

**Conservation Area Consent 05/03705/CON**  
**at**  
**50 - 52 East Fettes Avenue**  
**Edinburgh**  
**EH4 1EQ**

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

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**1 Purpose of report**

To consider application 05/03705/CON, submitted by Cala Management Ltd.  
The application is for: **All existing buildings on the site**

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 site relates to Citadel House, a large modern office development situated on the east side of East Fettes Avenue. The building occupies the central part of the site with land to the north and south of the building laid out to provide car parking facilities. Directly behind the site to the east is an existing modern residential development. To the north lie the playing fields for Stewart's Melville School. To the south west lie the grounds of Fettes School and to the north west lies further residential development.

A number of mature trees bound the site.

The site lies within the Inverleith Conservation Area. The building is not listed.

## Site history

An associated application for Planning Permission for the redevelopment of the site considered under a separate report (05/03705/FUL)

## Description of the Proposal

The application seeks consent for the demolition of the office building to allow for redevelopment of the site.

### 3 Officer's Assessment and Recommendations

- 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 of 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 demolition will adversely affect the character and appearance of the conservation area;
  - b) The proposals for the redevelopment of the cleared site are acceptable
- a) The character of the Inverleith Conservation Area is summarised in the local plan as follows:-

*Inverleith developed as a Georgian suburb of villas and terraces to the north of the New Town. It lies on a south facing slope between Ferry Road and the Water of Leith and includes a number of important Victorian institutions set in extensive grounds. Extensive blocks of public and private open space bounded by areas of Georgian and Victorian villas form the essential elements of character, with key views southwards towards the city skyline providing a distinctive setting. Part of the conservation area lies within the area covered by the North East and North West Edinburgh Local Plans.*

With regards to the history of the building on the site, there is no information to suggest it is of local or architectural interest. The building offers little visual interest, the removal of the existing buildings on the site will have no adverse

effect on the character and appearance of the conservation area, subject to an appropriate alternative development.

An associated application is considered in a separate report (reference 05/03705/FUL), for an alternative development. This has addressed the issues of scale, form and design and ensures that appropriate landscaping works and tree protection measures are undertaken. A condition is attached preventing demolition until a contract for new works is let.

It is recommended that the Committee approves this application, subject to conditions requiring referral to Ministers and no demolition taking place until the contract is let for redevelopment.

*Alan Henderson*

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Lynsey Townsend on 0131 529 4279
<b>Ward affected</b>	17 - Stockbridge
<b>Local Plan</b>	Central Edinburgh Local Plan
<b>Statutory Development Plan Provision</b>	Housing and Compatible Uses
<b>Date registered</b>	7 November 2005
<b>Drawing numbers/ Scheme</b>	01-16 Scheme 1

### **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](http://www.edinburgh.gov.uk/planning).

If you require further information about this application you should contact the following Principal Planner, Ian Dryden on 0131 529 3996. Email: [ian.dryden@edinburgh.gov.uk](mailto:ian.dryden@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 [gavin.king@edinburgh.gov.uk](mailto:gavin.king@edinburgh.gov.uk) or [sarah.bogunovic@edinburgh.gov.uk](mailto:sarah.bogunovic@edinburgh.gov.uk)

**Application Type** Conservation Area Consent  
**Application Address:** 50 - 52 East Fettes Avenue  
Edinburgh  
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**Proposal:** All existing buildings on the site  
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## Consultations, Representations and Planning Policy

### Consultations

#### Historic Scotland

*50-52 East Fettes Avenue is an unlisted courtyard-style office building. Designed by Morris and Steedman, it was built in the late 20th century as a headquarters for Christian Salvesen. It is sited in the Inverleith Conservation Area.*

*The proposal would see the demolition of this building and its replacement with five pinwheel villa blocks and a terrace of townhouse style residences. Historic Scotland are aware that this is a sensitive site, given the proximity of Fettes College and therefore any new development should be designed to respect the character of the conservation area, in terms of scale, massing, siting and materials.*

*We would also recommend that this building is recorded by the RCAHMS, so that a photographic record of it exists.*

### Representations

Neighbour Notification was carried out on 3 November 2005 and the application was advertised on 2 December 2005. Two letters of comment have been received from a neighbouring resident and The Cockburn Association.

The comments can be summarised as follows:-

1. No issue with the demolition of the building. The exterior and interior of the building should be documented as part of a study prior to its demolition.
2. Concerns over the loss of one particular tree.

***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**

CENTRAL EDINBURGH LOCAL PLAN - The site is identified as Housing and Compatible Uses.

### 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.

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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

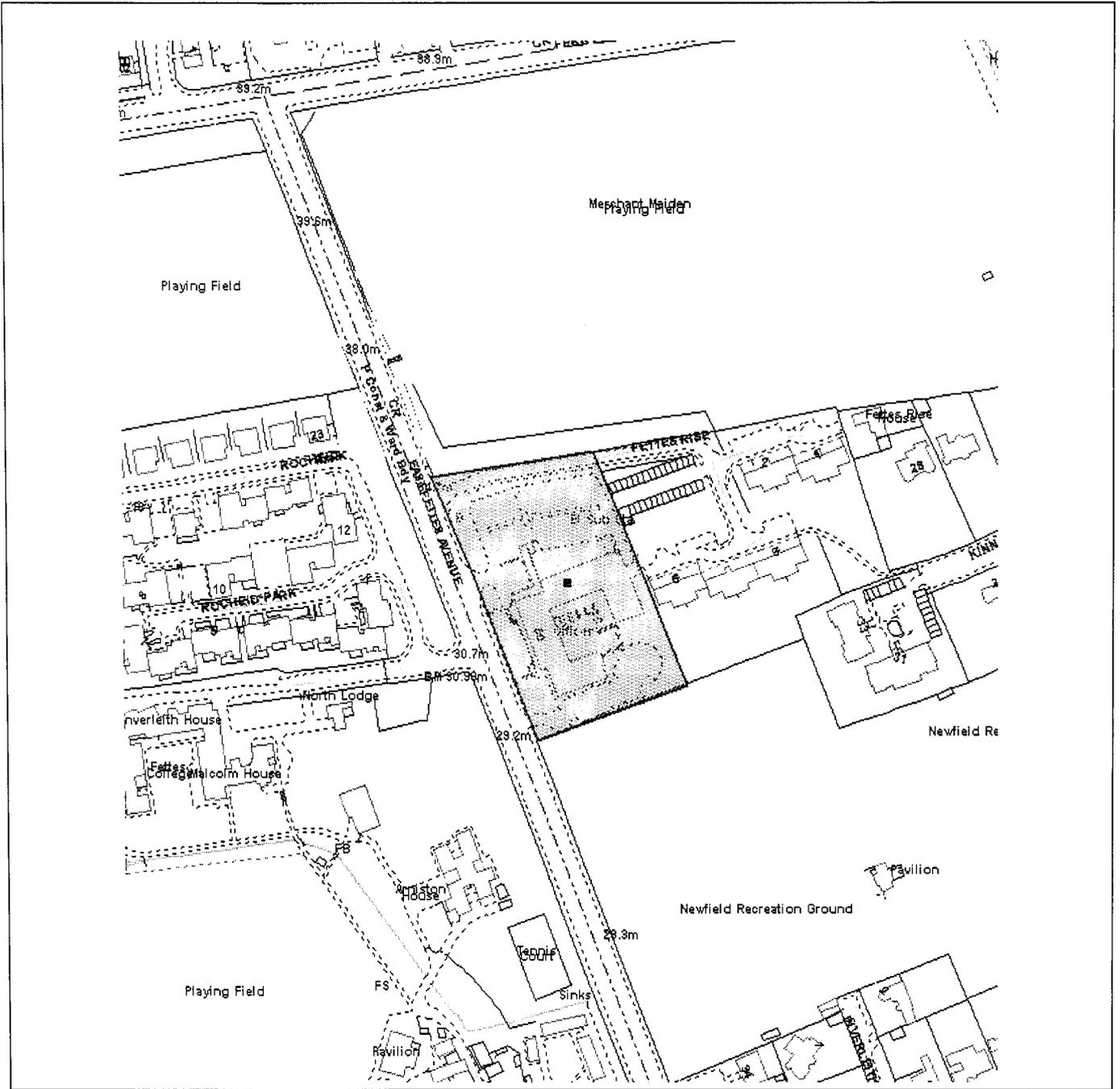
1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. The application shall be referred to the Scottish Ministers prior to determination.
3. No demolition shall take place until the contract for the new development has been let, and written evidence of this has been made available to and accepted in writing by 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 conservation area.

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End



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# **PLANNING APPLICATION**

<b>Address</b>	<b>50 - 52 East Fettes Avenue, Edinburgh, EH4 1EQ</b>		
<b>Proposal</b>	<b>All existing buildings on the site</b>		
<b>Application number:</b>	<b>05/03705/CON</b>	<b>WARD</b>	<b>17- Stockbridge</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			