

Development Management Sub Committee

Wednesday 6 February 2019

Application for Listed Building Consent 18/04732/LBC

At 122 - 123 Princes Street, Edinburgh, EH2 4AD

The redevelopment of existing retail unit to form additional hotel rooms and restaurant at ground floor. The proposal also seeks a change of use from Class 1(Retail) to Class 3 (Food and Drink) and Class 7 (Hotel).

Item number	4.5(b)
Report number	
Wards	B11 - City Centre

Summary

The proposals do not have regards to the desirability of preserving the building and will adversely affect its features of special and historic interest. There are no material considerations which outweigh this conclusion.

Links

[Policies and guidance for this application](#) LDPP, LEN04, NSG, NSLBCA, OTH, CRPNEW,

Report

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also seeks a change of use from Class 1(Retail) to Class 3
(Food and Drink) and Class 7 (Hotel).**

Recommendations

1.1 It is recommended that this application be Refused for the reasons below.

Background

2.1 Site description

The application site comprises nos 122-123 Princes Street with the buildings running through from Princes Street to Rose Street Lane South. The surrounding buildings are in commercial use.

122 Princes Street comprises a six storey modern building which is operating as the Premier Inn hotel.

123 Princes Street is a Category 'B' listed building (listed on 20.02.1985 L.B ref 29513) dating from the late 18th century and forms part of James Craig's original New Town Plan. It is a 4-storey and attic building and the facade was remodelled and heightened by W Hamilton Beattie, 1873.

The buildings are located within Block 2 of the Princes Street Development Briefs, which is located between South Charlotte Street and Castle Street. All of the buildings are located within World Heritage Site.

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

2.2 Site History

There is a length planning history for the property but the most relevant history is as follows:

May 2009 - Planning permission granted for retail and hotel development, including alterations to 123 Princes Street, substantial demolition of 121 - 122 Princes Street, and demolition of 129 and 131 - 133 Rose St Lane South (as amended) (application number 08/03230/FUL).

June 2009 - Listed building consent granted for retail and hotel development, including alterations to 123 Princes Street, substantial demolition of 121 - 122 Princes Street, and demolition of 129 and 131 - 133 Rose St Lane South (as amended) (application number 08/03230/LBC).

August 2018 - planning permission currently pending consideration for the redevelopment of existing retail unit to form additional hotel rooms and restaurant at ground floor. The proposal also seeks a change of use from Class 1(Retail) to Class 3 (Food and Drink) and Class 7 (Hotel) (application number 18/04731/FUL).

Main report

3.1 Description Of The Proposal

The proposal is for internal alterations to the building to form a restaurant and form 59 additional hotel rooms at the basement, ground, first and second floors.

On the east elevation of the building five new grey aluminium windows are proposed. Additional windows and doors will be formed and the external walls will be rendered to match the existing.

Internal Alterations

On the ground floor level within the building the existing escalator will be removed and the roof of the rear extension lowered to form an open courtyard. At the ground and first floor a new suspended ceiling will be formed to allow the formation of the new restaurant at ground floor and new corridors and bedrooms at the first floor.

3.2 Determining Issues

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

In determining applications for listed building consent, the Development Plan is not a statutory test. However the policies of the Local Development Plan (LDP) inform the assessment of the proposals and are a material consideration.

3.3 Assessment

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

- a) the proposal has an adverse impact on the character of the listed building or character and appearance of the conservation area;
- b) any comments raised have been addressed;

- c) any impacts of equalities and human rights have been addressed; and
- d) any comments raised have been addressed.

a) The Impact on the character of the Listed Buildings or the character and appearance of the conservation area

In determining applications for listed building consent, the Development Plan is not a statutory test. However the policies of the Local Development Plan (LDP) inform the assessment of the proposals and are a material consideration.

Policy Env 4 Listed buildings- Alterations and Extensions states that proposals to alter or to extend listed buildings will be permitted where those alterations are justified; would not result unnecessary damage to historic structures or diminution of its interests; and where any additions would be in keeping with other parts of the building.

Internal Alterations

The non-statutory guidance on 'Listed Buildings and Conservation Areas' states that suspended ceilings should never be formed in principal rooms or entrance halls which have decorative plasterwork.

Historic Environment Scotland (HES) guidance 'Managing Change in the Historic Environment: Interiors' states: "Where the original plan form or a later plan form of special interest survives, particularly in regard to the entrance hall, main stair, common spaces and principal rooms or spaces, these spaces should normally be retained without subdivision. Removal of lath-and-plaster walls, original floors and joinery, decorative plaster or ironwork, is almost always damaging to the interest of the interior and is often unnecessary. Even where not in use, features such as doors, fireplaces or machinery, where practicable, should be left in-situ."

To the basement, there are no areas of architectural or historic interest. The ground and first floor are the most decorative and architecturally significant floors within the building and were retained, repaired and exposed as part of the redevelopment of the site. The proposals would disturb the current plan form and obscure the ceiling. The proposals on whole do not have regard to the desirability of preserving the building and will adversely affect features of special and historic interest.

External Alterations

The external alterations to the east elevation proposed as part of this application is only visible from the rear of Rose Street South Lane and forms part of the modern development comprising the existing hotel use. The formation of the window within the existing doorway is appropriate and will be infilled with stone to match the existing. The formation of the new external wall and windows at the lower level will be rendered. Whilst this is not a traditional material, render is evident within the immediate context of the site. The courtyard is not visible from any public viewpoint, surrounded by a modern building and is located at the basement level and is appropriate in this context.

The proposed alterations are acceptable and will not cause unnecessary damage to the building's historic structure or diminution of its interest.

b) Impact on Conservation Area and Edinburgh World Heritage Site

The area is commercial in nature and the proposed alterations are in keeping with this established character. There will be no adverse impacts on the character and appearance of this part of the New Town Conservation Area or the Edinburgh World Heritage Site.

The proposal complies with ECLP policies Env 1 (World Heritage Site) and Env 6 (Conservation Areas - Development), and the Council's guidance on Listed Buildings and Conservation Areas.

c) Equalities and Human Rights

There are no issues of concern with regard to equalities and human rights.

d) Public Comments

Non-Material representation

- related to the loss of retail - these issues are addressed in the associated planning application and is not material in the determination of this listed building application.

Community Council

No comments received.

Conclusion

The proposals do not have regards to the desirability of preserving the building and will adversely affect its features of special and historic interest.

It is recommended that this application be Refused for the reasons below.

3.4 Conditions/reasons/informatives

Reasons:-

1. The proposal is contrary to non-statutory guidance on Listed Buildings and Conservation Areas as the works do not have regards to the desirability of preserving the listed building and conservation area.

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 on 7 September 2018. A total of fifty two letters of representation has been received. All these letters were non-material in the determination of this application.

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 application property is located in the City Centre and City Centre Retail Core within the Local Development Plan.

Date registered

28 August 2018

Drawing numbers/Scheme

01-27,

Scheme 1

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

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Links - Policies

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.

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.

Other Relevant policy guidance

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

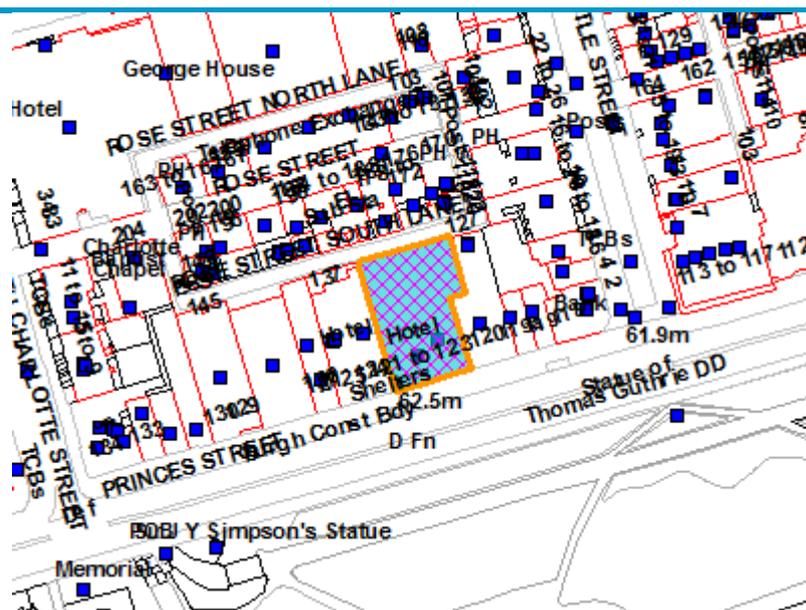
Historic Environment Scotland

No.123 Princes Street is an original New Town townhouse recast by David Bryce in 1850 and William Hamilton Beattie in 1873.

We have no concerns with the principle of the works but would suggest the surviving elements of the listed building, specifically at first floor level, are retained. The main decorative ceiling facing towards Princes Street is one of the best surviving elements in the building and was specifically retained, restored and exposed as part of the previous major redevelopment scheme.

The current proposals would disturb the current plan-form and obscure the ceiling. We would strongly recommend this element is be redesigned to retain the main principle room as one space with the ceiling exposed to view. Any bathroom element should be in a ¾ height pod. Elsewhere, the surviving plan-form should be respected.

Location Plan



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