

Development Management Sub Committee

Wednesday 25 May 2016

**Application for Listed Building Consent 15/04439/LBC
At 11 - 15 Victoria Street, Edinburgh, EH1 2HE
Removal of all internal walls above ground level, staircase
and rear brick extension at levels 1,2 and 3.**

Item number	6.1(f)
Report number	
Wards	A11 - City Centre

Summary

The application complies with the Development Plan and Non-Statutory Guidelines. The proposals respect the architectural integrity and composition of the listed building, generate significant conservation gain through the re-use of a building at risk and do not detract from the buildings special character.

Links

[Policies and guidance for this application](#) LPC, CITE4, CITE3, NSG, NSLBCA,

Report

Application for Listed Building Consent 15/04439/LBC At 11 - 15 Victoria Street, Edinburgh, EH1 2HE Removal of all internal walls above ground level, staircase and rear brick extension at levels 1,2 and 3.

Recommendations

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

Background

2.1 Site description

The application site forms part of a wider development proposal which extends to 0.46 hectares in total, situated in the heart of Edinburgh's Old Town and subject of planning application ref: 15/04445/FUL.

The property subject to this application is 11-15 Victoria Street, a later 19th century 4-storey tenement, with 20th century brick extension to rear and commercial units at ground and lower levels. The building is category C listed and was listed on 13.08.1987 (LB Ref: 29877)

The site is bounded by Victoria Street to the north, a gap site to the south, India Buildings to the east and further tenements and commercial units to the West.

The application site is located in the World Heritage Site.

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

2.2 Site History

21 February 2006 - Listed Building Consent granted to alter the commercial building to back packers hostel and coffee shop (as amended) (application number 05/04077/LBC);

23 June 2006 - Planning permission granted for a change of use from commercial building to backpacker's hostel with coffee shop at ground floor and basement (application number 05/04077/FUL);

18 January 2008 - Listed Building Consent granted for alterations to form hotel including replacement of existing escape stair to rear (as amended) (application number 07/03417/LBC);

15 July 2008 - Planning Permission granted for a change of use to form hotel (as amended) (application number 07/03417/FUL);

1 February 2013 - Planning Permission granted for change of use to form hotel (as amended) (application number 12/04336/FUL).

Main report

3.1 Description of the Proposal

The overall proposal comprises a mixed use development including a new 225 bedroom hotel with bar, restaurant, café, retail and commercial uses.

11-15 Victoria Street would be converted and primarily utilised for hotel bedrooms. This building would also accommodate new commercial units at ground and basement levels. The building is currently in poor condition having been modified to accommodate offices in the past. The basement level retains the most significant architectural detail. Alterations at lower levels are to accommodate the proposed commercial uses accessed from Victoria Street.

The main alteration proposed for this building is the removal of the non-original 1960s brick extension at levels 1, 2 and 3 and replacement with a more traditional stone and slate roof extension, which would form part of the overall new inter-connecting development on the site.

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 alterations have an adverse impact on the character of the listed building;
- b) equalities and human rights issues have been addressed; and
- c) representations raise issues to be addressed.

Listed Building

The interior of 11-15 Victoria Street is extremely plain with little in terms of architectural detail. At upper levels it has been converted to more modern office space and is in a state of disrepair. The majority of the upper levels of this building are given over to the provision of bedroom space with the alterations having no adverse impact on the character of the interior. At ground and basement level there is some architectural interest in the interior of the building but these spaces will be largely retained within the proposed commercial units having no adverse impact on the character of the building.

Externally the removal of the rear brick extension and replacement with a more traditional stone building with slate roof, as proposed, would represent an improvement. This would allow the listed building and new development across the rest of the site to tie together in a more coherent fashion, responding to the historic context within which its set and having no adverse impact on the character of the listed building.

Alterations to the shopfront on Victoria Street are acceptable and would have no adverse impact on the character of the listed building.

Equalities and Human Rights

The development would improve the accessibility of the building. 11-15 Victoria Street would be accessible to all once inside the main building. The development would:

- Embrace the policies of inclusive design.
- Ensure safe, easy and inclusive access for all people regardless of disability, age or gender, both into the building or site and to local amenities such as shops, community and leisure facilities.

The proposed public realm works would improve accessibility, including those with mobility issues.

Impacts on equalities and rights are acceptable.

Representations

Material grounds of objection

- consent would pre-judge the current full development application, and would certainly be prejudicial to any alternative plan should the current proposal be rejected - addressed in section 3.3 (a).

Non material grounds of objection

- loss of the tree is not relevant to this listed building consent application but is assessed in the related planning application.

Conclusion

In conclusion, the proposal complies with the development plan and relevant non-statutory guidelines, respects the architectural integrity, composition and special character of the listed building, provides a long term sustainable future uses for the building which has been on the Buildings at Risk Register for a significant period of time. The proposals represent both a valuable conservation/restoration project and enhancement of the existing building. The proposals have no adverse impact on the character of the building. There are no material considerations that outweigh this conclusion.

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.
2. For the avoidance of doubt, this consent relates only to the works proposed at the statutory address 11-15 Victoria Street and no other building.
3. For the avoidance of doubt, with regard to of the removal of the 1960s brick extension to the rear of the building if other permissions or consents for development are refused, details would be required as to how the removed extension would be replaced or the remaining building finished.

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:

This application was assessed in terms of equalities and human rights. The impacts are identified in the Assessment section of the main report.

Sustainability impact

7.1 The sustainability impact has been assessed as follows:

This application was assessed in relation to the Edinburgh Design Guidance and meets relevant standards.

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

The application was advertised on 9 October 2015. 3 letters of representation were received. The Old Town Community Council objected on the grounds:

- To grant consent would pre-judge the current full development application, and would certainly be prejudicial to any alternative plan should the current proposal be rejected.

The West End Community Council's comments were not relevant to the listed building applications.

The application was re-advertised on 25 March 2016. No further letters of representation were received.

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**

The application site is located in the Central Area in the Edinburgh City Local Plan.

Date registered

25 September 2015

Drawing numbers/Scheme

3a, 13a-15a, and 27a-29a

Scheme 2

John Bury

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Links - Policies

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.

Policy Env 3 (Listed Buildings - Setting) identifies the circumstances in which development within the curtilage or affecting the setting of a listed building 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

No consultations undertaken.

Location Plan



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