

Full Planning Application 05/00781/FUL
at
8 Hill Street
Edinburgh
EH2 3JZ

Development Quality Sub-Committee
of the Planning Committee

1 Purpose of report

To consider application 05/00781/FUL, submitted by Mr + Mrs Adie. The application is for: **Change of use from residential to a house in multiple occupation (retrospective)**

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 is a three storey and attic former townhouse on the south side of Hill Street, close to its junction with Frederick Street. The site is surrounded by similar styled properties in commercial and residential use. Hill Street South Lane lies to the rear of the property.

The property is category A listed and lies within the New Town Conservation Area and Edinburgh World Heritage Site.

Site history

May 2004 - planning permission and listed building consent (04/01310/FUL+LBC) was granted for change of use from office to form one dwelling house.

Description of the Proposal

The application is in retrospect. It proposes the change of use of a residential property to a house in multiple occupancy. The property accommodates one living room, one kitchen, eight bedrooms (six double, two single), three bathrooms and one WC. The property has individual access. The property has one private parking space. There are no physical alterations proposed to the front of the property and the physical alterations to the rear of the property comprise repairs to existing pipework and replacement ventilation grilles. The internal alterations already have the benefit of listed building consent.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are:

- 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) this property is suitable to be used as a house in multiple occupation,
- b) its use as a house in multiple occupation will result in an unacceptable increase of activity to the detriment of neighbourhood amenity, and
- c) it will have no adverse affect upon the character and appearance of the conservation area or of the listed building.

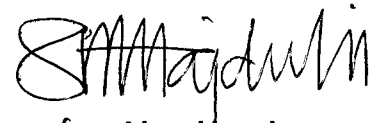
a) The premises are located within an office core area. However the principle of residential use has been accepted following the granting of consent from office use to a dwelling house. The proposed plan indicates that there will be eight bedrooms, one kitchen, three bathrooms and a WC. The property is a reasonable size and would be capable of housing unrelated residents without becoming intensively occupied. It has immediate access to city centre facilities and public transport

b) The property is a self contained unit; it is a town house with main door access. The neighbouring premises are predominantly in commercial use and the area is not identified in non-statutory guidance as 'sensitive' in respect of multiple occupancy use. Any impact on residential amenity will be limited. One parking space exists for use by occupants. Increased demand for on street parking may therefore occur as a result of the proposal. However, the provision of one parking space meets the requirements of the parking standards and the property lies within an area that is well served by public transport.

c) As there are no physical alterations to the front of the property and the alterations to the rear are minimal, the character and appearance of the New Town Conservation Area and the listed building will remain unaffected.

In conclusion, the proposal is acceptable as the change of use in this location is compatible with the development plan and the non-statutory guidelines will have no undue impact on neighbouring amenity and will not harm the character and appearance of the conservation area or the listed building. There are no material considerations that outweigh this conclusion.

It is recommended that the Committee approves this application.



for **Alan Henderson**
Head of Planning and Strategy

Contact/tel	Jenny Bruce on 0131 529 3905
Ward affected	18 - New Town
Local Plan	Central Edinburgh Local Plan
Statutory Development Plan Provision	Office Core
Date registered	21 March 2005
Drawing numbers/ Scheme	01 - 09

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, Ian Dryden on 0131 529 3464. Email: 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 blair.ritchie@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 8 Hill Street
Edinburgh
EH2 3JZ
Proposal: Change of use from residential to a house in multiple occupation
(retrospective)
Reference No: 05/00781/FUL

Consultations, Representations and Planning Policy

Consultations

The Historic Buildings Inspectorate have no comments on this proposal.

Representations

Neighbour notification was carried out on 9 March 2005 and the application was advertised on 1 April 2005. Two letters of representation have been received objecting to the application. The first on the grounds that parking and access will be problematic and that there will be a detrimental impact on amenity. The second on the grounds that the application is in retrospect and that the property is currently in guest house use.

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 site lies within an area designated as Office Core within the Central Edinburgh Local Plan.

Relevant Policies:

Policy H10 (MULTIPLE OCCUPATION PROPOSALS) sets out criteria for assessing proposals for houses in multiple occupation.

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

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.

Non-statutory guidelines on 'PARKING STANDARDS' set the requirements for parking provision in developments.

Non-statutory guidelines on 'HOUSES IN MULTIPLE OCCUPATION' provide guidance on the location of such premises.

Appendix B



Application Type Full Planning Application

Application Address: 8 Hill Street

Edinburgh

EH2 3JZ

Proposal: Change of use from residential to a house in multiple occupation (retrospective)

Reference No: 05/00781/FUL

Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **GRANTED** subject to the conditions below.

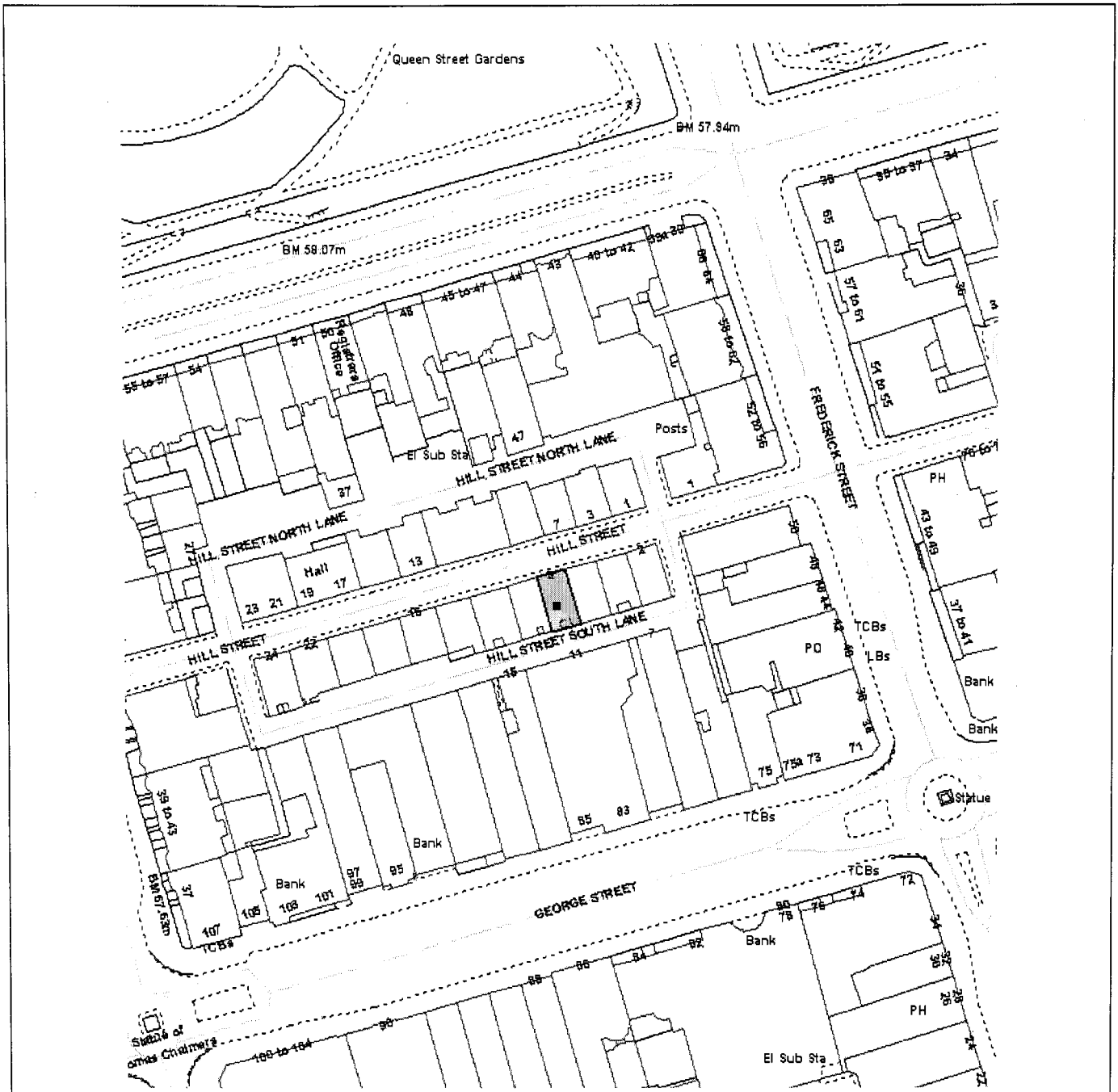
Conditions

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.

End



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PLANNING APPLICATION

Address	8 Hill Street, Edinburgh, EH2 3JZ		
Proposal	Change of use from residential to a house in multiple occupation (retrospective)		
Application number:	05/00781/FUL	WARD	18- New Town
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			