

Full Planning Application 05/00414/FUL
at
33 Gayfield Square
Edinburgh
EH1 3PA

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 05/00414/FUL, submitted by S Arnott. The application is for: **Change of use from hairdresser supply shop to form flat (as amended)**.

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

2 The Site and the Proposal

Site description

The application property is a ground floor unit currently used as a hairdresser supply shop. The property forms part of a 4-storey, basement and attic tenement located on the corner of Gayfield Square and Leith Walk and is a category A listed building within the New Town Conservation Area.

Site history

Concurrent listed building consent being determined under delegated powers.
05/00414/LBC

Description of the Proposal

The amended application is the change of use this ground floor unit to form a single residential flat. The proposals were amended to show the route of new services. Other than ventilation and services, no external alterations are proposed.

3 Officer's Assessment 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 proposed use is acceptable in this location;
 - b) Whether the proposals have an adverse impact on the character or appearance of the conservation area;
 - c) Whether the proposals are detrimental to residential amenity or road safety.
- a) The proposed conversion to residential use is supported by policies CD3 and H3 and will restore the original use of the unit. The surrounding uses including the floor above and below are in residential use and the proposal to

return this unit to a residential use will be compatible with these neighbouring uses.

The proposed residential use is acceptable in this instance.

b) The character of the New Town Conservation Area is described in the Central Edinburgh Local Plan as follows:

"A planned urban concept of European significance, the New Town has an overriding character of Georgian formality. The First New Town, built to James Craig's 1767 plan, has experienced significant redevelopment, while the Second, Third and Fourth New Towns, which were laid out on estates to the north, east and west retain most of their original buildings. Stone built terrace houses and tenements, built to the highest standards, overlook communal private gardens; to the rear are lanes with mews buildings, many of which are now in housing use. The importance of the area therefore lies in the formal plan layout of buildings, streets, mews and gardens and in the quality of the buildings themselves. Many of the New Town's buildings are listed category 'A' of national importance and the area contains some of the city's finest interiors."

As no external alterations are proposed which require planning permission and the use is appropriate, the proposals will have no adverse impact on the building, its setting or the character or appearance of the conservation area.

c) Although a neighbour has objected to the proposals on the grounds of noise between the units, the proposed residential use will be compatible with the surrounding uses and will restore the original use of this building. Environmental and Consumer Services have raised no objections to the proposals and the proposed residential use will have no adverse impact on residential amenity.

The installation of a single residential unit within this area will have no adverse impact on road safety.

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 or road safety.

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

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Damian McAfee on 0131 529 3529 (FAX 529 3717)
Ward affected	20 - Calton
Local Plan	Central Edinburgh
Statutory Development Plan Provision	Housing and Compatible Uses
Date registered	14 March 2005
Drawing numbers/ Scheme	01, 03, 06 Scheme 2

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.

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.

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 blair.ritchie@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

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Consultations, Representations and Planning Policy

Consultations

Environmental and Consumer Services

No objection

Historic Scotland

No comment

Representations

The application was advertised 25 March 2005.
One letter of representation was received. A neighbour objected to the change of use on the grounds that the noise would be unbearable from the wooden flooring.

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 application property lies within an area of Housing and Compatible Uses 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 CD3 (LISTED BUILDINGS - USES) establishes a presumption (with stated qualifications) in favour of retaining a listed building in (or restoring it to) its original use.

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 H11 (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 to the reasonable prospects of further residential development where this is an objective of the Local Plan.

Policy H3 (HOUSING - CONVERSION OF NON-RESIDENTIAL BUILDINGS) encourages, and sets out criteria for assessing, the change of use of suitable non-residential buildings to housing.

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

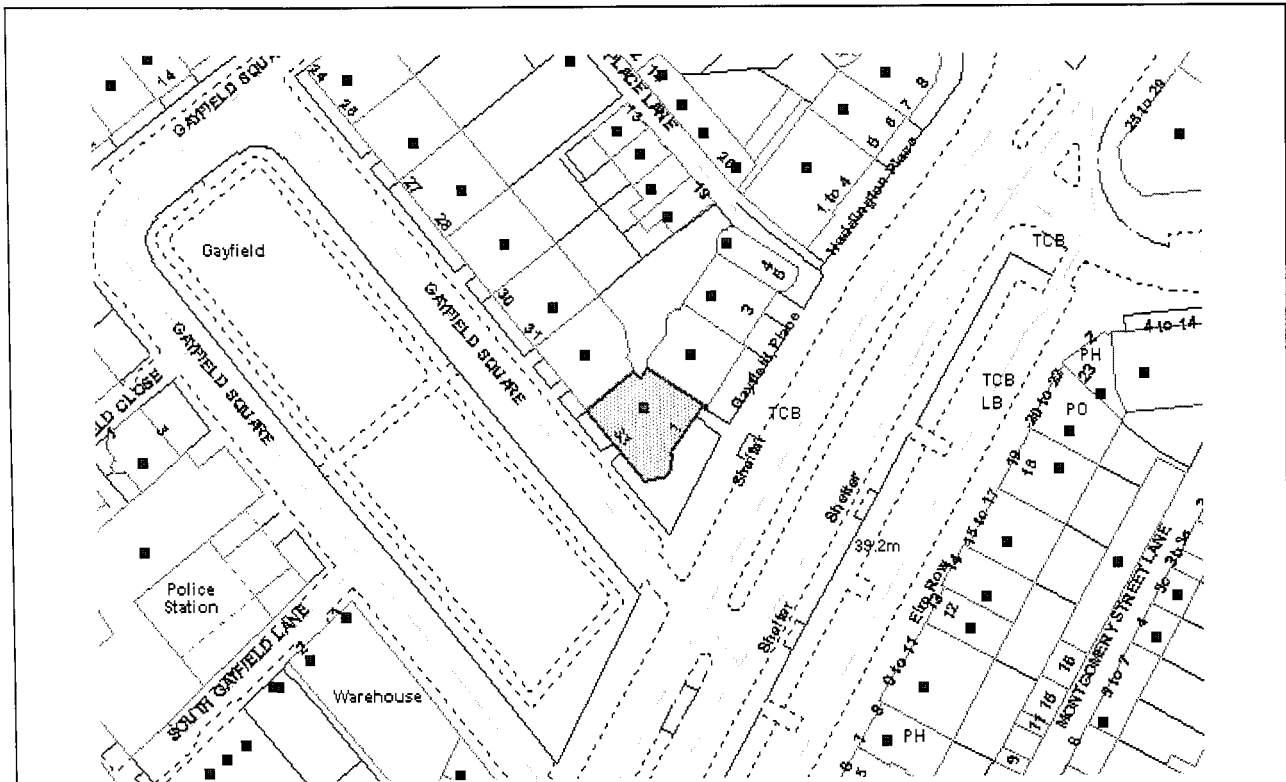
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Location Plan



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