

# Development Management Sub Committee

Wednesday 27 January 2016

**Application for Listed Building Consent 15/04347/LBC  
At 204 Rose Street, Edinburgh, EH2 4AZ  
Proposed alterations to a church to form a licensed  
restaurant with ancillary bar and serviced accommodation  
and associated roof top plant.**

<b>Item number</b>	6.3 (b)
<b>Report number</b>	
<b>Wards</b>	A11 - City Centre

## Summary

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The proposed works comply with the development plan and are a justified exception to the non-statutory guidance stated. The works will impact on the character of the listed building, but sufficient fabric details are retained in order to interpret the new layout within the shell of the original auditorium, without completely obscuring the original character. There are no other material considerations which outweigh this decision.

## Links

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

# Report

## **Application for Listed Building Consent 15/04347/LBC At 204 Rose Street, Edinburgh, EH2 4AZ Proposed alterations to a church to form a licensed restaurant with ancillary bar and serviced accommodation and associated roof top plant.**

### **Recommendations**

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

### **Background**

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#### **2.1 Site description**

The site is the former Charlotte Baptist Chapel which is located at the western extremity of Rose Street near Charlotte Square, on the south side of the street and on the corner of Rose Street Lane South. Directly to the north is the Roxburgh Hotel. Diagonally to the north west is a public house with six flats above it. To the east, there are six flats above a public house. To the west, on South Charlotte Street, is an office at basement level with five flats above. To the south, there are shops in Princes Street with some residential properties above.

The section of Rose Street between South Castle Street and South Charlotte Street contains seven public houses.

The building is category B listed. It was designed by J. A. Arnott and J. Inch Morris and dates from 1908. It was listed on 28 March 1996, (ref: LB43329). It is located within the Edinburgh World Heritage Site.

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

#### **2.2 Site History**

March 2005 - advertisement consent and listed building consent granted for two plasma screens in the arched windows at the front of the building at street level. Not implemented (Reference: 05/00009/ADV+LBC).

16 January 2014 - Planning permission and listed building consent refused for change of use and works in connection with converting the building to a pub, (application references: 13/02032 +13/02032/LBC). Subsequent appeals for planning permission were dismissed and the listed building consent upheld, respectively (appeal nos.14/00051/REF and 14/00051/REF).

Relevant nearby property history:-

18 September 1996 - planning permission granted for alterations and conversion of property to a traditional ale, wine and food bar at 62-66 George Street (application: 96/00328/FUL).

## **Main report**

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### **3.1 Description Of The Proposal**

The proposal is to convert the interior of the church to a licensed restaurant on the ground floor with a restaurant and bar in the basement, connected by a new staircase. The remainder of the building would be used as serviced apartments. Two new floors would be installed incorporating six apartments and a guest lounge on the first floor with a central corridor void; seven double upper (one and three quarter height) apartments on the second and upper second floors. The existing top floor would be adapted to house nine apartments. There would be 22 units in total.

A new lift is to be installed to the right hand side of the lobby by removing the staircase, to allow access to the apartments. Roof plant is proposed in the form of a flue extending up to an existing chimney height level. Two sets of air conditioning units will be provided for the residential accommodation and four condensers for the restaurant chill and freezer room, and back of house, respectively. Three rooflights will be removed and covered with matching slate.

#### Supporting Statement

The applicant has provided a Design and Access Statement and a Planning Supporting Statement. These documents are available to view on the Planning Online Services page of the Council Website.

### **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 proposed works to the building will adversely impact on the character of the listed building, or its setting; and
- b) there are any equality or human rights issues.

### a) Re-use of the Listed Building and its Character

The size of the building can be fully utilised by this proposal through maximising the auditorium space for residential use. New floors have been added incorporating existing stages and balconies. This will have a significant impact on the character of the building but the layout ensures views are maintained up through the floors to the main ceiling and downwards through glass floor panels to the retained balcony area. The apartments on the middle two levels are one and three quarters height to allow the roof features to be incorporated and to maintain some semblance of the former auditorium space. The top floor is already compartmental and altering this to apartment accommodation is appropriate to the existing layout. The restaurant and bar will utilise the less architecturally important floors and reintroduce a stair connection between them which will open up the original space again. In this respect, the proposed use is very suitable for this listed building. The subdivision into residential rooms does require flooring over, and subdivision of, the main space in order to make a viable scheme. Efforts have been made, however, in the design of each floor to allow interpretation of the original interior by incorporating vertical views and by retaining original features and fabric, such as the balcony, pulpit, organ pipes and arched ceiling. The new corridors have been made wider at the upper levels to assist in creating views up through the former auditorium space.

The removal of one stone staircase, presently forming a symmetrical arrangement either side of the entrance to provide space for a lift between the basement and the third floor is necessary to make the whole scheme work and is in the lesser, corner position in relation to the larger spaces of the building.

As a result of the Noise Impact Assessment, secondary glazing will be required and this should be able to be accommodated at the front of the window reveals without significant impact on the window character. A condition is recommended.

The listed building can be adapted for the proposed use without detriment to its character. The building has been extensively marketed and the only potential takers were pub/bistro type companies. The only interest in the building for residential use was from an adjacent hotel which will oversee the serviced accommodation. The proposed users are therefore the most suitable for the building and would result in the re-use of a currently vacant listed building. The former church use has relocated to Shandwick Place.

### b) Equalities

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

### Conclusion

The proposed works will impact on the character of the listed building, but sufficient details are retained in order to interpret the new layout within the shell of the original auditorium, without completely obscuring the original character. There are no other material considerations which outweigh this decision.

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

### **3.4 Conditions/reasons/informatives**

#### **Conditions:-**

1. Details of the design, profile and positioning of the proposed secondary window glazing 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 statutorily listed building.

#### **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.

### **Financial impact**

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#### **4.1 The financial impact has been assessed as follows:**

There are no financial implications to 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 level of risk is low.

### **Equalities impact**

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#### **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**

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#### **7.1 The sustainability impact has been assessed as follows:**

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

### **Consultation and engagement**

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#### **8.1 Pre-Application Process**

Pre-application discussions took place on this application.

## 8.2 Publicity summary of representations and Community Council comments

The application was advertised on 2 October 2015. One of comment has been received from the West End Community Council:

### Community Council:

The West End Community Council did not request to be a statutory consultee but commented on the following grounds:

- Would keep in use an historic building.
- Hotel and restaurant fitting for west end of Rose Street.
- Sensitivity has been shown in the adaption to bedrooms on the upper levels.
- Concern about late night effects of bar operation. Hours of operation need to be strict.
- Servicing should form part of a management plan.
- Good Neighbour Agreement should be signed with developer to keep residents aware of building works as they progress.

### **Background reading/external references**

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- 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 is allocated as Central Area in the Edinburgh City Local Plan.

**Date registered**

22 September 2015

**Drawing numbers/Scheme**

01 -16,

Scheme 1

**John Bury**

Head of Planning & Transport  
PLACE  
City of Edinburgh Council

Contact: Duncan Robertson, Senior Planning Officer  
E-mail:d.n.robertson@edinburgh.gov.uk Tel:0131 529 3560

**Links - Policies**

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

# Appendix 1

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## Consultations

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No comments received.

## Location Plan

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