

Development Management Sub Committee

Wednesday 9 March 2016

**Application for Listed Building Consent 15/05264/LBC
At 204 Rose Street, Edinburgh, EH2 4AZ
Internal refurbishment including theatre, exhibition area,
museum, ballet school, dance studio and ancillary
accommodation.**

Item number	7.3 (b)
Report number	
Wards	A11 - City Centre

Summary

The proposed works comply with the Development Plan and the non-statutory guidance on Listed Buildings and Conservation Areas and will not adversely impact on the character and appearance of the listed building, or that of the conservation area.

Links

[Policies and guidance for this application](#) LPC, CITD11, CITE4, CITE6, NSLBCA,

Report

Application for Listed Building Consent 15/05264/LBC At 204 Rose Street, Edinburgh, EH2 4AZ Internal refurbishment including theatre, exhibition area, museum, ballet school, dance studio and ancillary accommodation.

Recommendations

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

Background

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 pub with six flats above it. To the east, there are six flats above a pub. To the west, on South Charlotte Street, is an office at basement with five flats above. To the south, there are shops in Princes Street with some residential properties above.

The building is category B listed 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

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/FUL and 13/02032/LBC). Subsequent appeals for planning permission were dismissed and the listed building consent upheld, respectively.

January 2016 - planning and listed building consent applications for proposed change of use from church (class 10) to licensed restaurant with ancillary bar (class 3) and serviced accommodation (sui generis) and associated roof top plant. Pending Decision at Committee 9 March 2016 (application numbers 15/04403/FUL and 15/04347/LBC).

January 2016 - Concurrent planning application for change of use, pending decision (application number 15/5261/FUL).

Main report

3.1 Description Of The Proposal

The proposal is to convert the church to a centre for dance and performing arts, including a theatre, exhibition space, museum, ballet school, dance studio and ancillary accommodation. A studio theatre is proposed in the basement area with the lounge and foyer being retained on the ground floor but with the addition of a cafe and bar, box office and seating.

The main auditorium would have 366 seats at stalls level and 257 seats at balcony level (623 in total). Additional stage provision at stalls level would be in the form of a demountable large apron to the existing stage below the pulpit, which will be retained. Seating, stage and proscenium lighting gantry configurations will be flexible. The rigs and frameworks will be flat packed and stored permanently within the building when not in use. Pews will be erected and removed depending upon the requirements of each public performance.

The top floor would be used for rehearsal/studio theatre with adjacent offices, wardrobe, kitchen and toilets. When not used for rehearsals, the studio would have the capacity to accommodate performances with seating for between 102 and 110 persons.

Supporting Statement

Three letters have been submitted with the application papers. These are from the Ralph and Meriel Richardson Foundation, The Critics' Circle and The Theatres Trust. The applicant has also submitted a Design and Access Statement, a Planning Supporting Statement (Change of Use and Internal Refurbishment) and a Socio-Economic Considerations statement.

These documents are available to view on the Planning and Transport Online Services.

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.

Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against granting of permission.

3.3 Assessment

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

- a) the proposed works will adversely impact on the character and appearance of the listed building, or the conservation area; and

b) there are any equality or human rights issues.

a) Character and Appearance of Listed Building and Conservation Area

The size of the building can be fully utilised by this proposal through maximising the auditorium space and other large spaces in a flexible manner for dance and arts performances. The listed building can be adapted for the proposed use without detriment to its character as it will essentially re-use the building without affecting its fabric in the same way that it was utilised by the former Baptist church.

Minor structural changes include the relocation of a stair from the south west to the south east corner of the building and the insertion of a lift shaft in the existing stair well area from basement to second floor level with associated cutting through the floor plate to third floor to extend the lift shaft up one more floor, with partition changes. Otherwise, the existing main spaces are used as they are with temporary removable structures and pews.

There are no significant external alterations.

The impact of the proposed use on the character of the listed building is acceptable.

b) Equalities and Human Rights Issues

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

Conclusion

The proposed works comply with the Development Plan and the non-statutory guidance on Listed Buildings and Conservation Areas and will not adversely impact on the character and appearance of the listed building, or that of the conservation area.

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.

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 meets the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

8.1 Pre-Application Process

Pre-application discussions took place on this application.

8.2 Publicity summary of representations and Community Council comments

Advertised on 27 November 2015. Two letters of support have been received from two Community Councils:

New Town and Broughton Community Council

- No significant proposed interventions on exterior.
- Internal modifications are minimum required to meet current access standards, and seem to be justified.

West End Community Council

- Cause minimal disruption to the historic layout and features - removable light fittings is a good example.
- Alterations for disabled access are minimal and thoughtfully handled, and found to be justified.

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**

Allocated as Central Area in the Edinburgh City Local Plan.

Date registered

17 November 2015

Drawing numbers/Scheme

01; 02A; 03-07; 08A-011A,

Scheme 2

John Bury

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Links - Policies

Relevant Policies:

Relevant policies of the Edinburgh City Local Plan.

Policy Des 11 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

Policy Env 4 (Listed Buildings – Alterations & Extensions) identifies the circumstances in which alterations and extensions to listed buildings will be permitted.

Policy Env 6 (Conservation Areas Development) sets out criteria for assessing development in conservation areas.

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

Historic Environment Scotland

Historic Environment Scotland have reviewed your consultation for alterations associated with converting the former Baptist Chapel into a centre for dance and the performing arts, and we consider the proposals do not raise issues of national significance, so we can confirm that we do not object.

While we do not object, we do, however, have the following comments which your Council should take into account in your decision:

We consider the re-use proposals to be an excellent fit for this B-listed building. In looking at the alterations in more detail, we consider the majority of the works will have very little impact on the interest of the listed building. The removal of one of the main (likely original?) front staircases and installation of a lift will have more of an impact. Whilst the retention of this staircase would be desirable, we can also see the rational of locating a lift in this location and we also recognise the improvements in the handling of the interior more generally, i.e. retention of the pews, when compared against the 2014 LBC consent.

Location Plan



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