

**Planning Permission 12/03277/FUL
at
222 - 228 Portobello High Street
Edinburgh
EH15 2AU**

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

1 Purpose of report

To consider application 12/03277/FUL, submitted by Sainsbury's Supermarkets Limited. The application is for: **Proposed alterations to shop front and installation of an ATM (as amended).**

It is recommended that this application be **Granted** by Committee.

2 The Site and the Proposal

Site description

The property is an existing operational hardware store on Portobello High Street forming part of a long two-storey category C listed terrace (ref.27486, listed on 14.12.1970). The hardware shop, currently occupying three original shops, is to remain in the eastern unit (and full basement area over the three units width), leaving the middle and western unit to be redeveloped as a separate retail unit. Numbers 222 and 224 Portobello High Street have a three storey brick extension to the rear, into which the retail use extends at lower levels. The courtyard to the rear of the remaining eastern section currently holds a small "garden centre" ancillary to the existing hardware store. This lies at basement level relative to the ground floor shop.

The first floor of both the terrace and the extension is residential.

This property is located within the Portobello Conservation Area.

Site History

2 March 2005 - Two flats approved above shop (formerly shop storage) accessed via common passage at 226 Portobello High Street (04/04503/FUL + LBC).

Three parallel applications exist in relation to the current proposals:

12/03278/FUL - application for plant within the rear courtyard;

12/03279/ADV - application for new signage; and

12/03436/LBC - application for listed building consent for internal and external alterations.

Pre-Application Process

There is no pre-application process history.

Description Of The Proposal

The application proposes alterations to an existing shop as part of a reconfiguration: splitting the retail use into two sections, one to the centre and western section; one to the eastern section and basement. No change of use is involved in the application in planning terms and all three sections will remain class 1 (retail) use. The subdivision of the existing retail unit into two units does not require planning permission.

The scheme (as revised) maintains the entrance in its current central location and simply remodels the existing frontage. A new fascia sign is added over the middle section. Existing signage is removed from the western section. An ATM is added to the westmost window. The whole frontage relating to the central and western units is repainted from bright blue to charcoal grey.

As amended the eastern side (remaining as the hardware shop) remains unaltered.

Scheme 1

The scheme originally proposed loss of the left hand side configuration of three domestic windows and replaced this with a modern fully glazed frontage. The right hand side also showed a window changing to a door, losing its current symmetry.

3. Officer's Assessment and Recommendation

Determining Issues

Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against granting of consent.

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. For the purposes of this issue, preserve, in relation to the building, means preserve it either in its existing state or subject only to such alterations or extensions as can be carried out without serious detriment to its character.

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 alterations to the shopfront preserve the character and appearance of the conservation area;
- b) the alterations have an adverse effect upon the listed building or its setting; and
- c) the alterations cause any loss of amenity to neighbours

a) Portobello Conservation Area Character Appraisal

"The High Street provides the commercial and administrative focus for the conservation area, retaining many original two storey Regency buildings as well as a number of significant public buildings." "The predominant building material in the High Street is natural stone, which varies in colour texture and condition resulting in a lack of harmony in the street scene. Some of the stone-built buildings have been painted and where the paint has started to peel the resulting poor image has a detrimental effect on the appearance of the street".

The existing commercial ground floor character is mixed along the High Street. Some units still retain a domestic proportion, some are historic Georgian or Victorian frontages and some are modern replacements. The majority of units are painted regardless of date.

The alterations to the frontage may be considered in three sections: western, central and eastern.

As amended, the western section retains all openings as they currently exist. Existing signage is removed from the frontage and no new signage erected other than a small projecting sign. Whilst an ATM is added to the left-hand window, the net effect is one of improvement and preservation of existing features of character. Non-statutory guidelines on Commercial Frontages permits addition of an ATM. The proposal does not affect any original fabric, is not free-standing and is unlikely to cause pedestrian congestion. The principle of an ATM is acceptable.

The central section replaces a modern glazed frontage with a stepped entrance to a more contemporary glazed frontage, fully DDA compliant. Fascia signage is considered within the parallel application (12/03279/ADV). The alterations are an improvement upon existing (particularly in terms of colour).

Alterations to the eastern section (remaining as the hardware store) were deleted from the scheme. This section now remains unaltered.

Alterations to the rear are restricted to extension of an existing fire exit to the next window on a later brick-built extension. This is of little significance to the building's character and is acceptable.

In terms of the character of the conservation area, the changes are compatible with the Regency character of the conservation area. The appearance of the conservation area is enhanced.

b) The effects upon listed building character are largely discussed in the parallel application (12/03436/LBC). The character and setting of the building is improved by the alterations.

c) The creation of an ATM in one of the historic windows will have minimal effect upon amenity of neighbours. The site lies on a very busy street adjacent to a bus stop and close to a signalised pedestrian crossing. Additional noise from ATM usage will be insignificant and over provision is not a planning issue. The principle of an ATM is acceptable.

In conclusion, the proposals do not adversely affect the character and appearance of the conservation area or the building and its setting. Residential amenity will be unaffected.

No material considerations outweigh this conclusion.

It is recommended that the Committee approves the application.

REASON FOR DECISION

The proposal complies with development plan policies and non-statutory guidelines and has no negative impact on the conservation area or on residential amenity.

David R. Leslie
Acting Head of Planning & Building Standards

Contact/tel	Stephen Dickson on 0131 529 3529
Ward affected	A17 - Portobello/Craigmillar
Local Plan	Edinburgh City Local Plan
Statutory Development Plan Provision	Primary Retail Frontage Portobello Conservation Area
Date registered	18 September 2012
Drawing numbers/ Scheme	1,2,3b,4,5b,7a,8a Scheme 3

Advice to Committee Members and Ward Councillors

The full details of the application are available for viewing at [Planning and Building Standards online services](#)

If you require further information about this application you should contact the following Principal Planner, Anna Grant, 0131 529 3521, anna.grant@edinburgh.gov.uk

Appendix A



Application Type	Planning Permission
Application Address:	222 - 228 Portobello High Street Edinburgh EH15 2AU
Proposal:	Proposed alterations to shop front and installation of an ATM (as amended).
Reference No:	12/03277/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

The application was advertised on 28 September 2012.

107 representations were received covering a variety of response types: 69 letters of objection; 30 letters of support; 5 letters of comment and 3 letters only raising non-material issues. This included objections from , Portobello Community Council, Portobello Amenity Society, Portobello Heritage Trust, Portobello Traders and Hoteliers Association and objections forwarded by Cllr Bridgman. Reasons for objection material to the planning application were:

1. Design inappropriate to listed building and conservation area (addressed in section a) of the assessment)
2. Loss of Georgian frontage (no longer part of the proposal)
3. Objections to the ATM on grounds of existing ample provision (addressed in section a) of the assessment)

Non-material issues raised regarded the operator (Sainsburys rather than the existing hardware shop), the nature of the "orange" shopfront (the frontage is proposed in black/charcoal) parking and delivery issues.

Representations, if any, are available to view in the document list at [Planning & Building Standards online services](#).

Planning Policy

The property lies in a Primary Shopping Frontage and Portobello Conservation Area as shown in the Edinburgh City Local Plan.

Relevant Policies:

Relevant policies of the Edinburgh City Local Plan.

Policy Des 12 (Shopfronts) sets criteria for assessing shopfront alterations and/or advertising proposals.

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

Policy Env 6 (Conservation Areas Development) sets out criteria for assessing development in conservation areas.

Relevant Non-Statutory Guidelines

Non-statutory guidelines on Commercial Frontages supplement Local Plan Policies by providing guidance on shop frontages, shop front security, adverts and signs and blinds and canopies.

Other Relevant policy guidance

The Portobello Conservation Area Character Appraisal emphasises the village/small town character of the area, the importance of the long sea-front promenade, the high quality architecture, and the predominant use of traditional building materials

Appendix B



Application Type Planning Permission
Application Address: 222 - 228 Portobello High Street
Edinburgh
EH15 2AU

Proposal: Proposed alterations to shop front and installation of an ATM (as amended).

Reference No: 12/03277/FUL

Conditions/Reasons associated with the Recommendation

It is recommended that this application be Granted by Committee, subject to any conditions, reasons and informatives stated below.

Informatives

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.

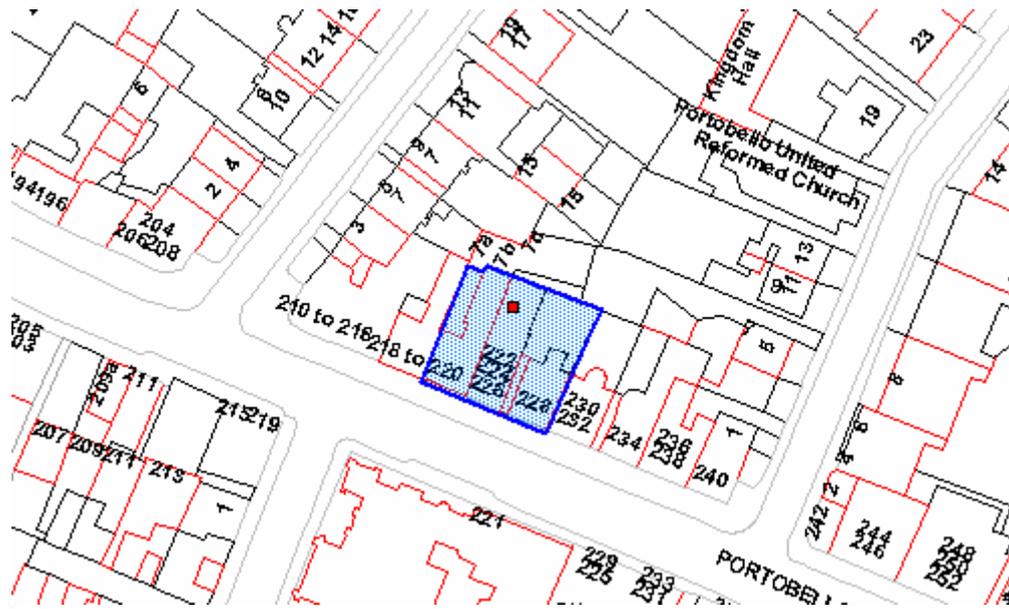
End

Appendix C

Application Type Planning Permission

Proposal: Proposed alterations to shop front and installation of an ATM (as amended).

Reference No: 12/03277/FUL



Location Plan

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