

Greggs Of Scotland - Mr Dominic  
Fallone.  
75 Westburn Drive  
Cambuslang  
G72 7NA

**Application No:** 11/03105/FUL

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS  
TOWN AND COUNTRY PLANNING  
(GENERAL DEVELOPMENT) (SCOTLAND) ORDERS**

**DECISION NOTICE**

With reference to your application for Planning Permission registered on 6 October 2011, this has been decided by **Local Delegated Decision**. Please see the guidance notes for further information, including how to appeal or review your decision.

**APPLICANT:** Greggs Of Scotland - Mr Dominic Fallone.

The development is for  
Proposed fit out of existing unit to form a retail bakers shop. Work to include a shopfront.

**At**

27 Broughton Street  
Edinburgh  
EH1 3JU

The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Granted** in accordance with the particulars given in the application.

Drawings 1A, 2A, 3A, 4, as shown on the Planning & Building Standards Portal, represent the determined scheme. Any condition(s) attached to this consent, with the reasons for imposing them, or reasons for refusal, are shown below: -

The reason why the Council made this decision is as follows:

The proposals comply with the development plan and relevant non-statutory guidelines and there is no significant impact on character and appearance, road safety or neighbouring residential amenity.

Conditions:-

Reasons:-


## INFORMATIVES

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
2. This consent is for planning permission only. Work must not begin until other necessary consents, eg listed building consent, have been obtained.

This determination does not carry with it any necessary consent or approval for the proposed development under other statutory enactments.

5 December 2011



John Bury  
Head of Planning

Should you have a specific enquiry regarding this decision please contact Ruth Bradford directly on 0131 529 3464.

## NOTES

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The notice review should be addresses to the City of Edinburgh Planning Local Review Body, G2, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG.
2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land

accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

**Proposed fit out of existing unit to form a retail bakers shop. Work to include a shopfront.**

at

**27 Broughton Street  
Edinburgh  
EH1 3JU**

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## **REPORT OF HANDLING - Local Delegated Decision Report**

### **Purpose of report**

This is a **Local Delegated Decision**, under the Council's scheme of delegation, detailing the considerations and determination of the application.

### **Main report**

#### **1 SITE DESCRIPTION AND HISTORY**

##### **Site Description**

The site comprises the ground floor unit of a three storey 'B' listed building (Listed on 16 June 1966, LB Ref: 28360) on the east side of Broughton Street. The unit is currently vacant and the last use was as class 1 shop unit.

The surrounding area comprises commercial properties at the ground floor level and residential properties above.

The site is within the New Town Conservation Area.

##### **Site History**

No relevant planning history.

##### **Description of Proposal**

The application is for the proposed refit of an existing class one retail unit. The works will include a new shop front. The external works would comprise repainting the existing doors, pilasters, shop front and stall risers, replacing the fascia and soffit with a plywood fascia and new signage in the form of Perspex lettering (which is the subject of a separate advert application) and replacing the shop front glazing to meet British Standards of the same dimensions.

The shop front would be painted satin black (DULUX 00NN 07/000).

### Previous Scheme

The previous scheme proposed the shop front to be painted blue and beige (BS 18. E. 53 and RAL 1001 respectively).

## **2 Pre-application process**

There is no pre-application process history

## **3 PLANNING POLICY AND GUIDANCE**

The application site is located within a local centre, the central area and the New Town Conservation Area covered by the Edinburgh City Local Plan.

### Relevant Policies:

**The New Town Conservation Area Character Appraisal** states that the area is typified by the formal plan layout, spacious stone built terraces, broad streets and an overall classical elegance. The buildings are of a generally consistent three storey and basement scale, with some four storey corner and central pavilions.

### **Relevant policies of the Edinburgh City Local Plan.**

Policy Des 12 (Shopfronts) sets criteria for assessing shopfront alterations and/or advertising proposals.

Policy Env 4 (Listed Buildings – Alterations & Extensions) identifies the circumstances in which alterations and extensions to listed buildings will be permitted.

Policy Env 6 (Conservation Areas Development ) sets out criteria for assessing development in conservation areas.

### **Relevant Non-Statutory Guidelines**

**Non-statutory guidelines** on Commercial Frontages supplement Local Plan Policies by providing guidance on shop frontages, shop front security, adverts and signs and blinds and canopies.

## **4 CONSULTATIONS**

### **Transport (Development Control)**

*No objections to the application*

## **5 REPRESENTATIONS**

The application was advertised on 14 October 2011 and three representations were received. They raised objections on the following material point:

- impact on road safety

Other points were raised. However, these are not material considerations.

## **6 OFFICER'S OBSERVATIONS**

### **Determining Issues**

The determining issues are:

- 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 if this is not the case);
- do the proposals preserve the listed building or its setting or any features of special or historic interest?; (there being a strong presumption against granting permission if they do not);
- 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 following requires to be considered:

- (a) whether the proposals will adversely affect the character or appearance of the listed building and the conservation area;
- (b) whether neighbouring amenity will be adversely affected;
- (c) whether there would be an adverse impact on road safety.

(a) The proposal does not constitute a change of use. Therefore this assessment relates to the impact of the physical external alterations on the listed building and conservation area only. The two seats proposed within the shop are ancillary to the main use and are acceptable.

The proposed fascia is the same size as the existing one. The shop front will be one colour and the proposed colour is acceptable. The proposal complies with the non-statutory guidance on there is no significant impact on character.

- (b) A bakery is classed as a shop and would have no adverse impact on neighbouring residential amenity. The external alterations would not adversely affect residential amenity.
- (c) There are no objections from transport planning and the proposal would not have

an adverse impact on road safety.

There is no impact on neighbouring residential amenity.

The proposals do comply with the development plan.

The proposals are acceptable.

There are no material considerations which outweigh this conclusion.

## 7 Reason for decision

The proposals comply with the development plan and relevant non-statutory guidelines and there is no significant impact on character and appearance, road safety or neighbouring residential amenity.

8 Date of Site Visit: 13.10.2011

## 9 Recommendation

It is recommended that this application be **GRANTED**.

## INFORMATIVES

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John Bury	
Head of Planning	
Contact/Tel	Ruth Bradford on 0131 529 3464
Ward Affected	City Centre
Local Plan	
File	ECEC90012801
Date Registered	6 October 2011
Overall Expiry Date	04.11.2011
Drawing Nos & Scheme	1A, 2A, 3A, 4 Scheme 1

## Decision making Process: Core Questions

Application Number: 11/03105/FUL	Address: 27 Broughton Street Edinburgh EH1 3JU			
<b>Questions</b>	<b>Answers</b>			
<b>Section 1:</b> <b>TO BE COMPLETED BY PRINCIPAL PLANNER PRIOR TO ALLOCATION TO DETERMINE ANTICIPATED METHOD OF DETERMINATION.</b>	<b>Yes</b>	<b>No</b>	<b>Answer</b>	<b>Initials</b>
Is the application controversial or of significant public interest, or is it likely to have a significant impact on the environment?	Refer to Committee	Go to next question		
Has the application been submitted by, or on behalf of, an Elected Member of the authority, or by an officer involved in the statutory planning process, or by a partner/close friend/relative of either?	Refer to Committee	Go to next question		
Is the application for local development where the Council has an interest?	Refer to Committee	Go to next question		
If not a local development and submitted by, or on behalf of, the Council, is the application for <b>more</b> than routine minor works?	Refer to Committee	Go to next question		
Does the application involve the removal or amendment of conditions previously applied by Committee?	Refer to Committee	Go to next question		
Is the application for Hazardous Substance Consent?	Refer to Committee	Go to next question		
<b>Section 2</b> <b>• TO BE COMPLETED BY THE CASE OFFICER ON RECEIPT OF THE APPLICATION</b>	<b>Yes</b>	<b>No</b>	<b>Answer</b>	<b>Initials</b>
Has the application been assessed as PNR, NDV or PD or has it been withdrawn?	Fast Track Decision	Go to next question	No	KS
Is the application for a non-material variation?	Fast Track Decision	Go to next question	No	PD
<b>Section 3</b> <b>• TO BE COMPLETED BY THE CASE OFFICER ONCE PERIOD FOR COMMENTS EXPIRES</b>	<b>Yes</b>	<b>No</b>		
Has the application been requested for referral to the Committee by an elected member and is the referral justified?	Refer to Committee	Go to next question	No	KS
If recommendation is for APPROVAL: Has the application attracted more than 6 material objections?	Refer to Committee	Go to next question	No	RL
If recommendation is for APPROVAL: Are there outstanding objections from consultees?	Refer to Committee	Go to next question	No	KS
If recommendation is for REFUSAL: Has the application attracted more than 6 material letters of support?	Refer to Committee	Go to next question	3/10	KS
Has the application been assessed as suitable for delegation?	Refer to sections 4 and 5	Refer to Committee	Yes	KS
<b>Section 4</b> <b>• TO BE COMPLETED BY THE CASE OFFICER PRIOR TO WRITING REPORT</b>	<b>Yes</b>	<b>No</b>	<b>Answer</b>	<b>Initials</b>
Is the proposal in accordance with policies within the statutory development plan (Structure Plan and Local Plan)?	Go to next question	Refer to Committee unless recommending	Yes	KS



# CONSULTATIONS

APPLICATION NUMBER:

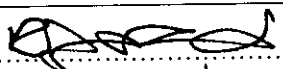

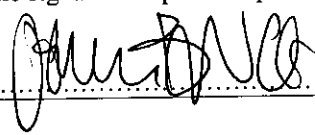
APPLICATION ADDRESS

11/03105/FUL

27 Broughton Street  
Edinburgh  
EH1 3JU

PC	Dev. Control	<input type="checkbox"/>				LW	Scottish Water (e)	<input type="checkbox"/>
PD	Design Officer (e)	<input type="checkbox"/>						
PE	Enforcement (e)	<input type="checkbox"/>	AS	B.A.A. Plc (e)	<input type="checkbox"/>	MD	Ministry Of Defence	<input type="checkbox"/>
PH	Listed Buildings (e)	<input type="checkbox"/>						
PL	Landscape (e)	<input type="checkbox"/>	BC	Coal Authority (e)	<input type="checkbox"/>	NE	Sepa (e).	<input type="checkbox"/>
PN	Natural Heritage (e)	<input type="checkbox"/>	BG	British Geological Survey (e)	<input type="checkbox"/>	NH	Scot. Nat. Heritage (e)	<input type="checkbox"/>
PP	Policy (e)	<input type="checkbox"/>	BS	Network Rail (e)	<input type="checkbox"/>	NM	Nat. Museum Of Scot	<input type="checkbox"/>
			BW	British Waterways (e)	<input type="checkbox"/>	NPF A	Nat Playing Fields Assoc (e)	<input type="checkbox"/>
EA	Archaeological Officer (e)	<input type="checkbox"/>						
ED	Asset Management	<input type="checkbox"/>	CD	Edinburgh Access Panel (e)	<input type="checkbox"/>	RB	RSPB (e)	<input type="checkbox"/>
EF	Economic Development	<input type="checkbox"/>	CO	Police (e)	<input type="checkbox"/>	RC	Badger Group	<input type="checkbox"/>
EG	Housing (HMO) (e)	<input type="checkbox"/>	CS	Sports Scotland (e)	<input type="checkbox"/>	RS	CTC Scotland (e)	<input type="checkbox"/>
EH	Affordable Housing (e)	<input type="checkbox"/>				RL	EARL (e)	<input type="checkbox"/>
EN	Environmental Services (e)	<input type="checkbox"/>	DB	Scottish Borders Council	<input type="checkbox"/>	RW	Scot. Rights Of Way Soc. (e)	<input type="checkbox"/>
ER	Culture & Leisure Department (e)	<input type="checkbox"/>	DE	East Lothian Council (e)	<input type="checkbox"/>			
ET	Transportation (e)	<input type="checkbox"/>	DM	Midlothian Council (e)	<input type="checkbox"/>	SH	Royal Parks SOED	<input type="checkbox"/>
EU	Corporate Property (contaminated) (e)	<input type="checkbox"/>	DW	West Lothian Council (e)	<input type="checkbox"/>	SM	Ancient Monuments	<input type="checkbox"/>
EW	Transportation bridges & flooding (e)	<input type="checkbox"/>	DX	Fife Council	<input type="checkbox"/>	SN	Historic Buildings	<input type="checkbox"/>
LC	Country Park (e)	<input type="checkbox"/>				STS	Transport Scotland (e)	<input type="checkbox"/>
LE	Education (e)	<input type="checkbox"/>	FA	Architecture & Design Scotland (e)	<input type="checkbox"/>	SS	Scottish Executive	<input type="checkbox"/>
LEGAL	Legal Services	<input type="checkbox"/>	FB	Fire Brigade (e)	<input type="checkbox"/>	SSE	Scottish Exec. Air climate (e)	<input type="checkbox"/>
LM	Public Transport Unit (e)	<input type="checkbox"/>	FET A	Forth Estuary Transport Auth.	<input type="checkbox"/>			
LS	Health & Social Care (e)	<input type="checkbox"/>	FF	Forth Fish Conservation Trust	<input type="checkbox"/>	TB	Tourist Board	<input type="checkbox"/>
LT	Trading Standards (e)	<input type="checkbox"/>	FP	Forth Ports (e)	<input type="checkbox"/>	TT	Theatres Trust (e)	<input type="checkbox"/>
						TIE	Dundas & Wilson	<input type="checkbox"/>
			GB	Edinburgh Green Belt (e)	<input type="checkbox"/>			
						UE	Scottish Power	<input type="checkbox"/>
			HB	Health Board	<input type="checkbox"/>	UG	National Grid (e)	<input type="checkbox"/>
			HS	Health & Safety Executive	<input type="checkbox"/>			
					<input type="checkbox"/>	WH	E.W.H.T (e)	<input type="checkbox"/>
						WS	Waste Services	<input type="checkbox"/>
						WT	Wildlife Trust (e)	<input type="checkbox"/>

17/10/11

Is the proposal in accordance with non-statutory Council adopted policy, or an infringement of policy would be so minor that refusal or amendment would be unjustified?	Go to next question	refusal Refer to Committee unless recommending refusal	yes	JS
Does the application require a Section 75 legal agreement with sums over £250,000?	Refer to Committee	Go to next question	No	JS
<b>Section 5</b> • TO BE COMPLETED BY THE CASE OFFICER TO DETERMINE DELEGATION ROUTE		<b>Yes</b>	<b>No</b>	<b>Answer</b>
Is the application a <u>local</u> development recommended for APPROVAL and has the application attracted <b>no</b> representations, <b>no</b> objections from consultees <b>AND</b> the proposal is in accordance with policies within the statutory development plan and non-stat guidelines?	Local fast track decision	Go to next question	No	JS
Is the application a <u>non-local</u> development recommended for APPROVAL and has the application attracted <b>no</b> representations, <b>no</b> objections from consultees <b>AND</b> the proposal is in accordance with policies within the statutory development plan and non-stat guidelines?	Delegated fast track decision	Go to next question	No	JS
Is the application a <u>local</u> development suitable for delegation but not fast track decision	Local delegated decision	Go to next question	Yes	JS
Is the application a <u>non-local</u> development suitable for delegation but not fast track decision	Delegated decision	END		
<b>Section 6</b> • CERTIFICATION				
Case Officer signature..... 	Date 5/12/11			
1 <sup>st</sup> chartered planner signature..... 	Date 5/12/11			
(NB If fast track, only one signature required at principal level or above)				
2 <sup>nd</sup> chartered planner signature..... 	Date 5/12/11			