

**Listed Building Consent Application 05/03449/LBC  
at  
58 Newington Road  
Edinburgh  
EH9 1QN**

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**Development Quality Sub-Committee  
of the Planning Committee**

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**1 Purpose of report**

To consider application 05/03449/LBC, submitted by Mr Yau. The application is for: **Alterations to existing unit including new mezzanine floor area and new shop front**

It is recommended that this application be **GRANTED** subject to the conditions in Appendix B.

**2 The Site and the Proposal**

**Site description**

The site is the ground floor unit of a four storey tenement building located on the west side of Newington Road, close to its junction with West Newington Place. The ground floor shopping units at nos. 58-68 project forward of the building line at street level. The unit is currently boarded-up with a non-original metal shopfront behind.

The property is a category B listed building (listed 14.12.70), it is located within the Southside Conservation Area.

## **Site history**

11.03.1992 - Planning permission granted for change of use only from DIY shop to restaurant. 91/02193/FUL

14.12.2005 - Associated planning application granted for alterations and change of use from restaurant to form hot food take-away with restricted opening hours and ancillary seating area. 05/03449/FUL. Granted at Committee on 14 December 2005.

## **Description of the Proposal**

The proposals involve alterations to this property including replacing the existing shopfront and installing an internal mezzanine floor.

## **3 Officer's Assessment and Recommendations**

### **DETERMINING ISSUES**

The determining issues are:

- Do the proposals preserve the building or its setting or any features of special architectural or historic interest which it possesses? If they do not, there is a presumption against the granting of consent;
- 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 the determining issues, the Committee needs to consider whether the proposals have an adverse impact on the character of the listed building.

There are a number of varying styles of frontages within the surrounding area and there is no evidence of any of the original frontage remaining. The existing shopfront is set behind the existing hoarding and is a steel framed frontage in a poor state of repair. The proposal to remove this frontage and install a new steel framed frontage will be an improvement on the existing situation, with the replacement frontage taking a traditional form using high quality contemporary materials. A condition is recommended for a full material specification to be submitted.

The proposed mezzanine floor will be set to the rear of the unit and will retain a downstand. The introduction of the mezzanine within this secondary area will have no adverse impact on existing character. The former shop unit contains cornicing within the front and middle section of the interior. These elements will be retained and exposed. This will enhance the internal character of this property and will retain these features of interest.

The proposals comply with the development plan and non-statutory guidelines and will have no adverse impact on the character of the listed building.

There are no other material planning considerations, which outweigh this conclusion.

It is recommended that the Committee approves this application, subject to a condition relating to materials.

*Alan Henderson*

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Damian McAfee on 0131 529 3529 (FAX 529 3717)
<b>Ward affected</b>	50 - Prestonfield
<b>Local Plan</b>	Central Edinburgh Local Plan
<b>Statutory Development Plan Provision</b>	Housing and Compatible Uses
<b>Date registered</b>	13 October 2005
<b>Drawing numbers/ Scheme</b>	01-04 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](http://www.edinburgh.gov.uk/planning).

If you require further information about this application you should contact the following Principal Planner, Martin Easson on 0131 529 3989. Email: [martin.easson@edinburgh.gov.uk](mailto:martin.easson@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 4229/4239. Alternatively, you may e-mail [gavin.king@edinburgh.gov.uk](mailto:gavin.king@edinburgh.gov.uk) or [sarah.bogunovic@edinburgh.gov.uk](mailto:sarah.bogunovic@edinburgh.gov.uk)

**Application Type** Listed Building Consent Application  
**Application Address:** 58 Newington Road  
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**Proposal:** Alterations to existing unit including new mezzanine floor area  
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## Consultations, Representations and Planning Policy

### Consultations

No consultations undertaken.

### Representations

The application was advertised on 28 October 2005.

One letter of objection was received from the Southside Community Council who objected to the proposed mezzanine floor. A non-material comment was made relating to the proposed change of use.

***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 property is located within the Central Edinburgh Local Plan Housing and Compatible Uses land use designation. It is located within a secondary shopping frontage.

#### Relevant Policies:

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

Policy CD23 (SHOPFRONT DESIGN) promotes high standard shopfront design and sets out criteria for assessing shopfront proposals.

Policy CD24 (SHOP SIGNS) sets out criteria for assessing proposals involving shop signs and shopfront advertising, including illuminated signs.

Non statutory Guidelines on Commercial Frontages supplement Local Plan Policies by providing guidance on shop frontages, shop front security, adverts and signs and blinds and canopies.

Non-statutory guidelines 'ALTERATIONS TO LISTED BUILDINGS' provide general guidance for assessing proposals for both internal and external alterations.

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## Conditions/Reasons associated with the Recommendation

### Recommendation

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

### Conditions

1. The works hereby permitted shall be commenced no later than five years from the date of this consent.
2. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site; Note: samples of the materials may be required.
3. The application shall be referred to the Scottish Ministers prior to determination.

### Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
3. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

## **INFORMATIVES**

It should be noted that:

1. This consent is for listed building consent only. Work must not begin until other necessary consents, e.g. planning permission, have been obtained.

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**End**

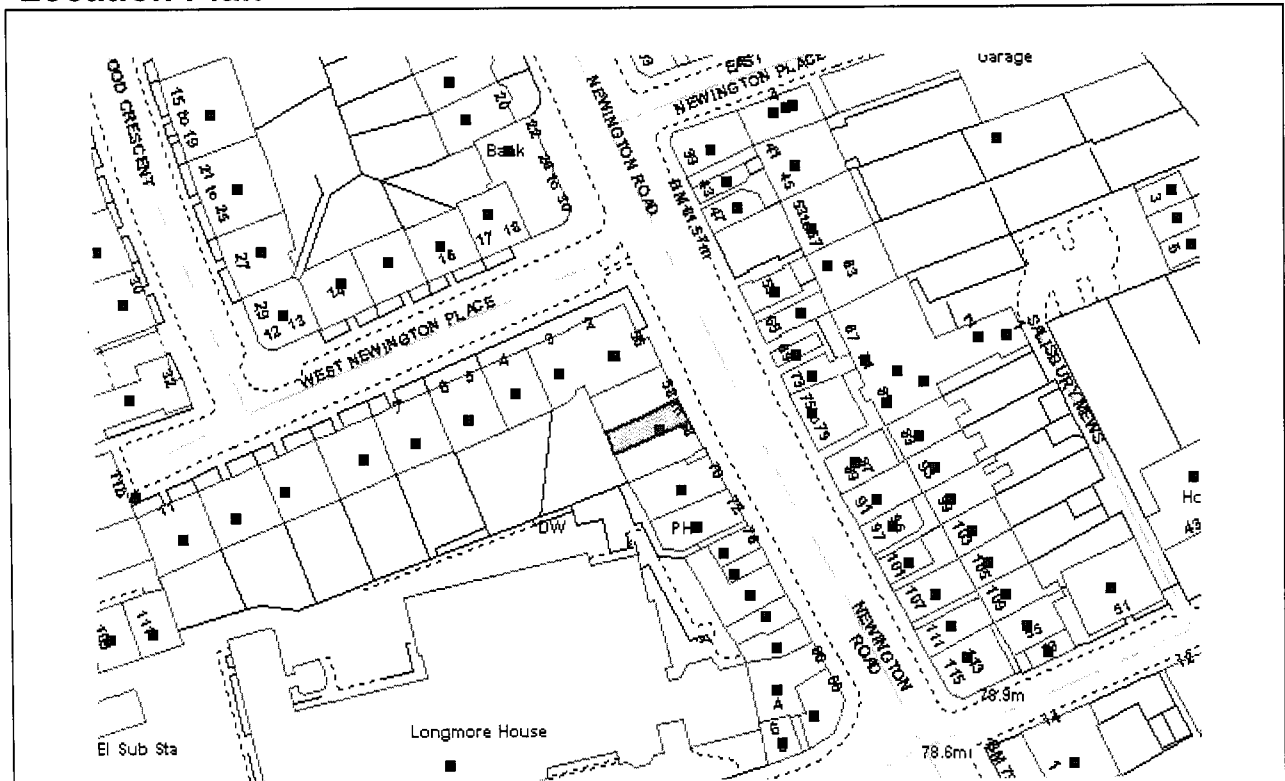


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### Location Plan



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