YOUR ADDRESS

Head of Planning and Building Standards, Services for Communities, Waverley Court, 4 East Market Street, Edinburgh EH8 8BG

27October, 2015

Dear Sir/Madam

I object to **15/04445/FUL** India Buildings development and the associated applications **15/04555/CON & 15/04437/LBC** on the following grounds.

**Not a mixed use development** (contrary to policy EMP 5) The development of this large site at the heart of the Old Town means that it should focus on of a mixed use scheme.  The proposal is only for a hotel and should include housing and/or cultural uses.

 **Inappropriate Uses in Residential Areas** (contrary to policy HOU 8)

This is an inappropriate development in a largely residential area. The pressure on residents from the servicing of hotels, holiday flats, bars and restaurants is already seriously affecting their quality of life. This development will make it considerably worse. Traffic congestion is already intolerable and pedestrians are constantly endangered by service vehicles parked on pavements and zig zag lines thereby obscuring pelican and zebra crossings.

**Over-development**(contrary to policy DES 1, DES 3, DES 10)

The proposed height and mass of nine and ten storeys to the rear of this development is inappropriate and totally out of keeping with the historic layout of buildings in the area.

**Overly-large building**(contrary to policy DES 3, ENV 1, ENV 6)

The hotel floors that connect the entire distance from Victoria Street to the Cowgate are inconsistent with the majority of smaller buildings in the area and this will make it difficult to adapt in the future. The proposal is contrary to the ‘essential character’ described in the Old Town conservation area character appraisal.

**Detrimental impact on Central Library**(contrary to policy DES 1, DES 3, ENV 3)

Overshadowing from this development will result in substantial reduction of daylight & sunlight to public rooms and views from the interior. A comprehensive study is needed of the full impact of the hotel on the library before any decision is made about this development.

**Lost views**(contrary to policy DES 3, ENV 3, ENV 6 )

Loss of view of Cowgatehead Church steeple and the Castle from George IV Bridge.

**Inappropriate elevation design**(contrary to policy DES 3)

The fully glazed elevations of the development to the Cowgate are totally inappropriate and out of keeping with nearby Magdalene Chapel and Cowgatehead Church

**Poor street frontages & pedestrian routes**(contrary to policies DES 3 & DES 7)

The back of the hotel faces the Cowgate and there is no substantial new uses which would improve this important and highly visible junction with Candlemaker Row. The new closes are simply fire escape routes and are unlikely to be used. Maconochies Close should be reinstated because it would provide a useful new route to the Cowgate.

Yours faithfully

Signature

NAME