

Finance and Resources Committee

10.00a.m, Thursday, 23 February 2017

Redhall House and Grounds, 7 Redhall House Drive, Edinburgh – Update Report

Item number	7.11
Report number	
Executive/routine	
Wards	9 - Fountainbridge/Craiglockhart

Executive Summary

The Committee previously requested an update report in May 2016 however this was delayed to allow the planning application for Redhall House and Lawn to be determined.

The application was refused by the Council's Development Management Sub Committee and confirmed by a statutory notice dated 12 August 2016. The applicant appealed the decision and this appeal was determined on 23 December 2016 by way of refusal.

However, the Reporter acknowledged the pressing need for action to reverse the decline of Redhall House, and accepted the enabling case put forward by the applicant as valid.

This report provides an update on the planning process.

Links

Coalition Pledges	P40
Council Priorities	CP5 , CP9
Single Outcome Agreement	SO4

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1. Recommendations

That Committee:

- 1.1 Notes the outcome of the planning process; and
- 1.2 Notes the intention of the owner to submit a revised application taking the comments of the Reporter into consideration.

2. Background

- 2.1 Following submission of a petition entitled “Save Redhall House and Lawn”, the Petitions Committee referred the matter to Finance and Resources Committee. The Committee considered reports on 5 June 2014, 27 November 2014, 4 June 2015 and 29 October 2015.
- 2.2 This report is an update on the planning application process.

3. Main report

- 3.1 The planning application for Redhall House and Grounds was refused by the Council’s Development Management Sub Committee. This decision was confirmed by a statutory notice dated 12 August 2016.
- 3.2 The applicant appealed the decision and this appeal was determined on 23 December 2016 by way of refusal.
- 3.3 In commentary, the Reporter acknowledged the pressing need for action to reverse the decline of Redhall House, and accepted the enabling case put forward by the applicant as valid.
- 3.4 The Reporter concluded that the proximity of four of the eight units within the enabling development would detract unacceptably from the setting of the listed building they are intended to save.
- 3.5 The applicant has confirmed that they tend to revise and resubmit their planning application, factoring in the comments made by the reporter and redesigning the layout of four of the eight units in the enabling case.

- 3.6 The case officer is awaiting submission of documentation before passing comment on acceptability.
- 3.7 Given that the owners are preparing to submit a fresh application, legal advice remains to keep the court action on hold thereby allowing the owner to address the findings of the Reporter. Consequently, It is proposed that the court action remains sisted until the outcome of the new application.

4. Measures of success

- 4.1 This report is only intended to update the Committee as to the recent planning decision and does not require action to be taken.

5. Financial impact

- 5.1 This report is only intended to update the Committee as to the recent planning decision and does not require action to be taken.

6. Risk, policy, compliance and governance impact

- 6.1 There are no risk, policy, compliance or governance impacts associated with this update report.

7. Equalities impact

- 7.1 There are no equalities impact associated with this update report.

8. Sustainability impact

- 8.1 There is no sustainability impact associated with this update report.

9. Consultation and engagement

- 9.1 The local community has engaged with this issue through consultation as part of the planning process. No additional consultation has been undertaken since the previous Committee Report.

10. Background reading/external references

- 10.1 [Report to Finance and Resources Committee 5 June 2014 – Redhall House and Lawn – Options for Action](#)

- 10.2 [Report to Finance and Resources Committee 27 November 2014 – Redhall House and Lawn – Progress Report](#)
- 10.3 [Report to Finance and Resources Committee 4 June 2015 – Redhall House and Lawn – Progress Report](#)
- 10.4 [Report to Finance and Resources Committee 29 October 2015 – Redhall House and Lawn – Progress Report](#)

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Links

Coalition Pledges	P40 – Work with Edinburgh World Heritage Trust and other stakeholders to conserve the city’s built heritage.
Council Priorities	CP5 – Business growth and investment. CP9 – An attractive city.
Single Outcome Agreement	SO4 – Edinburgh’s communities are safer and have improved physical and social fabric.
Appendices	None.