

# Development Management Sub-Committee

Wednesday, 19 November 2014

## REPORT ON FORTHCOMING APPLICATION BY ST ANDREW SQUARE (PROPERTY) LIMITED FOR A MIXED USE DEVELOPMENT INCLUDING RESIDENTIAL, OFFICE, HOTEL, SERVICED APARTMENTS, CLASS 1, 2 & 3 USES AND INVOLVING PARTIAL DEMOLITION, REFURBISHMENT AND NEW BUILD AT 41 - 42 ST ANDREW SQUARE, 9 - 19 SOUTH ST ANDREW STREET AND 28-50 WEST REGISTER STREET, EDINBURGH

Item number 9.2  
Report number  
Wards A02 – City Centre

### Summary

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The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming planning application in respect of major mixed use development at 41 - 42 St Andrew Square, 9 - 19 South St Andrew Street and 28-50 West Register Street, Edinburgh.

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice on 27 August 2014.

### Links

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Coalition pledges  
Council outcomes [CO7](#), [CO19](#), [CO23](#)  
Single Outcome Agreement [SO4](#)

# REPORT ON FORTHCOMING APPLICATION BY ST ANDREW SQUARE (PROPERTY) LIMITED FOR A MIXED USE DEVELOPMENT INCLUDING RESIDENTIAL, OFFICE, HOTEL, SERVICED APARTMENTS, CLASS 1, 2 & 3 USES AND INVOLVING PARTIAL DEMOLITION, REFURBISHMENT AND NEW BUILD AT 41 - 42 ST ANDREW SQUARE, 9 - 19 SOUTH ST ANDREW STREET AND 28-50 WEST REGISTER STREET, EDINBURGH

## Recommendations

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1.1 It is recommended that the Committee notes the key issues at this stage set out in this report and advises of any other issues to be taken into consideration.

## Background

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### 2.1 Site Description

The development site is approximately 0.52 hectares in area and is located on the south east corner of St Andrew Square. To the north are 38 St Andrew Square and Dundas House. New Register House, the Café Royal and adjacent buildings lie on the east. To the south are the rear elevations of property on Princes Street and South St Andrew Street. To the west lie South St Andrew Street and St Andrew Square. Most of the buildings on the site are unoccupied.

The site history is complex and this is reflected in variations of the addresses.

Buildings on the site include:

- The former Royal Bank of Scotland building at 41-42 (otherwise known as '42') St Andrew Square, listed Category A (date of listing 8.12.1987; listing ref:29708 );
- A five and six-storey office, with commercial ground floor use, built in 1978 at 19-23 South St Andrew Street. Two bridges link it to 42 St Andrew Square and 28-50 West Register Street respectively; and
- The former Royal Bank Stationery Warehouse at 28-50 West Register Street (also known as' 38-52 West Register Street and 51-53 West Register Street Lane'. It is formed by a 19th century tenement joined to a 1864 warehouse and printer's premises (listed Category B (date of listing 14.12.1970; listing ref: 29620)) with a section of modern office on the north west of the block. The buildings are linked internally.

There is a further unlisted office building (13-17 South St Andrew Street) within the Proposal of Application Notice site, for which no development proposals have come forward.

Register House Gardens are within the site, to the north east.

Public access through the site is by West Register Street, West Register Street Lane and Register Place.

The site is in the Old and New Towns of Edinburgh World Heritage Site and the New Town Conservation Area.

## **2.2 Site History**

There is an extensive planning history. The most relevant items are:

### 42 St Andrew Square

19 January 2007 - planning permission granted to remove high level bridge link between 42 St Andrew Square and 52 West Register Street; make good and restore facades to original condition (06/04806/FUL).

### South St Andrew Street

22 August 2006 - planning permission granted to remove existing entrance doors and replace with new frontage (06/02832/FUL). (Relates to narrow ground floor access to first floor offices in modern building at 15 - 17 South St Andrew Street.)

14 December 2007 – application refused for change of use from retail class 1 to retail class 2 (Bookmakers) with new internal fit out, including customer toilets and staff area (07/04399/FUL). (Relates to GF, 15 - 17 South St Andrew Street.)

13 August 2008 – planning permission granted for change of use from kitchen and bathroom show room and design studio to estate and letting agents and coffee shop form new shop front (08/01618/FUL). (Relates to GF, 15 - 17 South St Andrew Street.)

The detailed planning history for number 9 South St Andrew Street has been omitted as it appears to relate to the listed building immediately south of the application site.

### West Register Street

19 January 2007 - bridge link removal application 06/04806/FUL as for 42 St Andrew Square (above). (Relates to 52 West Register Street.)

## Main report

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### 3.1 Description of the Proposal

Detailed planning permission will be sought for a mixed use development. The existing Royal Bank of Scotland building would be refurbished and altered to have residential flats at upper levels and mainly class 3 uses at ground floor level. Some interventions would be removed. New interventions are proposed, including possible accommodation at roof level.

On the south of West Register Street, demolition is proposed for the modern corner office and the warehouse buildings, apart from the facades of the listed elements. The buildings would be replaced by new build offices with mainly class 3 uses at ground floor level. Additional development at roof level would be sought. The extent of this is being considered by the applicant.

The bridges over West Register Street and West Register Street Lane would be removed.

### 3.2 Key Issues

The key considerations against which the eventual applications will be assessed include whether:

**a) the development would be acceptable in principle having regard to the development plan;**

Within the adopted Edinburgh City Local Plan (ECLP) and the Second Proposed Local Development Plan (LDP2) the site is in the Central Area. The proposal will need to be assessed against ECLP policy Ca1 (Acceptable uses in the Central Area) and policy Del 3 (City Centre) of the Second Proposed LDP.

**b) the design and layout are acceptable within the character of the area; and the proposal complies with the Edinburgh Design Guidance.**

The proposed development is likely to come forward as a detailed application. A design and access statement will accompany the application. The suitability of the proposal in relation to the conservation area, listed buildings and their setting and the Old and New Towns of Edinburgh World Heritage Site will need to be demonstrated.

**c) access arrangements are acceptable in terms of road safety and public transport accessibility;**

Minimal car parking (a maximum of ten vehicle spaces) is proposed. The application should have regard to transport policies of the ECLP, the Second Proposed LDP and Designing Streets. Transport information will be needed to support the proposal.

**d) there are any other factors that require consideration;**

Sufficient information will be needed to demonstrate that archaeological interests and natural heritage will be protected and that future occupants and neighbours will have a suitable degree of amenity.

Documents supporting the planning application will include:

- Archaeological information
- Design and Access Statement, including a city skyline study
- Environmental Report
- Flood Risk Assessment and Surface Water Management Plan
- Heritage Statement
- Noise Assessment
- Planning Statement
- Pre-Application Consultation Report
- Protected Species Report
- Transport Information

### **3.3 Conclusion**

This report highlights the main issues that are likely to arise in relation to the various key considerations. This list is not exhaustive and further matters may arise when the new application is received, and consultees and the public have the opportunity to comment.

## **Financial impact**

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4.1 There are no financial implications for the Council.

## **Risk, policy, compliance and governance impact**

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5.1 Provided planning applications are determined in accordance with statutory legislation, the risk is low.

## **Equalities impact**

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6.1 This is a pre-application report. When a planning application is submitted it will be assessed in terms of equalities and human rights.

## **Sustainability impact**

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7.1 A sustainability statement will need to be submitted with the application.

## **Consultation and engagement**

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8.1 The Proposal of Application Notice (reference 14/03550/PAN) outlined a public exhibition to be held on 4 and 6 November 2014 at 42 St Andrew Square, Edinburgh. The results of the community consultation will be submitted with the application as part of the Report on Community Consultation.

## Background reading/external references

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- To view details of the Proposal Of Application Notice go to
- [Planning and Building Standards online services](#)

### David R Leslie

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## Links

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### Coalition pledges

#### Council outcomes

CO7 Edinburgh draws new investment in development and regeneration.  
CO19 Attractive Places and Well Maintained – Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards and maintenance of infrastructure and public realm.  
CO23 Well engaged and well informed – Communities and individuals are empowered and supported to improve local outcomes and foster a sense of community.

#### Single Outcome Agreement

SO4 Edinburgh's communities are safer and have improved physical and social fabric.

#### Appendices

Location Plan

## Location Plan

