

## Full Planning Application 04/03716/FUL

at

**9 Haddington Place**

**Edinburgh**

**EH7 4AL**

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

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### **1 Purpose of report**

To consider application 04/03716/FUL, submitted by Scottish Youth Hostel Association. The application is for: **Change of use from offices to youth hostel**

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

### **2 The Site and the Proposal**

#### **Site description**

The site is a four storey modern commercial building with a lower ground floor situated on the west side of Haddington Place on its corner with Annandale Street. The surrounding properties are a mix of commercial and residential uses.

The property lies within the New Town Conservation Area. It is not listed.

#### **Site history**

There is no relevant history associated with this application.

## **Description of the Proposal**

It is proposed to change the use of the premises from an office to a youth hostel.

There will be a reception, a lounge, a cafe and a dining room on the ground floor, 18 en-suite bedrooms on each of the 1st, 2nd and 3rd floor and 7 en-suite bedrooms and a staff room on the lower ground floor.

There will be 4 parking spaces designated at the rear of the premises.

There are no external alterations proposed with this application.

### **Supporting Statement**

Information has been provided in respect of Scottish Youth Hostels Association - key elements of youth hostels.

The applicant has also provided information on their Green Environmental policy in terms of car use.

Full copies of these are available in the Group Rooms.

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

### **DETERMINING ISSUES**

The determining issues are:

- do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against the 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 proposed use is appropriate in this location, b) the proposal will have an adverse impact upon the character and appearance of the original building and the conservation area, c) the proposal will have an adverse impact upon residential amenity and d) the proposal will have an adverse effect upon road safety.

a) The Local Plan Policy L7 states that the conversion of non-residential buildings to hotel use will be favourably considered on sites within the Mixed Activities Zone and adjacent to the main tourist approach routes but their acceptability will depend on their character and their compatibility with surrounding uses.

Although this is not located within the Mixed Activities Zone or adjacent to the main tourist approach routes, this location is suitable for a hotel development as it is located where other commercial premises are present and Leith Walk is a major public transport route.

The property itself is a commercial building which was used as an office, therefore there is no loss of a retail unit.

This site is on the edge of the Hopetoun Village area where a mix of uses to contribute to the vitality of this area is sought. Therefore, a youth hostel use will contribute to the character of this District Shopping Centre as well as the Hopetoun Village.

Overall, the proposed youth hostel use is acceptable in this location in principle.

b) There will be no adverse impact upon the character and appearance of the original building or the conservation area as there are no external alterations proposed in this application and the use is compatible with the mixed character of the area.

c) Environmental and Consumer Services has no objection subject to conditions to safeguard residential amenity. There has been an objection from the neighbouring resident in terms of noise disturbance. The site is on a main public transport route where other commercial properties exist. The proposed use falls within Use Class 7 (Hotels and Hostels) which specifically excludes fully licensed hotels. It is recommended that the use is further limited by condition. Therefore the proposed use is unlikely to cause undue noise disturbance from guests coming to and leaving the youth hostel at night time.

Two of the rooms on each floor have windows less than 9 metres from the boundary. However, the garden space overlooked is a tenement backgreen which is already overlooked by flats in Annandale Street.

There will be no adverse impact on residential amenity.

d) Parking standards require that 1 space per 10 bedrooms is provided for staff and guests. The property has space to provide only four parking spaces at the rear, a shortfall of two. The applicant claims that both staff and users of the Youth Hostel are encouraged to use public transport or bicycles. The property is located where there is a main public transport route is, therefore the lack of parking spaces is acceptable and on-street parking is unlikely to be worsened in this instance. The Transport Department has no objections subject to the conditions.

In conclusion, the proposed use is acceptable in this location as the area is already in commercial use and the property is situated where there is a main public transport route. There will be no adverse impact upon the character and appearance of the original building and the New Town Conservation Area or upon residential amenity. The number of parking spaces is acceptable in the circumstances.

It is recommended that the Committee approves this application, subject to the conditions relating to the use, ventilation, noise, car parking and cycle parking.

*Alan Henderson*

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Wakako Hirose on 0131 529 3442
<b>Ward affected</b>	19 - Broughton
<b>Local Plan</b>	Central Edinburgh Local Plan
<b>Statutory Development Plan Provision</b>	Mixed Activities
<b>Date registered</b>	15 November 2004
<b>Drawing numbers/ Scheme</b>	01-04 Scheme 1

**Application Type** Full Planning Application  
**Application Address:** 9 Haddington Place  
Edinburgh  
EH7 4AL  
**Proposal:** Change of use from offices to youth hostel  
**Reference No:** 04/03716/FUL

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## Consultations, Representations and Planning Policy

### Consultations

#### *Environmental and Consumer Services*

*This Department has no objection subject to the conditions to safeguard residential amenity.*

#### *Transport*

*08 November 2004*

*This Department has requested that the application to be continued for a developer to provide further details of car parking.*

*18 November 2004*

*This Department has no objections subject to a condition regarding car parking spaces and the provision of undercover cycle spaces.*

### Representations

The application was advertised on 22.10.2004. A letter of representation has been received to the proposals.

The objections are summarised as follows.

1. Inappropriate location for Youth Hostel.
2. Loss of residential amenity.
3. Noise disturbance especially at night time.

The comments raised are as follows.

1. Regulation of opening hours.
2. Regulation of noise both internally and externally.

***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 is located in an area identified as District Shopping Centre and Ground Level Route of proposed Light Rapid Transit System in the Central Edinburgh Local Plan. It is also located adjacent to the Hopetoun Village.

### Relevant Policies:

Policy L7 (HOTEL DEVELOPMENT) sets out criteria for assessing new hotel developments.

Policy H11 (HOUSING AMENITY) establishes a presumption against new development and changes of use likely to introduce increased levels of traffic or activity to the detriment of residential amenity or to the reasonable prospects of further residential development where this is an objective of the Local Plan.

Policy T15 (PRIVATE CAR PARKING) requires all new development to comply with car parking standards set out in the Development Control Handbook, including provision for people with disabilities, and requires car parking to be designed to minimise visual intrusion.

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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.
2. The sound insulation properties or sound transmission characteristics of the structures and finishes shall be such that no impact or airborne noise from the normal operations within the application premises is audible in any neighbouring living apartment.
3. All music and vocals, amplified or otherwise, shall be so controlled as to be inaudible within any neighbouring premises.
4. The design and installation of any plant, machinery or equipment shall be such that any associated noise complies with NR25 when measured within any nearby living apartment, and no structure borne vibration is perceptible within any nearby living apartment.
5. The kitchen shall be ventilated by a system capable of achieving 30 air changes per hour, and the cooking effluvia shall be ducted to a suitable exhaust point to ensure that no cooking odours escape or are exhausted into any neighbouring premises, all to the satisfaction of the Head of Planning & Strategy.
6. All car parking space shall be designated and shall be for staff use only to the satisfaction of the Head of Planning and Strategy.
7. The property shall be used for a Youth Hostel only and no other use within Class 7 of the Town and Country Planning (Use Classes) (Scotland) Order 1997 to the satisfaction of the Head of Planning and Strategy.

8. Four secure and undercover cycle spaces to be provided to the satisfaction of the Head of Planning and Strategy.
9. The ventilation system shall be designed so that there is no requirement for the erection of an external flue or duct.
10. The ventilation system shall be designed so that there is no requirement for the erection of an external flue or duct.

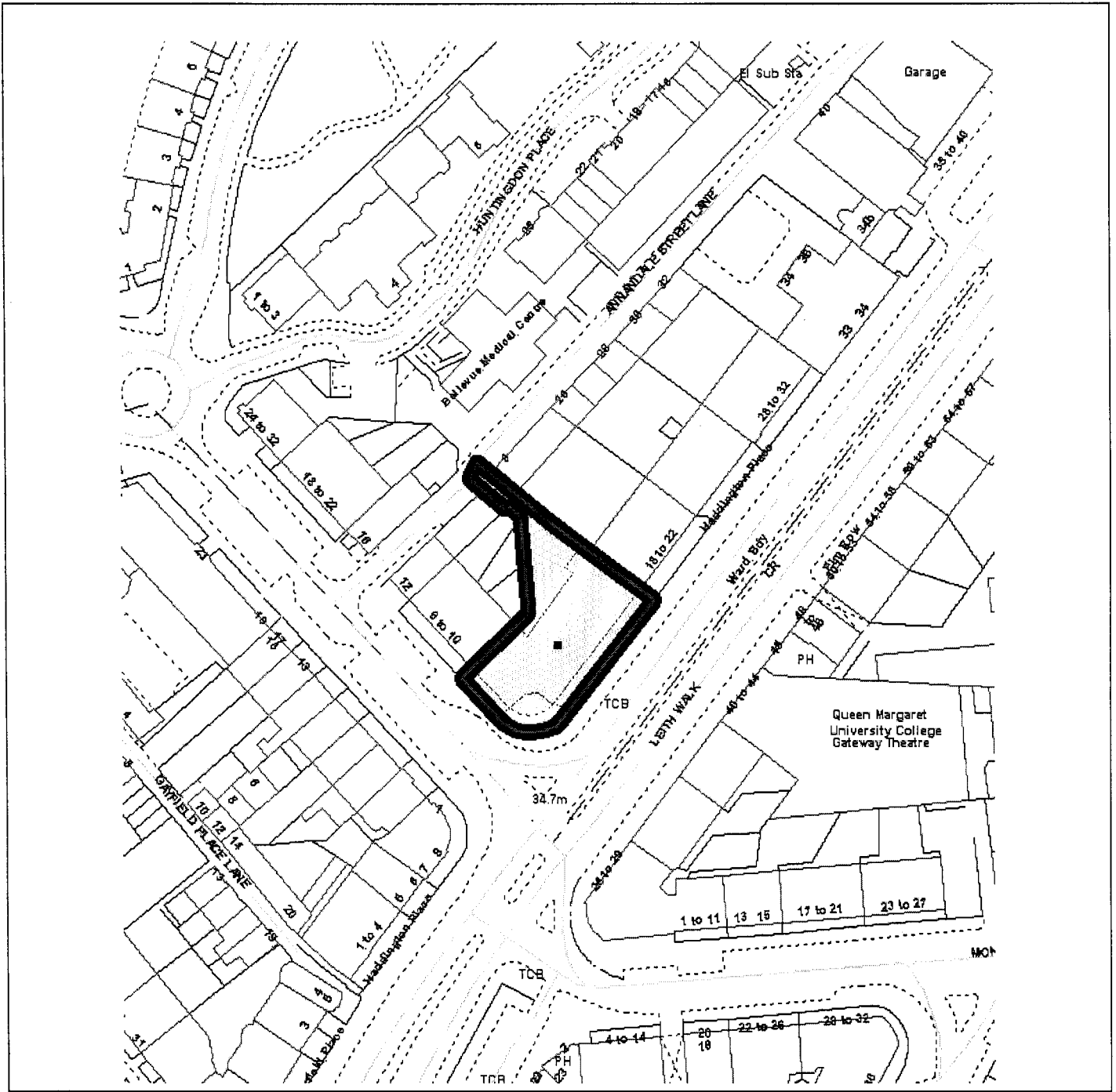
### **Reasons**

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to safeguard the amenity of neighbouring residents and other occupiers.
3. In order to safeguard the amenity of neighbouring residents and other occupiers.
4. In order to safeguard the amenity of neighbouring residents and other occupiers.
5. In order to safeguard the amenity of neighbouring residents and other occupiers.
6. In order to ensure that the level of off-street parking is adequate.
7. In order to ensure that the nature of the use of the premises remains compatible with the character of the surrounding area, and that no activities or processes take place which may be detrimental to its amenities.
8. In order to ensure that the level of off-street parking is adequate.
9. In order to safeguard the character of the conservation area.
10. In order to safeguard the character of the conservation area.

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**End**





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# **PLANNING APPLICATION**

<b>Address</b>	<b>9 Haddington Place, Edinburgh, EH7 4AL</b>		
<b>Proposal</b>	<b>Change of use from offices to youth hostel</b>		
<b>Application number:</b>	<b>04/03716/FUL</b>	<b>WARD</b>	<b>19- Broughton</b>
<b>THE CITY OF EDINBURGH COUNCIL</b> <b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			