

**Full Planning Application  
at  
77-79 George Street  
Edinburgh  
EH2 3ET**

---

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

**Proposal:** Refurbishment to provide retail space at basement, ground and first floors with residential accommodation at second and third floors

**Applicant:** Aitken + Niven.

**Reference No:** 04/02128/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.
2. Consent shall not be issued until the developer enters into a legal agreement to contribute £6000 to Edinburgh City Car Club to provide one years membership for each unit
3. Sample/s of the proposed natural sandstone wall cladding shall be submitted to and approved in writing by the Head of Planning & Strategy before work commences on site.
4. The design and installation of any plant, machinery or equipment within the retail part of the proposals, shall be such that any associated noise complies with NR25 when measured within any nearby living apartment, and no structure borne vibration is perceptible within any nearby living apartment.

5. Deliveries to the retail part of the premises shall be restricted to 0700-1900 Monday to Saturday only

## **Reasons**

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to safeguard the interests of road safety.
3. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
4. In order to safeguard the amenity of neighbouring residents and other occupiers.
5. In order to safeguard the amenity of neighbouring residents and other occupiers.

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

## **2 Main report**

### **Site description**

The application site consists of two, three storey and attic properties on the north side of George Street. They are currently in use as a shop on the ground and first floor with the two upper floors being used as associated office and storage areas. The properties are B listed, and lie within the New Town Conservation Area and the World Heritage Site.

### **Site history**

There is no relevant planning history for this site.

### **Development**

This is a revised application to refurbish the premises to provide retail space at basement, ground and first floor with residential accommodation on the second and attic floor. As part of the proposals, a new shopfront is to be constructed and will accommodate two new doors leading to the upper floors, one of which would be a fire escape from the retail use, the other would provide access to the residential units. The original scheme proposed air conditioning plant to the rear (this has now been deleted) and a different shopfront design.

## **Consultations**

### **Transportation Planning (Development Control)**

Consent should not be issued until the developer enters into a legal agreement to contribute £6000 to Edinburgh City Car Club to provide one years membership for each unit.

### **Environmental and Consumer Services**

No objections subject to NR25 noise condition and to deliveries being restricted to 0700-1900 Monday to Saturday.

## **Representations**

The application was advertised on 9 July 2004.

No representations have been received.

## **Policy**

Office Core 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 H4 (HOUSING - SUBDIVISION OF PROPERTY) supports, and sets out criteria for assessing, proposals for the subdivision of property to form residential accommodation.

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.

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

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 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 building or its setting;
  - c) whether the proposals have an adverse impact on the character or appearance of the conservation area;
  - d) whether the proposals are detrimental to residential amenity or road safety.
- a) With regard to the proposed residential units, the second and third floors of this property are under-used and bringing the entire building back into use is supported. There would be no conflict with the office core allocation. Given the available floorspace, it is anticipated that the standards of accommodation for each unit will be acceptable. Although no open space can be provided with the development, this would not be

expected with city centre living. As no car parking can be provided with the development, it is proposed to impose a condition requiring the developer to enter into a legal agreement to contribute to the City Car Club.

b) The proposed new shopfront represents a considerable improvement on the existing frontage. The proposals will have a positive impact on the building.

c) 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."*

The existing frontage is not of any particular quality and, given the general high quality of George Street frontages, could be said to detract from the street scene and the conservation area. The original proposal to replace the frontage did not represent any significant improvement on the existing. Most notably, the existing granite surround was to be re-used and the over deep signage zone was to be retained. In the revised scheme, it is proposed to form a new surround in natural stone and the window height is to be increased. This revised proposal represents a significant improvement on the existing situation and the original scheme and will result in a new frontage of quality which will enhance the street scene and the character and appearance of the conservation area.

d) The proposals will not be detrimental to residential amenity and the City Car Club contribution will resolve the issue of no parking being provided with the residential aspect of the proposals.

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 setting of the listed building 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, subject to the conditions stated.

Alan Henderson

**Alan Henderson**  
Head of Planning and Strategy

**Contact/tel** Martin Easson on 0131 529 3989 (FAX 529 3717)

**Ward affected** 18 -New Town

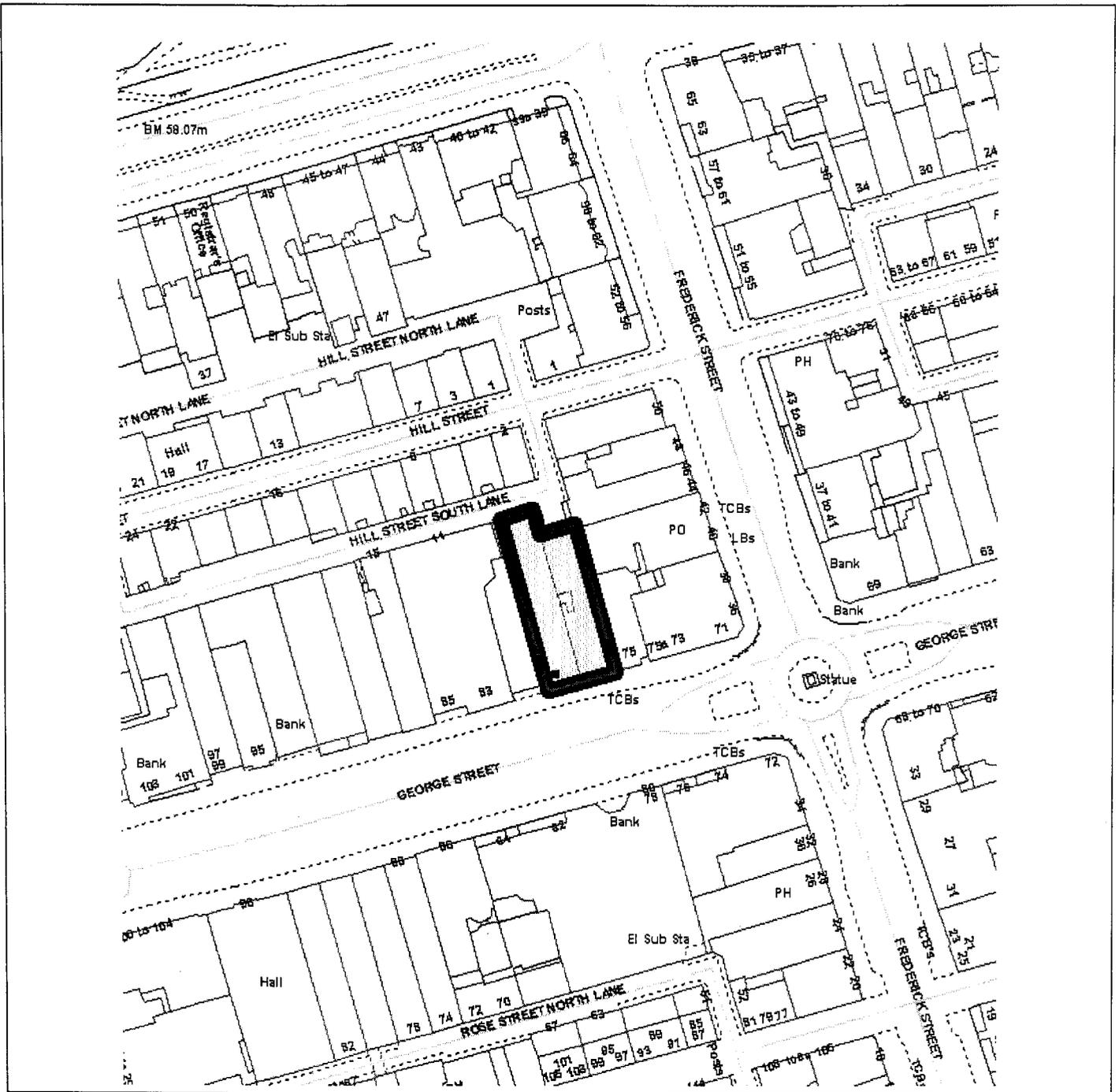
**Local Plan** Central Edinburgh Local Plan

**Statutory Development  
Plan Provision** Office Core

**File**

**Date registered** 24 June 2004

**Drawing numbers/  
Scheme** 01, 03, 05, 07-09  
Scheme 2



Reproduction from the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence Number 100023420 The City of Edinburgh Council 2004.

# **PLANNING APPLICATION**

<b>Address</b>	<b>77-79 George Street, Edinburgh, EH2 3ET</b>		
<b>Proposal</b>	<b>Refurbishment to provide retail space at basement, ground and first floors with residential accommodation at second</b>		
<b>Application number:</b>	<b>04/02128/FUL</b>	<b>WARD</b>	<b>18- New Town</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			