

# Development Management Sub Committee

Wednesday 21 February 2018

**Application for Planning Permission 17/05048/FUL  
At 17 - 22 Royal Terrace, Edinburgh, EH7 5AQ  
Alterations to the glazed screens which form part of the external elevations to the restaurant and lounge areas.  
Replace the existing glazed elevations with folding windows and sliding doors to the Playfair Lounge and restaurant.  
New external seating area with timber screening to the Playfair Terrace.**

<b>Item number</b>	4.9
<b>Report number</b>	
<b>Wards</b>	B11 - City Centre

## Summary

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The proposal forms an acceptable development which does not have an adverse impact on the unique architectural and historical character of the listed building and which will preserve the character and appearance of the New Town Conservation Area. The proposal will not have a materially detrimental effect on the living conditions of nearby residents and does not raise any issues in respect of equalities and human rights. The proposal complies with policies Env 4, Env 6, Des 12 and Hou 7 of the adopted Edinburgh Local Development Plan (LDP) and the Council's Non-Statutory Guidance for Listed Buildings and Conservation Areas.

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## Links

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[Policies and guidance for this application](#)

LDPP, LEN04, LEN06, LHOU07, LDES12, NSG, NSLBCA, CRPNEW,

# Report

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## Recommendations

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

## Background

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### 2.1 Site description

The site is a three storey classical style hotel comprising of several former townhouses which have been converted to form one building. The site is situated on the southern side of Royal Terrace. The premises encompasses an extensive rear garden ground area which slopes from south to north from the rear curtilage boundary with Regent Gardens. The surrounding area is characterised by buildings of a similar period and design and has a mixed residential/commercial character encompassing hotels, guest houses and residential townhouses.

The premises is a category A listed building (listing date: 14/12/1970, listing reference: 49813).

The site is located in the UNESCO World Heritage Site.

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

### 2.2 Site History

1 November 2017 - Listed building consent application submitted for various internal alterations (application reference: 17/05047/LBC).

## **Main report**

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

The proposal seeks planning permission for alterations to two sections of the rear elevation of the premises. The section of rear elevation serving the area of the hotel known as the 'Playfair Terrace' and situated at the eastern edge of the building will be removed in order to facilitate the creation of a new sliding doors, and an external seating area with timber screening and a glazed roof on an adjacent section of patio. In addition, the existing windows, doors and low level wall of a non-original extension known as the 'Playfair Lounge' will be removed and replaced with timber folding windows. It is also proposed to erect five parasols within the rear garden area.

The submitted drawings denote several proposed internal alterations to the premises. These alterations do not constitute development under section 26 of the Town and Country Planning (Scotland) Act 1997 (as amended) and as such have not been assessed as part of this application. These alterations have been assessed separately under application 17/05047/LBC.

### **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 consent.

In considering whether to grant consent, special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. For the purposes of this issue, preserve, in relation to the building, means preserve it either in its existing state or subject only to such alterations or extensions as can be carried out without serious detriment to its character.

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 design is appropriate and will preserve the character and appearance of the New Town Conservation Area;

- b) the proposal will have an adverse impact on the unique architectural and historical character of the listed building;
- c) the proposal will have an adverse impact on the amenity and privacy of neighbouring residents;
- d) comments raised have been addressed, and
- e) the proposal raises any issues in respect of equalities and human rights.

a) Character and Appearance of the Conservation Area

Policy Des 12 of the adopted Edinburgh Local Development Plan (LDP) states that planning permission will be granted for alterations and extensions to existing buildings which in their design and form, choice of materials and positioning are compatible with the character of the existing building. In addition, LDP policy Env 6 states that development within a conservation area will be permitted which preserves or enhances the special character or appearance of the conservation area and is consistent with the relevant conservation area character appraisal.

The New Town Conservation Area Character Appraisal specifically highlights the importance which the built environment along Royal Terrace plays in contributing to the character of the conservation area, stating:

*Royal Terrace facing to the north, with views out to the Forth, is an imposing street, consisting of a 1181ft (360m) row of forty terraced houses with Corinthian and Ionic colonnades. These buildings are of a conception and scale unmatched anywhere else in Edinburgh.*

The alterations to the Playfair Terrace area principally involve the removal of the rear elevation of an existing extension to form the new seating area. The extension is not an original feature and holds no aesthetic value which would contribute to the character of the main building. The timber screening and glazed roof will both be sited below the highest point of the high stone wall which delineates the boundary between the rear garden of the premises and the adjacent residential premises to the east. This will serve to mitigate the overall visual impact of these features on the wider area.

The alterations to the Playfair Lounge area consist entirely of removing the existing exterior glazing and doors and installing new folding window within the existing opening. As with the Playfair Terrace alterations, the extension which will be altered is not an original feature and does not contain any features of aesthetic value. The alterations to install the folding windows will have a negligible impact on the appearance of the building.

Neither set of alterations will be visible from any public vantage point along Royal Terrace nor will they have any impact on the appearance of the streetscape.

Overall, the alterations are well considered in relation to the existing building and accord with policy Des 12. In addition, the proposal will preserve the character and appearance of the New Town Conservation Area and complies with LDP policy Env 6.

## b) Unique Architectural and Historical Character of the Listed Building

LDP policy Env 4 states that proposals to alter or extend a listed building will be permitted where there will be no unnecessary damage to historic structures or diminution of its interest.

As stated in section a), the sections of the building which will be directly affected by the proposed alterations are non-original extensions which do not hold any aesthetic value and do not contribute to the historical or architectural character of the building.

The proposal will not have a detrimental impact on the unique architectural and historical character of the listed building and complies with LDP policy Env 4.

## c) Amenity and Privacy of Neighbouring Residents

LDP policy Hou 7 'Inappropriate Uses in Residential Areas' provides protection for the amenity of nearby residents.

The proposal does not involve a change of use or an enlargement of the premises. The area which will be utilised for the creation of the external seating area is already an outdoor seating area which is utilised by visiting hotel guests. Issues relating to noise and disturbance from guests utilising indoor and outdoor areas are subject to a separate regulatory regime through the premises licence.

The seating area will be located below the highest point of the high stone wall which delineates the boundary with the neighbouring property to the east and will not allow any direct overlooking into the garden of this premises.

The proposal will not have a materially detrimental impact on the living conditions of nearby residents and complies with LDP policy Hou 7.

## d) Comments Raised

### **Material Representations - Objections**

- Proposal will have a detrimental impact on the character and appearance of the New Town Conservation Area - addressed in section 3.3 (a).
- Proposal will have a materially detrimental impact on the amenity and privacy of neighbouring residents - addressed in section 3.3 (c).

### **Non-Material Objections**

- Proposal will result in an increase in levels of traffic due to more guests staying - The proposal does not involve an enlargement of the premises or an increase in the level of accommodation provided.

## e) Equalities and Human Rights

The proposal has been assessed and raises no issues in respect of equalities and human rights.

## Conclusion

In conclusion, the proposal forms an acceptable development which does not have an adverse impact on the unique architectural and historical character of the listed building and which will preserve the character and appearance of the New Town Conservation Area. The proposal will not have a materially detrimental effect on the living conditions of nearby residents and does not raise any issues in respect of equalities and human rights. The proposal complies with policies Env 4, Env 6, Des 12 and Hou 7 of the adopted Edinburgh Local Development Plan (LDP) and the Council's Non-Statutory Guidance for Listed Buildings and Conservation Areas.

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**

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### **4.1 The financial impact has been assessed as follows:**

There are no financial implications to the Council.

## **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 The equalities impact has been assessed as follows:**

The application has been assessed and has no impact in terms of equalities or human rights.

## **Sustainability impact**

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### **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**

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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**

Neighbouring residents were notified of the proposal on 27 November 2017. In addition, a site notice and advertisement in the Edinburgh Evening News were both published on 1 December 2017. Two letters of objection were received, including one letter from an elected member. A full assessment of the representations can be found in section 3 of the report.

## **Background reading/external references**

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- To view details of the application go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

**Statutory Development****Plan Provision**

The site is located in the UNESCO World Heritage Site in the adopted Edinburgh Local Development Plan.

**Date registered**

20 November 2017

**Drawing numbers/Scheme**

01 - 18,

**David R. Leslie**

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: James Allanson, Planning Officer

E-mail:james.allanson@edinburgh.gov.uk Tel:0131 529 3946

**Links - Policies**

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**Relevant Policies:****Relevant policies of the Local Development Plan.**

LDP Policy Env 4 (Listed Buildings - Alterations and Extensions) identifies the circumstances in which alterations and extensions to listed buildings will be permitted.

LDP Policy Env 6 (Conservation Areas - Development) sets out criteria for assessing development in a conservation area.

LDP Policy Hou 7 (Inappropriate Uses in Residential Areas) establishes a presumption against development which would have an unacceptable effect on the living conditions of nearby residents.

LDP Policy Des 12 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

## **Relevant Non-Statutory Guidelines**

**Non-statutory guidelines** 'LISTED BUILDINGS AND CONSERVATION AREAS' provides guidance on repairing, altering or extending listed buildings and unlisted buildings in conservation areas.

**The New Town Conservation Area Character Appraisal** states that the area is typified by the formal plan layout, spacious stone built terraces, broad streets and an overall classical elegance. The buildings are of a generally consistent three storey and basement scale, with some four storey corner and central pavilions.

# Appendix 1

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## Consultations

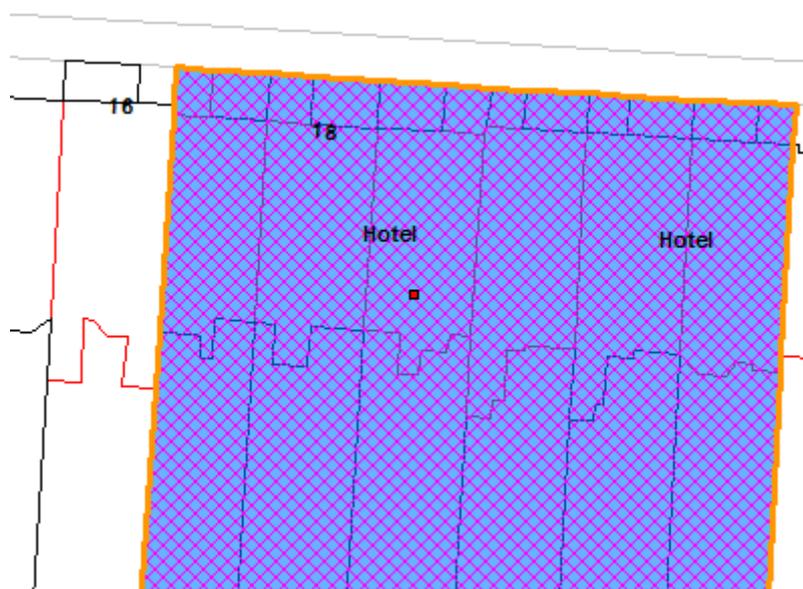
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### Historic Environment Scotland

*We have considered the information received and do not have any comments to make on the proposals.*

## Location Plan

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