

**Full Planning Application  
at  
7 East Hermitage Place  
Edinburgh  
EH6 8AA**

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

**Proposal:** To use the 5 bedroom family home for a bed and breakfast (the property will still remain a family home using only 2 bedrooms. The remaining 3 bedrooms are proposed to be used for B + B purposes)

**Applicant:** Mr Jilam

**Reference No:** 03/04669/FUL

**1 Purpose of report**

To recommend that the application be **REFUSED** for the following reasons;

**Reasons**

1. The proposal is contrary to North East Edinburgh Local Plan Policy H7, in respect of Housing Amenity, as the proposed use is likely to result in increased levels of activity, to the detriment of residential amenity.
2. The proposal is contrary to North East Edinburgh Local Plan Policy H9, in respect of Hotels and Guest Houses, as the proposal will result in more than 40% of the street frontage being in non-residential use.
3. The proposal is contrary to Non Statutory Guidelines in respect of Guest Houses as, the proposed use will result in more than 40% of the street frontage being in commercial use, to the detriment of surrounding residential amenity.

## **2 Main report**

### **Site description**

The application site comprises a terraced two-storey house in a residential area, facing Leith Links. Parking for two vehicles is illustrated, accessed from the rear of the property.

The frontage block, between Somerset Place and Fingzies Place, contains three other guest houses and a dental surgery.

The site is within the Leith Conservation Area.

### **Site history**

There is no relevant planning history for this site.

### **Development**

The application is for a part change of use from dwelling house to guest house. Two bedrooms are to remain in domestic use; the remaining three will be let for bed and breakfast purposes.

The ground floor contains a dining room with five tables, a kitchen and the living quarters of the owners; the first floor has 2 double rooms and a family room with three beds, and a communal bathroom. The upper floor contains a further bedroom for the owner's use, and two other rooms which are not habitable at present.

No signage is proposed.

### **Consultations**

#### **Transport**

No objections, subject to at least one parking space being made available to guests.

#### **Environmental Services**

No objections

#### **Representations**

It has been certified that neighbours were notified of the application.

A total of eight letters have been received. Grounds of objection are possible use of the premises to house homeless people, noise, disturbance and parking.

## **Policy**

**North East Edinburgh Local Plan** - The site is within an area allocated for Housing and Compatible Uses, where existing residential character and amenities are to be safeguarded.

The premises are located on a Principal Tourist Traffic Route.

### Relevant Policies:

Policy H7 (HOUSING AMENITY) establishes a presumption against new development and changes of use likely to introduce increased levels of traffic or activity to the detriment of residential amenity or the reasonable prospects of further residential development where this is an objective of the Local Plan.

Policy H9 (HOTELS AND GUEST HOUSES) sets out criteria for assessing proposals for the change of use of a dwelling house to a hotel or guesthouse.

Policy T10 (PRIVATE CAR PARKING) requires all new development to comply with approved car parking standards as set out in the Development Control Handbook

Policy E21 (CONSERVATION AREAS - GENERAL): requires proposed development within a conservation area to retain all features which contribute to the character and appearance of the area.

Policy E22 (CONSERVATION AREAS - REDEVELOPMENT): sets out criteria against which new development in conservation areas will be assessed.

Non-statutory guidelines on 'GUEST HOUSES' provides guidance which supplements local plan policies on the location of guest houses.

## **3 Conclusions and Recommendations**

### **DETERMINING ISSUES**

The determining issues are:

- Do the proposals preserve or enhance the character and appearance of the conservation area? (there being a strong presumption against the granting of planning permission if this is not the case);
- 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 proposal will adversely affect the character or appearance of the Conservation Area
- b) the proposed use will have any adverse impact upon the residential amenity of the surrounding area
- c) there are any road safety or traffic implications.

### (a) LEITH CONSERVATION AREA CHARACTER STATEMENT

*The Leith Conservation Area covers the extent of the historic town, including the Madeira Area (Leith's 'First New Town'), and also Leith Walk - the town's main link with Edinburgh City Centre. The character of the Conservation Area derives from Leith's history both as a port and as an independent burgh. Several fine Georgian and Victorian warehouses survive, some now converted for residential or office use; in many cases these were initially built to hold wine and dry goods, although many were converted in the late 19th Century to serve the whisky industry. A rich mixture of civic buildings and mercantile architecture survive, particularly at Bernard Street and The Shore. Significant earlier buildings include Lamb's House and St Ninian's Manse (both early 17th Century); although many more recent buildings have been built, the present street pattern of The Shore closely follows that of the historic town.*

*Building types within the Conservation Area, vary but are traditionally of stone with slate roofs; however more recent building has generally used block or render and traditional brick where previously found. Pockets of public housing development of the 1960s and 1970s, of a contemporary character, fall within the expanded Conservation Area. Open space is concentrated at Leith Links, which provides a spacious contrast to the relatively dense settlement pattern of the remainder of the Conservation Area.*

*The proposal does not involve any physical alterations to the building, and consequently will not have any adverse impact on the character or appearance of the Conservation Area.*

(b) The premises are located on a Principal Tourist Traffic Route, where a maximum of 40% commercial use within a street frontage is permitted. This proposal would result in 54% (42 metres) of the 78 metre frontage being in commercial use. This is significantly above the policy threshold, and is likely to impact upon surrounding residential amenity. The property does however have permitted development rights to use two of the bedrooms for B&B purposes.

(c) Off street parking is provided for two vehicles. The Leith Links area, although busy, is not heavily over parked. Transport has not objected to the proposed use.

Objectors have alleged that the premises may be used to accommodate homeless people. The precise nature of the occupants is not however a planning matter.

The use of the premises are likely to have an adverse impact upon surrounding residential amenity. The proposals would not however harm the character or appearance of the Conservation Area, or road safety.

The proposals do not comply with the relevant Local Plan Policies or Non-statutory guidelines on the location of Guest Houses.

There are no material considerations which outweigh this conclusion.

It is recommended that the Committee refuses this application, for the reasons stated.

*Alan Henderson*

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**Alan Henderson**  
Head of Planning and Strategy

**Contact/Tel** Michael Paton on 0131 529 3902 (FAX 529 3706)

**Ward affected** 37 -Leith Links

**Local Plan** North East Edinburgh

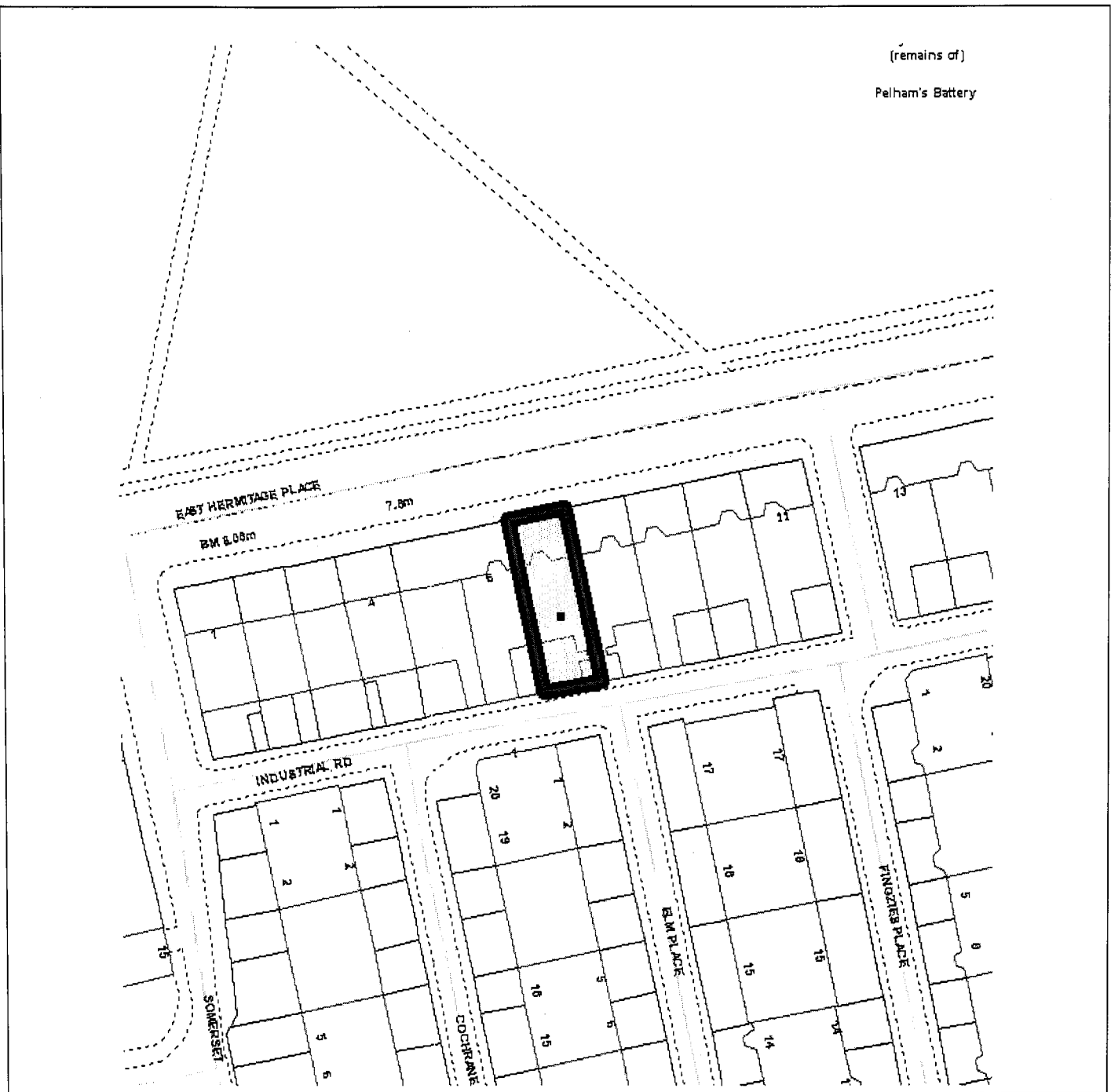
**Statutory Development  
Plan Provision** Housing and Compatible Uses

**File**

**Date registered** 8 January 2004

**Drawing numbers/  
Scheme** 01  
Scheme 1

(remains of)  
Pelham's Battery



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# **PLANNING APPLICATION**

<b>Address</b>	<b>7 East Hermitage Place, Edinburgh, EH6 8AA</b>		
<b>Proposal</b>	<b>To use the 5 bedroom family home for a bed and breakfast (the property will still remain a family home using only 2</b>		
<b>Application number:</b>	<b>03/04669/FUL</b>	<b>WARD</b>	<b>37- Leith Links</b>

THE CITY OF EDINBURGH COUNCIL  
 THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY