



**Listed Building Consent Application 09/00345/LBC
at
Waverley Steps
Edinburgh**

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

1 Purpose of report

To consider application 09/00345/LBC, submitted by Network Rail Infrastructure Limited. The application is for: **Alterations to Waverley Steps to form new entrance, improve steps, form escalators and roof canopy**

It is recommended that this application be **GRANTED** subject to the conditions below.

2 The Site and the Proposal

Site description

The application relates to Waverley Steps and the north entrance to Waverley Station. The steps are located in the gap between the Princes Mall shopping centre and the Balmoral Hotel. The entrance to the station at the bottom of the steps has a stone archway and a large advertisement hoarding set over this entrance. There are a number of retail units located within the basement levels of the Balmoral Hotel, and two access points linking into the lower

sections of Princes Mall off the existing landing areas on the steps. The roof of Princes Mall is flat with existing pedestrian access and has railings and soft landscaping on the east boundary with the existing steps.

The station is listed category A, ref. 30270, listed on 12.11.1991. The listing focuses upon the central booking hall building, Victorian roof structure, and platforms. The station is located within the Old Town Conservation Area and World Heritage Site. The steps are within the New Town Conservation Area. The adjacent Balmoral Hotel is category B listed (ref. 2695) and is within the New Town Conservation Area and World Heritage Site.

Site History

26.10.2005 - consent granted to replace existing open-air concrete steps with an enclosed substitute incorporating steps, escalators and a lift.

05/01411/FUL + LBC

1.3.2006 - non-material variation agreed by Committee lowering height of canopy and refining design details 05/01411/VARY

Description of the Proposal

The application seeks a variation to a scheme approved by Committee on 26.10.2005 (ref 05/01411/LBC).

This previous application was for a replacement access for the existing wide set of concrete steps linking Princes Street to the north entrance to the station. In their place would be a narrower flight of fixed steps and a set of escalators. Within this original application, a lift was proposed at the Princes Street side, requiring deep excavation below the existing bedrock to provide the low level access. The entire area was to be covered with a curved canopy rising with the stairs to appear at the head of the steps on Princes Street. This was to be sealed off by a roller shutter during non-operational hours (1am to 5am).

In this revised proposal, the overall concept of the scheme remains as before: the remodelling of the steps; addition of sets of escalators; and creation of a lightweight modern canopy above the steps. However, the lift which was approved at the north end is now deleted from the application. It remains part of the proposal as a separate application.

In relation to the previous consent the new proposals involve minor adjustments to the proportions of risers and treads on the proposed stairs, and refines the landing positions to better relate to existing functions to their sides. The canopy is reduced in height/profile (by different degrees along its length, but up to half a metre lower). The enclosing shutter at the head of the steps has been amended from a plain roller shutter to a set of ornamental iron gates.

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: the alterations have any adverse effect on the character of the listed building(s).

The reduction in height of the canopy will expose a greater degree of the west elevation of the Balmoral Hotel, and will enhance its character in relation to the previous consent.

The improved design of the gates at the top of Waverley Steps will enhance the character of the design overall. The impact on the character of the station itself is identical to that already approved.

The changes to steps and landings have no effect on the character of the adjacent listed building.

The proposal remains acceptable. Conditions applied to the original application are re-applied.

In conclusion, the proposals comply with the development plan and non-statutory guidelines and have no adverse effect on the character of the listed

building. There are no material considerations which outweigh this conclusion. It is recommended that the application is approved subject to the conditions on materials and subject to the views of the Scottish Ministers.



John Bury
Head of Planning

Contact/tel	Stephen Dickson on 0131 529 3529
Ward affected	A11 - City Centre (NEW)
Local Plan	Central Edinburgh Local Plan and Finalised Edinburgh City Local Plan
Statutory Development Plan Provision	Mixed Activities Zone and Office core
Date registered	16 February 2009
Drawing numbers/ Scheme	1-8 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 david.emerson@edinburgh.gov.uk or henry.scullion@edinburgh.gov.uk

Application Type Listed Building Consent Application
Application Address: Waverley Steps
Edinburgh

Proposal: Alterations to Waverley Steps to form new entrance, improve steps, form escalators and roof canopy

Reference No: 09/00345/LBC

Consultations, Representations and Planning Policy

Consultations

None

Representations

The application was advertised on 27th February 2009.

No representations were 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 in a Mixed Activity Zone and the Office Core in the Central Edinburgh Local Plan. The finalised Edinburgh City Local Plan shows it as Central Area.

Relevant Policies:

Relevant policies of the Central Edinburgh Local Plan.

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

Policy CD19 (BUILDING ALTERATIONS) sets out requirements for the design, form, materials and positioning of alterations and extensions.

Relevant policies of the Finalised 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.

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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 notified to the Scottish Ministers prior to determination.
2. The works hereby permitted shall be commenced no later than five years from the date of this consent.
3. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Head of Planning before work is commenced on site; Note: samples of the materials may be required.
4. The existing stone portal, cast iron columns, and wrought iron railings (at the foot of the steps) shall be carefully removed and stored for future re-use. Details of the method proposed for their removal and storage should be submitted to and approved in writing by the Head of Planning and Strategy prior to work commencing on site.
5. The Royal Commission on the Ancient and Historical Monuments of Scotland shall be given access to the site, at any reasonable time in a period of at least three months from the date of this consent, for the purposes of recording the building, structure or other item of interest.
6. the areas on the west elevation of the Balmoral affected by the new steps shall be repaired/restored to match the original facade. Details of these areas and the proposed finish shall be submitted to and

approved in writing to the Head of Planning and Strategy prior to the commencement of works.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
3. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
4. In order to safeguard the character of the statutorily listed building.
5. In order to safeguard the interests of archaeological heritage.
6. In order to safeguard the character of the statutorily listed building.

End

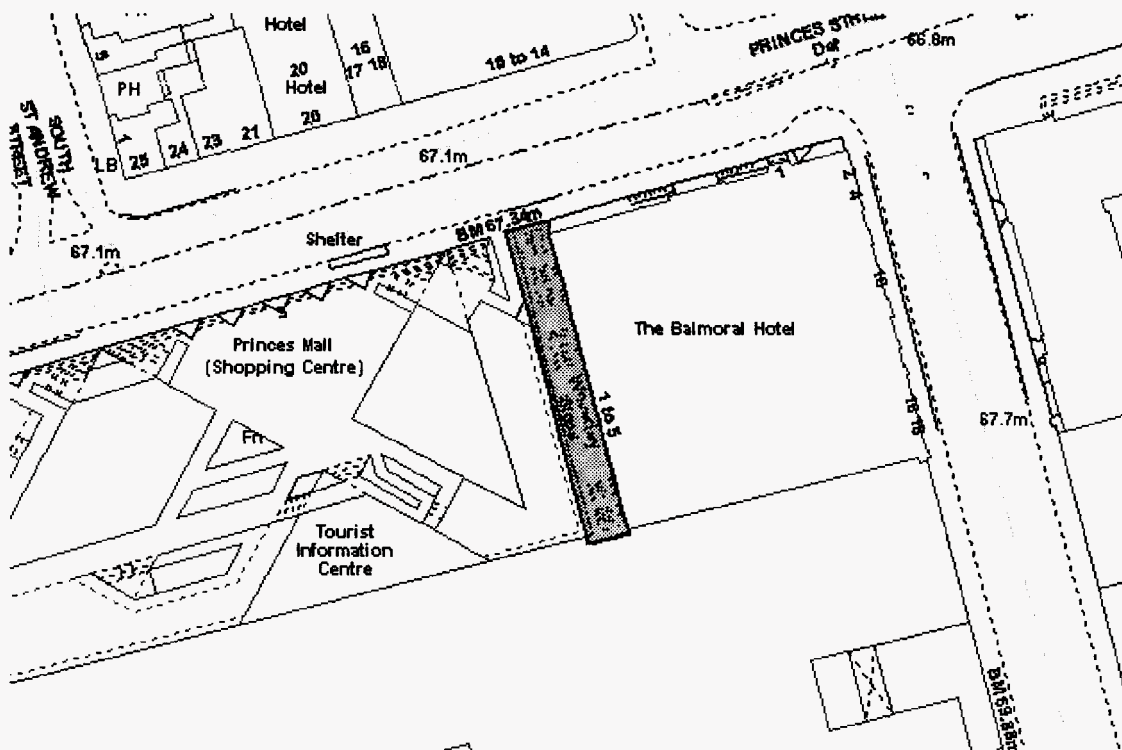
Appendix C



Application Type Listed Building Consent Application

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Location Plan

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