

Enforcement Report

GF, 24 Hill Street, Edinburgh, EH2 3JZ

Development Quality Sub-Committee
Of the Planning Committee

Owner/s Hill Street Bistro

Occupier Hill Street Bistro

Reference No: 01/00084/A01

1. Purpose of Report

Breach of Control

The unauthorised installation of signage boards (two of which are illuminated), and a covered and internally illuminated display cabinet to the west elevation of this building. Neither listed building nor advertisement consents, where required, have been obtained.

Recommendation

That enforcement action is authorised requiring the removal of the unauthorised signage and display cabinet.

2. Main Report

Site Description

The ground floor of these premises is occupied as a café. It is a corner site, to the south side of Hill Street and facing west on to Hill Street Lane South. It is part of a three storey and attic former house, with the original entrance onto Hill Street now used by the upper floor offices and a new entrance to the bistro on the flank elevation to Hill Street Lane South. The three signs (measuring .75m by .75m, 1.52m by .75m and 1.22m by .61m), and the display cabinet (measuring .75m by .75m) are all on this wall. The name of the bistro is painted on to the Hill Street windows in blue paint. The building dates from 1788-94, is category A listed and is situated within the New Town Conservation Area and the World Heritage Site.

History

980/73, consent granted to form a new coffee bar at No. 24 Hill Street.

1077/80, alterations to offices above the shop considered to be permitted development.

2503/87, consent granted on 28/1/1988 for change of use to offices and an extension of offices to 22 and 24 Hill Street.

88/2738, consent granted on 22/2/1989 for internal partitions and an external door.

94/2386/FUL, application to stone clean façade withdrawn.

Representations

A complaint was received from Councillor Guest concerning the signage at the property.

Policy

In the Central Edinburgh Local Plan the property is in the office core, an area of concentrated office activity. The area is to be retained primarily in office use subject to the retention of other important city centre activities, including shopping and hotels.

The plan indicates that advertising other than to shop fronts should be carefully controlled and kept to the minimum necessary to identify a commercial or business occupant of a building without detriment to its character.

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 sub-division 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.

Policy CD24, (shop signs) states:

Shop signs and shopfront advertising should in their design, scale, positioning and materials relate well to the existing shopfront detail and be suited to their surroundings. Illuminated signs will generally be restricted to the defined principle shopping streets and other commercial areas and in their form, dimensions and means of illumination will be carefully controlled to minimise the impact on the streetscene and historic character.

Policy CD25, (advertising) states:

Advertising on other commercial buildings will generally be restricted to that necessary to identify discreetly the business or company occupier. High level advertising will not be permitted.

The Council's Non-statutory policy Advertisements and Signs provides detailed guidance on these developments, in support of local plan conservation and design policies. In respect of Princes Street and other streets in the First New Town, in which Hill Street is included, the following guidelines will apply in addition to the other guidance given in this policy:

The external illumination of fascia signs (for example using spot lights, floodlights or trough lights) will not be permitted.

Within the Conservation Area and Listed Building section, the following advice is also given:

- On listed buildings of a domestic character, including former townhouses, identification signs should consist of one nameplate occupying one stone which adjoins the entrance. The nameplate should be either brass or bronze.
- Lettering or projecting signs applied to the façade of listed buildings of domestic character are unlikely to be acceptable.

Assessment

The determining issues are:

The effect the signage, the display cabinet and the painted signs in the windows have on the character of this Listed Building and of the Conservation Area.

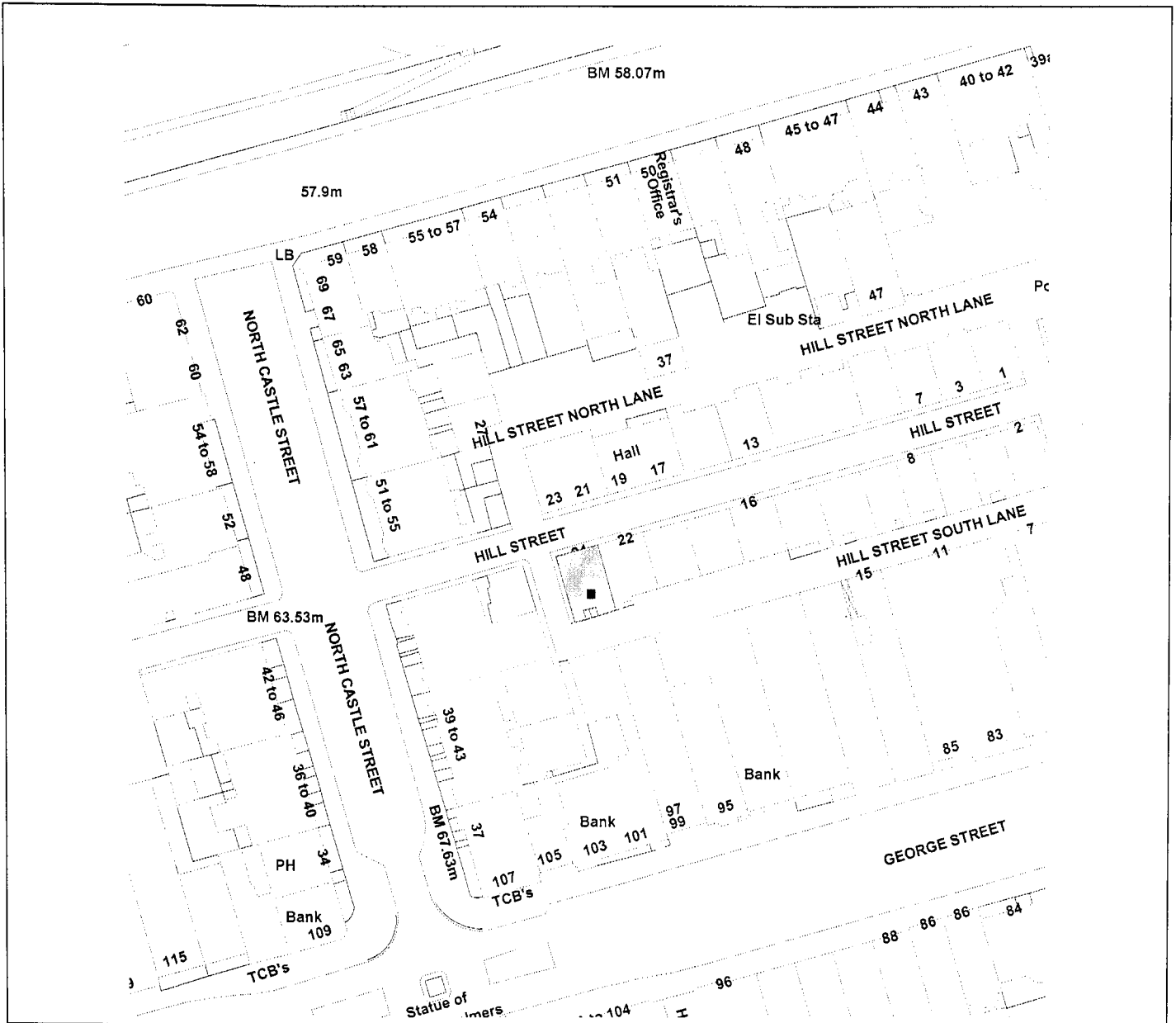
The discreet advertising to the glazing of the Hill Street frontage windows is considered acceptable. The advertising boards and the display cabinet attached to the Hill Street Lane South elevation amount to more than the minimum necessary to advertise this commercial use. The illumination to two advert boards and the display cabinet are contrary to policy. As the building was clearly a former townhouse, the unauthorised development to the flank wall on Hill Street Lane South is considered detrimental to the character of the building, to this part of the Conservation Area and to the World Heritage Site.

It is recommended that the Committee authorises enforcement action be taken to have the three signs and display cabinet removed.



Alan Henderson
Head of Planning and Strategy

Contact/tel	Ian Williams on 0131 529 3752
Ward affected	18-New Town
Local Plan	CELP
Statutory Development Plan Provision	Office Core
File	24 Hill Street
Date Complaint Received	9 February 2001



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ENFORCEMENT

Address	GF, 24 Hill Street, Edinburgh, EH2 3JZ		
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Application number:	01/00084/A01	WARD	18- New Town
<p>THE CITY OF EDINBURGH COUNCIL THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY</p>			