

**Advert Application  
at  
267 Canongate  
Edinburgh  
EH8 8BQ**

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

**Proposal:** Signage  
**Applicant:** Pinang Ltd /t/a Reform Restaurant.  
**Reference No:** 04/00050/ADV

**1 Purpose of report**

To recommend that the application be **REFUSED** for the following reasons;

**Reasons**

1. The proposal is contrary to Central Edinburgh Local Plan Policy CD2, in respect of Listed Buildings, as the signage diminishes the architectural integrity of this listed building.
2. The proposal is contrary to Central Edinburgh Local Plan Policy CD24, in respect of shop signs, as the signage is an inappropriate design, material and form for use on this historic building.
3. The proposal is contrary to Central Edinburgh Local Plan Policy CD5, in respect of Conservation Areas - Redevelopment, as the signage neither preserves nor enhances the character or appearance of the conservation area.
4. The proposal is contrary to the Non-Statutory Guidelines in respect of Advertisements and Signs, as the panel sign, spotlights, and box projecting sign are inappropriate in this context.

5. The proposal is contrary to Central Edinburgh Local Plan Policy CD4, in respect of Conservation Areas, as the signage is inappropriate to the character and appearance of the conservation area.
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## **2 Main report**

### **Site description**

The application property is a restaurant on the ground floor of a late 17th/early 18th century building, rebuilt by Robert Hurd, 1956-7. The restaurant forms part of a five-storey tenement on the north side of the Canongate approximately 20 metres east of the Cranston Street junction. The building is category B listed (Item No.755), and is within the Old Town Conservation Area and World Heritage Site.

### **Site history**

December 1970 - the building was statutorily listed.

July 1993 - planning permission was granted for change of use from a shop to an Art Gallery and Coffee Shop.

June 1996 - planning permission was granted for change of use from a café to a restaurant.

July 2003 - an enquiry was received regarding alterations to the property.

28 January 2004 - Committee agree to enforcement action to secure the removal of the signage, advertisements and the paint applied to the stonework.

### **Development**

The application is for the erection of an internally illuminated box fascia sign and internally illuminated projecting sign. The signage is currently in place.

### **Consultations**

No consultations undertaken.

### **Representations**

One letter of representation was received.

An individual wrote in support of the application stating they were tasteful, sympathetic to the area, a positive change for the Royal Mile and should stay.

## **Policy**

The application property lies within the Mixed Activities Zone of the Central Edinburgh Local Plan.

### Relevant Policies:

Policy CD2 (LISTED BUILDINGS) sets out criteria for assessing proposals affecting listed buildings and seeks to safeguard their character and setting.

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 CD24 (SHOP SIGNS) sets out criteria for assessing proposals involving shop signs and shopfront advertising, including illuminated signs.

Non-statutory guidelines 'ADVERTISEMENTS AND SIGNS' set criteria for assessing such proposals.

Policy CD4 (CONSERVATION AREAS) requires that developments in a conservation area retain all features which contribute to the area's character and appearance.

## **3 Conclusions and Recommendations**

### **DETERMINING ISSUES**

The determining issues are:

- Does the signage harms the character or appearance of the conservation area? If they do, there is a strong presumption against the granting of permission;
- Does the signage preserve the building or its setting or any features of special architectural or historic interest which it possesses? If they do not, there is a presumption against the granting of permission. For the purposes of this issue, "preserve", in relation to a 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;
- Does the signage comply with the development plan?

- if the signage does comply with the development plan, are there any compelling reasons for not approving them?
- if the signage does not comply with the development plan, are there any compelling reasons for approving them?

## ASSESSMENT

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

- a) whether the signage has an adverse impact on the character or appearance of the conservation area, or the setting of the listed building;
- b) whether the signage is detrimental to public safety.

a) The internally illuminated powder coated aluminium fascia sign projects from the face of the building and is an inappropriate addition in this context. This form of signage adds an incongruous element to this plain shopfront.

The aluminium internally illuminated projecting sign currently sits at first floor level of this building. The elevated position of this box sign exacerbates its visual prominence. The form of the internally illuminated box sign is clearly modern and is an inappropriate form of signage for this listed building.

Whilst the three spotlights have been in place for a considerable time (prior to the current signage), they are an unsympathetic addition to this frontage. The spotlights in this location are contrary to the Council's guidelines on Advertisements and Signs, are obtrusive and out of character with this listed building.

The character of the original shopfront would have been a small plain frontage, simple in appearance through the use of a consistent stone finish plainly detailed yet allowing a well-proportioned shop window and stallriser, with a plain vertically slatted timber entrance door. The unauthorised signage dominates the appearance of this frontage, and diminished its special character within this historic streetscene.

Amendments to the proposals were requested in terms of substitute signage more sympathetic to this listed building. Revised proposals were not forthcoming.

- b) The signage is not detrimental to public safety

The signage does not comply with the development plan and non-statutory policies, has an adverse effect on the character of the conservation area and listed building.

There are no other material planning considerations, which outweigh this conclusion.

It is recommended that the Committee refuses this application, for the reasons stated.

Alan Henderson

**Alan Henderson**  
Head of Planning and Strategy

**Contact/Tel** Damian McAfee on 0131 529 3529 (FAX 529 3717)

**Ward affected** 34 -Holyrood

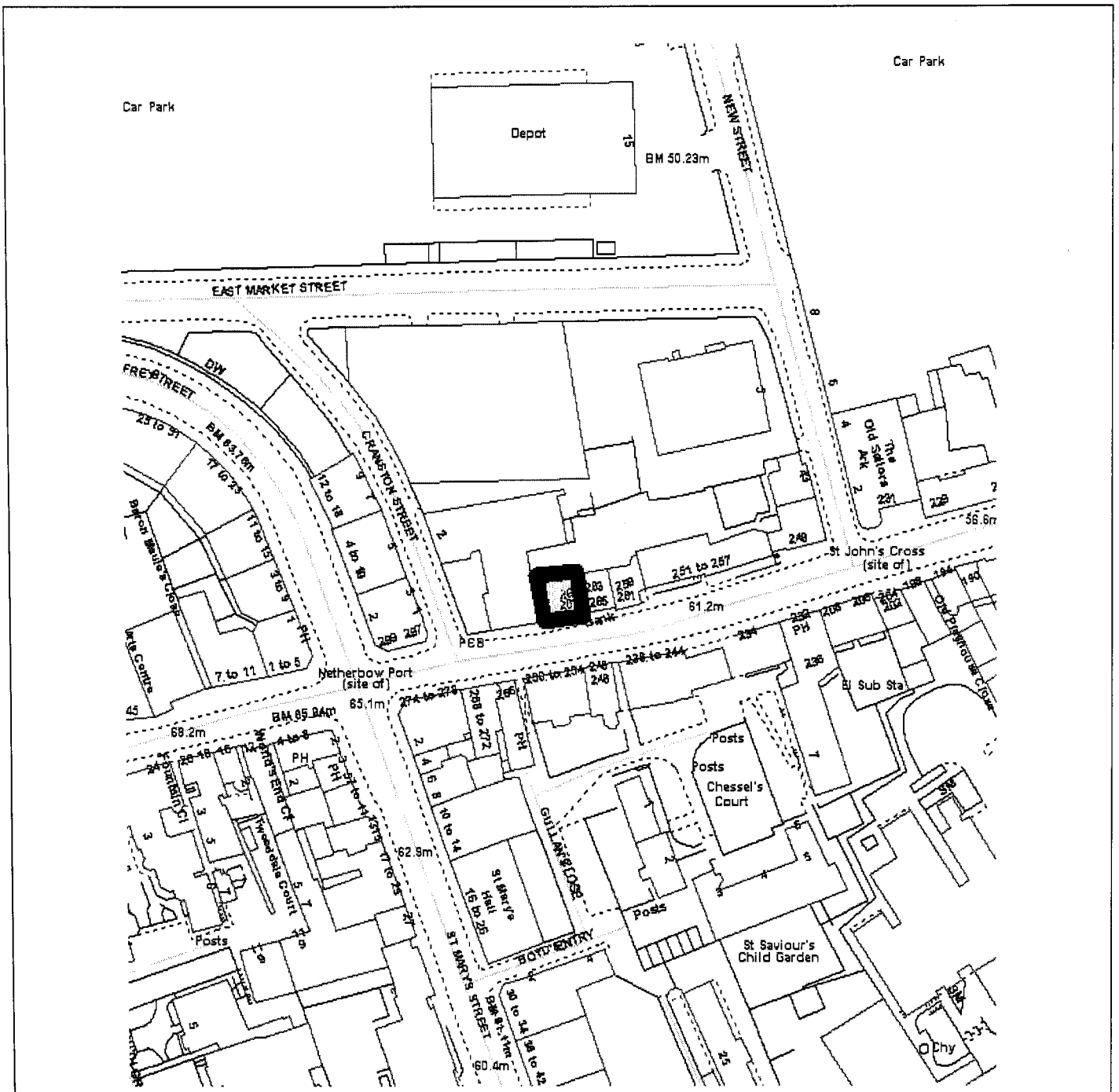
**Local Plan** CELP

**Statutory Development  
Plan Provision** Mixed Activities Zone

**File**

**Date registered** 28 January 2004

**Drawing numbers/  
Scheme** 01-06  
Scheme 1



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# **PLANNING APPLICATION**

<b>Address</b>	<b>267 Canongate, Edinburgh, EH8 8BQ</b>		
<b>Proposal</b>	<b>Signage</b>		
<b>Application number:</b>	<b>04/00050/ADV</b>	<b>WARD</b>	<b>34- Holyrood</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			