

**Listed Building Consent 10/03312/LBC
at
Haymarket Station
3 Haymarket
Edinburgh
EH12 5EY**

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

1 Purpose of report

To consider application 10/03312/LBC, submitted by The City Of Edinburgh Council. The application is for: **Erection of building mounted heritage dome CCTV camera to be mounted at corner of building overlooking Haymarket Terrace.**

It is recommended that this application be **GRANTED** subject to the conditions below.

2 The Site and the Proposal

Site description

This application relates to Haymarket Station which is category A listed (listed on 27 October 1964; Ref: 26901). The focus of the listing is the Italianate symmetrical 2-storey 7-bay station office and entrance block which opened in 1842. The present platform arrangement dates from 1894 with subsequent redevelopment in the 1980s including the walkways and steps.

Site History

January 2009 - Listed building consent was granted for roof replacement and refurbishment works (Application ref: 08/2615/LBC).

12 January 2011 - Applications for listed building consent and prior approval were approved for alteration and extension of the station, including changes to the elevations (10/2430/LBC & 10/02429/PA).

Pre-Application Process

There is no pre-application process history.

Description Of The Proposal

The application is for the location of a CCTV on the listed station building.

It is proposed to site a steel dome shaped 'heritage' style CCTV camera high up on the north corner of the ashlar stonework of the building facing Haymarket Terrace. The camera would be mounted on a small ornate steel bracket. It replaces a camera which existed before the tram works commenced and will be used by the Council as part of their city centre surveillance network.

3. Officer's Assessment and Recommendation

Determining Issues

Do the proposals preserve the building or its setting or any features of special architectural or historic interest which it possesses? If not, there is a presumption against the granting of consent.

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 proposals would adversely impact on the character of the listed building.

a) Similar CCTV camera units have been erected on other listed buildings within the city centre with consent. The proposals will be visible on the building but will not be overly prominent in wider views given its relatively high location. The proposed design is functional and relatively discreet for this type of work. The CCTV housing will be painted black to match downpipes on the building.

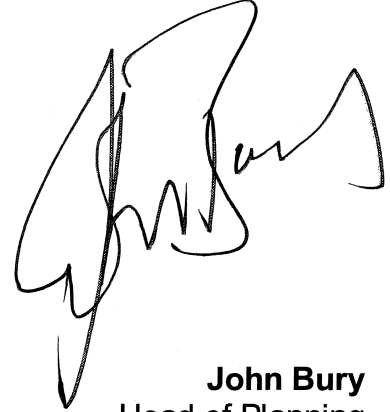
The proposals will not adversely impact on the character of the listed building.

There are no other material considerations which outweigh this conclusion.

It is recommended that the Committee approves this application, subject to referral to Scottish Ministers.

REASON FOR DECISION

The proposal complies with the development plan and the non-statutory guidelines stated and will not adversely impact on the character of the listed building.



John Bury
Head of Planning

Contact/tel	Duncan Robertson on 0131 529 3560
Ward affected	A11 - City Centre
Local Plan	Edinburgh City Local Plan
Statutory Development Plan Provision	Central Area/Transport Interchange
Date registered	22 November 2010
Drawing numbers/ Scheme	01 - 03 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,
Anna Grant on 529 3521. Email: anna.grant@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 Gillian.ferrier@edinburgh.gov.uk or jack.dunn@edinburgh.gov.uk

Application Type Listed Building Consent
Application Address: Haymarket Station
3 Haymarket
Edinburgh
EH12 5EY

Proposal: Erection of building mounted heritage dome CCTV camera to be mounted at corner of building overlooking Haymarket Terrace

Reference No: 10/03312/LBC

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

The application was advertised on 10 December 2010.

No representations have been received.

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 site is identified as a Public Transport Interchange within the Central Area of the Edinburgh City Local Plan.

Relevant Policies:

Relevant policies of the Edinburgh City Local Plan.

Policy Des 11 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

Policy Env 4 (Listed Buildings – Alterations & Extensions) identifies the circumstances in which alterations and extensions to listed buildings will be permitted.

Non-statutory guidelines 'ALTERATIONS TO LISTED BUILDINGS' provide general guidance for assessing proposals for both internal and external alterations, including alarm boxes and access stairs on listed buildings.

Non-statutory guidelines on 'SERVICES ON BUILDINGS' supplement local plan conservation and design policies, providing additional guidance on the installation of services on the exterior of buildings.

Appendix B



Application Type Listed Building Consent
Application Address: Haymarket Station
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Proposal: Erection of building mounted heritage dome CCTV camera to be mounted at corner of building overlooking Haymarket Terrace

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Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **GRANTED**

Conditions

1. The application shall be referred to the Scottish Ministers prior to determination.
2. The works 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.
2. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

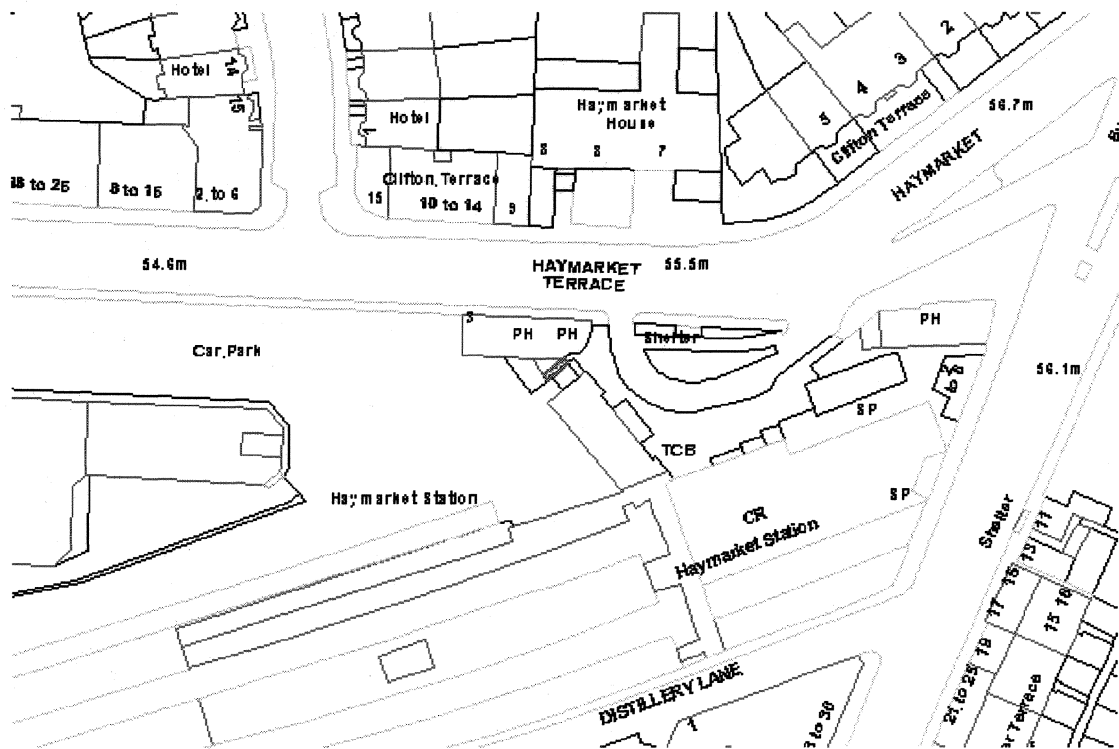
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Appendix C

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Location Plan

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