

NTBCC Planning Report – April 2024

26 Dunedin St – Student Housing (PBSA) – revised proposal ([24/01451/FUL](#)) that seeks to address the reasons for the refusal of the previous scheme (23/05027/FUL).

It is unclear whether this new PBSA development would aim to provide accommodation to existing student numbers or anticipate a student growth agenda being actively pursued by the city's universities. It is anticipated that this amended scheme will be recommended for approval by Planning Officers.

Playhouse Theatre, 18 - 20 Greenside Place – Listed Building Consent application [23/07231/LBC](#) for integrating the ex- Habana premises was granted on 20th March. Building works started swiftly thereafter.

7 - 11 & 15 - 19 Hanover Street, 40 Rose Street & 70 Princes Street - application [23/06554/FUL](#) for new development including partial demolition to form new hotel (Class 7) with ancillary uses and lower and ground floor commercial uses (Class 1A and Class 3) was granted.

28 St Andrew Square (ex- Virgin Money) – application [24/00257/FUL](#) for change of use and conversion from office (Class 4) to hotel (Class 7) was granted.

A couple of new applications at **23B Howe Street** (24/01108/FUL) and **103 East London Street** (24/01194/FUL) for conversion of offices to dental practices were noted, for being unusual in terms of change of use.

28 - 30 Hanover Street (TSB branch still in operation) at the corner with Rose Street – new application [24/01198/FUL](#) for change of use from bank (Class 1A) to public house and restaurant (Sui generis) is currently open for comments.

An appeal was submitted to the DPEA against an Enforcement Notice at **39 Thistle Street** (Thistle Street Bar) to remove a newly installed timber shelter within the rear cartilage of the property. The appellant cited health & safety reasons following the falling of masonry and a slate from the roof, and sought to provide a crash deck that would be sympathetic in style to the property and the surrounding buildings. The style resembles that of the external pergola that was installed at 3 London Road, which an application was submitted in retrospect for (23/02729/FUL) but was subsequently refused. The reasons cited in the Enforcement Notice are similar and refer partly to the inappropriate choice of materials.

The appeal to the DPEA against the refusal of application 23/02655/FUL at **6 Picardy Place** to control cooking odours through a recirculation unit was granted. Taco Bell may well open at that location after all.

Current consultations: **City Plan 2040 Participation** (closes 1 May 2024)

'City Plan 2040': Local Place Plans

NTBCC's position is that Canonmills/Powderhall is the principal area within NTBCC boundaries that would benefit from a Local Place Plan. Due to the rate of development that has taken place already, it may be too late to address in the City Plan 2040 however.

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