

Full Planning Application
at
169 Bruntsfield Place
Edinburgh
EH10 4DG

Development Quality Sub-Committee
of the Planning Committee

Proposal: New shopfront and repainting (as amended).
Applicant: Mr + Mrs Crolla
Reference No: 04/01052/FUL

1 Purpose of report

To recommend that the application be **GRANTED** subject to;

Conditions

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

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

2 Main report

Site description

The application property is a ground floor retail unit forming part of a 5-storey corner sandstone tenement block by Edward Calvert in 1887. The unit is currently used as a hot food takeaway and has a non-original aluminium framed frontage, incorporating a deep sub-fascia with four spotlights above.

The building is a category B listed building (Item No. 4) and is located within the Marchmont & Meadows Conservation Area.

Site history

22.04.92 - consent granted to alter shop front (as amended) (92/00290/FUL).

The conterminous application for listed building consent has been approved under delegated powers (04/01052/LBC).

Development

The proposals involve the removal of the non-original shopfront and replacing this with a contemporary infill. The proposed frontage will be finished using black granite as a stallriser, internally illuminated metal fascia lettering at original fascia level, with frameless open glazing. The proposals also include repainting the shopfront surround.

The proposals were amended to reduce the size of the fascia lettering and to show stainless steel returns on each letter.

Consultations

No consultations undertaken.

Representations

The application was advertised on 16 April 2004.

One letter of representation was received.

The Cockburn Association objected to the proposed illumination as the building is in a conservation area and the need for further illumination is inappropriate and unnecessary.

Policy

The application property lies within a Local Shopping Centre, of the Central Edinburgh Local Plan.

Relevant Policies:

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 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 'ADVERTISEMENTS AND SIGNS' set criteria for assessing such proposals.

Non-statutory guidelines on 'COLOUR OF BUILDINGS' provide guidance on this matter, in support of local plan conservation and design policies.

Non-statutory guidelines on 'SHOPFRONTS - DESIGN AND CONSERVATION' supplement local plan conservation and design policies, providing additional guidance on shopfront conservation and design.

3 Conclusions and Recommendations

DETERMINING ISSUES

The determining issues are:

- Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against the granting of permission;
- 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 permission. For the purposes of this issue, "preserve", in relation to a 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?

ASSESSMENT

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

- a) whether the proposals have an adverse impact on the building or its setting;
- b) whether the proposals have an adverse impact on the character or appearance of the conservation area;
- c) whether the design is satisfactory given the setting of the site;
- d) whether the proposals are detrimental to residential amenity.

a) The proposed replacement frontage will be an improvement on the current poor quality frontage in terms of design, materials and form. The replacement frontage will enhance the external appearance of this historic building and respect its setting.

b) The character of the Marchmont and Meadows Conservation Area is described in the Central Edinburgh Local Plan as follows:

"The existing Marchmont conservation area comprises an area of tenemental housing, mostly in the Scots Baronial style, developed from a single large estate in a planned and regulated manner. David Bryce prepared the original plans in 1869; they were taken over and completed by A Watheston and Son in 1876. Development commenced in 1877 and was completed by 1915. The success of the scheme is in the diversity of detailing contained within a carefully controlled development; the richness of its buildings has been recognised by the recent widespread listing that has taken place in the area. The main threats are lack of maintenance and the unsympathetic repair of buildings.

The extended conservation area is focused on the Meadows and Bruntsfield Links and includes many of the buildings that surround and define these open spaces. These include the Royal Infirmary of Edinburgh, mostly late 19th Century with unsympathetic additions, and Victorian tenemental housing fronting the Meadows at Lonsdale, Leven and Glengyle Terraces. The Barclay Bruntsfield Church (Fredrick Pilkington 1864) dominates the western end of the Meadows; late Georgian villas front the Links on Bruntsfield Place leading to the Victorian tenements of Bruntsfield. A further area of Victorian tenements between Sciennes Road and the Meadows is proposed for inclusion within the conservation area."

The existing frontage is a poor quality modern addition constructed in aluminium framing with a deep sub-fascia incorporating individual letters with large spotlights. The removal of the existing frontage is therefore acceptable. The proposed replacement frontage will be contained within the original surrounds and will be finished in high quality materials such as black granite and stainless steel. The proposed internally illuminated lettering will be a more discreet form of signage and the removal of the spotlights will enhance the appearance of this frontage.

The proposed paint colour for the shop surround will be a dark blue colour which will be sympathetic within this context.

The proposals will have no adverse impact on the character or appearance of the conservation area.

c) The proposed replacement frontage will be a contemporary infill set within the original pilasters and fascia. The design of the proposed frontage will complement the existing character and appearance of this building and is satisfactory given the setting of the site.

d) The proposed replacement frontage will have no impact on residential amenity.

The proposals comply with the development plan and non-statutory policies, have no adverse effect on the character or appearance of the conservation area or the building and its setting, and have no detrimental impact on residential amenity.

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

It is recommended that the Committee approves this application, subject to the conditions stated.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/Tel Damian McAfee on 0131 529 3529 (FAX 529 3717)

Ward affected 45 -Merchiston

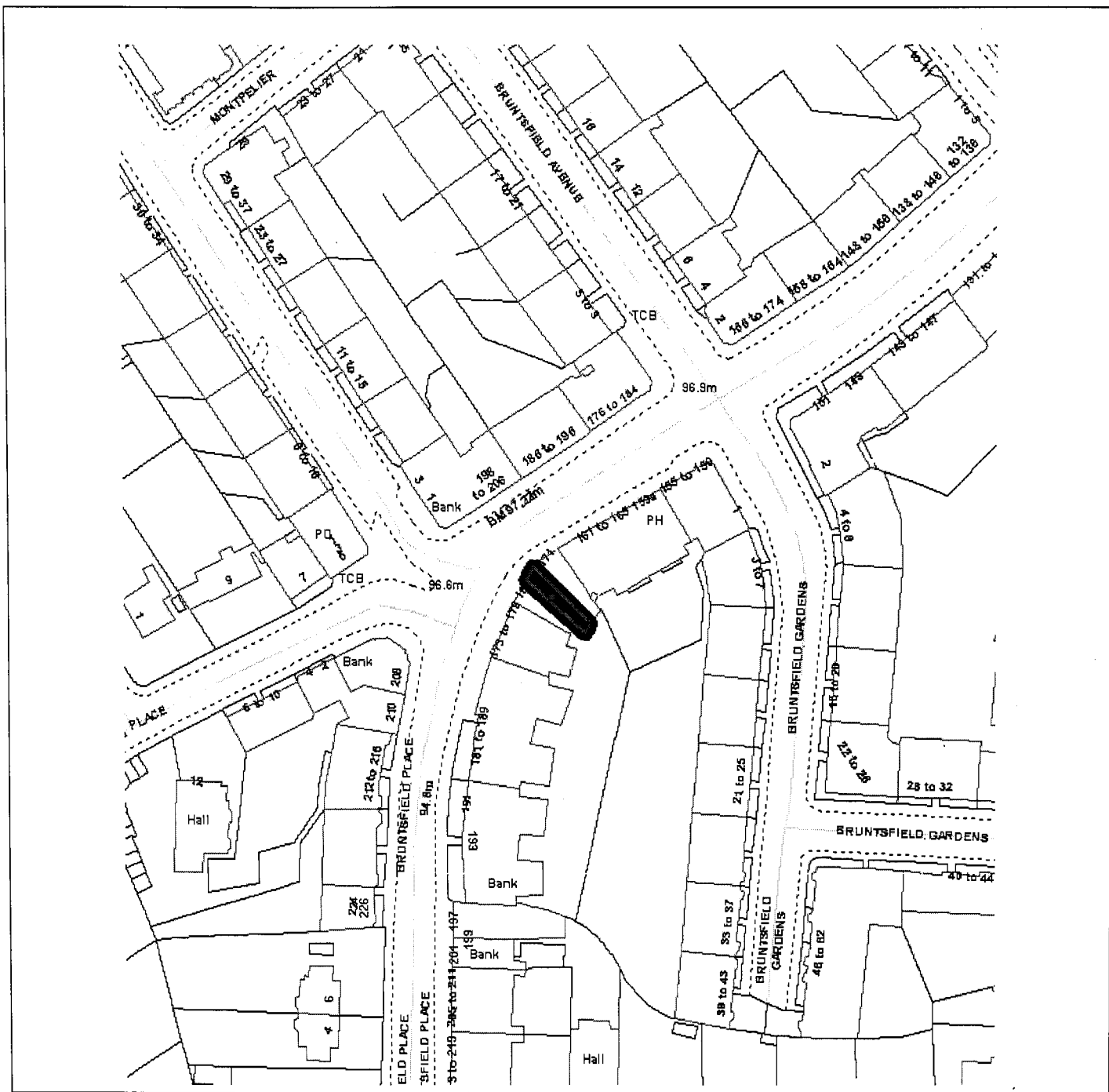
Local Plan CELP

**Statutory Development
Plan Provision** Local Shopping Centre

File

Date registered 1 April 2004

**Drawing numbers/
Scheme** 01, 04, 05
Scheme 2



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PLANNING APPLICATION

Address	169 Bruntsfield Place, Edinburgh, EH10 4DG
Proposal	New shopfront and repainting (as amended).

Application number:	04/01052/FUL	WARD	45- Merchiston
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**THE CITY OF EDINBURGH COUNCIL
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY**