

PLACE
SUSTAINABLE DEVELOPMENT, PLANNING & BUILDING STANDARDS

Scotlands Garden+Landscape
Heritage+Sco Mo
C/O Matthew Benians MA (Hons), CMLI
Acting Vice-Chair
34/2 Moray Place, Edinburgh
EH3 6BX

Date: 1 June 2023

Dear Scotlands Garden+Landscape Heritage+Sco Mo,

**TOWN AND COUNTRY PLANNING SCOTLAND ACT 1997
SELECTIVE DEMOLITION, ADAPTATION, EXTENSION AND UPGRADING OF
CLASS 4 OFFICE BUILDING, DEMOLITION OF CAR PARK AND ANCILLARY
BUILDINGS AND PROPOSED DEVELOPMENT OF RESIDENTIAL
ACCOMMODATION WITH ASSOCIATED LANDSCAPING, PARKING AND
INFRASTRUCTURE. at 15 DALKEITH ROAD EDINBURGH EH16 5BH
REFERENCE NUMBER: 22/04768/LBC (SCHEME: SCHEME 2)**

NOTIFICATION OF DECISION

I am writing with regard to the above application to which you raised representations.

The City of Edinburgh Council has now determined that the application be **Granted** in accordance with the particulars given in the application. The decision with any conditions, reasons and/or informatives can be found on the other side of this letter. Full details of the final scheme, including the report assessing the application, can be found on the Council website at www.edinburgh.gov.uk/planning.

The reason for the decision was:

The proposal is acceptable with regard to Sections 14 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 in terms of preserving a substantial part and features of the listed buildings that embody the special architectural interest that it possesses, and there will be no detrimental impact on the setting of any listed buildings, or the character and appearance of the conservation area.

Overall, the proposals comply with Historic Environment Scotland policy and guidance, with particular regard to securing a sustainable and long-term use of the retained part of this category A listed building. Whilst the level of demolition and interventions will have a significant impact on the listed building, these are justified

as being the minimum level of intervention necessary to preserve the building's special interest.

A detailed methodology statement for the demolition of Modules 8-12 and alterations to the retained Modules 1-7 hereby approved shall be submitted and approved in writing by the Planning Authority before any works commence on these structures. This shall include details of the proposed re-use of any materials/architectural features and details of the proposed repair/replacement materials. No part of the development hereby approved shall be occupied until a substantial amount of the approved works to the retained part of the office building have been completed in a manner satisfactory to the Planning Authority and before written approval has been obtained from the Planning Authority.

No demolition/development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (historic building recording, public engagement, interpretation analysis and reporting, publication) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

This shall include detailed surveys to be undertaken prior to and during demolition/strip out works of the listed office building and the removal of the undercroft car park and existing landscaping on the site. These surveys will include surveyed elevations, phased plans, combined with photographic and written surveys and archival research to provide an accurate and permanent record of these assets.

A detailed mitigation strategy is also required for the temporary removal and storage of the commemorative opening inscription within the former staff restaurant during these works, and its reinstatement within the refurbished building.

Details of the proposed junction of the clear-glazed curtain wall and concrete base of the extended reception area hereby approved shall be submitted to and approved in writing by the Planning Authority before construction of this structure is commenced.

Reasons:-

1. In order to retain and/or protect important elements of the existing character and amenity of the site.
2. In order to safeguard the character of the statutorily listed building.
3. In order to safeguard the interests of archaeological heritage.
4. To ensure that the detailing and appearance of this element closely matches that of the existing structure.

Informatives

It should be noted that:

1. The works hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.

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

1 June 2023