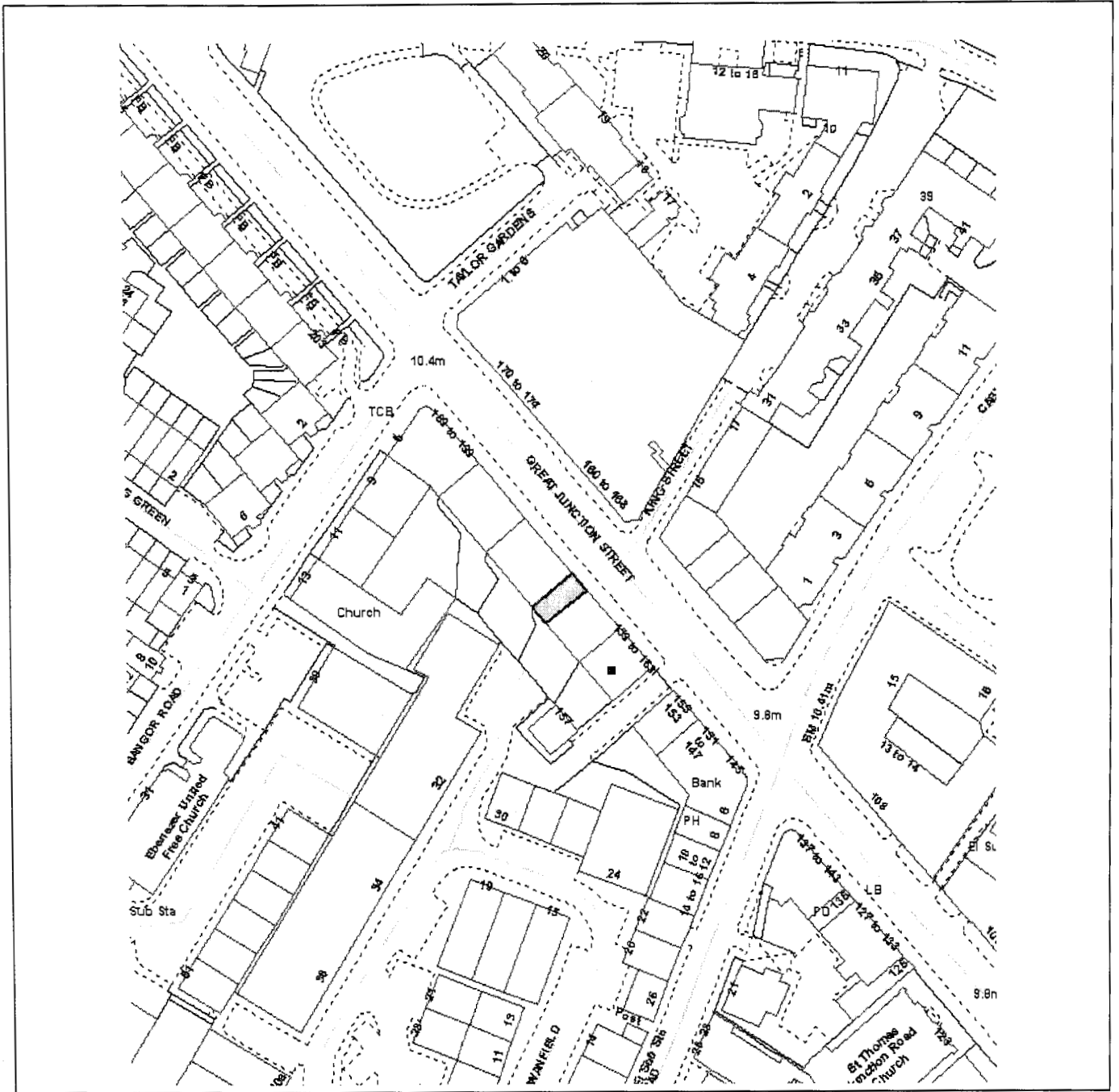
1. The development hereby permitted shall be commenced no later than five years from the date of this consent.

### **Reasons**

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

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**End**



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# **PLANNING APPLICATION**

<b>Address</b>	<b>163 Great Junction Street, Edinburgh, EH6 5LG</b>		
<b>Proposal</b>	<b>Change of use from retail to office unit</b>		
<b>Application number:</b>	<b>05/00695/FUL</b>	<b>WARD</b>	<b>21- Harbour</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			