

**Full Planning Application 05/03743/FUL  
at  
11 Commercial Wharf  
Edinburgh  
EH6 6LF**

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**Development Quality Sub-Committee  
of the Planning Committee**

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**1 Purpose of report**

To consider application 05/03743/FUL, submitted by Mr Hilton. The application is for: **Alter existing building to form new garage door, door and windows (partially retrospective) (as amended)**

It is recommended that this application be **GRANTED** subject to the conditions in Appendix B.

**2 The Site and the Proposal**

**Site description**

This application relates to an office occupying a single storey outshoot to rear of four storey Italianate tenement by George Roberts and Son, 1870-1875. The building is category B listed (listed on 12/12/1974) and situated within the Leith Conservation Area.

**Site history**

94/01582/FUL refused 24.10.94 - change of use from commercial to café bistro.

97/01782/FUL refused 01.10.97 - change of use from offices to food and drink.

98/02323/FUL refused 18.11.98 - change of use from office to bistro (use class 3 only).

02/01935/LBC granted 29.08.02 - alterations to existing office to form sandwich shop and dwelling.

02/01935/FUL granted 27.01.03 - change of use to mixed residential/retail use.

03/00844/FUL granted 11.09.03 - change of use from office to café bar and residential (as amended to include ventilation details).

03/00844/LBC granted 04.07.03 - alterations to existing office to form café bar and dwelling.

05/02069/LBC refused and enforced 11.08.05 - alter existing building to form new garage door, door, windows and rooflights (in retrospect).

05/02069/FUL refused and enforced 08.09.05 - alter existing building to form new garage door, door, windows and rooflights (in retrospect).

### **Description of the Proposal**

This proposal has been submitted in response to an application (05/02069/LBC and FUL) that was refused and enforced as the works that had been carried out were unacceptable. This amended proposal is for the alteration of the rear elevation to form a garage door, 2 no windows and a door.

The refused scheme used inappropriate materials for the garage and pedestrian doors.

## **3 Officer's Assessment and Recommendations**

### **DETERMINING ISSUES**

The determining issues are:

- Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against the granting of permission;
- Do the proposals preserve the building or its setting or any features of special architectural or historic interest which it possesses? If they do not, there is a presumption against the granting of permission. For the

purposes of this issue, "preserve", in relation to a 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 comply with the development plan?
- If the proposals do comply with the development plan, are there any compelling reasons for not approving them?
- If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

## **ASSESSMENT**

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

- a) Whether the proposals have an adverse impact on the character or appearance of the conservation area;
- b) Whether the design is satisfactory given the setting of the site;
- c) Whether the proposals are detrimental to residential amenity or road safety.

a) The character of the Leith Conservation Area is described in the North East Edinburgh Local Plan as follows:

*"The Leith Conservation Area covers the extent of the historic town, including the Madeira area (Leith's 'First New Town'), and also Leith Walk - the town's main link with Edinburgh city centre. The character of the Conservation Area derives from Leith's history both as a port and an independent burgh. Several fine Georgian and Victorian warehouses survive, some now converted for residential or office use; in many cases these were initially built to hold wine and dry goods, although many were converted in the late 19th Century to serve the whisky industry. A rich mixture of civic buildings and mercantile architecture survives particularly at Bernard Street and The Shore. Significant earlier buildings include Lamb's House and St Ninian's Manse (both early 17th Century); although many more recent buildings have been built, the present street pattern of The Shore area closely follows that of the historic town.*

*The Inner Harbour of the Water of Leith provides a vibrant focus for the Conservation Area, with buildings along The Shore forming an impressive waterfront townscape. The conservation Area also covers the older parts of Leith docks, containing many early features including listed dock buildings and the Victoria Bridge, a scheduled Ancient Monument.*

*The Madeira area retains a largely Georgian domestic character, with stone buildings and slate roofs predominating; some of the Georgian buildings retain astragaled windows and doors with fanlights. Many of the roads are setted,*

*the main exception being Prince Regent Street; stone garden walls are a feature of the area. North Leith Parish church provides a visual focus to this mainly residential area, which also includes major public buildings such as Leith Library and Town Hall.*

*Leith Walk remains the main artery linking the centre of Edinburgh to the old burgh of Leith. It is characterised mainly by Victorian tenements with shops and pubs at the ground floor level. There are a number of Georgian survivals, most notably Smith's Place dating from 1814. Between Smith's Place and Albert Street lies a series of tenemented streets, mainly designed by John Chesser.*

*Building types within the Conservation Area vary but are traditionally of stone, with slate roofs; however, more recent building has generally used block or render and traditional brick where previously found. Pockets of public housing development of the 1960's and 1970's, of a contemporary character, fall within the expanded Conservation Area. Open space is concentrated at Leith Links, which provides a spacious contrast to the relatively dense settlement pattern of the remainder of the Conservation Area."*

The proposed alterations involve reconstruction of a large section of the rear elevation. The degree of intervention and modern design approach is acceptable, as this part of building has no special architectural significance. There will be no adverse impact on the character or appearance of the conservation area.

b) This proposal has been submitted in response to an application (05/02069/LBC and FUL) that was refused and enforced. The current proposal, replaces the pedestrian and garage doors so that they are more in keeping with the character of the conservation area. These doors are replacing 'wood effect' doors with high quality materials of wood and glazing. The windows above will be replaced to form two windows that are located in a straight line, providing a contemporary scheme using high quality materials.

c) There is no adverse effect on road safety or residential amenity.

The proposals comply with the development plan and non-statutory policies, have no adverse effect on the character or appearance of the conservation area or the building and its setting, and have no detrimental impact on residential amenity or road safety.

There are no material planning considerations, which outweigh this conclusion.

It is recommended that the Committee approves this application.

Alan Henderson

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Belinda Sutherland on 0131 529 3510
<b>Ward affected</b>	12 - Newhaven
<b>Local Plan</b>	North East Edinburgh Local Plan
<b>Statutory Development Plan Provision</b>	Mixed Uses
<b>Date registered</b>	7 November 2005
<b>Drawing numbers/ Scheme</b>	01; 02; 03; 04B. Scheme 3

#### **Advice to Committee Members and Ward Councillors**

The full details of the application are available for viewing on the Planning and Building Control Portal: [www.edinburgh.gov.uk/planning](http://www.edinburgh.gov.uk/planning).

If you require further information about this application you should contact the following Principal Planner, Martin Easson on 0131 529 3989. Email: [martin.easson@edinburgh.gov.uk](mailto:martin.easson@edinburgh.gov.uk).

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail [blair.ritchie@edinburgh.gov.uk](mailto:blair.ritchie@edinburgh.gov.uk) or [sarah.bogunovic@edinburgh.gov.uk](mailto:sarah.bogunovic@edinburgh.gov.uk)

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**Application Address:** 11 Commercial Wharf  
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## Consultations, Representations and Planning Policy

### Consultations

No consultations undertaken.

### Representations

The application was advertised 18 November 2005. One letter of representation was received 21 November 2005. A neighbour objects to the proposals on the grounds that the column of lightly coloured stone between the garage door and the pedestrian door is inappropriate. Other concerns raised by the objector were not planning related.

***Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.***

### Planning Policy

The site is located within the North East Edinburgh Local Plan, in an area of mixed activities.

#### Relevant Policies:

Policy E21 (CONSERVATION AREAS - GENERAL): requires proposed development within a conservation area to retain all features which contribute to the character and appearance of the area.

Non-statutory guidelines on 'HOUSE EXTENSIONS AND ALTERATIONS' set out the design principles against which proposals will be assessed.

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## Conditions/Reasons associated with the Recommendation

### Recommendation

It is recommended that this application be **GRANTED**

### Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.

### Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

### INFORMATIVES

It should be noted that:

1. This consent is for planning permission only. Work must not begin until other necessary consents, e.g. listed building consent, have been obtained.

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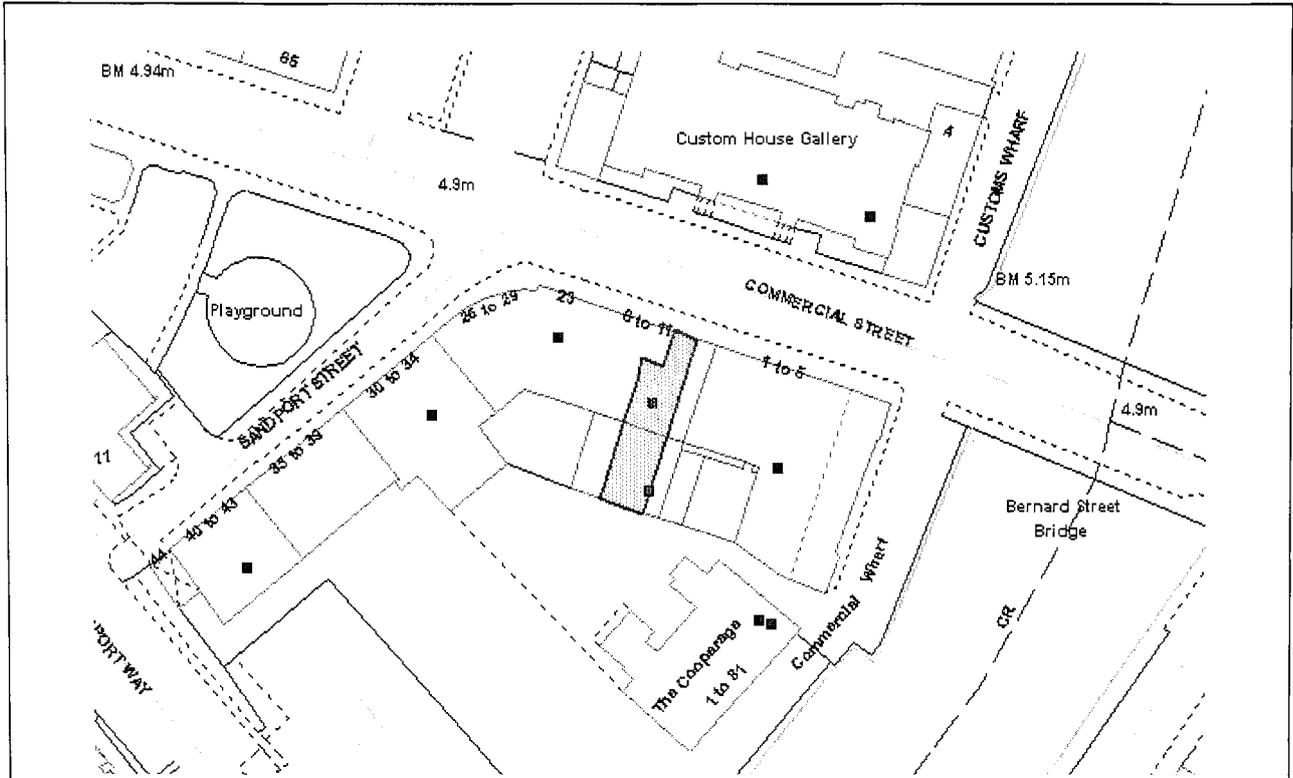
End

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## Location Plan



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