

Development Management Sub Committee

Wednesday 25 April 2018

**Application for Planning Permission 17/05879/FUL
At 32 - 36 Great King Street, Edinburgh, EH3 6QH
Change of Use + alteration of existing hotel to form 9x
dwellings; works include single storey extensions to rear +
associated external works to form private gardens with
access from adjacent parking area. (as amended)**

Item number	4.8(a)
Report number	
Wards	B11 - City Centre

Summary

The amended proposals comply with the adopted Local Development Plan and non-statutory policies, have no adverse effect on the character or appearance of the conservation area or the character of the listed building and do not harm the Outstanding Universal Value of the World Heritage Site. The development has no detrimental impact on residential amenity or road safety. There are no material considerations that outweigh this conclusion.

Links

Policies and guidance for this application	LDPP, LHOU05, LEN01, LEN03, LEN04, LEN06, NSGD02, NSLBCA, CRPNEW,
--	---

Report

Application for Planning Permission 17/05879/FUL At 32 - 36 Great King Street, Edinburgh, EH3 6QH Change of Use + alteration of existing hotel to form 9x dwellings; works include single storey extensions to rear + associated external works to form private gardens with access from adjacent parking area. (as amended)

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 disused hotel on the north side of Great King Street. The building has a car park to the rear and a small garden area. The wider area is characterised by residential and commercial properties.

A-listed building - Robert Reid and William Sibbald, 1814-23. 3-storey and basement, 59-bay (9-bay central pavilion, flanked by 18-bay blocks, flanked in turn by 7-bay terminal pavilions) classical palace block terrace, with 3-storey, attic and basement central and terminal pavilions; double main door tenements to central and terminal pavilions, single houses in between. Sandstone ashlar principal elevation, with polished V-jointed rustication to principal floor, broached ashlar to upper floors, rock-faced rustication to basement. Continual cornice, returned and terminated at corners; blocking course to central and terminal pavilions, with wallhead panels at centre; cill course to 1st and 2nd floors. Ashlar steps and entrance platts oversailing basement.

The site is within the 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

Planning permission is sought for the change of use of a hotel to nine flats including the addition of three extensions at garden level with additional garden ground. This will result in 3no four and 3no three bedroom maisonettes being situated at the lower and upper floors and 3no one bedroom flats at the ground floor. The proposal will also involve internal alterations which are subject to a separate application for Listed Building Consent.

Scheme One

The first scheme proposed a private parking area to the rear and extensions which covered the entire rear of the property. The parking was subsequently removed due to a purchasing issue and it was requested that the extensions were not to cover more than 50% of the rear of the properties. It was also requested that the design of the extensions was to be more "bespoke" to complement the listed building.

Scheme Two

The size and design of the extensions was updated. However, the positioning of the extensions at 34 and 36, side by side, was not acceptable. The length of the extensions extending from the rear was also too large. A design of zinc cladding was proposed also. It was requested that the extensions were shortened and that some timber was added to the cladding to find an acceptable design.

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 principle of a change of use is acceptable;
- b) there is any adverse impact on the character and appearance of the conservation area and Edinburgh World Heritage Site;
- c) there is any adverse impact on the character of the listed building or its setting;
- d) the proposal will result in acceptable living conditions for future occupiers;
- e) there is any adverse impact on neighbouring amenity or road safety;
- f) any impacts on equalities or human rights are acceptable; and
- g) comments raised have been addressed.

a) Principle

Policy Hou 5 supports the proposed conversion to residential as a listed building is being restored to its original use. The proposal is compatible with adjacent residential uses.

The proposal is acceptable in principle.

b) Impact on Conservation Area and Edinburgh World Heritage Site

The New Town Conservation Area Character Appraisal states that:

"The overwhelming retention of buildings in their original design form, allied to the standard format of residential buildings, contributes significantly to the character of the area."

The proposed use is therefore in keeping with the character of the New Town Conservation Area and the conversion of the disused hotel to its original residential use is welcomed. External alterations are restricted to the rear elevation at basement level and will not be easily visible from any public view. The rear extensions are to be finished in black zinc cladding with a small area of natural oak timber cladding. The contemporary design of the extensions shall complement the historic environment.

The character and appearance of the Conservation Area and the World Heritage Site will therefore be preserved. The proposal complies with Local Plan Policies Env 1 and Env 6.

c) Impact on Listed Building or its setting

The proposal will not have an adverse impact on the character of the listed building or its setting. The scheme has been amended, reducing the size and design of the rear extensions providing a clear distinction between the original building and the new development. Historic Environment Scotland has no objections to the proposals. There are minor alterations to reinstate the original light wells to the front elevation. Internal alterations have been considered under the associated application for listed building consent.

The proposal complies with Local Plan policies Env 3 and Env 4.

d) Amenity of Future Occupiers

Size

The Edinburgh Design Guidance requires that a minimum of 91 square metres of floor space should be provided for dwellings with 3 bedrooms or more and 52 square metres of floor space for 1 bedroom dwellings. The proposal will exceed the minimum floorspace requirements.

Open Space

The lower ground/garden flats shall have small rear gardens. No amenity space is provided for the other properties. However, in townscape terms this is considered appropriate.

The proposal complies with the Edinburgh Design Guidance and an appropriate level of amenity is created for the future residents.

e) Impact on Amenity and Road Safety

The proposed extensions are at garden level and will not cause any overshadowing or overlooking to neighbouring properties. Elsewhere there are no physical changes that will cause loss of amenity.

Transport have raised no objections to the proposal. The parking area was removed from the proposal and complies with the Council's parking standards. Cycle provision can be accommodated within the units.

f) Equalities and Human Rights

This application was assessed in terms of equalities and human rights. No impact was identified.

g) Public Comments

Material Considerations

- Conversion to three townhouses would be more appropriate: this has been addressed in section 3.3(a).
- Extensions not in keeping with the character of area: this has been addressed in section 3.3(b).
- Various issues relating to proposed parking area: The scheme was amended and no parking is now proposed.
- Loss of amenity: this has been addressed in section 3.3(e).
- Loss of wall: Part of the wall to be removed is not included in the listing of the site and no objections were raised by Historic Environment Scotland.

Non-Material Considerations

- Existence of Japanese Knotweed under the tarmac: this is a private legal matter.
- Potential to be used as short term lets: this is not the subject of this application.

Conclusion

The amended proposals comply with the adopted Local Development Plan and non-statutory policies, have no adverse effect on the character or appearance of the conservation area or the character of the listed building and do not harm the Outstanding Universal Value of the World Heritage Site. The development has no detrimental impact on residential amenity or road safety. There are no material considerations that outweigh this conclusion.

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

3.4 Conditions/reasons/informatives

Conditions:-

1. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Planning Authority before work is commenced on site; Note: samples of the materials may be required.

Reasons:-

1. In order to enable the planning authority to consider this/these matter/s in detail.

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.
4. The applicant should be advised that as the development is located in Zones 1 to 8, they will be eligible for one residential parking permit per property in accordance with the Transport and Environment Committee decision of 4 June 2013. See http://www.edinburgh.gov.uk/download/meetings/id/39382/item_7_7 (Category B - Newly sub-divided or converted);
5. The applicant is required to provide a minimum of 24 cycle spaces based on the Council's 2017 parking standards in Zone 1.

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:

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

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 19 January 2018. Following this 53 letters of representation were received. 52 objecting to the proposal and one making neutral comments.

A full assessment of the representations can be found in the main report in the Assessment Section.

Background reading/external references

- 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 within the Urban Area, World Heritage Site and New Town Conservation Area.

Date registered

19 December 2017

Drawing numbers/Scheme

01B-03B, 04, 05A, 06-08, 09A-13A, 14-16, 17B, 18B, 19, 20A,

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Murray Couston, Planning Officer

E-mail:murray.couston@edinburgh.gov.uk Tel:0131 529 3594

Links - Policies

Relevant Policies:

Relevant policies of the Local Development Plan.

LDP Policy Hou 5 (Conversion to Housing) sets out the criteria for change of use of existing buildings to housing.

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

LDP Policy Env 3 (Listed Buildings - Setting) identifies the circumstances in which development within the curtilage or affecting the setting of a listed building will be permitted.

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.

Non-Statutory guidelines Edinburgh Design Guidance supports development of the highest design quality and that integrates well with the existing city. It sets out the Council's expectations for the design of new development, including buildings, parking, streets and landscape, in Edinburgh.

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

Application for Planning Permission 17/05879/FUL At 32 - 36 Great King Street, Edinburgh, EH3 6QH Change of Use + alteration of existing hotel to form 9x dwellings; works include single storey extensions to rear + associated external works to form private gardens with access from adjacent parking area. (as amended)

Consultations

Historic Environment Scotland

We have considered the information received and do not have any comments to make on the proposals. Our decision not to provide comments should not be taken as our support for the proposals. This application should be determined in accordance with national and local policy on listed building/conservation area consent, together with related policy guidance.

Transport

No objections to the application subject to the following being included as conditions or informatives as appropriate:

1. The applicant should be advised that as the development is located in Zones 1 to 8, they will be eligible for one residential parking permit per property in accordance with the Transport and Environment Committee decision of 4 June 2013. See http://www.edinburgh.gov.uk/download/meetings/id/39382/item_7_7 (Category B - Newly sub-divided or converted);
2. The applicant is required to provide a minimum of 24 cycle spaces based on the Council's 2017 parking standards in Zone 1.

Note:

The applicant proposes no parking provision and complies with the Council's 2017 parking standards for Zone 1 which allows for a maximum of 9 parking spaces.

Environmental Health

The applicant proposes the conversion of several Georgian townhouses, which had previously made-up a hotel into 9 residential dwellings. There are a mixture of offices and residential properties at either side and to the rear of the proposed application.

Environmental Protection has no objections to this proposed development.

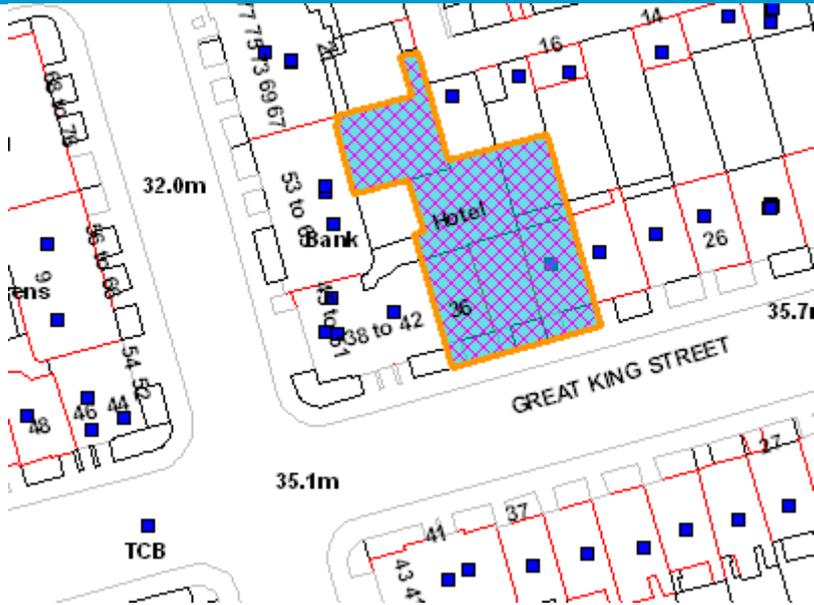
It is highlighted in Edinburgh's Local Transport Strategy 2014-2019 that the Council seeks to support increased use of low emission vehicles and support the extension of the network of Electric Vehicle (EV) charging points. Whilst this proposal falls short of the specified number of parking spaces outlined in the current Edinburgh Design Guidance to insist upon electric vehicle charging points, we would encourage the developer to consider the potential for EV charging.

Communities and Families

The Council's Supplementary Guidance on 'Developer Contributions and Infrastructure Delivery' states that no contribution towards education infrastructure is required from developments that are not expected to generate at least one additional primary school pupil.

Using the pupil generation rates set out in the Supplementary Guidance, the development of 9 flats is not expected to generate at least one additional pupil. A contribution towards education infrastructure is therefore not required.

Location Plan



© Crown Copyright and database right 2014. All rights reserved. Ordnance Survey License number 100023420
END