

**Enforcement Report into Breach of Control
at
43 - 45 Salisbury Road
Edinburgh
EH16 5AA**

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

Owner/s Mr & Mrs Woods
Occupier Mr & Mrs Woods
Reference No: 07/00516/EADV

1. Purpose of Report

Breach of Control:

Unauthorised erection of signage within the forecourt of the hotel and attached to the railings of the street boundary wall together with the painting of the front boundary wall and gate piers.

Recommendation:

It is recommended that committee agrees that statutory enforcement action is taken to require the removal of the unauthorised signage and paintwork.

The Site

Site Description

The site is located on the north side of Salisbury Road. Surrounding properties are generally residential however properties in the vicinity, lining Newington Road to the west and Dalkeith Road to the east are predominantly commercial. The property is presently being used as a fully licensed hotel.

The site is located within the Blasket Conservation Area and is Category B listed (Item No: 29757, listed 14.12.1970).

Site History:

05.04.1991 Planning permission granted to remove existing window in the basement to form an opening for new timber patio doors (91/00127/FUL).

23.01.2007 Listed building consent granted for internal alterations to upgrade hotel facilities, to include formation of new basement dining/restaurant area (06/04175/LBC).

13.02.2007 Planning permission granted for the conversion to licensed hotel (06/04175/FUL).

Representations

Three letters of complaint were received.

Description of Development

Unauthorised erection of signage within the forecourt of the hotel and attached to the railings of the street boundary wall together with the painting of the front boundary wall and gate piers.

3. Officer's Assessment and Recommendations

The determining issue in this case is the effect the unauthorised signage and paintwork has on the character of a building of special interest and also the character and appearance of the Blacket Conservation Area.

The Committee needs to consider whether the unauthorised signage and paintwork is acceptable, having regard to provisions of the development plan and other material considerations.

The positioning of the signage and the painting of the front boundary wall constitutes development requiring listed building consent and advertisement consent neither of which have been obtained. A breach of planning control has therefore occurred. In addition, the present signage and paintwork is contrary to statutory and non-statutory policy and guidance on listed buildings in conservation areas.

The owner has been requested to submit listed building and advertisement applications for more appropriate signage and paintwork. However, none has been forthcoming.

Salisbury Road is more residential in character and located off the main road and cannot be classed as a commercial street. The front boundary wall has been painted in a light blue corporate colour (previously off white) and is not considerable acceptable in this location. To conclude, the characteristics of the unauthorised works are such that they have an adverse effect on the character of the street and appearance of the building and the Conservation Area as a whole.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Brett Taylor on 0131 529 6125
Ward affected	Ward A15 - Southside/Newington (NEW)
Local Plan	Central Edinburgh
Statutory Development Plan Provision	Housing & Compatible Uses
File	
Date Complaint Received	1 August 2007

Planning Policy

The following policies and guidelines are relevant:

Central Edinburgh Local Plan

CD2 (Listed Buildings) seeks to prevent alterations that would diminish the architectural integrity of the building.

CD4 (Conservation Areas) requires the retention of all features which contribute to the character of the area.

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.

Edinburgh City Plan

ENV3 (Listed Building – Alterations and extensions) aims to prevent alterations that would adversely affect the character of the building.

ENV5 Conservation Areas – Development) seeks to preserve or enhance the special character of the area.

Non-Statutory Guidelines

NSG (Alterations to Listed Buildings) provides additional guidance in respect to works to listed buildings.

Appendix A

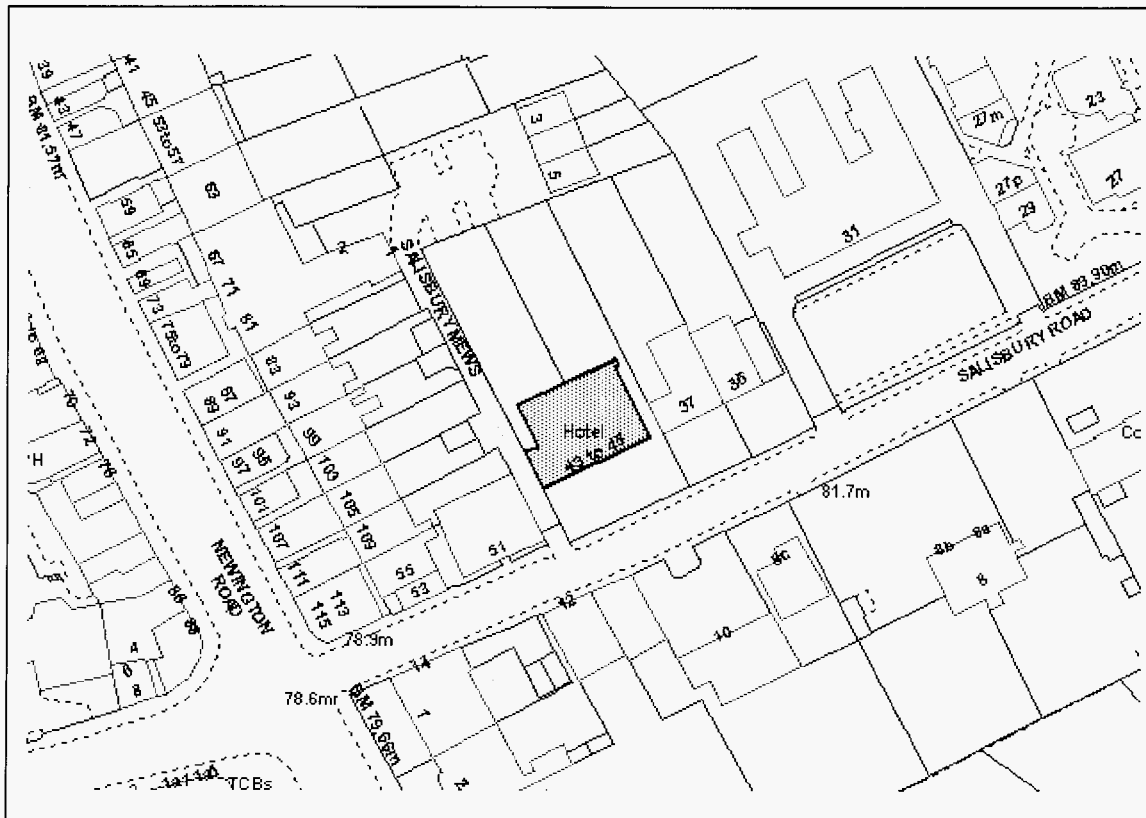
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THE CITY OF EDINBURGH COUNCIL

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Location Plan



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