

Development Management Sub Committee

Wednesday 3 December 2014

**Application for Planning Permission 14/02746/FUL
At 30 - 30A Dundas Street, Edinburgh, EH3 6JN
Alterations to the frontage and rear out buildings. (as amended)**

Item number	4.1
Report number	
Wards	A11 - City Centre

Summary

The application complies with the development plan and Edinburgh Planning Guidelines. The proposals would preserve the character and appearance of the conservation area, the setting of the listed building and would not be detrimental to neighbouring residential amenity.

Links

[Policies and guidance for this application](#) LPC, CITE3, CITE6, NSG, NSLBCA, CRPNEW,

Report

Application for Planning Permission 14/02746/FUL At 30 - 30A Dundas Street, Edinburgh, EH3 6JN Alterations to the frontage and rear out buildings. (as amended)

Recommendations

1.1 It is recommended that this application be Granted subject to the details below.

Background

2.1 Site description

The application property is located on the west side of the street on the section of Dundas Street between Northumberland Street to the south and Great King Street to the north. The property is a ground floor retail unit, currently occupied by a bed shop. Other retail units exist on this section of the street. However, for the most part the site is surrounded by residential properties and offices.

The retail unit forms part of a 4-storey and basement, 9-bay terraced tenement, with 4th storey as wallhead attic dating from the early 19th century, with 20th century alterations and designed by Robert Reid and William Sibbald. The building is category B listed and was listed on 10.11.1966 (LB Ref: 28718).

The application site is located within the World Heritage Site.

This application site is located within the New Town Conservation Area.

2.2 Site History

September 2014 - An application for listed building consent for the installation of an ATM (Autoteller Machine) (application number 14/02747/LBC) was withdrawn.

September 2014 - An application for listed building consent for a new level/ramped entrance, protective pedestrian barrier, retail fit out and external alterations (as amended) (application number 14/02746/LBC) was granted.

Main report

3.1 Description Of The Proposal

The amended application proposes changes to the frontage of the building along with modifications to the rear out buildings.

To the front the existing shopfront is to be retained with existing doors modified to have an automatic system. The streetscape is to be modified with improvements to the disabled access ramp as well as new railings. To the rear, the air conditioning units proposed to be located on the roof of the rear outbuildings have been moved internally. This results in the requirement for minor alterations to the rear buildings. These alterations include the replacement of the existing rooflights with louvers and the raising of a small section of roof to be finished in slate and lead to match the existing materials.

Scheme one proposed the full replacement of the existing shopfront with a new aluminium shopfront. The proposals also sought consent for the formation of a roof deck on the rear of the building where the proposed air conditioning units would be located. This involved cutting in to the existing roof and creating a timber decked structure.

3.2 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.

In considering whether to grant consent, special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. 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?

3.3 Assessment

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

- a) the proposals preserve or enhance the character and appearance of the conservation area or the setting of the listed building;
- b) the proposals will result in an unreasonable loss to neighbouring amenity;
- c) the representations raised have been addressed; and
- d) the proposals have any equalities or human rights impacts.

a) Conservation Area and Listed Building

The New Town Conservation Area Character Appraisal states that *the Northern New Town, Moray and Dean Estates remain substantially residential in use. However, Dundas Street, Kerr Street and, to a lesser extent, Howe Street have a significant number of small shop units at street level.*

The amended scheme addresses the main issues, retaining the frontage as a timber shopfront and locating the air conditioning units internally. In addition, the ATM which formed part of a separate application will be located internally within the proposed store.

The proposed alterations to the front of the unit are now minimal. The new railings are acceptable in principle but a condition is attached to ensure further details of design are submitted and approved prior to work commencing on site. Other proposals to the front preserve and enhance the character and appearance of the conservation area.

To the rear, the proposed modification to the pitch of one of the rear buildings is acceptable. This modification is required to allow headroom through to the rear space and has been amended to ensure that the materials used are appropriate, in this instance slate to match the existing and lead are proposed. The amendments are acceptable.

The proposals now respect the character and appearance of the conservation area and the setting of the listed building.

The proposals would have no impact on the Outstanding Universal Value of the World Heritage Site.

b) Residential Amenity

As the proposal is not a change of use and the air conditioning units are to be located internally, there is no requirement to consult Environmental Assessment. The noise of air conditioning units is controlled under environmental legislation and does not need further planning controls.

c) Representations

- Inappropriate alterations to the frontage, including materials - this is addressed in section 3.3a).
- Impact of proposals on the character and appearance of the conservation area - this is addressed in sections 3.3a).
- Impact on World Heritage Site - this is addressed in section 3.3a).
- Noise and loss of amenity caused by ATM, deliveries and air conditioning units - this is addressed in section 3.3b).
- Impact of deliveries on parking etc - this is addressed in section 3.3b).

d) Equalities and Human Rights

The retail unit is already accessible for people with disabilities but this access is to be improved through the proposals. Access for people with disabilities will be required to meet with current building standards.

Conclusion

In conclusion, the proposal complies with the development plan and relevant non-statutory guidelines, preserves the character and appearance of the conservation area and setting of the listed building and would not prejudice residential amenity. There are no material considerations that outweigh this conclusion.

It is recommended that this application be Granted subject to the details below.

3.4 Conditions/reasons/informatives

Conditions:-

1. Details of the proposed railings shall be submitted to and approved in writing by the Planning Authority before work is commenced on site.

Reasons:-

1. In order to safeguard the character of the conservation area.

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.

Financial impact

4.1 The financial impact has been assessed as follows:

There are no financial implications to the Council.

Risk, Policy, compliance and governance impact

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

Equalities impact

6.1 The equalities impact has been assessed as follows:

This application was assessed in terms of equalities and human rights. The impacts are identified in the Assessment section of the main report.

Sustainability impact

7.1 The sustainability impact has been assessed as follows:

This application meets the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

8.1 Pre-Application Process

There is no pre-application process history.

8.2 Publicity summary of representations and Community Council comments

The application was advertised on 01.08.2014. Twenty letters of representation were received, all objections, including objections from the New Town and Broughton Community Council and Cockburn Association. The letters of representation raised the following material issues:

- Noise and loss of amenity caused by ATM, deliveries and air conditioning units.
- Inappropriate alterations to the frontage, including materials
- Impact of proposals on the character and appearance of the conservation area.
- Impact on World Heritage Site.
- Impact of deliveries on parking etc.

The New Town and Broughton Community Council commented:

- The new shopfront is inappropriate in this location, amongst listed buildings and within the New Town Conservation Area and World Heritage Site
- Proposals to the rear of the property fail to respect the listed building. Materials and design inappropriate.
- Significant impact on residential amenity.

Background reading/external references

- To view details of the application go to
- [Planning and Building Standards online services](#)

Statutory Development

Plan Provision

The application property is located in an Urban Area in the Edinburgh City Local Plan.

Date registered

24 July 2014

Drawing numbers/Scheme

1-3 and 4A-7A,

Scheme 2

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Links - Policies

Relevant Policies:

Relevant policies of the Edinburgh City Local Plan.

Policy Env 3 (Listed Buildings - Setting) identifies the circumstances in which development within the curtilage or affecting the setting of a listed building 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 'LISTED BUILDINGS AND CONSERVATION AREAS' provides guidance on repairing, altering or extending listed buildings and unlisted buildings in conservation areas.

The New Town Conservation Area Character Appraisal states that the area is typified by the formal plan layout, spacious stone built terraces, broad streets and an overall classical elegance. The buildings are of a generally consistent three storey and basement scale, with some four storey corner and central pavilions.

Appendix 1

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Consultations

No consultations undertaken.

Location Plan



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