

# Development Management Sub Committee

**Wednesday 9 November 2016**

**Report for forthcoming application by**

**Duddingston House Properties & Urbanist Hotels. for  
Proposal of Application Notice**

**16/04537/PAN**

**At New Parliament House, 5 - 7 Regent Road, Edinburgh  
Change of use, alterations to and restoration of principal  
former Royal High School building and pavillions  
Gymnasium block and lodge, new build development, new  
improved vehicular service and pedestrian accesses,  
landscaping, parking, public realm and other works to create  
a world class hotel of international standing with associated  
uses including publically accessible bars (public house) and  
restaurants (Class 3).**

**Item number**

9.2

**Report number**

**Wards**

A11 - City Centre

## Summary

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The purpose of the report is to inform the Development Management Sub Committee of a forthcoming planning application for change of use, alterations to and restoration of the principal former Royal High School building and pavilions, gymnasium block and lodge, new build development, new improved vehicular service and pedestrian accesses, landscaping, parking, public realm and other works to create a 'world class hotel of international standing' and associated uses including publicly accessible bars (public house) and restaurants (Class 3) at New Parliament House, 5 - 7 Regent Road, 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 on 19 September 2016.

### 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 application site is the former Royal High School with its grounds and ancillary buildings. The site also includes part of the public road and footway on the Regent Road frontage, as well as a section of public road and footway to the west of the site, next to the pedestrian access route to Calton Hill. The site is located at a prominent, elevated position on the north side of Regent Road on Calton Hill.

The primary building is category 'A' listed, and was designed in the Greek revival style by Thomas Hamilton, in 1825 - 1829. It is composed of a powerful symmetrical grouping of 'the principal Doric temple-pavilion, with flanking colonnades and subsidiary temples'.

The listed building group also includes a gate lodge on the north west side of the site (built in 1885) and a classical style, classroom block (built in 1894) to the north east of the main building. The northern boundary of the former school grounds is bounded by a deep retaining wall which is also listed. This wall runs alongside the public walkway on Calton Hill, part of which is included within the site area.

An area of informal landscaping, including small trees and shrubs, is located at the western end of the site next to the entrance to the old school and the walkway to Calton Hill.

The public park on Calton Hill, lies to the north of the site. This park is a Site of Special Scientific Interest and is included in the Historic Scotland Inventory of Gardens and Designed Landscapes. It contains a collection of monuments and buildings, including the category A listed, National Monument, City Observatory and the Dugald Stewart Monument. The category A listed terrace of buildings on Royal Terrace is situated immediately to the east of the site. The category A listed Robert Burns Monument is to the south west of the site on the opposite side of Regent Road and the category A listed, St Andrews House is located to the south west, on the opposite side of Regent Road.

The site is in the Edinburgh World Heritage Site.

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

### 2.2 Site History

17 November 1971 - Planning permission granted for change of use to an arts and cultural centre for the city (planning application number 1389).

22 September 1976 - planning permission granted for alterations to existing buildings to form accommodation for the Scottish Assembly (planning application number GD68/76).

7 March 2000 - Planning permission granted for alterations to form temporary district courts including the erection of a porta-cabin (planning application number 99/3131/CEC).

7 March 2000 - Listed Building Consent approved for alterations to form temporary district courts including the erection of a port-a-cabin (listed building consent application number 99/3131/CEL).

25 July 2002 & 19 March 2004 - Planning permission granted for the erection of a temporary port-a-cabin (planning application numbers 02/00072/CEC & 04/00135/FUL).

21 January 2015 - Proposal of application notice (PAN) submitted for planning permission for the change of use, alterations to and restoration of principal former High School building and pavilions, demolition of ancillary buildings, including former gymnasium and gatehouse, new build development, new /improved pedestrian and vehicle access, landscaping, parking and public realm works to create a world class hotel of international standing. The PAN was approved on 3 February 2015. It was reported to the Development Management Sub Committee on 25 February 2015 (PAN number 15/00223/PAN).

18 December 2015 - Planning Permission refused for change of use, alterations to and restoration of principal former Royal High School building and pavilions (original Thomas Hamilton-designed school buildings), demolition of ancillary buildings including the former Gymnasium Block and Lodge, new build development, new/improved vehicular, service and pedestrian accesses, landscaping, parking, public realm and other works to create a world class hotel of international standing with associated uses (including publicly accessible bars (public house) and restaurants (Class 3) (planning application number 15/03989/FUL).

21 December 2015 - Application for listed building consent refused for refurbishment (external and internal), alteration and extension of principal former Royal High School building and pavilions, demolition of former Lodge, Gymnasium Block, demolition of 2 curtilage buildings (former Classroom Block and Luncheon Hall), demolition of existing gates, wall (in part) and formation of new service access (application number 15/03990/LBC).

17 March 2016 - planning appeal lodged in respect of the refusal of planning application number 15/03989/FUL on 17 December 2015. This appeal has been sisted (put on hold) by the Department of Planning and Environmental Appeals (DPEA) at the request of the appellant (reference PPA-230-2178).

17 March 2016 - appeal lodged in respect of the refusal of application for listed building consent number 15/03990/LBC on 17 December 2015. This appeal has been sisted by the DPEA at the request of the appellant (reference LBA-230-2076).

17 August 2016 – Committee resolved to grant listed building consent for conservation of Thomas Hamilton designed former Royal High School building to form new premises for St Mary's Music School; combined with demolition of later ancillary buildings, space to the east, created for new residential, teaching and practice facility and a landscaped public garden with basement created located under the Main Hall to provide new foyer giving access to the public performance spaces above (application number 15/05665/LBC).

17 August 2016 - Planning application approved by committee subject to the conclusion of a legal agreement, for the proposed conservation of Thomas Hamilton designed former Royal High School building to form new premises for St Mary's Music School, combined with demolition of later ancillary buildings, with space to the east for new residential, teaching/practice facility; a new landscaped public garden to west; and creation of basement under Main Hall to provide new foyer giving access to public performance spaces above(application number 15/05665/LBC).

### Other Relevant Site History

1968 - The building was vacated when Edinburgh Royal High School was relocated to its current Barnton site.

1 June 2009 - The Council launched a business competition to attract expressions of interest from experienced leisure and entertainment providers to develop proposals for the use, design, funding and commercial potential for the redevelopment of the Old Royal High School. Proposals had to demonstrate that there was no public funding requirements for capital development or ongoing day-to-day operations.

2 February 2010, the selection panel confirmed Duddingston House Properties LLP as the City's preferred partner to 'deliver a sustainable development and business solution for the former Royal High School'. Duddingston's proposal centred on providing a luxury hotel of international standing that will provide exceptional culture, arts and performance programmes and work closely with stakeholders to improve the local amenities of Calton Hill and the surrounding area.

## **Main report**

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### **3.1 Description Of The Proposal**

A planning application will be submitted for change of use, alterations to and restoration of principal Former Royal High School building and pavilions Gymnasium block and lodge, new build development, new, improved vehicular service and pedestrian accesses, landscaping, parking, public realm and other works to create a 'world class hotel of international standing' and associated uses.

No details have been provided of the size, positioning or design of the proposed new build development, the proposed restoration scheme or of the proposed service and access arrangements.

### **3.2 Key Issues**

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

**a) The development would be acceptable in principle having regard to the development plan;**

The site is located in the City Centre as defined in the Edinburgh Local Development Plan as modified, September 2016 (LDP). The suitability of the proposed use in this area will require to be assessed against policy Del 2 - City Centre as well as policy Emp 10 - Hotel Development.

**b) the impact on the historic environment;**

The suitability of the proposals in relation to its conservation area location, the impact of the development on listed buildings and their setting, the setting of monuments on Calton Hill and the Outstanding Universal Value of the Edinburgh World Heritage Site will require to be demonstrated.

The development will be assessed against policies Env 2 - Listed Buildings - Demolition, Policy Env 3 - Listed Buildings - Setting and Env 4 - Listed Buildings - Alterations and Extensions. It will also be assessed against policies Env 5 - Conservation Areas - Demolition of Buildings and Env 6 - Conservation Areas - Development as well as policy Env 1 - World Heritage Site.

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

The proposals will come forward as a detailed application. In addition to information that will come forward as part of an Environmental Statement, a Design and Access Statement will accompany the application. The proposed development will be assessed under the relevant design policies of the LDP, as well as the Edinburgh Design Guidance.

**d) the proposals safeguard the site's landscaped setting and natural heritage values;**

The proposals will be required to demonstrate how it is intended to safeguard the character and special qualities of the inventory garden and designed landscape and candidate special landscape area at Calton Hill, as well as important views of this landscape, in accordance with policies Env 7 - Historic Gardens and Designed Landscapes and Env 11 - Special Landscape Areas.

The proposals will also require consideration in terms of their impact on the natural environment, including effects on geological features and nature conservation, under policies Env 14 - Sites of National Importance and Env 15 - Sites of Local Importance.

**e) access arrangements are acceptable in terms of road safety and public transport accessibility;**

The application should have regard to transport policies of the LDP. Transport information will be required to support the proposal.

**f) there are any other environmental factors that require consideration;**

In relation to other environmental impacts, it is expected that the following supporting information will be submitted with the application:

- Design and Access Statement;
- Planning Statement;
- Pre-application Consultation Report;
- Environmental Statement, including assessment of impacts on historic environment, landscape and natural heritage;
- Sustainability Statement;
- Noise Assessment;
- Flood Risk and Surface Water Management Information;
- Air Quality Assessment (depending on proposed parking numbers);
- Archaeological information;
- Phase 1 Habitat Survey;
- Tree Survey, Tree Constraints Plan and Mitigation Plan; and
- Conservation Plan.

### **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.

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## Consultation and engagement

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### 8.1 Pre-Application Process

Pre-application discussions took place on this application.

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

The Proposal of Application Notice (reference 16/04537/PAN) outlined that a public consultation event is to be held on Thursday 3 November at the former Royal High School building on Regent Road.

An advert was placed in the Edinburgh Evening News on Wednesday 26th October 16.

The following parties were also issued with a copy of this PAN by the applicant on 16 September 2016:

- Local Ward Councillors
- City Centre Neighbourhood Partnership
- New Town Community Council
- Old Town Community Council
- Edinburgh World Heritage Trust
- Historic Environment Scotland
- Regent Road and Royal Terrace and Mews Association

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.

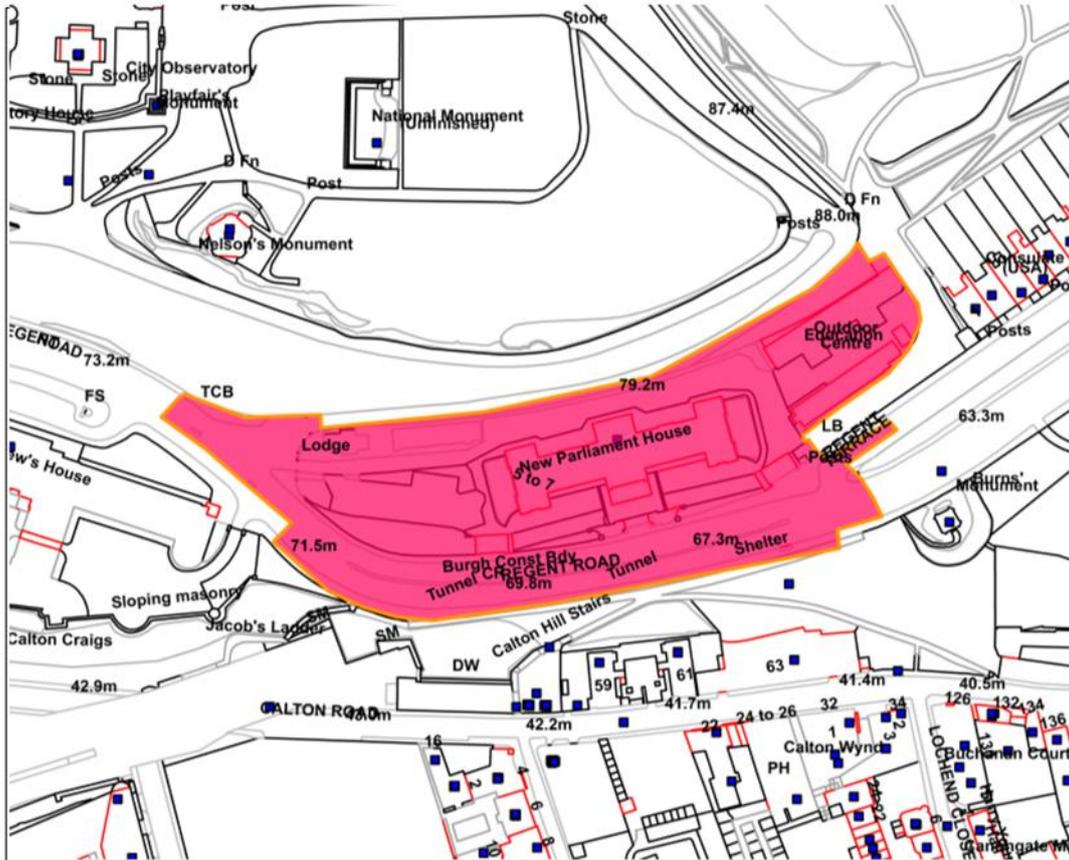
CO19 Attractive Places and Well Maintained – Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards and maintenance of infrastructure and public realm.

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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