

Development Management Sub Committee

Wednesday 22 April 2015

**Application for Listed Building Consent 14/05168/LBC
At 41 South Clerk Street, Edinburgh, EH8 9NZ
Internal alterations to vacant post office to form bistro and
erection of 2 No. 150mm flues painted out black to rear of
building (as amended).**

Item number	4.1(b)
Report number	
Wards	A15 - Southside/Newington

Summary

The proposals comply with the development plan and non-statutory guidance, will have no detrimental impact on the historic structure or diminish its interest of the listed building and will preserve the character and appearance of the conservation area. There are no other material considerations which outweigh this decision.

Links

[Policies and guidance for this application](#) LPC, CITE4, NSG, NSBUS, NSLBCA, OTH, CRPSSI,

Report

Application for Listed Building Consent 14/05168/LBC At 41 South Clerk Street, Edinburgh, EH8 9NZ Internal alterations to vacant post office to form bistro and erection of 2 No. 150mm flues painted out black to rear of building (as amended).

Recommendations

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

Background

2.1 Site description

The site lies on the east side of South Clerk Street and relates to the ground floor and basement of a former post office building.

The application property forms part of a 4-storey stone tenement block built circa 1850. The building is category C listed and was listed on 28 April 1977 (LB Ref: 28551).

This application site is located within the Southside Conservation Area.

2.2 Site History

22 August 2013 - Advertisement consent for fascia signage was refused and enforced (application number 13/01543/ADV).

27 November 2014 - Listed Building Consent was granted for the removal of post box plate and door from front elevation. (application number 14/04070/LBC).

15 December 2014 - An application for planning permission was submitted for a change of use from post office (class 1) to bistro (class 3) and erect 2 No. 150mm flues painted out black to rear of building (planning application number 14/05167/FUL). This application is pending decision.

Main report

3.1 Description Of The Proposal

The application is for internal alterations to a vacant post office to form a bistro and the erection of 2 No. 150mm flues, painted black, to rear of the building.

3.2 Determining Issues

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.

3.3 Assessment

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

- a) The proposals have an adverse impact on the character or setting of the listed building

a) Character of the Listed Building

A new partition wall is to be formed internally to provide a disabled toilet and the existing counter is to be removed. All of the walls and floors are to be clad with washable surfaces. These additions are considered acceptable as the internal arrangement is relatively plain and there are no features of architectural interest. The new flue pipes are to be positioned to the rear of the building and will lead from the ground floor to the roof level. The existing rain water pipe on the rear elevation is to be relocated. There is existing pipe work on the rear which faces onto a drying green. Given the size and positioning of the proposed flues, the existing character of the building will be retained.

The proposal complies with policy Env 4 of Edinburgh City Local Plan and the Council's Guidance for Listed Buildings and Conservation Areas.

Conclusion

The proposals comply with the development plan and non-statutory guidance and will have an acceptable impact on the character of the listed building.

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

3.4 Conditions/reasons/informatives

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.
2. This consent is for listed building consent only. Work must not begin until other necessary consents, eg planning permission, have been obtained.

3. This application relates to a flatted building. This listed building consent does not affect the legal rights of any other parties with an interest in the building. In that respect, the permission does not confer the right to carry out the works without appropriate authority.

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:

The application has been assessed and has no impact in terms of equalities or human rights.

Sustainability impact

7.1 The sustainability impact has been assessed as follows:

This application is not subject to 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

No representations have been received.

Background reading/external references

- To view details of the application go to
- [Planning and Building Standards online services](#)
- [Edinburgh City Local Plan and Rural West Edinburgh Local Plan](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)

- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

**Statutory Development
Plan Provision**

The site lies within the urban area of Edinburgh City Local Plan and is designated as within Nicolson/Clerk Street town centre and within Southside Conservation Area.

Date registered

15 December 2014

Drawing numbers/Scheme

1-3A,

Scheme 2

David R. Leslie

Acting Head of Planning and Building Standards

Contact: Jennifer Zochowska, Senior Planning Officer

E-mail:jennifer.zochowska@edinburgh.gov.uk Tel:0131 529 3793

Links - Policies

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.

Relevant Non-Statutory Guidelines

Non-statutory guidelines 'GUIDANCE FOR BUSINESSES' provides guidance for proposals likely to be made on behalf of businesses. It includes food and drink uses, conversion to residential use, changing housing to commercial uses, altering shopfronts and signage and advertisements.

Non-statutory guidelines 'LISTED BUILDINGS AND CONSERVATION AREAS' provides guidance on repairing, altering or extending listed buildings and unlisted buildings in conservation areas.

Other Relevant policy guidance

The South Side Conservation Area Character Appraisal emphasises the harmonious scale, massing and materials and the significance of key institutional buildings within the area.

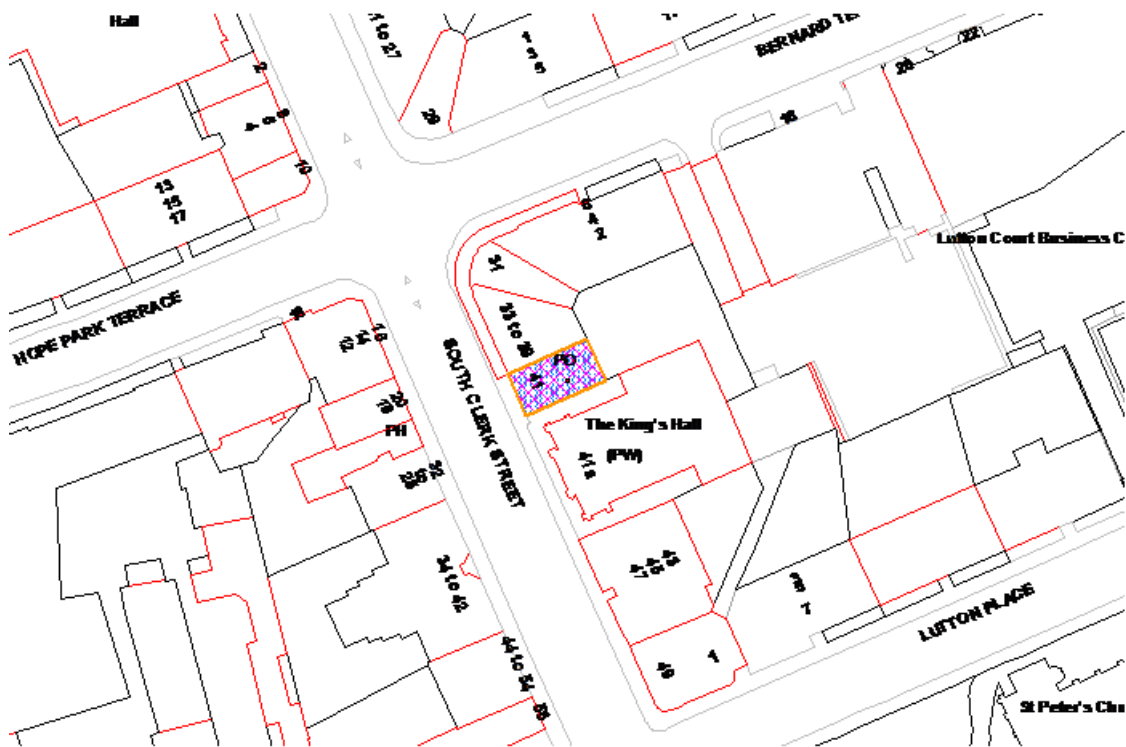
Appendix 1

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Consultations

No consultations undertaken.

Location Plan



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