

**Listed Building Consent 12/03436/LBC
at
222 - 228 Portobello High Street
Edinburgh
EH15 2AU**

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

1 Purpose of report

To consider application 12/03436/LBC, submitted by Sainsbury's Supermarkets Limited. The application is for: **Proposed shop front alterations; installation of ATM; installation of illuminated and non-illuminated signage to shop front; installation of plant; and, various internal alterations to ground and basement floors, including wall/stair removal, wall construction and goods-only lift installation (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 only (redeveloping the full basement area over the three units to largely preserve volume), leaving the central 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.

A courtyard to the rear currently holds a small "garden centre" linked 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 no. 226 and both partly viewing into the rear courtyard in question (04/04503/FUL + LBC).

Three parallel applications exist:

12/03277/FUL - application for frontage alterations and an ATM;

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

12/03279/ADV - application for new signage.

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: condensing an existing hardware shop down to only the eastern unit of three and a new separate retail unit taking over the central and western unit. There is no change of use involved.

The scheme (as revised) maintains the entrance in its current central location and simply remodels the existing modern frontage. A new sign is added over this section. Existing signage is removed from the western section and replaced solely with a discreet hanging sign. An ATM is added to the extreme left-hand window. The whole frontage of the incoming retail unit is repainted from bright blue to charcoal grey. All new lettering is halo-lit.

As amended, the eastern unit remains unaltered.

The only rear alteration pertains to the rear brick extension where an existing cantilevered fire escape platform is extended by one bay to the northmost window and that window is converted to a fire escape door.

Internally, the major change is the levelling of floors to bring all down to a single working level by dropping the floor level within the rear extension. Some columns and internal walls are also reconfigured to improve circulation.

Scheme 1

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

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

ASSESSMENT

To address these determining issues, the Committee needs to consider whether:

- a) the alterations have any adverse effect upon the character of the listed building; and
- b) the alterations improve the character and appearance of the conservation area.

a) The frontage may be considered in three sections: west, central and east.

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 the 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 is altered but remains similar in aesthetic character to its existing form. The dropping of the single step at the entrance (for DDA compliance) has no significant aesthetic effect. Fascia signage is restricted to this zone and all lettering is halo-lit. As there is no evidence to suggest that the stonework still exists behind the existing fascia, the application of individual letters onto stonework is not possible. The proposed solution is

therefore acceptable. The alterations are generally 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.

Internal character is very limited and internal alterations have no effect upon the listed building's character.

Alterations to the rear are restricted to minor changes on the later brick-built extension. This is of little significance to the building's character. There are no alterations to the rear stone elevation.

In general the proposals preserve the listed building and its setting and overall it is improved by the alterations.

b) 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 improvements to the frontage have a wider impact in their improvement of the terrace as a whole and enhances the Conservation Area. The alterations are compatible with the Regency character of this part of the conservation area and have no effect of its appearance, other than enhancement.

In conclusion, the proposals comply with the development plan and non-statutory guidance and are compatible with the listed building, its setting and the character and appearance of the conservation area.

It is recommended that the Committee approve the application.

REASON FOR DECISION

The proposal complies with development plan policies and non-statutory guidelines and has a positive effect on the character of the listed building or conservation area.

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	25 September 2012
Drawing numbers/ Scheme	1,2,3a,4b,5b,7 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 Listed Building Consent
Application Address: 222 - 228 Portobello High Street
Edinburgh
EH15 2AU

Proposal: Proposed shop front alterations; installation of ATM; installation of illuminated and non-illuminated signage to shop front; installation of plant; and, various internal alterations to ground and basement floors, including wall/stair removal, wall construction and goods-only lift installation (as amended).

Reference No: 12/03436/LBC

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

The application was advertised on 5 October 2012.

103 material representations were received including an objection from the AHSS. This included 72 objections, 29 letters of support, and 2 letters of comment.

Issues raised material to the listed building consent were:

- a) Loss of Georgian frontage
- b) Inappropriate design
- c) Inappropriate colour and signage
- d) Speculation that vinyl pictures would be applied to the glazing
- e) Addition of an ATM

These issues are each addressed in section a) of the Assessment.

3 non material representations were received. These concerned the use and parking 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 Retail Frontage and in the Portobello Conservation Area both as shown in the Edinburgh City Local Plan.

Relevant Policies:

Relevant policies of the Edinburgh City Local Plan.

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

Appendix B



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

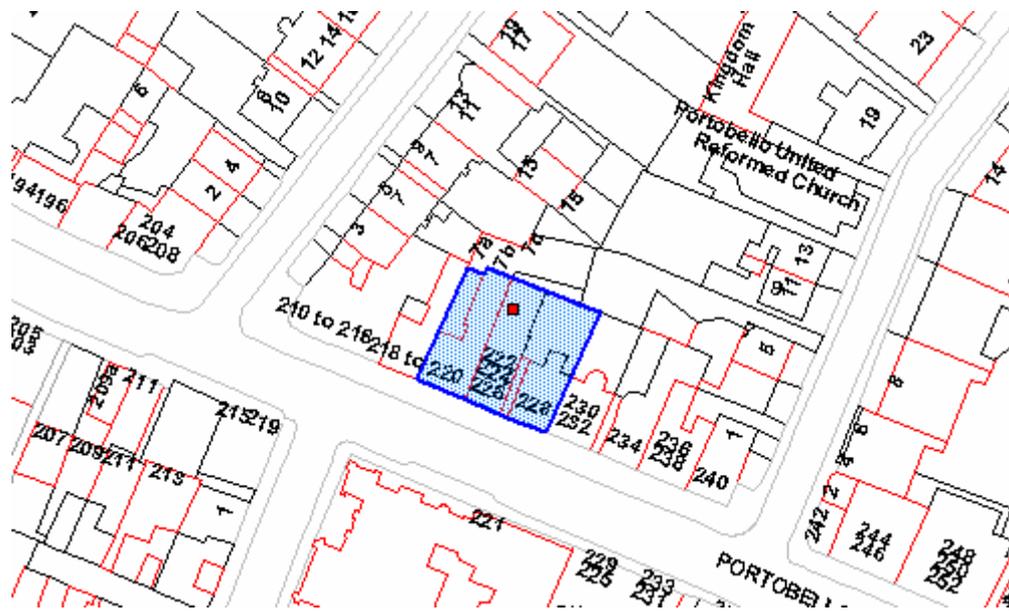
End

Appendix C

Application Type Listed Building Consent

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Location Plan

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