

Enforcement Report into Alleged Breach of Control
at
121 Constitution Street
Edinburgh
EH6 7AE

Development Quality Sub-Committee
of the Planning Committee

Owner/s	Not Known
Occupier	'Suruchi Too' Restaurant
Reference No:	06/00772/A01

1. Purpose of Report

Breach of Control:

The unauthorised erection of signage and spotlights on the front elevation of the ground floor, restaurant premises.

Recommendation:

That Committee agrees to initiate statutory enforcement action to ensure the unauthorised works are removed from the building.

The Site

Site Description

The premises are a ground floor restaurant, situated within a 2-storey, attic and basement 13-bay symmetrical building on the east side of Constitution Street.

The building is statutorily listed, category 'B' (29.3.95, Item No 27233), and is situated within the Leith Conservation Area.

Site History:

There is no relevant planning history in respect of the premises.

Representations

One internal complaint has been received in respect of the unauthorised works, concerned at their impact on the character of the building.

Description of Development

The unauthorised erection of eleven advertising panels on the stonework below the ground floor windows; the erection of four spotlights at the cill level of the ground floor windows; the erection of a fascia style advertising board above the entrance to the premises; the erection of four spotlights above the entrance to the premises and the erection of a sign board to the side of the entrance to the premises, all on the front, Constitution Street elevation of the building.

3. Officer's Assessment and Recommendations

The determining issues in this case are the effect that the works have on the character of the listed building and the character and appearance of the Leith Conservation Area.

The premises form part of a large, stone built building that has many finely detailed, architectural features, particularly at the entrance to the restaurant, which has an ornate and imposing carved design. The erection of the blue panels with gold lettering below the ground floor windows constitutes an incongruous addition which forms an undesirable focal point to the detriment of the building's character. The erection of the spotlights, with related wiring, above these panels and between the windows is a clumsy and unsympathetic alteration which further diminishes the appearance of this part of the building.

The signage which has been erected within the entrance to the premises has no regard to the fine detailing of the carved stonework. Neither the fascia style sign or the menu type board relates well to this imposing feature, and they form a wholly incongruous advertising scheme which severely compromises the character of the building. The spotlights that have been fitted above and within the entrance are easily visible, and no steps have been taken to minimise their visual impact. They form unsympathetic additions to the detriment of the character of the building.

The advertising scheme considered as a whole detracts from the appearance of this imposing stone built property. The signage constitutes a visually dominating and overbearing addition, which diminishes the character and appearance of the Conservation Area.

There are no material planning considerations that outweigh these conclusions.

It is recommended that Committee initiates statutory enforcement action to ensure the removal of all the unauthorised works subject of this report.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Alan Moonie on 0131 529 3909
Ward affected	Ward 22 - Lorne
Local Plan	North East Edinburgh Local Plan
Statutory Development Plan Provision	Mixed Activities Zone
File	06/00772/A01
Date Complaint Received	2 November 2006

Planning Policy

The site is situated within the North-East Edinburgh Local Plan, in an area identified as a 'Mixed Activities Zone'.

The following policies and guidelines are relevant:

Policy E18 (Listed Buildings) seeks to protect listed buildings from works that would diminish their architectural integrity.

Policy E31 (Advertising) aims to restrict advertising to that necessary to identify discreetly the business or company occupier.

Non-Statutory Guidelines (Alterations to Listed Buildings) provides additional guidance in respect of works that affect the character of listed buildings.

Non-Statutory Guidelines (Commercial Frontages) provides guidance in respect of advertising on commercial type buildings.

Appendix A

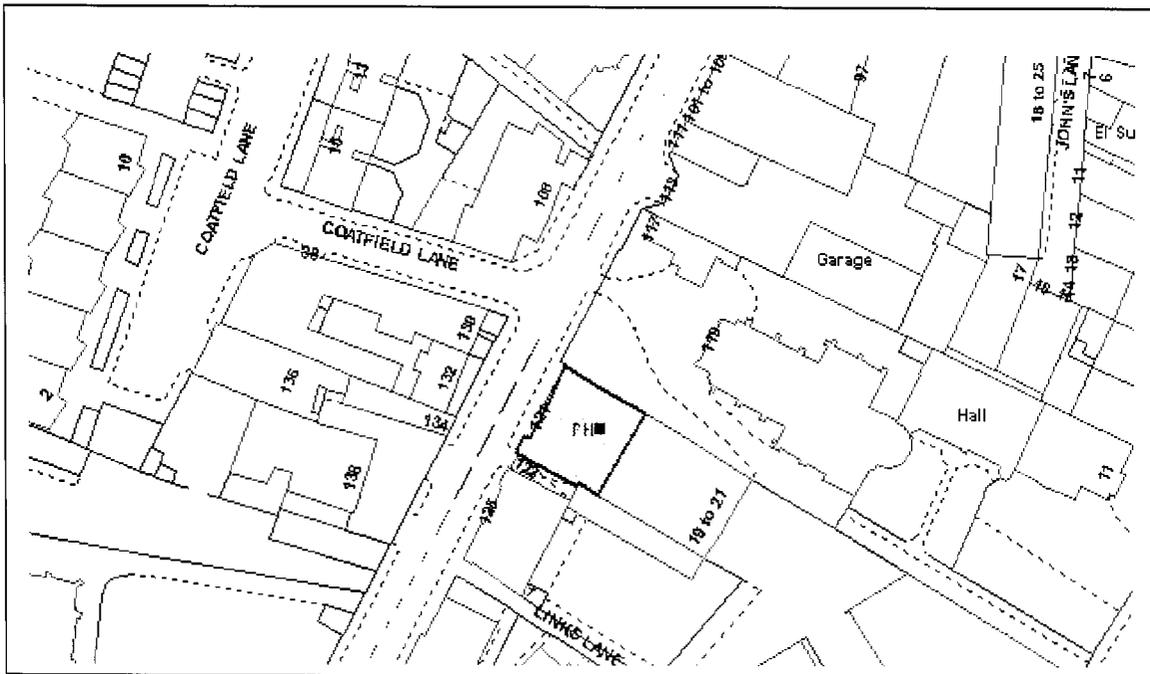


Address: 121 Constitution Street
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Breach of Control: The unauthorised erection of signage and spotlights on the front elevation of the ground floor, restaurant premises.

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Location Plan



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