

**Listed Building Consent Application  
at  
12 Stafford Street  
Edinburgh  
EH3 7AU**

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

**Proposal:** Proposed alterations to change from office to medical centre/consulting surgery.  
**Applicant:** Healthcare Now.  
**Reference No:** 03/01505/LBC

**1 Purpose of report**

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

**Conditions**

1. The works hereby permitted shall be commenced no later than five years from the date of this consent.
2. The application shall be referred to the Scottish Ministers prior to determination.
3. The partition/s hereby approved shall be scribed round the cornice/s, without causing damage to them, to the satisfaction of the Head of Planning & Strategy.

**Reasons**

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

2. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
  3. In order to safeguard the character of the statutorily listed building.
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## **2 Main report**

### **Site description**

The application site is located to the south west of Stafford Street and is a 2-storey attic and basement building built 1819, forming part of a terrace. The property is category B listed and is located within the New Town Conservation Area and World Heritage Site.

### **Site history**

24.06.2003 - consent granted for change of use from office to medical centre/consulting surgery. 03/01505/FUL

### **Development**

The proposals involve the removal of existing internal walls and the introduction of new partition walls and doorways to form individual spaces. No external alterations are proposed.

### **Consultations**

No consultations undertaken

### **Representations**

The application was advertised on 30 May 2003.

One letter of representation was received.

The AHSS objected to the proposals on the grounds that the removal of internal walls would be detrimental to character, affect the integrity of the interior and alter original room proportions.

### **Policy**

The Central Edinburgh local plan identifies the application site as lying within the Mixed Activities Zone. The property is Category B Listed and contained within the New Town Conservation Area and World Heritage Site.

### Relevant Policies:

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

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

Non-statutory guidelines on 'SUB-DIVISION OF LISTED BUILDINGS' supplement local plan conservation and design policies, providing guidance on sub-division with the aim of protecting the character and appearance of listed buildings.

## **3 Conclusions 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.

The interior of this building has been severely compromised through the removal of a number of original walls and slappings between rooms. The ground floor is completely open plan with large archways inserted between rooms. The stairwell and hall retain the majority of the building's internal character, and this space will remain unaltered. There are no original doors within this building, with the current doors made up of a variety of glazed doors.

The proposed drawings show a number of internal alterations within principal spaces, however, the interior of this building has been so severely compromised that the proposals will not adversely affect the internal character. The chimneybreasts within the principal rooms are off-centre, which clearly indicates that the original layouts no longer exist.

Some remnants of original cornice do survive, although much has been removed. A condition is recommended requesting that any new partitions are scribed around existing cornicing to ensure these elements are retained.

The proposals comply with the development plan and non-statutory policies and 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 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** 16 -Dean

**Local Plan** Central Edinburgh

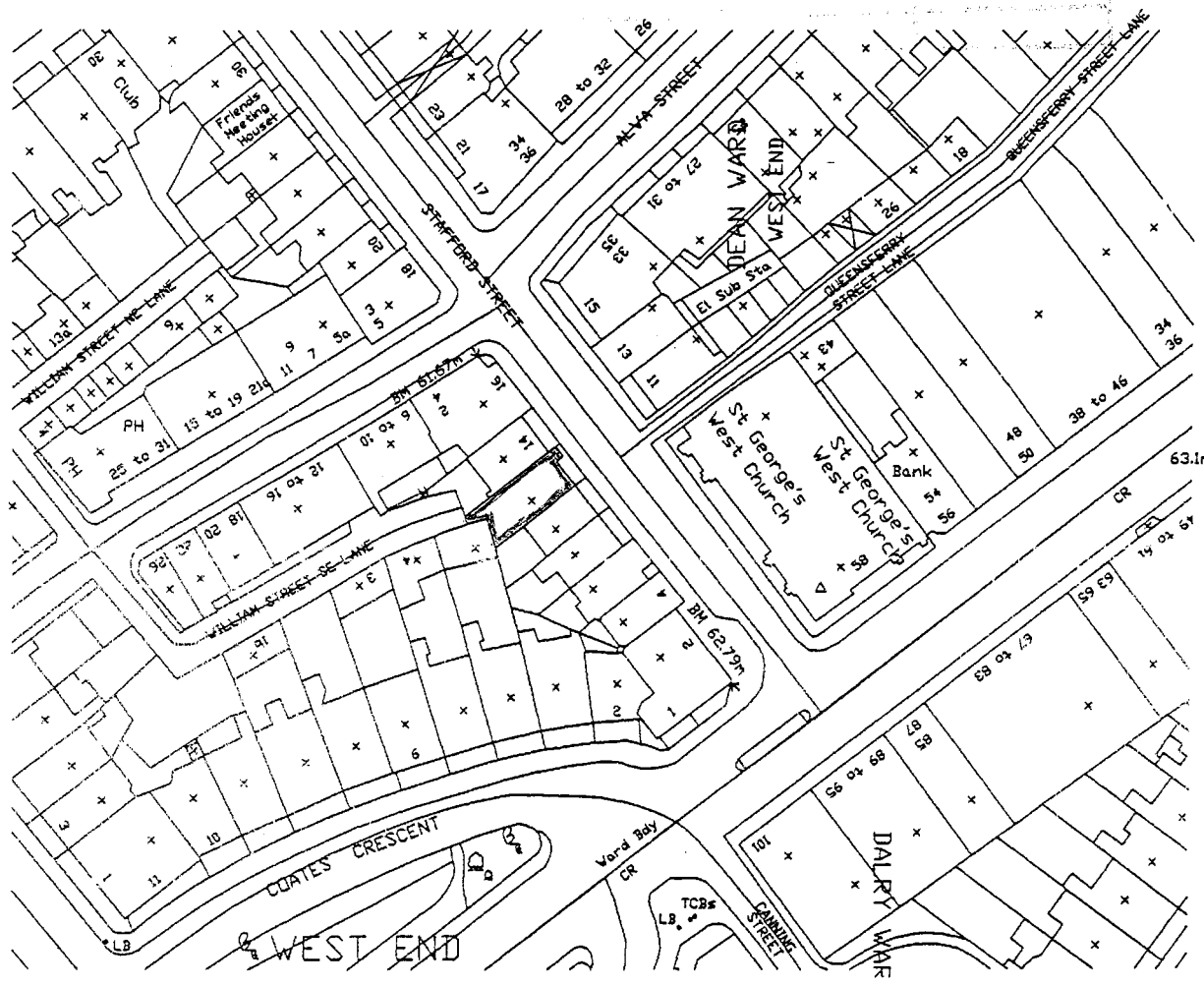
**Statutory Development  
Plan Provision** Mixed Activities Zone

**File**

**Date registered** 12 May 2003

**Drawing numbers/  
Scheme** 01, 02  
Scheme 1

PLANNING DEPARTMENT  
 03101505/LBC



### LOCATION PLAN

This is a true copy of the plans referred to in the application:

Signed: *Capita Property Consultancy*

Dated: *24/04/03*

St Andrew House  
 141 West Nile Street  
 Glasgow G1 2RN

T: 0141 332 2828  
 F: 0141 332 2829  
 E: admin@capita.co.uk

**CAPITA  
 PROPERTY  
 CONSULTANCY  
 LIMITED**

Client: HEALTHCARE NOW

Project: 12 STAFFORD STREET EDINBURGH

Title: LOCATION PLAN

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No.	Description:	Date:
REVISIONS		

All dimensions to be verified by the Contractor on site.  
 Do not scale, write to figure dimensions only.

Purpose of Issue:  
**BUILDING WARRANT**

Scale: 1:1250	Drawn by: JD	Checked:
	Date: 23/04/03	Date:
Job No. 1364B	Drawing No. 05	Rev. <b>A4</b>