

The Old Royal High School

How we got here...

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- How we got here
- The decision that must be made
- Why object again?
- Who will ultimately decide?

How we got here

1829 Royal High School opens

1968 School leaves for Barnton

1978 Scottish Assembly referendum

1997 Holyrood chosen for Scottish Parliament
*Council considers many other uses; final one
National Museum of Photography. All fail.*

2009 Competitive tender for users

2010 Council chooses Duddingston House
Properties (DHP) who wish to build a hotel

Some basics

- The Council picking a developer does not mean that developer gets planning permission
- Each planning application has to be decided on its own merits
- You don't need to own a site to apply for and be granted planning permission
- More than one planning application can be 'live' at one time
- The Council has awarded DHP the right to develop the site (if they get permission) until possibly 2021

DHP Planning Application 1

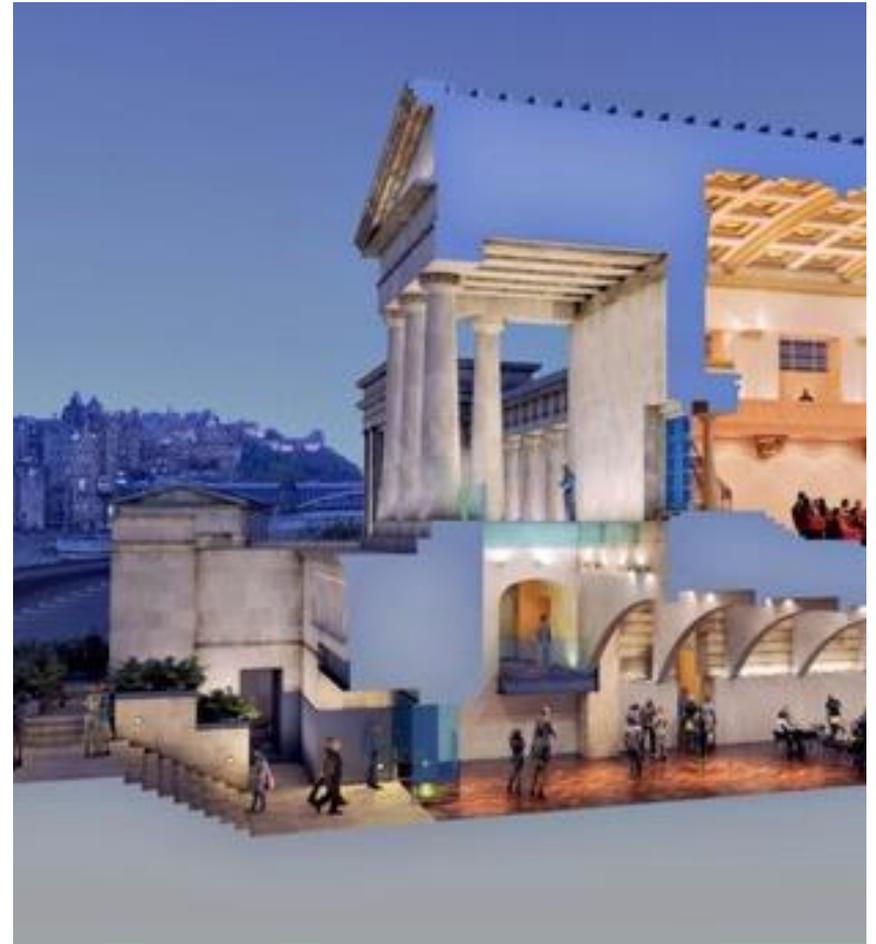
- Planning application in September 2015
- 15/03989/FUL and 15/03990/LBC
- 147 bedroom hotel
 - Retain buildings 1, 5 and 6
 - Demolish buildings 2, 3, 4 and 7
 - Build two new wings
- Planning permission and listed building consent refused 18 December 2015

Public Inquiry 1

- March 2016 DHP appealed against refusal
- On 26 March 2016, Scottish Ministers ‘called in the decision’ as it *raised “issues of national importance in terms of potential impacts on the historic environment including the Old and New Towns of Edinburgh World Heritage Site, and in relation to potential economic and tourism benefits.”*
- PPA-230-2178 and LBA-230-2076
- 20 July 2016 – Pre-examination Meeting
- Decision to proceed by public inquiry. Parties include:
 - DHP, CEC, Historic Scotland, Cockburn, Edinburgh World Heritage, Royal High School Preservation Trust, AAHS, The Regent, Royal, Carlton Terraces Mews Association and the New Town and Broughton Community Council
- Key deadline for Inquiry Statements 31 August 2016
- Hearings were to start 28 November 2016

The Music School Application

- December 2015
- 15/05662/FUL
- Conversion of RHS to music school
 - Some demolition
 - Some new build
 - Clear education and cultural benefits
- Approved August 2016
- No right to use the site



DHP pauses for reflection...

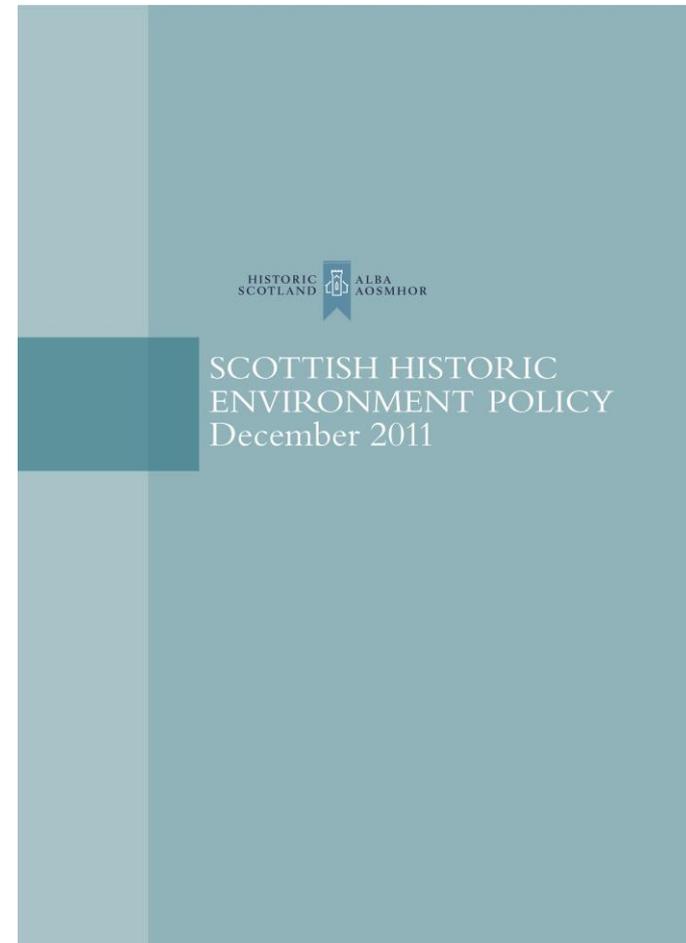
- 26 August 2016 DHP sought to 'pause' or sist Public Inquiry 1 to Scottish Government Planning and Environmental Appeals Division
 - 9 September 2016 – 'sist' granted
- 16 September 2016 – DHP lodge Proposal of Application Notice for their Second Scheme 16/04537/PAN
 - 3 November 2016 – DHP Exhibition
 - Sist remains in place
- New application (DHP 2) 17/00588/FUL and 17/00587/LBC lodged 21 February 2017

Material Considerations

- The Local Plan
 - Includes protection of the status of the Old and New Towns of Edinburgh as a **World Heritage Site**
- The desirability of preserving the listed building and its setting
- The desirability of preserving or enhancing the character and appearance of the Conservation Area
 - If an application does not preserve the listed buildings or would harm the character and appearance of the Conservation Area then there is a strong presumption against permission

Some help from SHEP

- Scottish Historic Environmental Policy
- Chapter 3 sets out Scottish Ministers policies on listed building consent and conservation area consent
- Scottish Ministers must apply these policies



Key SHEP tests for Listed Buildings

Altering or adapting

Paragraph 3.49

If an adverse or significantly adverse impact on the special interest of the building then need to carefully consider:-

- the relative importance of the special interest of the building; and
- the scale of the impact of the proposals on that special interest; and
- whether there are **other options which would ensure a continuing beneficial use for the building with less impact** on its special interest; and
- whether there are significant benefits for economic growth or the wider community.

Demolishing

Paragraph 3.50

No listed building should be demolished unless it can be clearly demonstrated that every effort has been made to retain it.

Only approve demolition when

- the building is **not of special interest**;
or
- the building is incapable of repair; or
- the **demolition is essential** to delivering significant benefits to economic growth or the wider community; or
- **the repair of the building is not economically viable.**

Three schemes in play...

- DHP Application 1 - 15/03989/FUL and 15/03990/LBC
 - 147 bedroom hotel, eastern and western accommodation blocks, four buildings demolished
- Music School Application - 15/05662/FUL
- DHP Application 2 - 17/00588/FUL and 17/00587/LBC
 - 127 bedroom hotel, lower eastern and western accommodation blocks, four buildings demolished

Call in

- DHP 1 is the subject of a sisted public inquiry which must start at some point
- 22 February 2017 DHP asked Scottish Ministers to ask them to:-
 - Call in DHP 2 so that it could be added to the public inquiry and not decided by the City Council first.
 - Call in the Music School Scheme as they say it will damage the High School Building

The key issue

- Control of the site matters:-
 - DHP has the site until 2021 or until they fail to get permission to develop the site.
 - Music School does not have control of the site
- So which scheme that can be delivered has the least impact on:-
 - The listed buildings
 - The wider Conservation Area
 - The World Heritage Site as a whole

Who should you lobby?

- The City Council planning process
 - Please write to object in your own words
- The City Councillors as a whole
 - This is our city and they are our representatives (Planning Committee members will keep their own counsel)
- Your MSP (all eight of them)
- Cabinet Secretary for Communities, Social Security and Equalities
 - Angela Constance MSP

This is about our capital city



- Scotland and the Enlightenment
- World Heritage Site
- A European City
- What does it say about our values as a city and a country if we destroy it for a Five Star Hotel?