

Development Management Sub Committee

Report returning to Committee - Wednesday 9 March 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.

Item number	7.2(b)
Report number	
Wards	A11 - City Centre

Recommendations

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

Background information

The application was considered at the meeting on 24 February 2016. Committee continued the application and requested the following information:

1. Additional, clear information justifying the intervention of the proposals, based on the Scottish Historic Environment Policy (SHEP) tests showing that less impactful options had been considered and the potential economic or social benefits of the development, as recommended by Historic Environment Scotland.
2. Additional information on the calculation used to determine the tram contribution and how these had been arrived at.
3. The travel pattern of the congregation attending the church i.e. distances travelled.
4. The impact on community use resulting from the church moving to the new premises in Shandwick Place.

Main report

The applicant's response to the four questions from the Committee on 24 February 2016 is set out in the further Supporting Statement available to view on the Planning and Building Standards on-line services.

1. SHEP Test

The purpose of the SHEP, amongst other things, is to assist planning authorities in undertaking their duties regarding applications for listed building consent. It is clear from the SHEP, that applications that sustain or enhance the beneficial use of the building and which do not have an adverse impact on the special interest of the building should be granted. However, it goes on to state that, if the proposals are considered to have an adverse impact on the special interest of the building, careful consideration should be taken regarding:

- the relative importance of the special interest of the building;
- the scale of the impact of the proposals on that special interest;
- whether there are other options which would ensure a continuing beneficial use for the building with less impact on its special interest; and,
- whether there are significant benefits for economic growth or the wider community which justify a departure from the presumption against works that have an adverse impact on special interest.

The provisions in the SHEP about buildings being marketed to restoring purchasers only and justification of significant economic or community benefit being evidenced relate to demolitions and are not relevant to these proposals.

The applicant has advised that a range of development options for the building were considered in conjunction with the marketing exercise that took place in 2012. This resulted in three offers being made for the church building all of which were public house uses. The applicant's offer was accepted and a subsequent planning application for the change of use of the premises to a public house was made but was refused by the Council (16 January 2014).

The applicant has advised that the building remained on the open market while they considered further options but as no other options were forthcoming the applicant proceeded with the purchase.

A number of different uses and mixed use schemes have been considered and the retention of the atrium space was a factor that was considered in this decision making process. The applicant states that the current proposals represent the best long term viable option for the reuse of the building.

2. Tram Contribution Calculation

Local Development Plan Policies Del 1 (Developer Contributions) and Del 2 (Retrospective Developer Contributions) require developer contributions from any development if:

- It will have a net impact on infrastructure capacity; and,
- It is necessary to mitigate that impact by providing additional capacity or otherwise improving existing infrastructure.

In line with national policy, developer contributions will only be required where they are necessary, proportionate and directly related to the impact(s) of a proposed development.

If there was no development currently on the site, the tram contribution would be £128,800 in line with the approved Developer Contributions and Affordable Housing Guidance. This is based on a 22 bed hotel (£82,800) and 200sqm of pubs/restaurant provision (£46,000) within Zone 1.

The reason for this contribution being set aside is that, based on the information provided by the applicant, there is not considered to be a net impact on infrastructure capacity.

The applicant has provided the detail of the trips generated and this is available to view on the Planning and Building Standards on-line services. This is discussed in further detail below.

If Committee is of the view that a tram contribution is appropriate in any case, it is recommended that a deduction would be given of £31,260. This is the amount of contribution that would be sought if a church development of 1,508sqm was proposed on this site.

3. Congregation Travel Pattern

The Church has provided information stating that it has a membership of approximately 500 and that Sunday morning service numbers range from 500 to 600 people.

Furthermore, it has provided evidence from a recent travel survey which it conducted. This indicated that:

- those attending the church came from a range of 37 different postcode areas in Edinburgh and beyond;
- only two percent of the membership live within the city centre postcodes EH1, EH2 and EH3; and,
- over 50 percent of those attending the church travel by car.

4. Community Use

The applicant has provided information obtained from the Church on how the community uses of the building will be transferred to other premises in the area. The evidence provided states that the uses in the Rose Street Chapel have largely transferred to 13-17 George Street and that all the community activities will be provided from its new premises in Shandwick Place in due course. This building has been empty for the last three years.

Conclusion

None of the information provided has led to a new recommendation being made. There are no material considerations that outweigh the conclusion reached in the original report.

Links

Policies and guidance for this application LPC, CITE4, NSG, NSLBCA,

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=NV2SBYEWGTY00>

Or Council Papers online

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