

Development Management Sub Committee

Wednesday 23 November 2016

**Application for Planning Permission 16/04218/FUL
At 19A Hill Street, Edinburgh, EH2 3JP
To erect two 170mm diameter black bollards in the parking
area to enable the car parking space to be secured.**

Item number	4.4
Report number	
Wards	A11 - City Centre

Summary

The proposal is an acceptable scale, form and design and constitutes minor works to the rear of the lane which will not have an adverse impact on the character and appearance of the conservation area or the Outstanding Universal Value of the World Heritage Site. It will not cause unreasonable harm to neighbouring amenity and does not raise any road safety issues.

Links

Policies and guidance for this application	LPC, CITE6, CITE1, CITD3, CITD5,
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Report

Application for Planning Permission 16/04218/FUL At 19A Hill Street, Edinburgh, EH2 3JP To erect two 170mm diameter black bollards in the parking area to enable the car parking space to be secured.

Recommendations

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

Background

2.1 Site description

The application site is a cobbled rear parking area located on the south side of Hill Street North Lane which is associated with the building at 19A Hill Street, currently in use as an office. The current parking area measures 7.9 metres in length and 2.5 metres in depth. At the rear of the building two fire escapes are located which relate to the adjoining office at 21-23 Hill Street.

The lane is characterised by parking areas on both sides and has double yellow lines on both sides.

The site is within the Edinburgh World Heritage Site.

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

2.2 Site History

There is no relevant planning history for this site.

Main report

3.1 Description Of The Proposal

The proposal is for three bollards to be erected within the parking area on the south side of Hill Street North Lane. The current parking is positioned within the recessed area of the building connected to number 19A Hill Street.

Two of the bollards are to be positioned on the eastern boundary of the parking space and one to the west. These will measure 1.05 metres high, 170mm in diameter and will be painted black with a reflective strip at the top.

Supporting Statement

The applicant has submitted a supporting statement, stating that the bollards are required to secure the current parking spaces from indiscriminate parking that occurs within the lane at present.

This document is available to view on the Planning and Building Standards Online Services.

3.2 Determining Issues

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against granting of permission.

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?

3.3 Assessment

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

- a) the proposal is of an appropriate scale, form and design and does not detract from the character and appearance of the conservation area or the Edinburgh World Heritage Site;
- b) the proposal will not result in an unreasonable loss of neighbouring amenity;
- c) the proposal is acceptable in terms of road safety;
- d) any impacts on equalities or human rights are acceptable; and
- e) comments raised have been addressed.

a) Character and appearance of the Conservation Area and World Heritage Site

The New Town Conservation Area Character Appraisal identifies that *there is an extensive retention of original historic street surfaces, particularly roads surfaced in whin or granite setts and some high quality stone paving. There is also a presence of street clutter that visually detracts from the conservation area.*

This part of Hill Street Lane is characterised by recessed parking spaces at the rear of buildings and is reflective of other lanes found within the New Town. At the top end of this lane collapsible bollards are present which are similar to the design and size of the bollards proposed within this application. The three bollards are of a scale and design that will not have an adverse impact on the character and appearance of the conservation area.

The proposed development is small in scale and located to the rear of the building. The colour of the bollards will reduce their visual impact. The development will have no detrimental impact on the character or appearance of the New Town conservation area.

The development will cause no harm to the Outstanding Universal Value of the World Heritage Site.

b) Neighbouring Amenity

The location of the bollards will not prevent access to the two fire escapes at the rear of the building or deliveries to the neighbouring offices. The bollards will not raise any amenity issues.

c) Road Safety

The lane is an adopted road. The bollards are to be located on private land associated with the office at 19A Hill Street and will not obstruct any access through the lane. There are no road safety implications raised as part of this proposal.

d) Equalities and human rights

The application was assessed in terms of equalities and human rights. In summary, the proposal will be fully accessible to those with varying mobility needs. An Equality and Human Rights Assessment is available to view on the Planning and Building Standards Online Service.

e) Public Comments

The material points raised were:

- preventing access to the office building - assessed in 3.3 (b).

The following non material points were raised:

- bollards encroaching onto neighbouring land. This is a legal issue between the two relevant parties and is not subject to any planning control.

Conclusion

The proposal is an acceptable scale, form and design and constitutes minor works to the rear of the lane which will not have an adverse impact on the character and appearance of the conservation area or the Outstanding Universal Value of the World Heritage Site. It will not cause unreasonable harm to neighbouring amenity and does not raise any road safety issues.

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 development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.

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 is not subject to the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

8.1 Pre-Application Process

There is no pre-application process history.

8.2 Publicity summary of representations and Community Council comments

The application was advertised on 16 September 2016 and a total of seven letters of objection has been received. These are from commercial neighbours.

The main grounds of objection are:

- preventing access; and
- bollards encroaching onto neighbouring land.

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**

Edinburgh City Local Plan - Central Area.

Date registered

30 August 2016

Drawing numbers/Scheme

01-03,

Scheme 1

John Bury

Head of Planning & Transport
PLACE
City of Edinburgh Council

Contact: Lynsey Townsend, Senior Planning Officer
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Links - Policies

Relevant Policies:

Relevant policies of the Edinburgh City Local Plan.

Policy Env 6 (Conservation Areas Development) sets out criteria for assessing development in conservation areas.

Policy Env 1 (World Heritage Site) protects the quality of the World Heritage Site and its settings.

Policy Des 3 (Development Design) sets criteria for assessing development design.

Policy Des 5 (External Spaces) sets criteria for assessing landscape design and external space elements of development.

Appendix 1

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Consultations

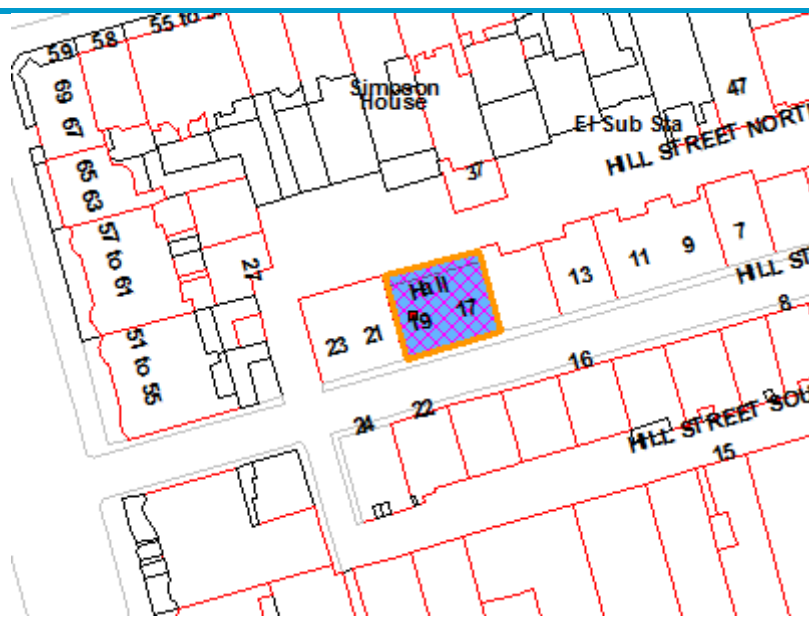
Roads Authority

No objections to the application.

Note:

The proposed bollards are not within the adopted carriageway. There are similar bollards at other locations on Hill Street Lane North which do not cause any issues.

Location Plan



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