



**Full Planning Application 08/03576/FUL
at
95 - 97 St Leonard's Street
Edinburgh
EH8 9QY**

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

1 Purpose of report

To consider application 08/03576/FUL, submitted by Mr Mohammed. The application is for: **Alterations to shop front in retrospect**

It is recommended that this application be **REFUSED AND ENFORCED** for the reasons below.

2 The Site and the Proposal

Site description

The application site comprises an existing ground floor retail unit within a four storey traditional tenement on the west side of St Leonard's Street. The properties above the unit are in residential use. The area is characterised by commercial units at ground floor with residential units above.

This property is located within the Southside Conservation Area.

Site History

24.06.2008 - Enforcement enquiry - shop front alterations at 95-109 St Leonard's Street (08/00425/EOPDEV) - pending consideration

Description of the Proposal

Retrospective permission is sought for shop front alterations.

A cedar fascia board, stall risers, storm doors and grille have been installed.

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 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:

- (a) The scale and design of the proposal preserves or enhances the character and appearance of the conservation area.

a) The Southside Conservation Area Character Appraisal states that the area covers a large area which includes various historical periods and stages of development to form a variety of character areas and spatial patterns. Despite the variety of architectural styles and periods which are evident in this particular area (third expansion area) remains generally harmonious in scale, massing and materials. It is also noted that there a wide a wide range of shop front styles ranging from good to poor and that consideration should be given to introducing a shop front improvement scheme in selected areas.

This application has been submitted as a result of an enforcement enquiry and relates to the alterations already carried out at No 95-97 St Leonard's Street. It should be noted that similar unauthorised alterations have been implemented by the same applicant at Nos 91, 93, 101, 103 and 111 St Leonard's Street, which are subject to enforcement investigations. The applicant has only applied for retrospective consent for No 95-97.

Though there have been previous alterations to this unit, including the painting of the frontage, its original proportions, features and materials have remained largely unaffected. Prior to the recent unauthorised alterations this unit represented a good example of a traditional shopfront.

Historic Scotland's Memorandum of Guidance states that shopfronts of definite quality should always be retained. Good examples of Georgian, Victorian, Edwardian and inter-war shopfronts are now scarce and should be very carefully conserved.

The alterations to this traditional shopfront have an adverse impact on its character and appearance. The grille and cladding of the stallrisers obscure original features of the shop. Historic Scotland's Memorandum of Guidance notes that stallrisers are important as they contribute to the traditional balance of a shopfront by providing a solid base for the display window. Good original examples in stone, timber, tile, iron or toughened glass should not be removed or altered. The bulky cedar grille is particularly obtrusive within the streetscene and conceals the original fanlight. The original traditional storm doors have been removed and replaced with inappropriate doors which are not in keeping with the character of the building.

Installing a fascia board is not unacceptable in principle. However, whilst the size of the fascia is proportionate to the shopfront, the fascia does not harmonise with the white coloured shop facade thereby attracting more attention to it. Cumulatively the cedar additions to this shopfront are unacceptable.

The alterations to this property do not improve the shopfront, do not relate sensitively or harmoniously to the building as a whole and conceal traditional features therefore harming the visual amenity of the street and the character of this historic environment. The alterations along with the similar unsympathetic alterations completed at other properties in this section of the street have a detrimental impact on the character and appearance of the buildings, the streetscene and the conservation area.

In conclusion, the proposal is not in accordance with the development plan; it does not preserve or enhance the character or appearance of the conservation area. There are no other material considerations which outweigh this conclusion.

It is recommended that the Committee refuses this application, for the reasons stated and authorises enforcement action to remove the cedar cladding, fascia and grille to reveal the original shopfront, remove the cedar storm doors and reinstate the original doors and make good the original stone work where the cladding has been applied.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Catriona Lyle on 0131 529 6475
Ward affected	A15 - Southside/Newington (NEW)
Local Plan	Central Edinburgh Local Plan
Statutory Development Plan Provision	Housing & Compatible Use
Date registered	13 October 2008
Drawing numbers/ Scheme	01-02 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, Graham Dixon on 0131 529 3519.

Email: 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 gavin.king@edinburgh.gov.uk or carol.richardson@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 95 - 97 St Leonard's Street
Edinburgh
EH8 9QY

Proposal: Alterations to shop front in retrospect
Reference No: 08/03576/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

No representations have been received.

Planning Policy

The application site is located within an area designated as suitable for 'housing and compatible uses' within the adopted Central Edinburgh Local Plan and within the 'urban area' of the finalised Edinburgh City Local Plan. Both local plans identify the site as being within the Southside Conservation Area.

Relevant Policies:

Relevant policies of the Central Edinburgh Local Plan.

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

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 CD17 (MATERIALS) sets out requirements for materials in new developments and seeks a greater use of stone, roofing slate and other traditional materials in appropriate cases.

Policy CD23 (SHOPFRONT DESIGN) promotes high standard shopfront design and sets out criteria for assessing shopfront proposals.

Relevant policies of the Finalised Edinburgh City Local Plan.

Policy Env 5 (Conservation Areas – Development) sets out criteria for assessing development in conservation areas.

Policy Des 12 (Shopfronts) sets criteria for assessing shopfront alterations and/or advertising proposals.

Relevant Non-Statutory Guidelines

Non-statutory guidelines on Commercial Frontages supplement Local Plan Policies by providing guidance on shop frontages, shop front security, adverts and signs and blinds and canopies.

Application Type Full Planning Application
Application Address: 95 - 97 St Leonard's Street
Edinburgh
EH8 9QY

Proposal: Alterations to shop front in retrospect
Reference No: 08/03576/FUL

Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **REFUSED AND ENFORCED**

Reasons

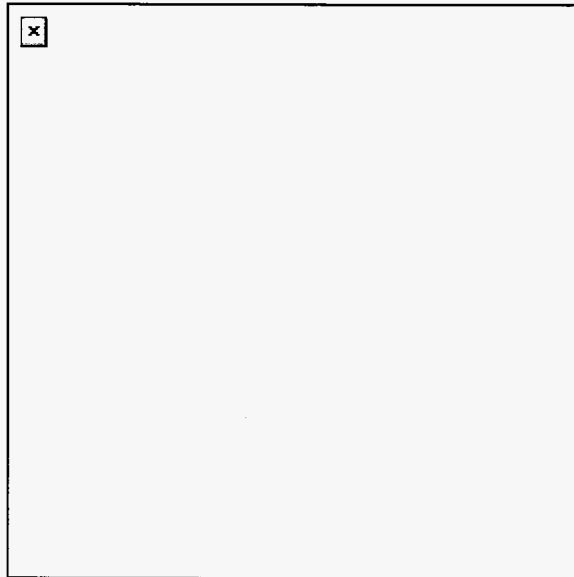
1. The proposal is contrary to policies CD4, CD5, CD17 and CD23 of the adopted Central Edinburgh Local Plan, policies Env5 and Des12 of the finalised Edinburgh City Local Plan and the Council's Non Statutory Guideline 'Commercial Frontages'. The shop front alterations by virtue of the inappropriate design and materials used conceal original features of a traditional shopfront which has an adverse impact on the character and appearance of the building, the streetscene and the conservation area.

End

Application Type Full Planning Application

Proposal: Alterations to shop front in retrospect

Reference No: 08/03576/FUL

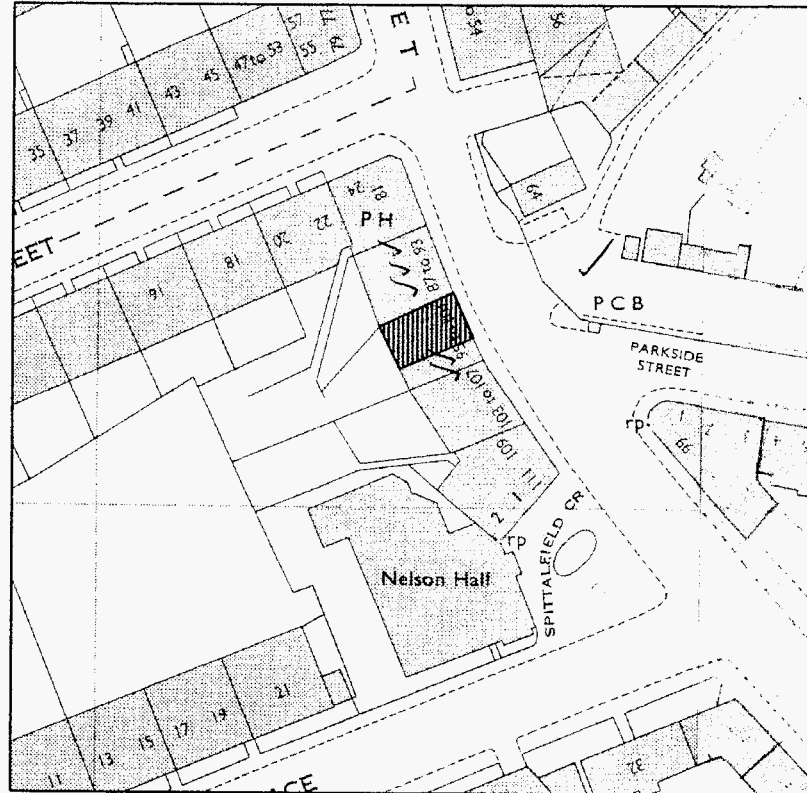


Location Plan

Reproduction from the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright.

Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence Number 100023420 The City of Edinburgh Council 2005.

NORTH



SITE PLAN
Scale 1:1250

PLANNING & STRATEGY	
DRAWING No.	01
NO REF	08/03576/FM
13 06 2008	
MEETING	DECISION

rev	date	details	by	notes	drawing no	drawing title: Site Plan	scale: 1:1250@A4	FBD (SCOTLAND) LTD
				THIS DRAWING WAS PREPARED TO OBTAIN BUILDING CONTROL AND/OR PLANNING PERMISSION AND CAN ONLY BE USED AS A WORKING DRAWING WITH PERMISSION FROM FORMAT BUILDING DESIGN. THIS OFFICE'S LIABILITY ENDS UPON THE RECEIPT OF A DECISION FROM BUILDING CONTROL AND/OR THE PLANNING DEPARTMENT. THIS DRAWING IS NOT TO BE REPRODUCED WITHOUT PERMISSION. CONTRACTOR NOT TO DEVIATE FROM THE APPROVED DRAWING WITHOUT INFORMING FORMAT BUILDING DESIGN. ALL SIZES AND DIMENSIONS TO BE VERIFIED.	9460 02	job title: 95-97 St Leonards Street, Edinburgh.	date: 06.10.08	Services offered include: > planning applications > building warrant applications > liquor licensing applications > multi-occupancy licence applications
					status	client: R Mahmood	drawn: CW	
					PLANNING			
					FORMAT FBD (Scotland) ltd	Holyrood Business Park 146 Duddingston Road West Edinburgh EH16 4AP	T 0131 661 7666 F 0131 659 6033 formatdesign@aol.com	