

**Enforcement Report**  
**47 Cockburn Street**  
**Edinburgh**  
**EH1 1BS**

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Development Quality Sub-Committee  
Of the Planning Committee

**Owner/s**            **Lava**

**Occupier**            **Lava**

**Reference No:**    00/00542/A01

**1. Purpose of Report**

**Breach of Control**

The unauthorised painting of the timber sections of the listed shop front at 47 Cockburn Street, Edinburgh.

**Recommendation:** That No further action be taken in respect to the alleged breach of the condition.

**2. Main Report**

**Site Description**

The property is a ground floor shop premises on the north side of the street. It is part of a three storey and attic baronial tenement block. The shop front is split into three sections by three roll-moulded segmental-arched openings below the fascia. The building dates from 1862, is category B listed and is situated within the Old Town Conservation Area and the World Heritage Site.

**History**

A 01657 91, consent granted for stone cleaning and repairs at No.s 47-51 Cockburn Street.

C 00006 95, consent granted for the renewal of the shop fronts and minor internal alterations at No.s 32, 45 and 47 Cockburn Street.

A 00352 95, planning permission was granted for the extension of the basement of 41 Cockburn Street/43a Anchor Close to include the basement areas of 47-49 Cockburn Street.

99/00776/FUL/LBC, consent granted for internal alterations to the basement and the erection of a glazed link at 47 Cockburn Street.

## **Representations**

A complaint was received from the Edinburgh World Heritage Trust concerning the colour scheme at the property.

## **Policy**

In the Central Edinburgh Local Plan the property is in a mixed activities zone, which has an emphasis on promoting an appropriate mix of activities that contribute to local character and vitality. It also forms part of a secondary shopping frontage in which a maximum of 40% of non-retail use is allowed. Cockburn Street is defined as a street with a distinctive shopping character derived from the concentration within it of speciality shops.

Policy CD2, (listed buildings) states:

All proposals affecting a listed building or its setting, will be considered for their effect on its character and if appropriate their contribution to its care and restoration. Alterations, extensions or changes of use, including the subdivision of an original house or flat, will not be allowed if likely to diminish the architectural integrity of the building or its historic interest.

Policy CD4, (conservation areas) states:

In relation to development proposed in a conservation area the Council will require the retention of all features which contribute to its character and appearance, including unlisted buildings of townscape interest, boundary walls and railings, historic gardens, trees and landscape features, traditional and natural paving materials and street furniture and the historic pattern of streets and spaces.

The Council's Non-statutory policy Colour of Buildings provides detailed guidance on the use of colour in buildings, in support of local plan conservation and design policies. In respect of shops and business premises it states:

- The creation of a strong identity for the individual unit is secondary to achieving an appropriate balance within the street scene as a whole.
- Colour schemes should clarify the architectural form of the frontage and should not merely apply alien treatments and designs.
- Any scheme for the painting of shop or business frontages should be sympathetic to the treatment and character of the main facade and adjoining properties.

- Most successful colour schemes employ one or two colours. The use of several colours requires a careful balancing of elements which can be difficult to achieve. A formal application will always be required for such proposals.
- The junction between painted and other surfaces of a shopfront or business frontage should be provided by an architectural detail, e.g. string course, pilaster, moulding, downpipe. If no such details exist this may indicate that removal the paint or painting the frontage to blend with the surrounding stonework would be more appropriate.
- Unpainted stonework and other good quality materials should not be painted.

## Assessment

The determining issues are:

The effect the colour scheme has on the character of this listed Building and of the conservation area.

- The paint scheme follows the specific guidance given for shops and business premises in the colour of buildings policy:
- The colour of this shop is in balance within the street scene as a whole as there are a number of bright colours used in the street and where other shops have used larger expanses of colour.
- No alien treatments or designs have been formed by the colour scheme at the shop.
- The painting of the shop is considered sympathetic to the treatment and character of the main facade and adjoining properties.
- The shop front is painted in a single colour with a second colour being introduced to internal decorations and the inner door to the shop.
- The junction between the painted and other surfaces of the shop front is provided by the moulded segmental-arches.
- The stonework to the shop front has been left unpainted.

The character of this part of the conservation area and world heritage site is of colourful ground floor shop frontages and of occupiers covering a niche market, which attracts a younger clientele. The architectural detailing of this shop frontage and the upper floors to the tenement building have not been obscured by the painting scheme. The various colour schemes to the ground floor shops and other units are not considered to detract from the predominant natural stone appearance of the street. The paint scheme of this shop is not therefore considered to adversely affect the listed building or its setting as it retains all of the features that contribute to the character and appearance of the conservation area.

It is recommended that the Committee agree to no enforcement action being taken.

*Alan Henderson*  
 Alan Henderson  
 Head of Planning and Strategy

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| <b>Contact/tel</b>                              | Ian Williams on 0131 529 3752 |
| <b>Ward affected</b>                            | 34-Holyrood                   |
| <b>Local Plan</b>                               | CELP                          |
| <b>Statutory Development<br/>Plan Provision</b> | Mixed Activities Zone         |
| <b>File</b>                                     | AF                            |
| <b>Date Complaint<br/>Received</b>              | 8 August 2000                 |

