

Planning Permission 09/03104/FUL

at

16 - 20 Castle Street

107 George Street

Edinburgh

EH2 3AT

Development Management Sub-Committee of the Planning Committee

1. Purpose of report

To consider application 09/03104/FUL, submitted by Mr Lee. The application is for: **Install two CCTV cameras on existing buildings**

It is recommended that this application be **GRANTED** subject to the conditions below.

2. The Site and the Proposal

Site description

Nos.16-20 Castle Street are Category A listed dated post 1792. They were listed on 3 March 1966 (Ref: 28472).

No. 107 George Street is not listed.

The properties are in the Edinburgh World Heritage Site.

This property is located within the New Town Conservation Area.

Site History

There is no recent history recorded.

PRE-APPLICATION PROCESS

There is no pre-application process history.

DESCRIPTION OF THE PROPOSAL

This application is to install two CCTV cameras.

One CCTV camera will be located on 16-20 Castle Street (on the corner with Rose Street) and the other will be located on 107 George Street (on the corner with Castle Street). They will be located at second floor level on both buildings and it is proposed to mount conservation style dome type CCTV cameras with ornate cast iron/steel brackets. Small associated equipment boxes will also be attached.

They form part of the Council's city centre monitoring scheme.

3. Officer's Assessment and Recommendations

Determining Issues

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

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?

ASSESSMENT

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

- a) the domes will adversely impact on the character and appearance of the conservation area, World Heritage Site, or upon visual amenity.

a) It is accepted that these CCTV cameras are necessary to provide full surveillance in this section of the city centre.

The CCTV dome units are a common feature in urban areas. The proposed units will be at a relatively high level and will not have a significant visual impact on the individual buildings or the general street environment. It is proposed that the domes are finished in black with the ancillary equipment to be painted stone coloured which will help to minimise their appearance within the surrounding area.

In terms of the proposed style of unit, the heritage style dome unit has previously been accepted in the New Town Conservation Area. The main visual element of the CCTV cameras is the dome itself and the impact of the bracket is secondary. It is considered that the proposed CCTV unit is acceptable in this context.

The proposals will have a minimal visual impact on the conservation area, and the World Heritage Site and are acceptable.

There are no other material considerations which outweigh this conclusion.

It is recommended that the Committee approves this application, subject to a condition relating to colour of the units and equipment.

REASON FOR DECISION

The proposals are acceptable; they comply with the development plan, non-statutory guidelines and will not adversely impact on the character or appearance of the conservation area.



John Bury
Head of Planning

Contact/tel	Duncan Robertson on 0131 529 3560
Ward affected	A11 - City Centre
Local Plan	Edinburgh City Local Plan/Central Area
Statutory Development Plan Provision	Central Area/Office Core
Date registered	1 December 2009
Drawing numbers/ Scheme	01 - 06 Scheme 1

Advice to Committee Members and Ward Councillors

The full details of the application are available for viewing on the Planning and Building Control Portal: www.edinburgh.gov.uk/planning.

If you require further information about this application you should contact the following Principal Planner, Anna Grant on 529 3521.

Email: anna.grant@edinburgh.gov.uk.

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4325/4273. Alternatively, you may e-mail aileen.mcgregor@edinburgh.gov.uk or jack.dunn@edinburgh.gov.uk

Application Type Planning Permission
Application Address: 16 - 20 Castle Street _
107 George Street
Edinburgh
EH2 3AT

Proposal: Install two CCTV cameras on existing buildings

Reference No: 09/03104/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

Advertised on 18 December 2009. One letter of objection received on the following grounds:-

- Faux historic housings are obtrusive and ironically likely to be more noticeable than more discrete mountings. Not appropriate to Edinburgh.

The above comments are addressed in paragraph a) in the Assessment section of this report.

Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.

Planning Policy

The sites are within the Office Core of the Central Edinburgh Local Plan and the Central Area of the Edinburgh City Local Plan (as proposed for adoption).

Relevant Policies:**Relevant policies of the Central Edinburgh Local Plan.**

Policy CD2 (LISTED BUILDINGS) sets out criteria for assessing proposals affecting listed buildings and seeks to safeguard their character and setting.

Policy CD4 (CONSERVATION AREAS) requires that developments in a conservation area retain all features which contribute to the area's character and appearance.

Policy CD5 (CONSERVATION AREAS - REDEVELOPMENT) sets out the criteria against which new development in conservation areas will be assessed, and seeks to preserve or enhance their character and appearance.

Policy CD19 (BUILDING ALTERATIONS) sets out requirements for the design, form, materials and positioning of alterations and extensions.

Relevant policies of the Edinburgh City Local Plan.

Policy Des 11 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

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.

Policy Env 6 (Conservation Areas – Development) sets out criteria for assessing development in conservation areas.

Non-statutory guidelines on the 'SETTING OF LISTED BUILDINGS' supplement local plan conservation and design policies, providing guidance for the protection and enhancement of the setting of listed buildings.

Non-statutory guidelines on 'SERVICES ON BUILDINGS' supplement local plan conservation and design policies, providing additional guidance on the installation of services on the exterior of buildings.

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Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **GRANTED**

Conditions

1. The CCTV camera housing, bracket and ancillary wall mounted equipment shall be painted or coated the approved colours prior to installation, or if this is not possible, within one month of installation.
2. The CCTV camera housing and bracket shall be painted or coated black. The ancillary equipment mounted on the wall shall be painted or coated to match the stone background on each property.

Reasons

1. In view of the visual sensitivity of this site within the New Town Conservation Area and on a category A listed building.
2. In order to safeguard the character of the conservation area.

INFORMATIVES

It should be noted that:

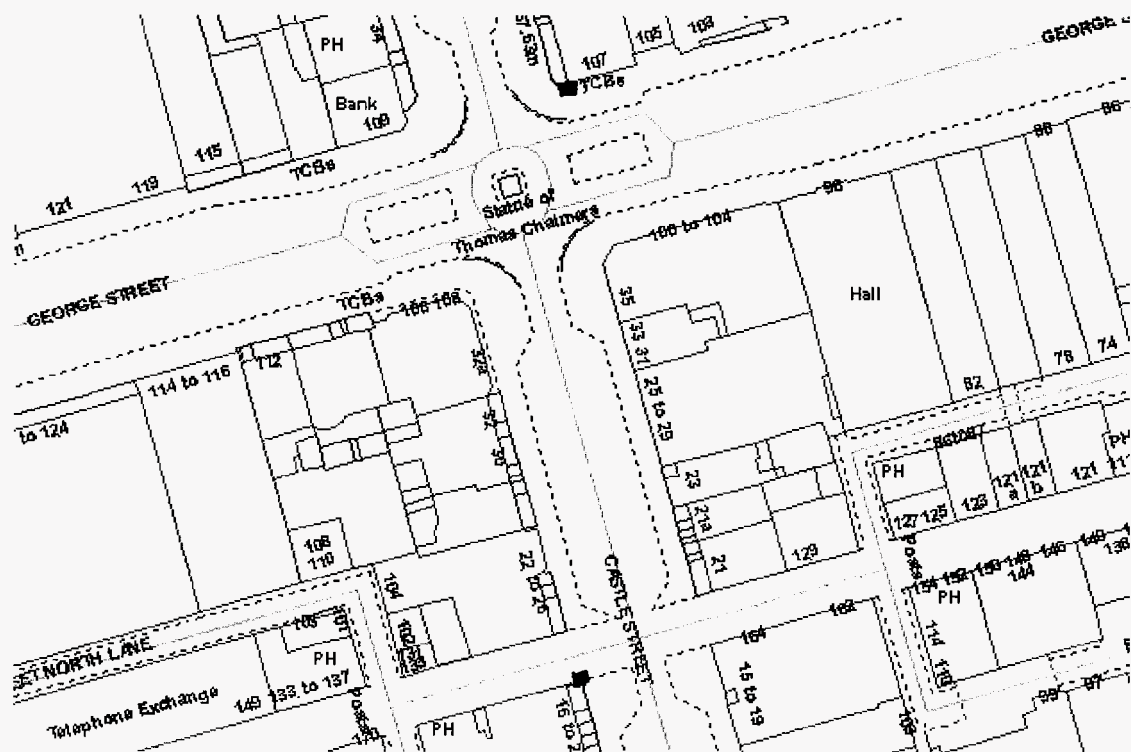
1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.

End

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Location Plan

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