

PLANNING UPDATE - September NTBCC

Royal High School Inquiry

For those who didn't find "War & Peace" challenging enough – over 1000 documents lodged relating to the Inquiry – commencing at 10:00am on 8 September (& running for up to 6 weeks) within Heart of Midlothian Football Club (Tynecastle) Stadium. The Coalition (Cockburn / EWH / NTBCC) Precognitions now lodged along with 45 others. There is public access and it will also be Webcast.

More details at <https://www.dpea.scotland.gov.uk/CaseDetails.aspx?>

7 – 8 Baxter's Place

Although NTBCC did not present at the recent Council DMC hearing (as we were informed that as we had not lodged an initial objection, we were not entitled to present) – a group of residents made an excellent, factual and passionate presentation resulting in the retrospective application for Short Term Holiday lets being unanimously refused. An excellent outcome but it is likely that the decision will be appealed.

2 – 3A Blenheim Place

A "sister" application to the above – for Change of use from a bank (ex-RBS) to a hostel (Class 7) - was appealed to DPEA (The Scottish Reporter) on the grounds of "Non Determination" – as the council had not determined the application within the statutory 2 month period. NTBCC had objected to the Change of use as well as the subsequent Listed Building application.

Despite initially being accepted as a valid appeal by DPEA, it now seems that it may go to the Council's Local Review Body instead – no further submissions required from NTBCC at present but we are monitoring the situation & will intervene if required.

There have been several other similar applications refused by the council as well as appeals to DPEA to overturn refusals being dismissed.

Edinburgh Academy

Disappointing to report that the 3 applications for a large extension on the eastern boundary of the Academy that had been appealed (again on grounds of Non Determination) were approved by the Scottish Reporter despite an energetic and well-argued campaign by local residents. NTBCC were disappointed that this application was not (at least initially) determined by Edinburgh Council by a DMC hearing. The Decision Notice from the Scottish Reporter can be seen here

<https://www.dpea.scotland.gov.uk/CaseDetails.aspx?ID=118704>

Update to the Canon Mill Development

The initial application for extensive demolition to the building (whilst retaining an element of the façade) was withdrawn by the developer. NTBCC were offered the opportunity to discuss amended plans (which we accepted). The revised proposal is to now retain the hipped, pan-tiled roof (albeit not original but adding to the visual harm of the building) but insert dormers in the roof as well as some other changes to the ground floor of the building. We made several suggestions / comments

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On behalf of Planning Sub-committee

on the revised proposal and whilst we welcome these changes (in part) and the efforts by the develop to liaise with the CC, we withhold judgement on our position until the finer details are known once the new application is submitted- expected in week or so..

IMPACT Scotland Concert Hall

Several NTBCC members accepted an invitation to view the final design for this exciting development. Although the site is somewhat constrained for the overall brief of a 1000 seat concert hall, studio cum rehearsal space and ground floor foyer / café space – the proposal brings a new venue to the heart of the east end and although some may take the opinion that it detracts from the setting of Dundas House & its surroundings, we believe at this stage that it should be viewed in the wider context of providing a world class venue in the city centre with a functional design which could be viewed as creating a sympathetic backdrop to the surrounding listed buildings. However, as always, we will form our final view once more details are available.

Although the planning applications were lodged in late August, the detail is not yet publically – accessible. We expect this to be available within the next week based on indications from the IMPACT team.

Powderhall Consultation

Following on from the attendance of Collective Architecture / CEC at August's NTBCC meeting, several NTBCC members attended the August 28/29 consultations. Although no concrete proposals have yet been tabled, we support the engagement with the local community. The latest (& final ?) questionnaire seeks comments on how to ensure the area has various qualities – see more at "<https://consultationhub.edinburgh.gov.uk/sfc/powderhall/>" - final date for responding is 11 September.

Garage at rear of 8 Bellevue Crescent

NTBCC objection submitted in this long running saga – this time for " Change of Use from domestic Lock Up/Garage to Class 4 Business." – currently awaiting assessment – although it's unclear to NTBCC why this application, essentially similar to previous applications, should be considered at all. .

Waverley Mall

We had considered the latest proposal for significant alterations to the current roof space (18/02748/FUL) <https://citydev-portal.edinburgh.gov.uk/idoxpa-web/applicationDetails.do?>

Whilst we did not submit a representation to the application (& the period for comments is now closed) – we have accepted an invitation for further discussion with the agent to better understand the concerns expressed by other statutory and non-statutory consultees (The Cockburn & AHSS have objected to the initial application).

As always – if there are applications that local residents have concerns about – we can be contacted via the NTBCC website (<http://www.ntbcc.org.uk/contact/>)

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