

## Full Planning Application 04/03733/FUL

at

20 Gordon Street

Edinburgh

EH6 8NA

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Development Quality Sub-Committee  
of the Planning Committee

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### 1 Purpose of report

To consider application 04/03733/FUL, submitted by Mr Graham. The application is for: **Conversion to office units (as amended to delete all alterations to building envelope)**

It is recommend that this application be **GRANTED** subject to the conditions in Appendix B.

### 2 The Site and the Proposal

#### Site description

The property is a railway arch, forming one of a group of similar arches, mainly used as garage repair workshops.

To the south of the arches, across a narrow back green, are traditional stone tenements on Thorntree Street.

To the north on the opposite side of the road are modern rendered low-rise Council flats set within a landscaped area.

Parking on the street is split into bays, each relating to one railway arch, each accommodating 4 to 5 cars.

## **Site history**

6.2.2003 - application for creation of 5 flats (increasing height of railway structure by two storeys) refused

## **Description of the Proposal**

The application proposes conversion of a railway arch, currently used for storage and workshop purposes, into a series of small office suites.

The scheme was amended to remove all alterations to the buildings form and volume, and improve elevational treatment.

## **3 Officer's Assessment and Recommendations**

### **DETERMINING ISSUES**

The determining issues are

- Do the proposals comply with the development plan?
- If they do, are there any compelling reasons for not approving them?
- If they do not, are there any compelling reasons for approving them?

### **ASSESSMENT**

In order for the Committee to determine this application the following issues should be considered: a) the principle of office use; b) the effect of the scale, form and design on the character of the area; c) the effect on neighbouring amenity.

a) Under the Use Classes Order the property may be altered to office use (a Class 4 use) without requirement for planning permission. The internal subdivision is also not a matter for planning control.

Due to this, the only issues for planning consideration are the aesthetics, and any alterations which reduce neighbouring amenity.

b) The "lean-to" form at the rear was to be altered in a way which increases its height, but this element has been deleted. The alterations are now contained within the existing railway arch with no increase in height nor any change to overall building envelope.

To the street the form remains that of an infilled railway arch. There is no effect on the integrity of the arches as a whole. The alterations increase glazing to the street and generally create a more attractive frontage than that existing. The alterations are considered acceptable in visual terms.

c) Privacy issues arising from the addition of windows to the rear have been addressed within the amended scheme by only incorporating high level windows to light the offices (above eye level). Privacy is therefore maintained to the houses behind.

Daylight is unaltered.

It is recommended that the Committee approves this application.

*Alan Henderson*

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Stephen Dickson on 0131 529 3901 (FAX 529 3706)
<b>Ward affected</b>	22 - Lorne
<b>Local Plan</b>	North East Edinburgh
<b>Statutory Development Plan Provision</b>	Housing and Compatible Uses
<b>Date registered</b>	8 October 2004
<b>Drawing numbers/ Scheme</b>	3,5,6 Scheme 2

#### **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** Full Planning Application  
**Application Address:** 20 Gordon Street  
Edinburgh  
EH6 8NA  
**Proposal:** Conversion to office units (as amended to delete all alterations to building envelope)  
**Reference No:** 04/03733/FUL

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## Consultations, Representations and Planning Policy

### Consultations

No Consultations received.

### Representations

6 representations were received from neighbouring residents to the south. Reasons for objection were

1. Loss of daylight
2. Increase in traffic/parking problems
3. Building should stay unaltered as an industrial area
4. Overlooking
5. Loss of railway character
6. Loss of wildlife on boundary

***Full copies of the representations made against this application are available in Group Rooms or can be requested for viewing at the Front Counter, 1 Cockburn Street.***

### Planning Policy

The property lies in an area of Housing and Compatible Uses as shown in the North East Edinburgh Local Plan.

#### Relevant Policies:

Policy E25 (DESIGN OF NEW DEVELOPMENT - OBJECTIVE): encourages new development of the highest possible standard.

Policy E26 (QUALITY OF NEW DEVELOPMENT): sets out general design requirements for new development, and requires particular attention to be paid to main approach roads to the city centre and seafront and waterfront locations.

Policy ED5 (BUSINESS DEVELOPMENT WITHIN HOUSING AREAS) sets out criteria for assessing business and industrial development in defined Housing and Compatible Uses policy areas.

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## Conditions/Reasons associated with the Recommendation

### Recommendation

To recommend that this application be **Granted** subject to the following

### Conditions

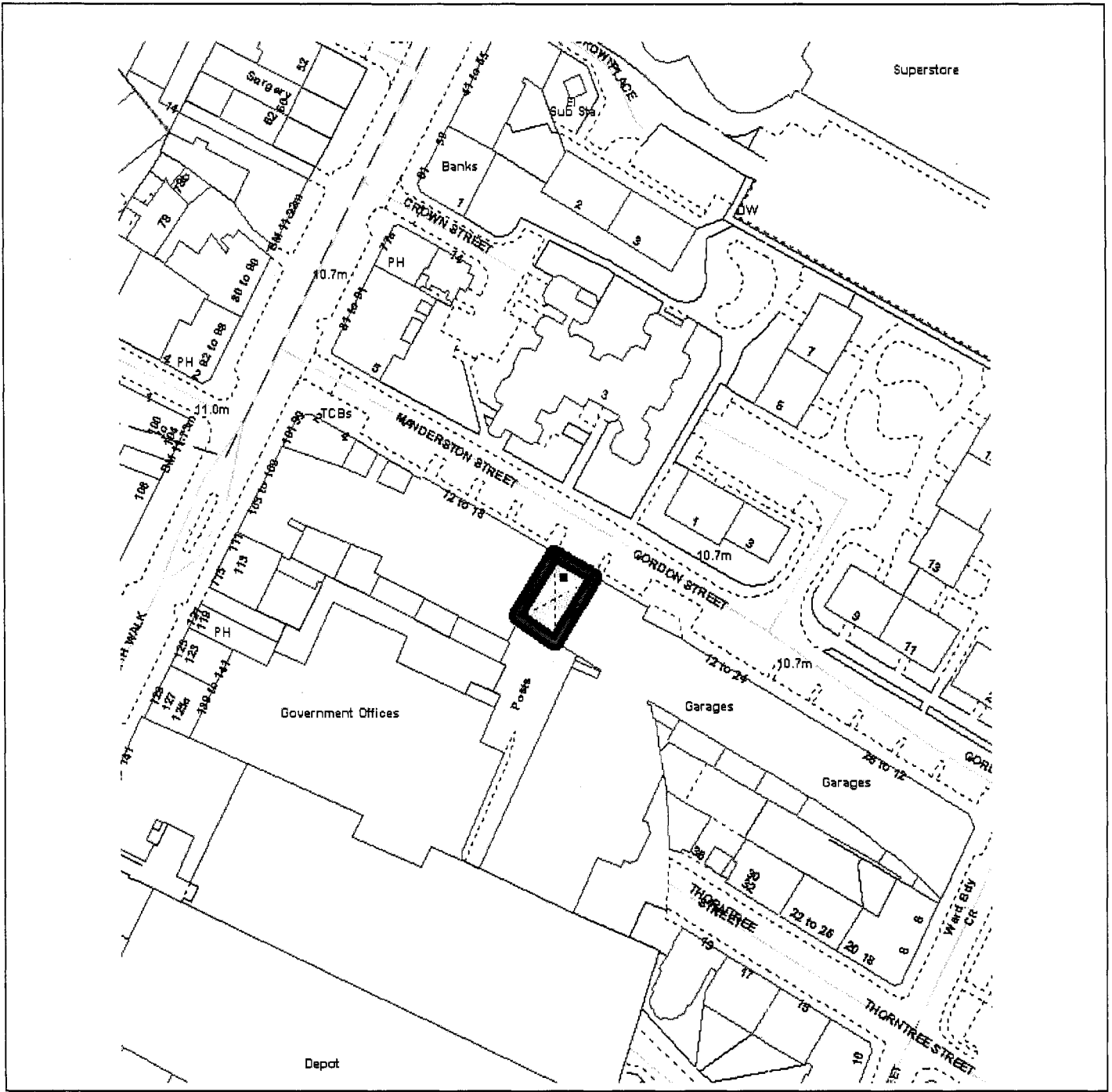
1. The development hereby permitted shall be commenced no later than five years from the date of this consent.

### 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>20 Gordon Street, Edinburgh, EH6 8NA</b>		
<b>Proposal</b>	<b>Conversion to office units (as amended to delete all alterations to building envelope)</b>		
<b>Application number:</b>	<b>04/03733/FUL</b>	<b>WARD</b>	<b>22- Lorne</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			