

Development Management Sub Committee

Report returning to Committee - Wednesday 18 November 2015

Application for Approval of Matters Specified in Conds 15/01858/AMC

At 1 - 3 St James Centre, Edinburgh, EH1 3SS

**Application for approval of matters specified in Condition 23
of Outline Planning Permission 08/03361/OUT relating to
design of the central hotel building (Block C) and associated
landscaping and external lighting.**

Item number	7.6
Report number	
Wards	A11 - City Centre

Recommendations

It is recommended that condition one of the above AMC approval is discharged.

Background information

Condition one of the planning approval for the St James hotel states:

Prior to the installation of the external cladding, a sample panel(s) of the same size and curvature of the existing sample panel, shall be erected on site. The panel(s) shall show alternative finishes to the cladding material and its fixing details. The sample panel(s) shall be approved by the Development Management Sub-Committee of the Planning Committee prior to the use of the approved material on the development hereby approved.

The reason for this condition is in order to ensure a satisfactory external building material.

In addition to the sample panel of the proposed cladding that was on site at the time the application was considered, two further sample panels have been constructed.

Main report

The planning report for the hotel stated that in respect of materials there could be an adverse impact upon the building's surroundings if the material were to be too shiny and reflective - making the building stand out to such a great degree that it would compete against its neighbours and against other important features of Edinburgh's skyline such as the Castle.

The report went on to state that if Committee are minded to approve the application then a condition is recommended that requires sample panels to be built for the approval of the Planning Authority. This would set out a requirement for the curved form to be shown as well as the fixing details. The condition would sit alongside condition 12 of the 08/03361/OUT outline planning permission. The proposed condition would be accompanied by an informative that sets out the considerations that would be applied to the assessment of any sample.

Condition one requires a sample panel to be approved by Committee. Informative four states, it is expected that in addition to the sample panel that is already on site, two further panels shall be erected to demonstrate the quality of the proposed external cladding.

Two further panels have now been erected. These panels show how the coloured stainless steel on the building would appear, being curved and angled to match the geometry of the proposed building. This geometry shows the extent of how light will be reflected. Both new panels are coloured bronze. This is darker than the gold coloured sample originally built. The material has a dimpled finish and one of the panels has the surface layer of the tops of the dimples ground off to expose raw stainless steel. This results in a slightly more reflective surface in comparison with the material that has not had this treatment.

These are darker brown in colour and will have a more neutral impact on Edinburgh's skyline than the originally proposed golden coloured stainless steel. Of the two new samples constructed, the finish that is not ground down to expose the raw stainless steel is preferred as this has a more subtle appearance due to its lesser reflectivity. This material is known as Granex 6wl full colour.

It is therefore recommended that the condition is discharged on the basis that Granex 6wl full colour is used as the external cladding material for the hotel.

Links

Policies and guidance for this application

LPC, CITD1, CITD3, CITD4, CITD5, CITD6, CITD7, CITD10, CITE1, CITE3, CITE6, CITE8, CITR1, CITR6, CITT1, CITCA1, NSG, NSGD02, NSLBCA, CRPNEW,

A copy of the original Committee report can be found in the list of documents at <https://citydev-portal.edinburgh.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=NN5CP5EW09Z00>

Or [Council Papers online](#)

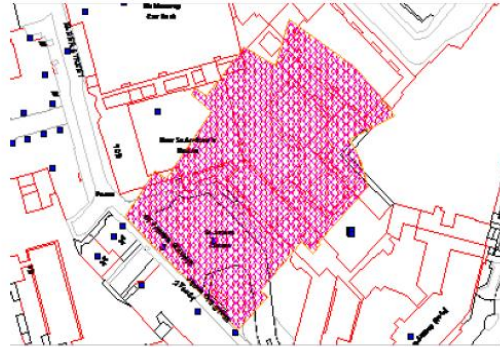
David R. Leslie

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Location Plan



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