



City Development

Planning

SMC Hugh Martin Architects.  
18 Rothesay Place  
Edinburgh  
EH3 7SQ

Deramore Property Group.  
Montgomery House  
29 - 33 Montgomery Street  
Belfast  
BT1 4NX

Application No: 08/03230/LBC

**PLANNING (LISTED BUILDING AND CONSERVATION AREAS) (SCOTLAND)  
ACT 1997**

**DECISION NOTICE**

APPLICANT: Deramore Property Group.

With reference to your application registered on 5 September 2008 for listed building consent for the following works: -

Retail and hotel development, including alterations to 123 Princes Street, substantial demolition of 121 - 122 Princes Street, and demolition of 129 and 131 - 133 Rose St Lane South (as amended)

Scheme:

At

121 Princes Street  
Edinburgh  
EH2 4NX

The Council in exercise of its powers under the above Acts now **GRANTS LISTED BUILDING CONSENT** for the works in accordance with the particulars given in the application. Docketed plans, relative to this permission, are attached if your application was made on paper. If your application was submitted online, drawings 01-10, 11a, 12b, 13c-19c, 33a-36a, 41a, 43-66, as shown on the Planning and Building Standards Portal, represent the approved scheme.

Any condition(s) attached to this consent, with the reasons for imposing them, are shown below: -

Conditions:-

Dave Anderson  
Director  
Waverley Court  
4 East Market Street Edinburgh EH3 8BG  
Tel 0131 529 3550 Fax 0131 529 6206

1. The works hereby permitted shall be commenced no later than five years from the date of this consent.
2. No demolition of the five storeys plus double attic building at 121-122 Princes Street that occupies the site fronting onto Princes Street shall take place until the contract for the new development has been let, and written evidence of this has been made available to and accepted in writing by the Head of Planning.
3. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Head of Planning before work is commenced on site; Note: samples of the materials may be required.
4. Prior to work being commenced on 121-122 and 123 Princes Street, the following shall be submitted to and agreed in writing by the Head of Planning.  
- A detailed schedule of the existing materials and fittings will be salvaged and/or reused for instance the Jacobean staircase in No.121-2, the staircase in No.123, fireplaces, doors.
5. No development shall take place until the applicant has secured the implementation of a programme of archaeological work at 121-122 Princes Street, in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Head of Planning, having first been agreed by the City Archaeologist.
6. No development shall take place within 123 Princes Street until the ground floor ceiling of 123 Princes Street has been fully investigated. Any elements of architectural or historic interest found during soft-strip, should be examined and assessed to confirm whether they warrant retention and restoration or recording prior to removal. These elements may include any remnants of fine ceiling work together with the entrance hall decoration. Any remnants retained are to be exposed to view. This work should be approved in writing by the Head of Planning.

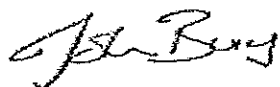
Reasons:-

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to safeguard visual amenity.
3. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
4. In order to safeguard the character of the statutorily listed building.

5. In order to safeguard the character of the statutorily listed building.
6. In order to safeguard the character of the statutorily listed building.

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

4 June 2009

A handwritten signature in black ink, appearing to read 'John Bury', written in a cursive style.

John Bury  
Head of Planning

## **NOTES**

If the applicant is aggrieved by the decision of the Planning Authority to grant listed building consent for the proposed development subject to conditions, the applicant may, within six months from the date of this notice, appeal to the Scottish Ministers under Section 18 of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997. The appeal should be made by notice served in the prescribed manner to The Directorate for Planning & Environmental Appeals, 4 The Courtyard, Callendar Business park, Falkirk ☎ (01324 696 400). A copy of the notice of appeal must at the same time be sent to the Appeals Team, Planning & Strategy, City Development Department, City of Edinburgh Council, Waverley Court (G2), 4 East Market Street, Edinburgh, EH8 8BG.

## **FURTHER INFORMATION**

Should you have a specific enquiry regarding this decision please contact Grainne Lennon directly on 0131 529 3543. If you have an enquiry on a procedural matter please contact Isobel Kenmure, Process Officer on 0131 529 3684 or email

isobel.kenmure@edinburgh.gov.uk.