

# Development Management Sub-Committee

**Wednesday 14 September 2016**

**Report for forthcoming application by**

**Lasalle Investment Management. for Proposal of Application Notice**

**16/03655/PAN**

**At 64 Princes Street, Edinburgh, EH2 2DJ**

**Refurbishment and redevelopment of existing premises to form retail (class 1) and restaurants (class 3) at Princes Street and Rose Street levels and at basement levels below with Hotel (Class 7) restaurants (Class 3) above (within underused upper floors of premises and at new rooftop levels) together with associated works**

<b>Item number</b>	9.1
<b>Report number</b>	
<b>Wards</b>	A11 - City Centre

## Summary

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The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for planning permission for a mixed used scheme comprising retail, hotel and restaurant use at 64 Princes Street, Edinburgh.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice 16/03655/PAN on 22 July 2016.

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## Links

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**Coalition pledges**

**Council outcomes**

CO7, CO19, CO23

**Single Outcome Agreement**

SO4

## Recommendations

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1.1 It is recommended that the Committee notes the key issues at this stage and advises of any other issues.

## Background

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### 2.1 Site description

The site is the former British Home Stores building, designed by Robert Matthew, Johnson-Marshall and Partners, 1964-1968. This purpose-built store was designed as the first flagship store of the chain in Scotland and presents bespoke 1960s modern design. It is bound by Princes Street to the south and Rose Street to the north and is flanked by retail units to either side. The Edinburgh store is one of the first of the proposed 'panel buildings' planned as part of the comprehensive redevelopment of Princes Street, originating in the Abercrombie plan of 1949. The building is category B listed (LB ref: 51249) and was listed on 26.11.2008.

This application site is located within the New Town Conservation Area and World Heritage Site.

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

### 2.2 Site History

There is no planning history for the site.

## Main report

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### 3.1 Description Of The Proposal

An application for planning permission will be submitted for the refurbishment and redevelopment of existing retail premises to form retail (class 1) and restaurants (class 3) at Princes Street and Rose Street levels and at basement levels below with Hotel (Class 7) restaurants (Class 3) above (within underused upper floors of premises and at new rooftop levels) together with associated works. No details have been submitted at this time regarding size of hotel or access and design.

### 3.2 Key Issues

The key considerations against which the eventual application will be assessed include whether:

**a) The principle of the development is acceptable in this location;**

The site is an existing retail unit and is located within the Central Area and City Centre Retail Core. Mixed use schemes will often be necessary to gain planning consent, especially those involving larger sites. It is particularly important to maintain activity at ground level, and the inclusion of units designed for shop use will be required in areas designated as core or primary retail frontages.

**b) The alterations proposed would not have an adverse impact on the character or appearance of the conservation area, the character and setting of the listed building or the Outstanding Universal Value of the World Heritage Site;**

The building is a category B listed building located in the New Town Conservation Area and World Heritage Site. As such a heritage statement will be required to accompany the application.

**c) The design, scale and layout are acceptable within the character of the area; and does the proposal comply with the Edinburgh Design Guidance;**

A design and access statement will be required to accompany the application.

**d) Access arrangements are acceptable in terms of road safety and public transport accessibility;**

The proposal should have regards to transport policy of the Edinburgh City Local Plan and Designing Streets. A transport statement will be required to support the application.

**e) There are any other environmental factors that require consideration;**

The applicants will be required to submit sufficient information to demonstrate that the site can be developed without having a detrimental impact on the environment. In order to support the application, the following documents will be submitted:

- Pre-Application Consultation report;
- Planning Statement;
- Design and Access Statement;
- Heritage Statement;
- Transport Information;
- Flood Risk Assessment and Surface Water Management Plan;
- Air Quality Impact Assessment; and
- Noise Impact Assessment;

### **3.3 Assessment**

This report highlights the main issues that are likely to arise in relation to the various key considerations. This list is not exhaustive and further matters may arise when the new application is received, and consultees and the public have the opportunity to comment.

## **Financial impact**

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**4.1** The forthcoming application may be subject to a legal agreement.

## **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 This is a pre-application report. When a planning application is submitted it will be assessed in terms of equalities and human rights.

## **Sustainability impact**

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7.1 A sustainability statement will need to be submitted with the application.

## **Consultation and engagement**

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

There is no pre-application process history.

### **8.2 Publicity summary of representations and Community Council comments**

The Proposal of Application Notice (reference: 16/03655/PAN) outlined a public exhibition to be held on 22 September 2016 at The George Hotel, 19-21 George Street, Edinburgh. The results of the community consultation will be submitted with the application as part of the Pre-application Consultation Report.

## **Background reading/external references**

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- To view details of the proposal of Application Notice 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](#)

### **John Bury**

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## Links

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### Coalition pledges

#### Council Outcomes -

CO7 Edinburgh draws new investment in development and regeneration.

CO19 Attractive Places and Well Maintained – Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards and maintenance of infrastructure and public realm.

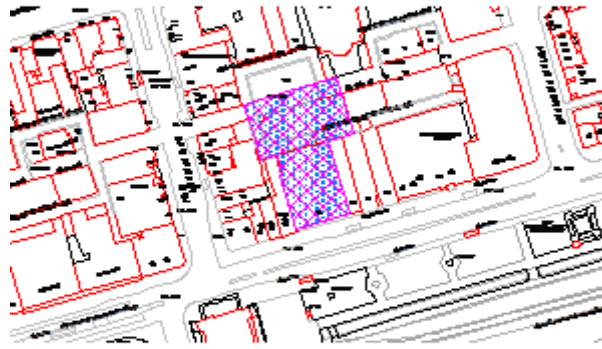
CO23 Well engaged and well informed – Communities and individuals are empowered and supported to improve local outcomes and foster a sense of community.

#### Single Outcome Agreement

SO4 Edinburgh's communities are safer and have improved physical and social fabric.

## Location Plan

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