

Listed Building Consent Application
at
267 Canongate
Edinburgh
EH8 8BQ

Development Quality Sub-Committee
of the Planning Committee

Proposal: Replacement signage (fascia + hanging), menu boards, painting window and door surrounds (in retrospect).
Applicant: Pinang Ltd /t/a Reform Restaurant.
Reference No: 04/00050/LBC

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 alterations diminish 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 Non Statutory Guidelines in respect of Alterations to Listed Buildings, as the alterations are unsympathetic to the character of this listed building.
4. The proposal is contrary to the Non-Statutory Guidelines in respect of Advertisements and Signs, as the panel sign, spotlights, menu boards and box projecting sign are inappropriate in this context.

5. The proposal is contrary to the Non-Statutory Guidelines in respect of Colour of Buildings, as the painting of the window and door surrounds is inappropriate on this historic building.
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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, internally illuminated projecting sign, two advertisement (menu) boards and the painting of the stone surrounds of the window and door. The works are currently in place.

Consultations

No consultations undertaken.

Representations

The application was advertised on 6 February 2004.

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

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

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

Non-statutory guidelines on 'COLOUR OF BUILDINGS' provide guidance on this matter, in support of local plan conservation and design policies.

3 Conclusions and Recommendations

DETERMINING ISSUES

The determining issues are:

- Do the works 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 consent;
- Do the works comply with the development plan?
- If the works do comply with the development plan, are there any compelling reasons for not approving them?
- If the works do 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 whether the works have an adverse impact on the character of the listed building.

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 painting of the window and door surrounds has changed the appearance of this stone frontage, and is contrary to the Council's policy on the 'Colour of Buildings', which recommends unpainted stonework remains unpainted. The painting of these elements highlights their appearance within the stone frontage and detracts from the stone character of this shopfront.

Two large timber advertisement/menu boards have been fixed to two areas of blank stone on the facade of the shopfront. These boards have contributed to the existing clutter on this small frontage and result in two dominant features adorning its exterior.

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 works have cluttered 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.

The works do not comply with the development plan and non-statutory policies and have an adverse impact on the character of the 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

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Ward affected 34 -Holyrood

Local Plan CELP

**Statutory Development
Plan Provision** Mixed Activities Zone

File

Date registered 28 January 2004

**Drawing numbers/
Scheme** 01-05
Scheme 1