

# ◆ EDINBURGH ◆

## THE CITY OF EDINBURGH COUNCIL

Planning & Building Standards  
Services For Communities

Craiglockhart Community Council  
C/O Ursula Adams  
51 Craiglockhart Loan  
Edinburgh  
EH14 1JG

**Date:** 19 December 2016

Dear Craiglockhart Community Council,

**TOWN AND COUNTRY PLANNING SCOTLAND ACT 1997  
CHANGE OF USE TO PURPOSE BUILT STUDENT ACCOMMODATION AND  
ERECTION OF TWO NEW HIGH QUALITY, MANAGED STUDENT RESIDENCES.  
BOTH BLOCKS TO HAVE OFFICE/RECEPTION AND COMMUNAL AREA WITH  
ASSOCIATED FACILITIES AT GROUND FLOOR LEVEL, LANDSCAPING,  
AMENITY SPACE AND CYCLE STORAGE (AS AMENDED). at 27, 35, 37-39,  
LANARK ROAD EDINBURGH  
EH14 1TG**

**REFERENCE NUMBER: 15/05401/FUL (SCHEME: SCHEME 2)**

<b>NOTIFICATION OF DECISION</b>
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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 **Refused** 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](http://www.edinburgh.gov.uk/planning) .

The reason for the decision was

The proposal is unacceptable in principle as it constitutes a non-conforming use within the Green Belt and, notwithstanding this, the site location is not acceptable for student housing development. Furthermore, the proposal is of an inappropriate design, scale, height, massing and footprint and would represent an incongruous and overbearing feature within its setting as an important location forming the gateway to the Colinton Dell and the wooded river valley, and also within the streetscape. The proposal would also have an adverse impact on the flora, fauna and landscape of the Local Nature Conservation Site.

If you have a specific enquiry regarding the application please contact Jennifer Paton

directly on 0131 529 6473.

Yours sincerely

*Ann Lee*

Customer Support Assistant

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### DETERMINATION OF APPLICATION

**CHANGE OF USE TO PURPOSE BUILT STUDENT ACCOMMODATION AND ERECTION OF TWO NEW HIGH QUALITY, MANAGED STUDENT RESIDENCES. BOTH BLOCKS TO HAVE OFFICE/RECEPTION AND COMMUNAL AREA WITH ASSOCIATED FACILITIES AT GROUND FLOOR LEVEL, LANDSCAPING, AMENITY SPACE AND CYCLE STORAGE (AS AMENDED). at 27, 35, 37-39, LANARK ROAD EDINBURGH EH14 1TG**

**REFERENCE NUMBER: 15/05401/FUL (SCHEME: )**

The City of Edinburgh Council has determined the application as follows:

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Decision: **REFUSED**

Any condition(s) attached to this consent, with reasons for imposing them, or reasons for refusal, are shown below;

#### **Conditions:-**

#### **Reasons:-**

1. The proposal is contrary to the Adopted Local Development Plan Policy ENV10 in respect of Green Belt, as the site for student accommodation constitutes a non-conforming use within the Green Belt.
2. The proposal is contrary to the Adopted Local Development Plan Policy DES 1 Design Quality and Context as the proposal would be damaging to the character and appearance of the area, which is a Special Landscape Area.
3. The proposal is contrary to the Adopted Local Development Plan policy DES 3 Development Design as the proposal is not informed by a detailed analysis of the site, it does not retain features worthy of retention on the site and the surrounding area including potential views and sense of place. The development as proposed including the loss of trees will impact upon the wider habitat and green network.
4. The proposal is contrary to the Adopted Local Development Plan policy DES 4 Development Design as the proposal will not have a positive impact on its setting, having regard to the height and form of the proposal, the scale and materials, and

the position of the buildings on the site in relation to other features. The proposal will enclose the open views currently experienced of the river valley.

5. The proposal is contrary to the Adopted Local Development Plan policy DES 9 Urban Edge Development as the proposal site is situated in the Green Belt. The scale of the proposals would impact upon the landscape setting of the Water of Leith and character of Lanark Road, a key radial route leading in to the city.

6. The proposal is contrary to the Adopted Local Development Plan policy DES 10 Waterside Development as the proposal does not provide an attractive frontage to the Water of Leith, and it does not maintain and enhance the nature of the conservation or landscape interest to the river or its margins.

7. The proposal is contrary to the Adopted Local Development Plan policy ENV 12 as the proposal is likely to damage trees worthy of retention around the development site.

8. The proposal is contrary to the Adopted Local Development Plan policy ENV15 in respect of sites of Local Importance in that it is likely to have an adverse impact on the flora, fauna and landscape of the Local Nature Conservation Site.

9. The proposal is contrary to the Adopted Local Development Plan policy DES 5(a) in that future occupants will fail to have appropriate levels of daylight and sunlight.

10. The proposal is contrary to the non statutory Student Housing Guidance adopted February 2016 in that the proposal does not include an element of housing and fails to achieve a balance of land uses and to contribute to the housing land need.

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

19 December 2016