

**Conservation Area Consent  
at  
25 Burns Street  
Edinburgh  
EH6 8DS**

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

**Proposal:** Demolition of public house and boundary wall to yard  
**Applicant:** Tiree House Ltd.  
**Reference No:** 04/03047/CON

**1 Purpose of report**

To recommend that the application be **GRANTED** subject to;

**Conditions**

1. The application shall be referred to the Scottish Ministers prior to determination.
2. 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.
3. No demolition shall take place until the contract for the new development has been let, and written evidence of this has been made available to and accepted in writing by the Head of Planning & 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 interests of archaeological heritage.

3. In order to retain and/or protect important elements of the existing character and amenity of the site.

## **2 Main report**

### **Site description**

The site, which extends to around 300sqm, is currently occupied by a single storey facing brick building with a low-pitched roof to the front and flat roof to the rear. It contains a vacant public house, which has been unused for some years. The site includes a narrow yard to the west side of the public house.

It lies on the southmost edge of the Leith Conservation Area, and buildings to the north are generally stone-built and traditional in character. Vanburgh Place in particular is a listed group (category B) facing onto Leith Links, with garden ground reaching towards the site. Vanburgh Place Lane separates the site from the gardens of these properties. On its north side this lane is indistinct, with original walls largely removed to create garages and outbuildings. The stone wall remains on the south side (forming the northern boundary of the site).

To the east is a car park serving a hotel property on Leith Links, beyond this Burns Street retains some of its original mews format, but these buildings are largely in poor condition.

To the west the grain is broken by an architect's office running north-south, facing the site across a small courtyard, and backing onto a small shop on Lochend Road.

To the south the traditional grain and pattern is wholly lost. This area is occupied by Council flats laid out in the 1960s, with large car parking areas to their north side, facing the site.

### **Site history**

20.8.2004 - previous applications for demolition and rebuilding as 6 flats withdrawn.

There is a related planning application for three houses on the site (04/03047/FUL).

### **Development**

The application proposes the demolition of a modern single storey public house to facilitate the development of three terraced mews houses.

### **Consultations**

No consultations undertaken.

## **Representations**

The application was advertised on 20th August 2004.

Although one letter referred to the integrity of the northern boundary wall, no objection was made to the loss of the existing modern building.

## **Policy**

The site lies in an area of Housing and Compatible Uses and in the Leith Conservation Area as shown in the NEELP.

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.

## **3 Conclusions 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 granting planning permission.

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 to determine this application the Committee should consider the effect on the character and appearance of the conservation area.

#### **Conservation Area Character Statement**

*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 as 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 survive, 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 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.*

*The Madeira area retains a largely Georgian domestic character, with stone buildings and slate roofs predominating; some of the Georgian buildings retain astragaled windows and doors with fanlights. Many of the roads are setted, the main exception being Prince Regent Street; stone garden walls are a feature of this area. North Leith Parish Church provides a visual focus to this mainly residential area, which also includes major public buildings such as Leith Library and Town Hall.*

*Leith Walk remains the main artery linking the centre of Edinburgh to the old burgh of Leith. It is characterised mainly by Victorian tenements with shops and pubs at the ground floor level. There are a number of Georgian survivals, most notably Smith's Place dating from 1814. Between Smith's Place and Albert Street lies a series of tenemented streets, mainly designed by John Chesser.*

*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 1960s and 1970s, of a contemporary character, fall within the expanded Conservation Area. Open space is concentrated at Leith Links, which provides a spacious contrast to the relatively dense settlement pattern of the remainder of the Conservation Area.*

The existing building is wholly out of character with the conservation area in terms of scale, form, design and materials.

There is no objection to its loss.

The replacement building will improve and enhance the conservation area.

It is recommended that the Committee approves this application, subject to the views of the First Minister and the conditions stated.

*Alan Henderson*

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**Alan Henderson**  
Head of Planning and Strategy

**Contact/tel** Stephen Dickson on 0131 529 3901 (FAX 529 3706)

**Ward affected** 37 -Leith Links

**Local Plan** North East Edinburgh

**Statutory Development  
Plan Provision** Housing and Compatible Uses

**File** AF

**Date registered** 25 August 2004

**Drawing numbers/  
Scheme** 1-9  
Scheme 1