



Speaking for Scotland's Buildings

This comment was submitted by the AHSS Forth & Borders Cases Panel via an online planning portal

Council: City of Edinburgh

Application reference: 21/00508/LBC

Address: 23 Manor Place, Edinburgh

Date AHSS comment submitted: 6th March 2021

The AHSS Forth and Borders Cases Panel has examined the proposal for the alterations and conversion of a category-A listed building within the Edinburgh New Town Conservation Area and we object to some of the elements of the intended works:

- 1) The proposal is to convert the rear principal room on the ground floor (currently an office) to a commercial kitchen. This is contrary to Edinburgh Council's Guidance for Listed Buildings and Conservation Areas (Feb 2019), will compromise the room's significance, and will likely damage elements of the room's fittings both in installation and subsequent use as a commercial kitchen, with the levels of moisture and heat that entails.
- 2) The proposed door between the front principal room to the ground floor and the rear has no details about design elements of the rooms it affects, such as panelling. If considered acceptable, it is possible that it would need to be located centrally to the wall, or near the party wall with a matching dummy opposite, in order to preserve the traditional symmetry of such rooms.
- 3) The south elevation to the later rear extension of the building is proposed to have full-height and full-width lettering embossed into the stonework. This advertisement would be detrimental to the residential street as it is in a very prominent site and would be visible from William Street. It is also on the boundary of a neighbouring category-A listed building. This is contrary to Edinburgh Council's Outdoor Advertising and Sponsorship guidance and should be refused.

These elements of the proposal conflict with the Local Development Plan policy ENV 4 and Edinburgh Council's planning guidance, and we therefore object to these proposals.