



## PLANNING STATEMENT

Proposed Change of Use at 62 South Clerk Street, Edinburgh EH8 9PS

December 2023





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1. Google Map Image of Application Site



62 SOUTH CLERK STREET, EDINBURGH  
PROPOSED CHANGE OF USE FROM CLASS 1 TO CLASS 3

1.0 INTRODUCTION

This design statement has been prepared in support of a Planning application and Listed Building Consent application for a Change of use from Class 1 (Shop) to Class 3 (Restaurant ) at 62 South Clerk Street, Edinburgh.

The document has been produced by Angus Architecture on behalf of the applicant.

The applicants are long term lease-holders on the property which has remained vacant since the closure of Hog Head Music and Vinyl shop.

It is the applicant's intention to provide a state-of-the-art Japanese BBQ restaurant which would be the first of its kind in Edinburgh and in keeping with the mix of world cuisine and dining experiences offered within the vicinity of the area.



2. View of Proposed Restaurant Location at 62 South Clerk Street



# 62 SOUTH CLERK STREET, EDINBURGH

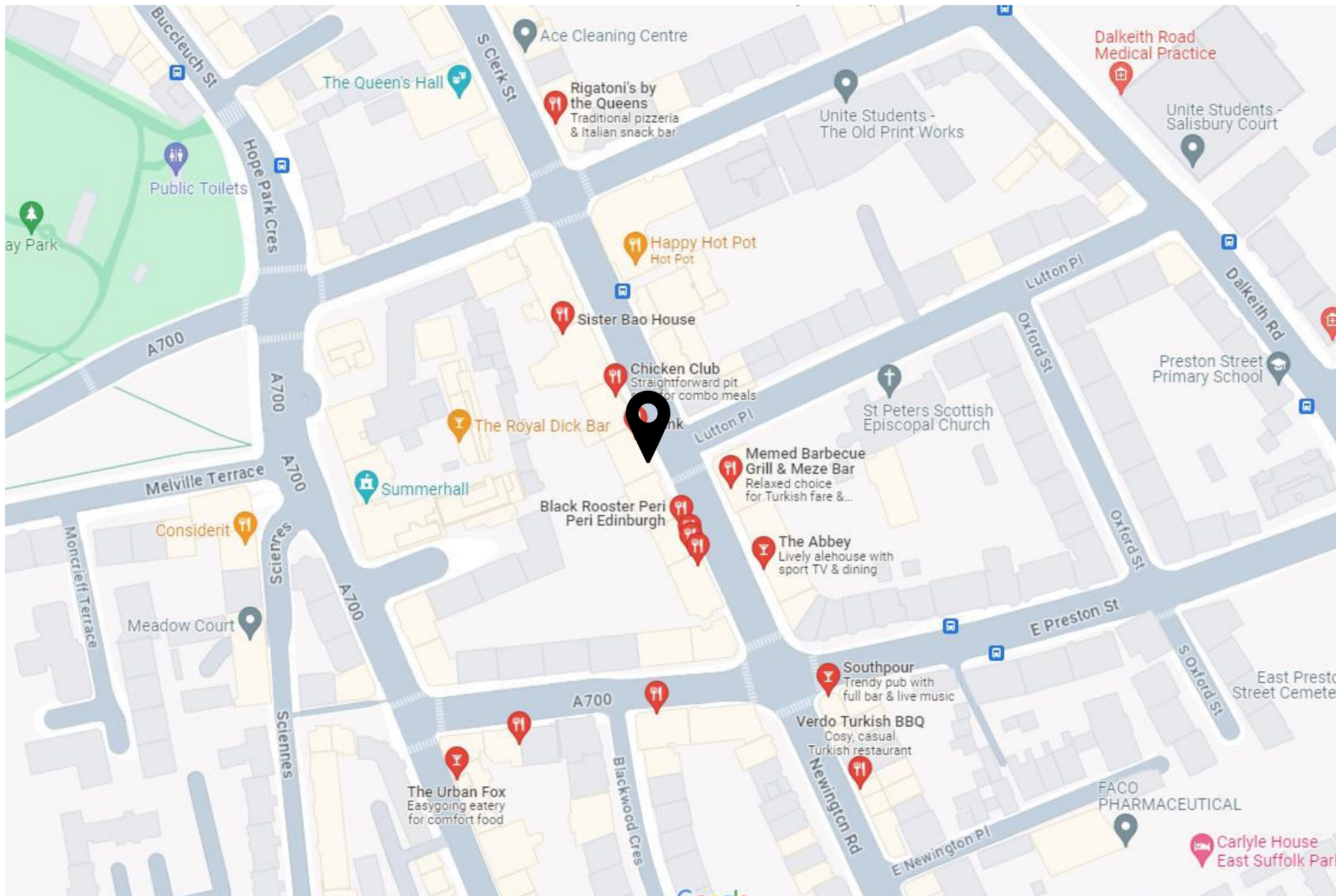
## PROPOSED CHANGE OF USE FROM CLASS 1 TO CLASS 3

### 2.0 THE SITE - LOCATION

South Clerk Street forms part of the wider Newington area of Edinburgh. Newington is a vibrant and diverse neighbourhood located south of the city centre. It is renowned for its buzzing atmosphere, with a mix of students, young professionals, and families who all contribute to a lively and cosmopolitan community.

Newington boasts a wide range of shops, cafes, bars, and restaurants, as well as being within walking distance of major attractions like the Royal Mile and Holyrood Park.

The range of cafés and restaurants represents a wide mix of culture and tastes catering to both the local and international community that's reside around the area. With student accommodation and university of Edinburgh campuses nearby, Newington is an ideal location for any new café/restaurant. This is evident in its history and the existing variety of premises serving the local resident community.



4. Google Map Location of Application Site



5. The Chilli Connection – 47 South Clerk Street



6. Himalaya Cafe – 20 South Clerk Street



7. The Southern Bar- 22-26 South Clerk Street



8. Chicken Club - 46 South Clerk Street  
Te-Bi Island Taiwanese Store – 44 South Clerk Street



# 62 SOUTH CLERK STREET, EDINBURGH

## PROPOSED CHANGE OF USE FROM CLASS 1 TO CLASS 3

### 2.1 THE SITE – MIXED USE STREET

Newington offers residents and visitors an exciting blend of cultural, educational, and recreational opportunities. South Clerk street boasts a wide range of shops, cafes, restaurants, and pubs, making it a popular destination for both locals and tourists alike.

The street offers a diverse mix of businesses, from independent boutiques to well-known chain stores, catering to a variety of tastes and interests.

With its lively atmosphere and central location, South Clerk Street is an excellent place to explore, shop, dine, and soak in the unique charm of Edinburgh. The client seeks to add to this charm with a state-of-the-art Japanese Grill Restaurant.



9. The CO-OP Convenience Store at South Clerk Street



10. Tanning Salon, Bakery and Photo Processing Shop at South Clerk Street



11. Tea Shop at South Clerk Street



# 62 SOUTH CLERK STREET, EDINBURGH

## PROPOSED CHANGE OF USE FROM CLASS 1 TO CLASS 3

### 2.2 EXISTING SHOP PREMISES

The Music Vinyl Record shop which has now closed comprised a ground floor retail premises of traditional stone-built construction contained within a larger 4 storey premises, surmounted by a pitched slate roof.

The premises benefits from an aluminium framed and single glazed frontage and display, with access taken to the premises taken via a recessed pedestrian entrance.

The premises have been subject to vandalism externally with the recessed shop acting as a trap collection street waste and further dumping of rubbish and waste.

Closure of similar shops, restaurants and businesses in the street are prevalent. The client has however committed to a long-term tenancy and an injection of further capital to refurbishment of the premises to ensure that the new proposed restaurant would be a welcome addition to the street and to the wider local economy.





2.3 EXISTING SHOP- INTERNAL PHOTOS

Internally, the premises comprises open plan retail accommodation with further rear sales/storage space and a small office/staff section.

Access to the basement is taken via a set of timber stairs at street level, with the basement encompassing further storage space and a basic W/C compartment.

Internally the shop had undergone works to meet its last current use with wall and floor display units all along both internal walls. No evidence of any special detailing of architectural merit is seen within the shop.



Image 15-17 Internal Photos of Existing Shop



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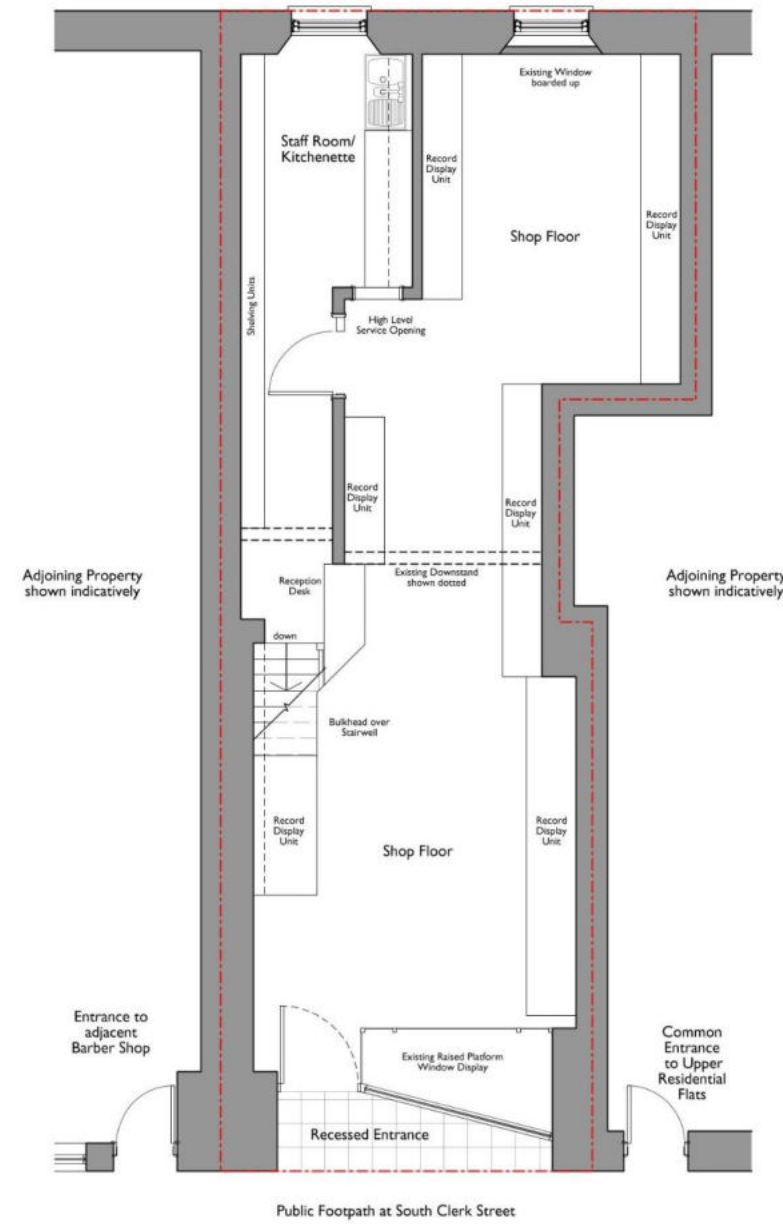


Image 18-20 Internal Photos of Existing Shop

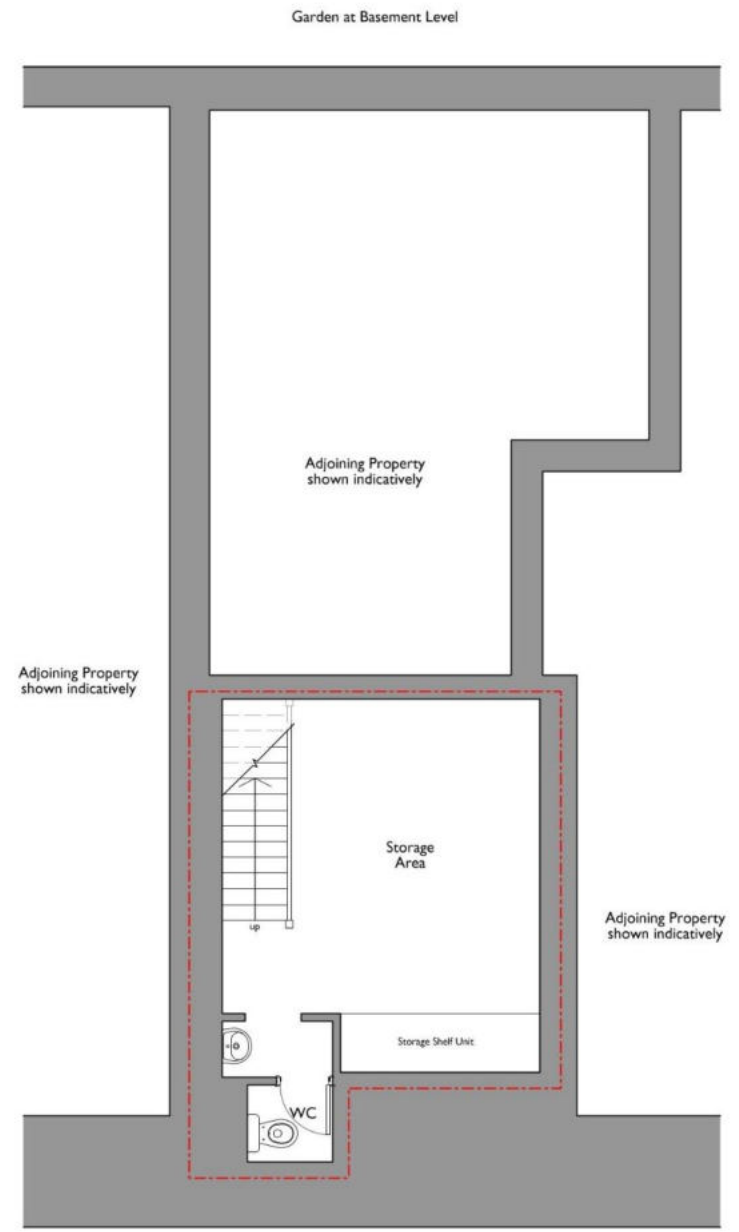


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3.0 EXISTING SHOP- PLANS AND ELEVATIONS



EXISTING GROUND FLOOR PLAN



EXISTING BASEMENT PLAN

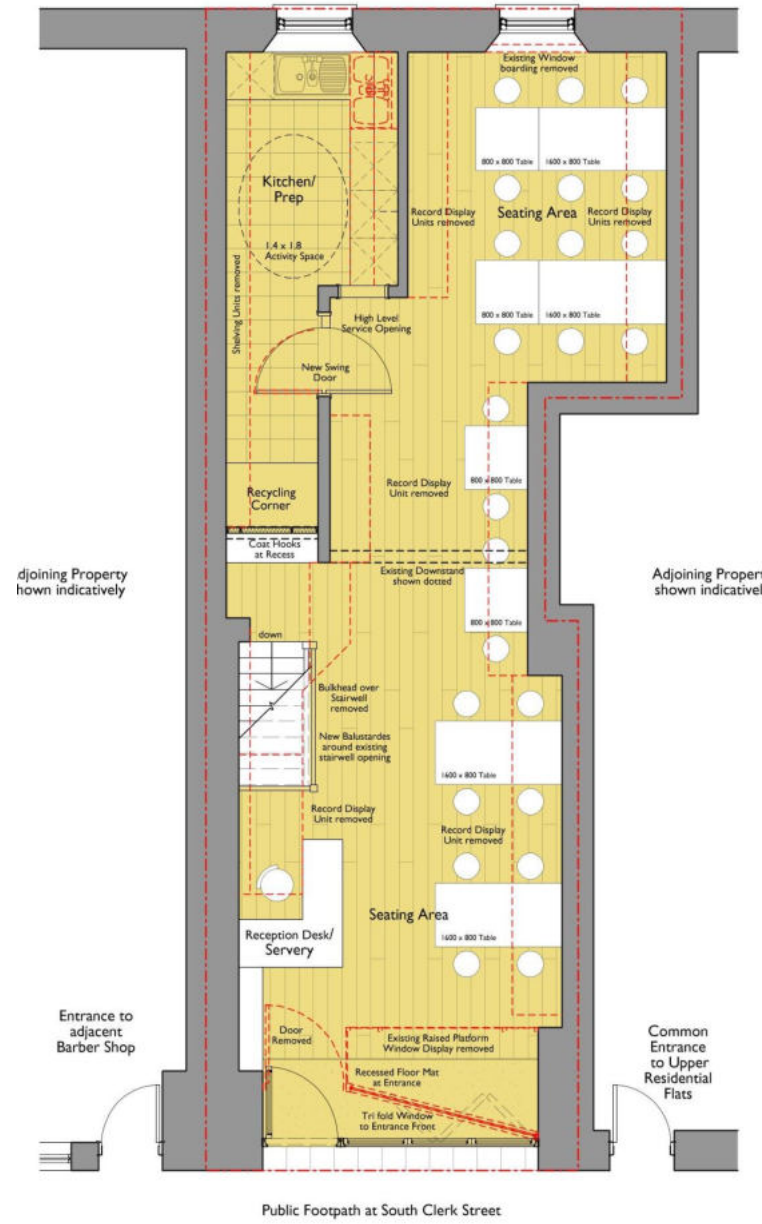


EXISTING ELEVATION AT SOUTH CLERK STREET

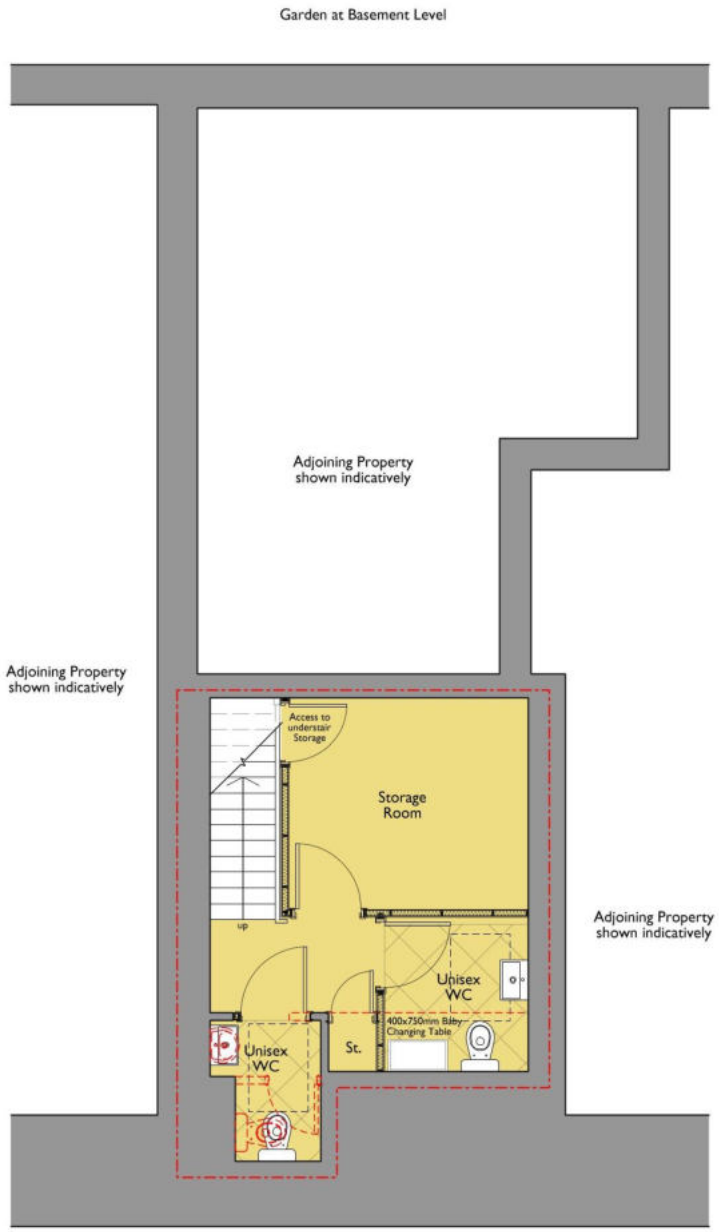


62 SOUTH CLERK STREET, EDINBURGH  
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3.1 PROPOSED RESTAURANT- PLANS AND ELEVATIONS



PROPOSED GROUND FLOOR PLAN



PROPOSED BASEMENT PLAN



PROPOSED ELEVATION AT SOUTH CLERK STREET



3.2 RESTAURANT PROPOSAL

NOISE AND VENTILATION

The proposed restaurant is to incorporate a Japanese Grill also known as “Yakiniku”. When eating out at a yakiniku restaurant, you'll be seated at a table with a built-in grill. The server will bring out a variety of meats and veggies raw, which allows you to prepare them according to your preference. Yakiniku is an interactive dining experience, encouraging you to cook your food exactly how you like it.

The concept of a Yakiniku restaurant means no cooking is carried out the restaurant kitchen. The proposed kitchen is to serve as a prep area for cold meat and vegetable and washing only. Hence no cooking noise is generated. A new/replacement extractor operating at 30 l/s is to be introduced to the existing Kitchen and staff Room of the previous Record Shop vented externally. Due to the lack of cooking at the Kitchen there is no requirement for an Industrial Ventilation or Ductwork.

Each Table is also to be provided with a built-in air purifier incorporated within the table base. This eliminates the need for extensive ductwork to remove any food smells with the system built in within the table. See images as under of the proposed table system and Manufactures Technical Document for the air purifier submitted separately.

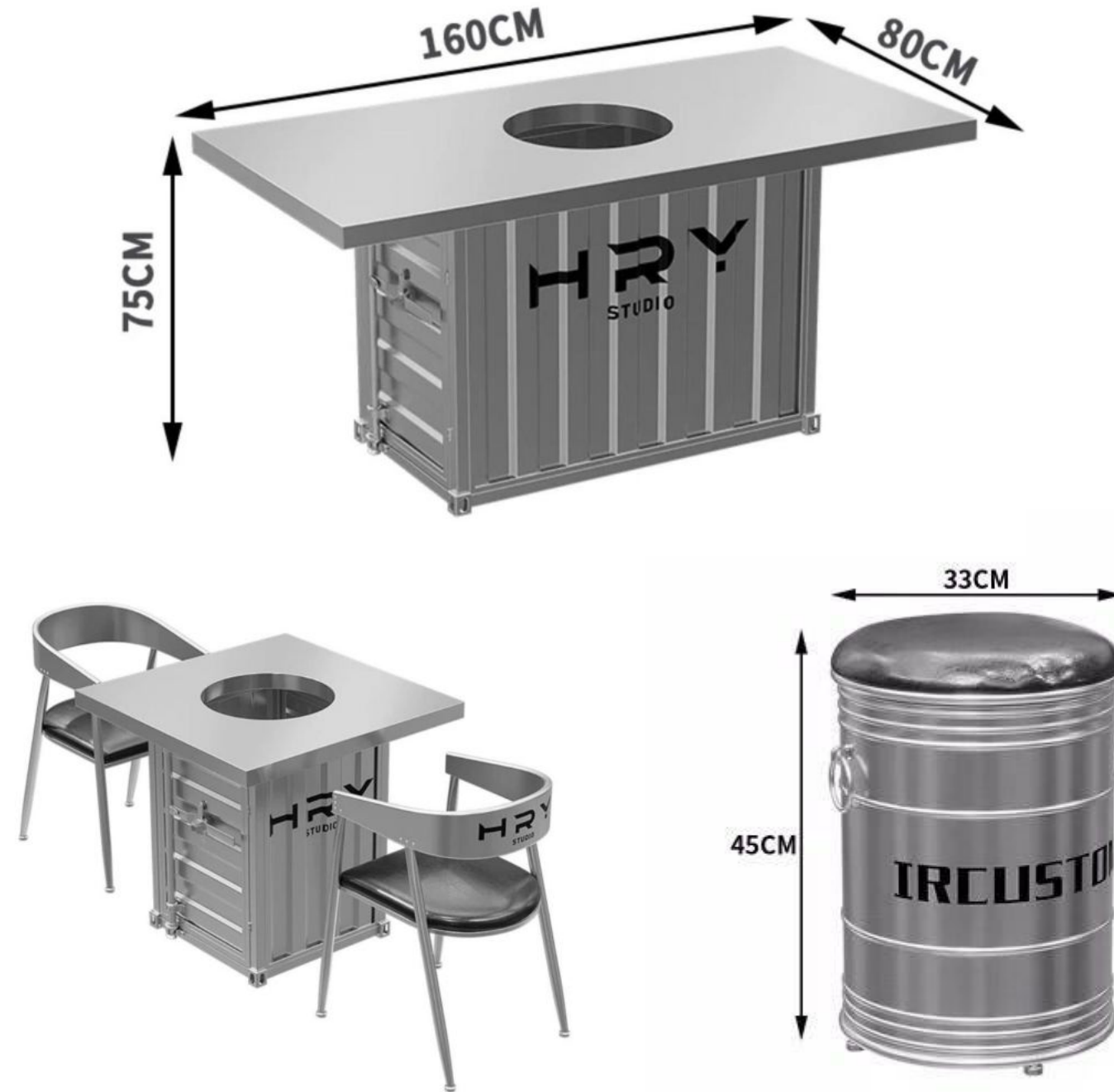


Image 21-24 Examples of Proposed Seating and Grill

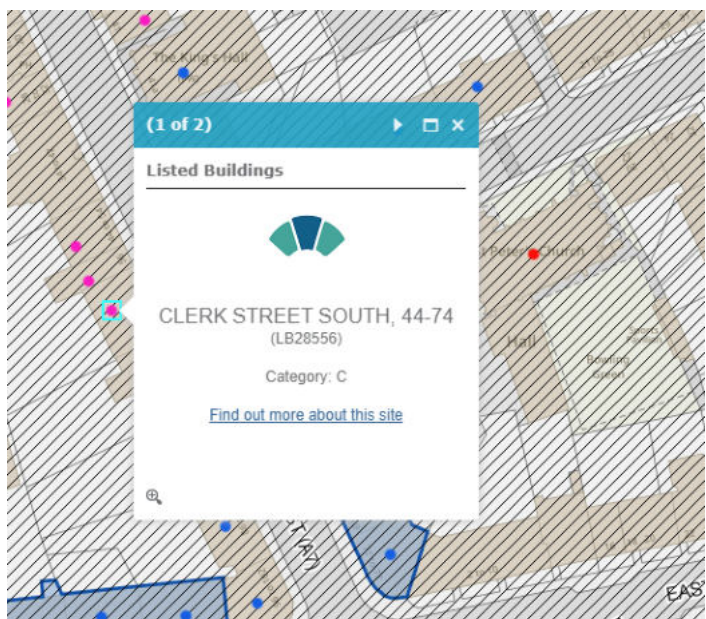
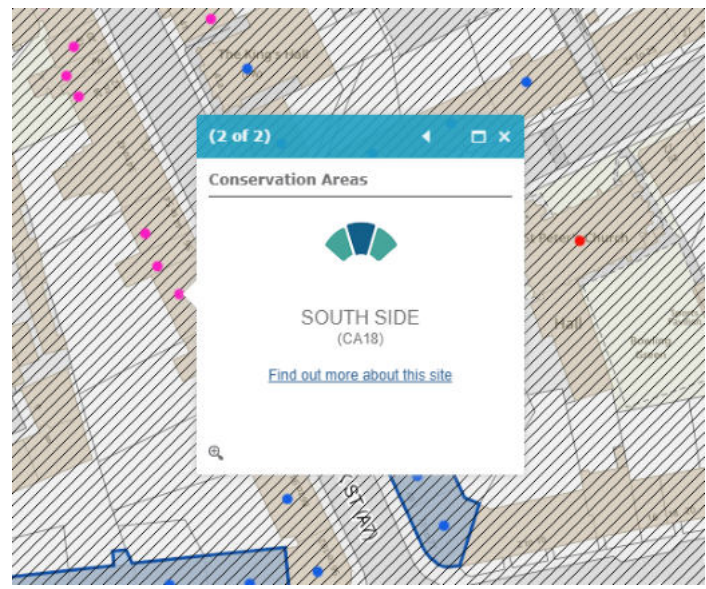


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4.1 DESIGN GUIDANCE – LISTED BUILDING CONSENT

Listed Building Consent Listed Buildings are buildings or other structures of special architectural or historic interest. The list is compiled by Historic Environment Scotland. Listing covers both the interior and the exterior of a building. The listing of a building does not prevent changes being made to it, but consideration must be given to preserving the character of the building.

The premise is located in a Conservation Area and Listed C. The proposed change to the shopfront is more in keeping with the traditional nature of the site with Conservation Type Timber panelled glazed doors/windows.



Shopfront Alterations and Signage

Specific information is included in Guidance for Businesses. This should be considered alongside this document, where relevant.



Windows

The removal, replacement or alteration of windows will normally require listed building consent.

Repairs and painting which match the existing and use traditional materials and methods will not require listed building consent or planning permission.

Double glazing in listed buildings will require listed building consent.



4.2 PROPOSED SHOP ELEVATION INSPIRATION

The Jolly Botanist located in Morrison Street serves as a good example of incorporating a traditional premises design with glazed panelled doors/windows which can be fully open during the summer months.

The design serves a perfect example for restaurants and dining experience designs for the post covid world with flexibility for full ventilation if needed. The proposed restaurants seeks inspiration from the open feel of the Jolly Botanist with a Traditional restaurant/shop front.

Image 25-26 Jolly Botanist, Morrison Street



#### 4.3 DESIGN GUIDANCE – PLANNING POLICY

The most relevant policies under the Edinburgh Local Development Plan are Policy Hou 7 and Policy Ret 11. The proposed premises location is within an area known for its mix of restaurant, cafes and mixed-use retail shops. The proposed restaurant would complement the local mix of shop allocation. The concept would be the first Yakiniku restaurant in Edinburgh therefore bring a new dining experience to the vibrant local populus and adding to the international culture of Edinburgh City.

The restaurant owners operate local shop in Edinburgh and seeking to create a first one of a kind restaurant in Newington.



Image 27 Cover of Edinburgh Local Development Plan

#### Policy Hou 7 Inappropriate Uses in Residential Areas

Developments, including changes of use, which would have a materially detrimental effect on the living conditions of nearby residents, will not be permitted.

**234** The intention of the policy is firstly, to preclude the introduction or intensification of non-residential uses incompatible with predominantly residential areas and secondly, to prevent any further deterioration in living conditions in more mixed use areas which nevertheless have important residential functions. This policy will be used to assess proposals for the conversion of a house or flat to a House in Multiple Occupation (i.e. for five or more people). Further advice is set out in Council Guidance

#### Policy Ret 11 Food and Drink Establishments

The change of use of a shop unit or other premises to a licensed or unlicensed restaurant, café, pub, or shop selling hot food for consumption off the premises (hot food take-away) will not be permitted:

- a) if likely to lead to an unacceptable increase in noise, disturbance, on-street activity or anti-social behaviour to the detriment of living conditions for nearby residents or
- b) in an area where there is considered to be an excessive concentration of such uses to the detriment of living conditions for nearby residents.

**268** The provision of food and drink establishments in areas where people live is a recognisable component of urban living. However, such uses can cause a number of problems for local residents. Particular care will be taken to prevent an excessive concentration of hot food shops, pubs and bars in areas of mixed but essentially residential character. The Council's Guidance for Businesses identifies sensitive areas in this regard namely Tollcross, Grassmarket, Nicolson/Clerk Street and Broughton Place/Picardy Place and their environs.



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### 4.4 DESIGN GUIDANCE - PREVIOUS PLANNING APPLICATIONS IN LOCALITY

There have been various planning applications submitted over the last few years for surrounding retail units and Change of Class. With several Shop now vacant or closed due to the past years of retail uncertainty and economic hardship the clients are investing into a long-term operation which seeks to contribute to the local economic and development of the Newington area.

Some example of similar approved application that reflect works in line with the proposal submitted are as under:

17/03933/FUL | Change of use from Class 2, Beauty Salon, to Class 3, Restaurant.  
 58 South Clerk Street Edinburgh EH8 9PS  
 Application Granted. Decision Issued Date- Mon 17 Jul 2023

23/01525/FUL | Change basement from Class 2 to Class 3.  
 29 South Clerk Street Edinburgh EH8 9JD  
 Application Granted. Decision Issued Date- Mon 17 Jul 2023

21/06598/FUL | Alteration to existing (Class 3) premises to remove condition 1 to permit cooking.  
 20 South Clerk Street Edinburgh EH8 9PR  
 Application Granted. Decision Issued Date- Wed 16 Feb 2022

21/04015/FUL | Proposal is mixed use, class 2 and class 3. Proposal is to separate ground floor and basement and utilize the space available along with the two entrances. Ground floor to be used as a restaurant or cafe (class 3 with consumption of food on premises) and basement to be used as office space (class 2).  
 29 South Clerk Street Edinburgh EH8 9JD  
 Application Granted. Decision Issued Date- Thu 16 Dec 2021

20/02818/FUL | S42 - Removal of restrictive cooking condition to allow for full cooking on the premises, including installation of external flue.  
 72 South Clerk Street Edinburgh EH8 9PT  
 Application Granted. Decision Issued Date- Mon 21 Dec 2020.

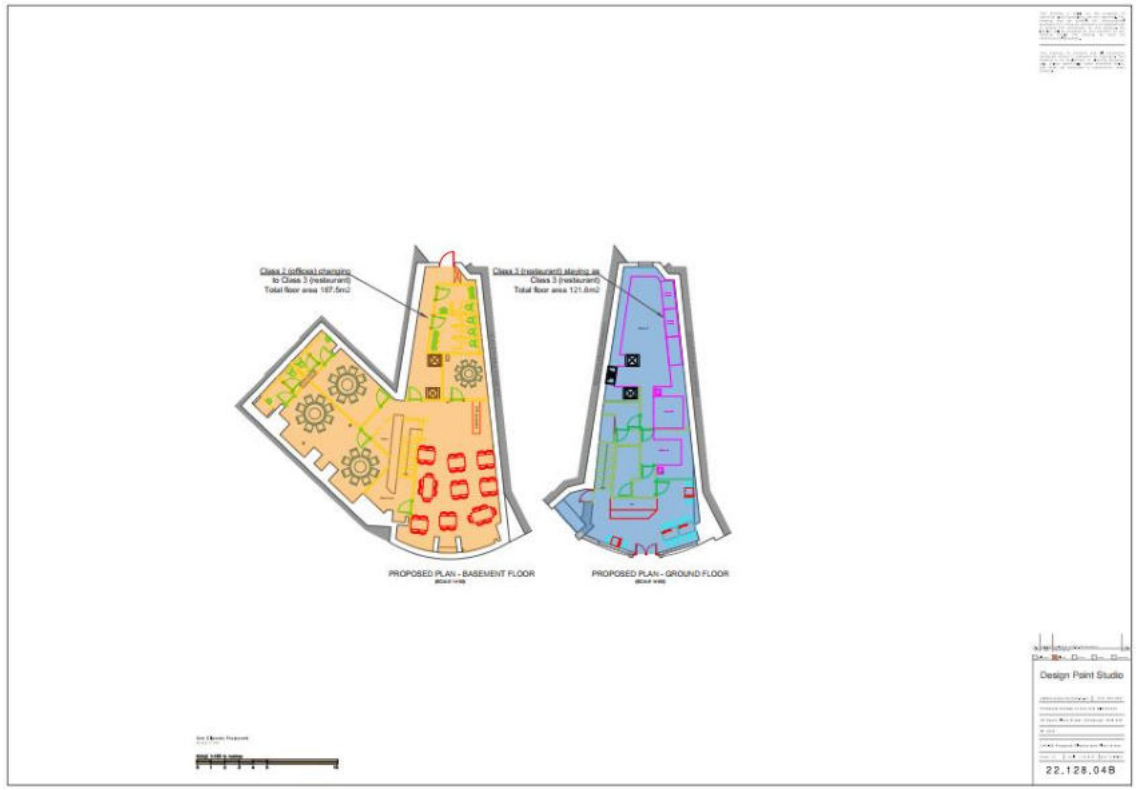


Image 28 & 29 Historic Approved Application at South Clerk Street For Change of Use to Class 3



5.0 SUMMARY

In conclusion the principle of this proposal offers a unique opportunity to introduce a First of its kind dining experience in Edinburgh. The clients are local business owners contributing to the local economy and actively seeking to re-invest within the community.

The existing vacant shop front offers potential for a new restaurant whilst keeping in line with and adherence to the local development plan. The clients welcome any positive feedback from the council and local authorities to ensure that their vision for the first of its kind dining experience is realised.



Image 30 Aerial View of Edinburgh



