

Full Planning Application 04/04558/FUL

at

5 Queen Charlotte Street

Edinburgh

EH6 6BA

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

1 Purpose of report

To consider application 04/04558/FUL, submitted by Mr Curran. The application is for: **Change of use from existing shop into office space, repaint frontage**

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

2 The Site and the Proposal

Site description

The application property is a sandstone and timber constructed Victorian shopfront within a row occupying the ground floor of a three storey and attic tenement built in 1878. The building is category B listed (Harbour Ward) and is within the Leith Conservation Area.

Site history

10.12.2004 - consent refused for change of use from existing shop into office space and alterations (04/03615/FUL/LBC)

Description of the Proposal

The application is for the change of use of this vacant shop unit to form an office and alterations to the existing shopfront. The proposals have been submitted in light of the previous refusal with the alterations now including:

- Removing the existing timber windows, entrance door and stallriser.
- Replace above to match
- Repainting the shopfront.
- Forming a new lightwell on the rear elevation and installing two new inward opening timber windows.
- Replacing an existing window on the rear elevation.

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 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 permission. For the purposes of this issue, "preserve", in relation to a 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 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 the determining issues, the Committee needs to consider:

- a) Whether the proposed use is acceptable in this location;

b) Whether the proposals have an adverse impact on the building or its setting;

c) Whether the proposals have an adverse impact on the character or appearance of the conservation area;

d) Whether the design is satisfactory given the setting of the site;

e) Whether the proposals are detrimental to residential amenity or road safety.

a) The existing ground floor of this block comprises a mixture of offices, residential, vacant units and a public house with residential units on the upper floors. The proposed office use will be compatible with these neighbouring uses and will be sympathetic to existing residential uses. There are no policies which seek to retain retail uses in this frontage.

The proposed office use is acceptable in this location.

b) The proposed alterations will be limited to the existing shopfront and part of the rear elevation. The alterations to both these elevation will respect the overall character of this historic building and will have no adverse impact on its setting.

c) The character of the Leith Conservation Area is described in the North East Edinburgh Local Plan as follows:

"The Leith Conservation Area covers the extent of the historic town, including the Madeira area (Leith's 'First New Town'), and also Leith Walk - the town's main link with Edinburgh city centre. The character of the Conservation Area derives from Leith's history both as a port and an independent burgh. Several fine Georgian and Victorian warehouses survive, some now converted for residential or office use; in many cases these were initially built to hold wine and dry goods, although many were converted in the late 19th Century to serve the whisky industry. A rich mixture of civic buildings and mercantile architecture survives particularly at Bernard Street and The Shore. Significant earlier buildings include Lamb's House and St Ninian's Manse (both early 17th Century); although many more recent buildings have been built, the present street pattern of The Shore area closely follows that of the historic town.

The Inner Harbour of the Water of Leith provides a vibrant focus for the Conservation Area, with buildings along The Shore forming an impressive waterfront townscape. The Conservation Area also covers the older parts of Leith docks, containing many early features including listed dock buildings and the Victoria Bridge, a scheduled Ancient Monument.

Building types within the Conservation Area vary but are traditionally of stone, with slate roofs; however, more recent building has generally used block or render and traditional brick where previously found. Pockets of public housing development of the 1960's and 1970's, of a contemporary character, fall within the expanded Conservation Area."

It is accepted that the existing timber shopfront is in a poor state of repair, having been poorly maintained and altered over the years. The removal of the timberwork is therefore acceptable. The proposed replacement timberwork will match the proportions of the existing shopfront, with the new stallrisers incorporating glass to allow light into the basement. The original stone pilasters either side of the entrance door will be retained and painted. The shopfront will be painted dark green which will be an acceptable colour within this group of shopfronts.

The proposed replacement window on the rear elevation will match the existing single glazed windows and will respect the original fenestration of this elevation.

The proposed lightwell to the rear elevation will take the form of a shallow well bound by rendered retaining walls with two small timber windows. The formation of this feature will be compatible with the character of this secondary elevation and will have no adverse impact on the appearance of the conservation area. A condition is recommended to ensure the cope is finished in natural stone.

d) The proposed alterations to this shopfront will match the original proportions and form of the original frontage and will be sympathetic to its special character. The proposed alterations to the rear elevation will also respect the overall appearance of this secondary elevation.

This design is satisfactory given the setting of the site, and addresses the concerns with the previous prospects.

e) The proposed office use will not be detrimental to existing residential amenity and will have no adverse impact on road safety.

In conclusion, the proposed office use will be compatible with neighbouring uses, with the proposed alterations sympathetic to the character and appearance of the conservation area.

The proposals comply with the development plan and non-statutory policies, have no adverse effect on the character or appearance of the conservation area or the building and its setting, and have no detrimental impact on residential amenity or road safety.

There are no material planning considerations, which outweigh this conclusion.

It is recommended that the Committee approves this application, subject to a condition requesting a natural stone cope.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Damian McAfee on 0131 529 3529 (FAX 529 3717)
Ward affected	21 - Harbour
Local Plan	North East Edinburgh
Statutory Development Plan Provision	Mixed Activities
Date registered	17 December 2004
Drawing numbers/ Scheme	01-10 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, Nancy Jamieson on 0131 529 3916. Email: nancy.jamieson@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 or sarah.bogunovic@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 5 Queen Charlotte Street
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EH6 6BA

Proposal: Change of use from existing shop into office space, repaint frontage

Reference No: 04/04558/FUL

Consultations, Representations and Planning Policy

Consultations

No Consultations received.

Representations

The application was advertised on 7 January 2205.

One letter of representation was received.

A neighbour objected on the grounds that the proposals are contrary to the local plan and non-statutory guidelines and would affect the character and appearance of the original shopfront.

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 application property lies within the Mixed Activities Zone of the North East Edinburgh Local Plan.

Relevant Policies:

Policy E21 (CONSERVATION AREAS - GENERAL): requires proposed development within a conservation area to retain all features which contribute to the character and appearance of the area.

Policy E22 (CONSERVATION AREAS - REDEVELOPMENT): sets out criteria against which new development in conservation areas will be assessed.

Policy E29 (SHOPFRONT DESIGN): encourages a high standard of shopfront design and sets out criteria for assessing alteration proposals.

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.

Policy ED1 (MIXED ACTIVITIES ZONE) supports in principle a range of uses within a defined 'Mixed Activities Zone' and encourages an appropriate mix of uses within it that could contribute positively to its character and vitality.

Policy H7 (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 the reasonable prospects of further residential development where this is an objective of the Local Plan.

Appendix B



Application Type Full Planning Application
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Conditions/Reasons associated with the Recommendation

Recommendation

To recommend that this application be **Granted**

Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. The proposed cope shall be formed in natural stone to the satisfaction of the Head of Planning and Strategy.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to safeguard the character of the conservation area.
3. NB This consent is for planning permission only. Work must not begin until other necessary consents, eg listed building consent, have been obtained.

End

Appendix C

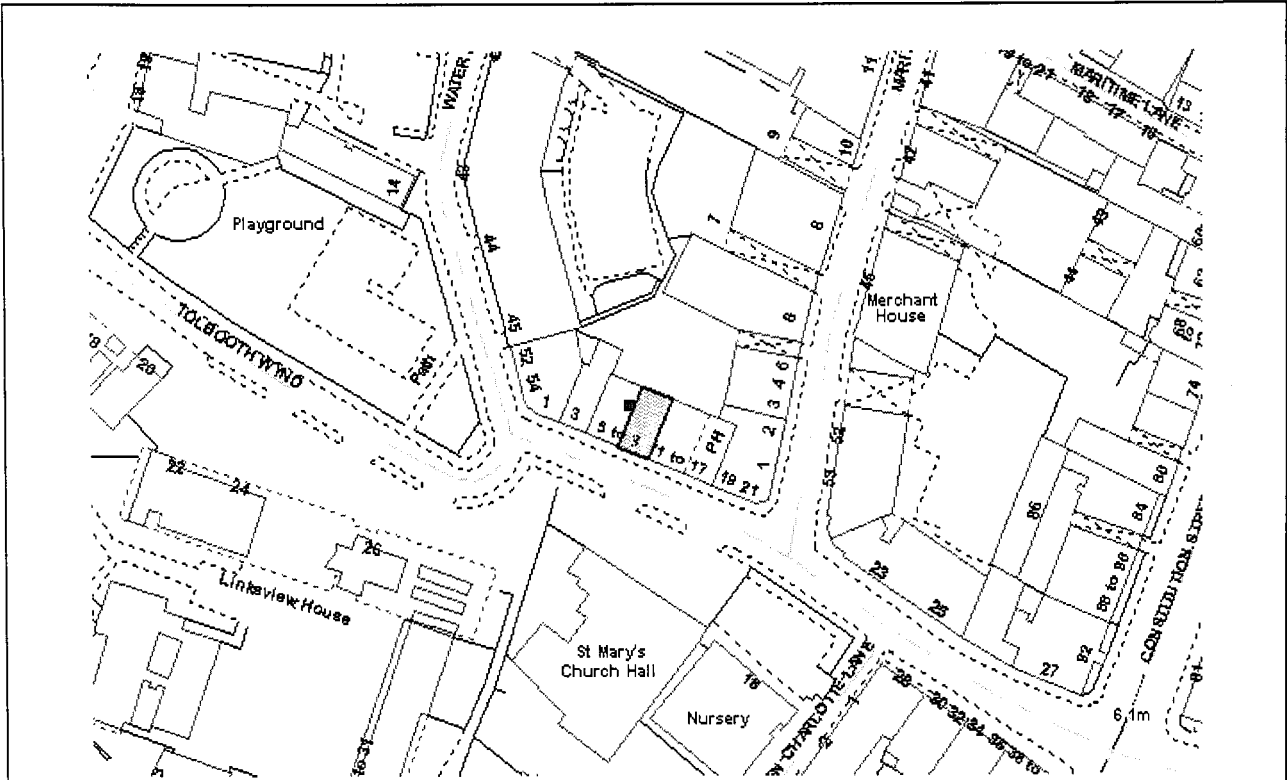


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Location Plan



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