

# Development Management Sub Committee

Report returning to Committee - Wednesday 13 December 2017

## **Application for Planning Permission 15/05715/FUL At 6, 8, 13, 15, 18-20, 21, 28 King's Stables Road, 2 Lady Wynd, Edinburgh**

**Mixed use development comprising flats, student accommodation, hotel, arts facility and class 1, 2 and 3 uses, involving the erection of new buildings, alteration of existing buildings, partial demolition and change of use of ground floor of existing tenement building (as amended)**

<b>Item number</b>	7.1
<b>Report number</b>	
<b>Wards</b>	B11 - City Centre

## **Recommendations**

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

## **Background information**

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### **July 2016**

Committee agreed to approve this application on 1 July 2016 subject to a number of conditions and the resolution of affordable housing provision.

At that stage the Committee was minded to grant planning permission subject to:

- 1) Conditions, reasons, informatives as detailed in section 3 of the report by the Head of Planning and Transport.
- 2) A legal agreement to secure affordable housing in line with the report of the 1 July 2016 with the requirement that the decision on whether the commuted sum was to be used to secure on-site or off-site provision was reported back to the Development Management Sub-Committee.

- 3) An additional condition that any planning application for an alternative building at Lady Wynd be reported to the Development Management Sub-Committee for decision.
- 4) An additional condition that any materials should be approved by the Development Management Sub-Committee.

## Main report

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### Description of Proposal

This report is returned to seek the Development Management Sub-Committee's approval for materials.

### Assessment

The applicant has submitted a schedule of materials to be approved by Committee. The materials proposed are as follows:

- Envelope (Primary Frontages) - Stanton Moor Sandstone;
- Envelope - Dark grey PPC aluminium cladding planks, windows, curtain walling flashings etc;
- Envelope - Light Grey render applied in Baird's Close 1 / 2 courtyard;
- Envelope - Grey/Buff Brick;
- Roof - Matacouta Heavy slate;
- External - Paving Type 4-Clay Brick Paving 4:1 Herringbone;
- External - Paving Type 6-Whinstone Setts;
- Paving Types 7-Granite Cubes Stretcher Bond;
- Paving Type 8-Granite 'Rumble Edge';
- Paving Type 9-Loose Gravel Trim
- Step Type 1-Granite; and
- Step Type 2-PPC.

The materials proposed are acceptable and in keeping with the surrounding historic environment having no adverse impact on the character or appearance of the conservation area or an adverse impact on the OUV of the World Heritage Site. It is recommended that condition 4 is formally discharged on this basis.

## Links

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### **Policies and guidance for this application**

LPC, CITCA1, CITD2, CITD3, CITD4, CITD5, CITD7, CITD10, CITE1, CITE2, CITE5, CITE6, CITE9, CITE16, CITE18, CITH1, CITH2, CITH3, CITH4, CITH7, CITH10, CITEM4, CITR5, CITR12, CITT4, CITT5, LDPP, PLDP03, OTH, CRPOLD, NP01, NSG, NSGD02, NSP, NSLBCA, NSGSTU, NSGSTR,

A copy of the original and previous returning Committee reports can be found in [Council Papers online](#)

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