

**Listed Building Consent Application 05/02670/LBC  
at  
192B High Street  
Edinburgh  
EH1 1RE**

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

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**1 Purpose of report**

To consider application 05/02670/LBC, submitted by Mr Bremner. The application is for: **Fit a hanging sign to the left of the front door (in retrospect)**

It is recommended that this application be **REFUSED AND ENFORCED** for the reasons in Appendix B.

**2 The Site and the Proposal**

**Site description**

This application relates to a ground floor retail unit that forms part of a classical 4-storey building with rusticated ground floor designed by William Nixon 1845-9. The building is linked in design with Parliament Square.

This is a category A listed building located in the Old Town Conservation Area and World Heritage Site.

**Site history**

Site History

02/03516/FUL GRA 13.11.2002 'Change of use from vacant, class 1 (retail) use to a bureau de change, class 2 (financial) use'.

04/01719/FUL GRA 21.07.2004 '.Alterations and change of use to form exhibition centre and retail premises'.

04/01719/LBC GRA 21.07.2004 'Alterations to form exhibition centre and retail premises (As amended)'.

05/03333/ADV Associated concurrent application for 'A brass plaque, removable timber sign and signage behind the windows'.

### **Description of the Proposal**

The retrospective proposal is to fit a hanging sign to the left of the front door of the building that leads onto the High Street.

The hanging sign is constructed of timber with a blue steel frame and is 500mmx700mm in size. It has painted white lettering and logo set against a dark blue background.

## **3 Officer's Assessment and Recommendations**

The determining issues are:

- Do the proposals preserve the building or its setting or any features of special architectural or historic interest which it possesses? If they do not, there is a presumption against the granting of consent;
- 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 the determining issues, the Committee needs to consider whether the signage has an adverse impact on the character of the listed building.

Prior to the erection of the unauthorised sign the applicant was advised during an informal consultation that a hanging sign would not be acceptable and one plaque sign adjacent to the door and window signage was suggested.

The building forms the bookend to Parliament Square and is a fine piece of architecture built in a plain classical style with rusticated front. It is a building of domestic character that does not have a shopfront and as such, does not lend itself to hanging signs which detracts from the character of the listed building.

There are no other material planning considerations which outweigh this conclusion.

It is recommended that the Committee refuses this application and enforces the removal of the unauthorised signage, for reasons relating to the adverse impact on the listed building. Enforcement action is also required to make good the holes in the stonework associated with the hanging sign.

Alan Henderson

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Grainne Lennon on 0131 529 3543
<b>Ward affected</b>	34 - Holyrood
<b>Local Plan</b>	Central Edinburgh
<b>Statutory Development Plan Provision</b>	Mixed Activities
<b>Date registered</b>	6 October 2005
<b>Drawing numbers/ Scheme</b>	01,02,03 Scheme 1

### **Advice to Committee Members and Ward Councillors**

The full details of the application are available for viewing on the Planning and Building Control Portal: [www.edinburgh.gov.uk/planning](http://www.edinburgh.gov.uk/planning).

If you require further information about this application you should contact the following Principal Planner, Martin Easson on 0131 529 3989. Email: [martin.easson@edinburgh.gov.uk](mailto:martin.easson@edinburgh.gov.uk).

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail [blair.ritchie@edinburgh.gov.uk](mailto:blair.ritchie@edinburgh.gov.uk) or [sarah.bogunovic@edinburgh.gov.uk](mailto:sarah.bogunovic@edinburgh.gov.uk)

**Application Type** Listed Building Consent Application  
**Application Address:** 192B High Street  
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## **Consultations, Representations and Planning Policy**

### **Consultations**

No consultations undertaken.

### **Representations**

No representations have been received.

### **Planning Policy**

Mixed Activities Zone within the Central Edinburgh Local Plan.

#### Relevant Policies:

Policy CD2 (LISTED BUILDINGS) sets out criteria for assessing proposals affecting listed buildings and seeks to safeguard their character and setting.

Policy CD25 (ADVERTISING) imposes restrictions on advertising on commercial buildings other than shopfronts and states that high level advertising will not be permitted.

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.

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## Conditions/Reasons associated with the Recommendation

### Recommendation

It is recommended that this application be **REFUSED AND ENFORCED**

### Reasons

1. The proposal is contrary to Central Edinburgh Local Plan Policy CD2, in respect of Listed Buildings, as the nature of the sign has an adverse affect on the character of the listed building.
2. The proposal is contrary to Central Edinburgh Local Plan Policy CD25, in respect of advertising, as it will diminish the architectural integrity of the listed building.
3. The proposal is contrary to the Non-Statutory Guidelines in respect of Commercial Frontages, as the projecting sign has an adverse affect on the domestic character of the listed building.

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End

