

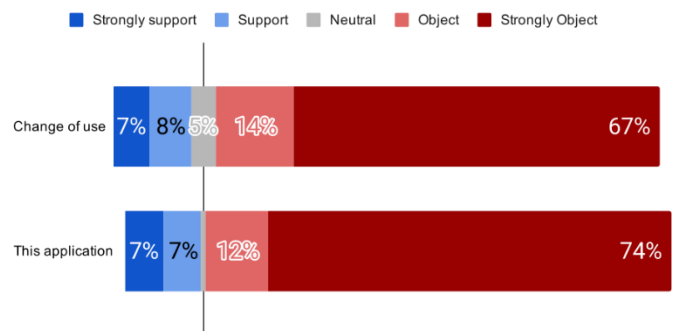


Julie Ross
Major Developments (East Area)
Place Directorate
City of Edinburgh Council
Waverley Court
Edinburgh

ref: 20/05800/FUL - Demolition of auditorium and retention and partial restoration of principal external elements of the Art Deco facade, erection of 21 residential flats with associated car parking and landscaping
ref: 20/05799/LBC - Demolition of auditorium and retention and partial restoration of principal external elements of the Art Deco facade, erection of 21 residential flats with associated car parking and landscaping

Portobello Community Council **objects** to the above applications concerning 14 Bath Street, Portobello. We ran a consultation to gather the views of the community, attracting 266 responses. A large majority was against the change of the site to residential use in principal, and to the specific plans for partial demolition and construction of 21 flats.

	Change of use	This application
Strongly Support or Support	14%	14%
Neutral	5%	1%
Strongly Object, or Object	81%	85%



Whilst there is a very small level of support for residential development, and the façade retention to keep some of the character of the building, there is significant opposition to the development just as with the previous applications for the site. The existing building is held in high regard by people and is of considerable local importance. Whilst the building may not be in the best of conditions, and has been altered over the years, it is still highly valued for its architectural style, its history within the community, and as a functional space.

Many people responding to the proposals have expressed the desire to see the building continue to function in public use, and the possibilities for that must be explored in detail. When it comes to the proposed development concerns have been expressed about the scale, massing, over-development, over-shadowing, and the impact of traffic and access in what is a very congested area.

The Listed status of the building is a recognition of its local importance and that designation should not be set aside without robust examination of the supplied technical report. In short we feel that: the Application has failed to demonstrate a case for the demolition of what is a highly valued local building: that the proposed re-development would be detrimental to local character and amenity: and that local opinion seems decisively in favour of rejecting both applications.

Mike Leeman, Secretary

Enclosed: consultation comments



Anonymised consultation responses

ID	Change of use	This application	Comment
10600	Object	Object	21 flats is such a low number (in comparison to the thousands of homes already being built in the wider area) - it doesn't seem worth losing a building that has so much potential for other purposes, for such a paltry number of homes. The proposals submitted by Our George would provide far better value to the area - particularly in light of the huge numbers of new homes being built.
10713	Strongly object	Strongly object	
11032	Neutral	Support	Not viable for community use and housing on other plots in bath street have been acceptable.
11221	Strongly object	Strongly object	Its SACRILEGE to destroy yet another UNIQUE building, in a similar way that was amazingly allowed, at the former STATE CINEMA in Great Junction Street,Leith. Buildings like these, are part of the City"s history and its residents fond memories. Theres NO shortage of land in Edinburgh, to lose to housing, so theres absolutely N O LOGIC, in destroying ANY building which has potential AND a future, to be loved,used and enjoyed by its citizens, and of course, its Tourists and Visitors, who need to be encouraged to visit EDINBURGH"S SEASIDE TOWN, here on our doorstep. ALL these old Cinema Buildings must be used and enjoyed, for many years to come !
11994	Strongly object	Strongly object	Too many flats for an already densely populated area with existing properties overlooked and accompanying increase in traffic and parking congestion. Also lose the building's historical features with little retained and loss of potential for community use in the rapidly expanding population of Portobello. There would be no outside space- the accompanying drawings are unrealistic in portraying a spacious area around the building. The previous application was rejected and there does not appear to be any fundamental change.
12349	Strongly object	Strongly object	The reinstatement of a cinema and art hub is of far more use and benefit to the Portobello community and neighbourhood than further residential housing. I was part of a community movement in St Albans, Hertfordshire to save a derelict cinema from similar residential development. The property was in my opinion (as a former commercial property surveyor) in a worse material state than The George currently is. The results of saving the cinema, now known as The Odyssey, from residential conversion has brought identity, pride and a thriving public space, which has hugely benefitted the local community. I believe if there is a genuine will, there is a way for The George to be reinstated. There is ample new housing being completed along Fish Wives Causeway and plenty of brownfield sites around Edinburgh for this developer to exploit. The further erosion of public and community spaces should be strongly rejected, especially where there is obvious local community sentiment and feeling about bringing the property back into its intended use.
12372	Object	Object	I believe that restoration of the building would be better use than knocking it down.
12555	Strongly	Strongly	The George is a Listed building that can easily be restored. It is an iconic



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	object	object	building designed by celebrated architect T Bowhill Gibson and is the best example of Art Deco architecture in Edinburgh! Once restored it will increase visitors to the Portobello area, hosting events, short film festivals etc, who will then spend money benefitting the local economy. An alternative proposal to make The George a beacon for the arts and an independent cinema has strong community support. There is an urgent need for community space in Portobello. This is in line with Edinburgh Council's 20-minute city; to create community facilities a 20-minute walk from homes. Surely COVID has taught us that we need as many local facilities as possible? In a recent council meeting regarding article 7.4 Brunstane Road closure councillor Kevin Lang made the broader point that Edinburgh Council cannot keep doing community consultations, get the results and then push on regardless doing the exact opposite of what the overwhelming majority want!
12691	Strongly object	Strongly object	Love to see a local museum
12767	Strongly object	Strongly object	Community cinema or many other better uses
13107	Strongly object	Strongly object	There is a viable community based alternative to housing. The building has a history of public use and the community alternative proposal will keep the building as part of the community and social fabric of Portobello.. Please refuse the developers application.
13385	Strongly object	Strongly object	Beautiful building should be for community with cinema in traditional way.
13570	Strongly object	Strongly object	There is a credible scheme by Friends of the George to bring the Georg back as a cinema. The current owners have blocked every possibility of that being explored by merely doing nothing. 21 flats without parking is overdevelopment when Portobello is bursting at the seams with the 700+dwelling being built at Baileyfield.
14756	Strongly object	Strongly object	We have enough luxury flats in Porty and need to continue developing more community spaces. I also disagree with such an iconic local building being demolished. Too many buildings have been pulled down in the past that could have been preserved and we all lose out from this.
14951	Strongly object	Strongly object	
14969	Strongly object	Strongly object	<p>Portobello is growing in popularity as a friendly residential community. Whilst housing is a necessary part of supporting the growth of the area, so are amenities.</p> <p>It would be a failure of the council to allow another building to be repurposed as flats when the community is crying out for arts and entertainment centres. Whilst the area could not previously support a cinema, the amount of growth that has already happened and the prevalence of young professionals and families now makes it a viable possibility.</p> <p>The council has an opportunity here to protect a unique and lovely building, with a purpose in-keeping with its design, and help to continue to rejuvenate the local high street.</p> <p>Direct the residential developers towards Seafield for more housing opportunities there - we surely don't need car garages occupying the city's much loved seafront!</p>



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15601	Strongly object	Strongly object	Portobello is really lacking in activities - a cinema would be highly used by all, create jobs and fun. I strongly disagree with this being turned into housing and would love to see it being used by the community. As someone who isn't able to leave party without help it would be great to have activities here.
16053	Strongly object	Strongly object	It should be turned into a cinema for the local community.
16966	Strongly object	Strongly object	<p>Substantial demolition of a listed building is prohibited where there is an alternative viable scheme for retention / restoration.</p> <p>There is a fantastic and viable alternative proposal on the table that would give the community a much needed resource in the form of a community hub and independent cinema. This would provide employment opportunities and would benefit the increasing residential population in portobello.</p> <p>Please refuse this application.</p>
17140	Strongly object	Strongly object	Local people need some where to socialise.
18305	Object	Object	It should be listed & preserved for community use.
18647	Strongly object	Strongly object	
18810	Strongly support	Strongly support	It's good to retain the history of the space along with the aesthetic.
19340	Strongly object	Strongly object	The George is an architectural and community asset and as such should be used for the benefit of the local community. This proposal aims solely to profit a few people rather than benefit many. It is an already densely populated area which needs to retain and increase community resources, not lose them to property developers.
19429	Strongly object	Strongly object	<p>I believe strongly that this planning proposal is not in the interest of the local environment and community. The original features of this art deco listed building including the auditorium should be restored to their former glory and that by adding a 'new' roof and exterior walls this will be detrimental to the building. Additionally the extra height and side extensions will negatively affect the natural light for the homes on Mentone Avenue.</p> <p>Buckley Building have allowed this building to fall further into disrepair over the last few years and the planning of 21 flats within a building of this sq ft size is overly commercial and exploitative.</p>
20200	Object	Object	I just feel that we should keep our community spaces for use in community. Cinema is coming back. An ever expanding Party needs them. I am not sure it can happen as it is in private hands but if Mr Buckley could be persuaded to sell? Could money be found? It's a massive project. Has the group done any research into what alternatives there are? Needs a guardian angel. Someone who wants to open a cinema/performance space and has money. . I hadn't realised there was a group looking for ways to do this. Would be happy to lend support at a later stage. I am pretty caught up in another project at the moment but interested in saving buildings so happy to show support.



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21050	Strongly object	Strongly object	Portobello is already becoming overbuilt without a corresponding growth in supporting amenities. The location is already a congested area and further residential building would add pressure to parking space in the area and increase traffic in a bottleneck. An Art Deco building should be retained as much as possible.
21074	Strongly object	Strongly object	The original use of a cinema and event space for use of the community would be far more beneficial and successful. There is no current cinema near by and a boutique independent cinema would be highly successful.
21120	Strongly object	Strongly object	Having the George as a working cinema and art centre would be excellent. Also Queen Margaret University being on board producing shows,
21206	Strongly object	Strongly object	The alternative proposition of a renovatipn into an arts hub and cinema would be so much better for the community
21507	Strongly object	Strongly object	Portobello should have this as a cinema which would bring a great atmosphere to the area. Flats don't need to be in this space
21545	Strongly object	Strongly object	The local area cannot support more housing it's already at capacity
21647	Strongly object	Strongly object	<p>I'm a local resident, I moved to the area last summer and I've chosen to make my home here.</p> <ul style="list-style-type: none">- firstly, substantial demolition of a listed building is prohibited where there is an alternative viable scheme for retention / restoration and I believe the vision outlined by Our George must be seriously considered. It would be a real shame to put property development over community assets particularly one as iconic as the George. I believe there is room and need for a town hall and a local cinema / art space in Portobello.- I've been genuinely shocked by the parking situation in the streets surrounding Bath Street, particularly Mentone Avenue and Ramsay Place. Double parking and parking in front of bins is common place (as in permanent). The streets are prioritised for cars rather than people but even still there is not enough room for the cars we currently have. Even though the application includes parking spaces, 1 spot per flat is not realistic (this also doesn't factor in visitors) and it will significantly add to a problem that already exists- on a similar theme, the bins are often overflowing (and then litter blows around) and adding in more flats without more infrastructure will add to the problem.- lastly, the covid-19 pandemic has shown us how important local really is and what a popular spot Portobello is for visitors (often too popular given the pandemic and lockdown restrictions..). The closest cinema is over 2 miles away and to be honest is geared towards car owners and those interested in mainstream cinema. I don't even know where the closest art space is which shows there isn't a substantial venue nearby. Having a small independent cinema / art space like the cameo is much more in keeping with Portobello and would be readily used by locals and visitors alike.
21830	Strongly object	Strongly object	the community of Portobello deserves a cinema/ theatre/ live music facility and this building seems well suited for this purpose
21865	Strongly object	Strongly object	AS there is an alternative organisation willing to take one the building and retain its extraordinary features, I would oppose any development proposal that would remove any of the Art Deco elements - once they're



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			gone, they're gone for good. Not only is the drawing hideous, it will have a profoundly negative impact on current residents in including overlooking, impeding light and traffic/parking issues. The area is massively overdeveloped and overcrowded without this being allowed. Please retain our heritage.
22077	Strongly object	Strongly object	There is already so much housing being built in Portobello. Do we really need more? A community resource is instead what is needed as the population increases in the local area.
22883	Strongly object	Strongly object	
23328	Strongly object	Strongly object	It's so sad that we have to repeat the whole exercise again. I would hugely support restoring the building to a local cinema with cafe etc. If it has to be more flats I do not think the area has the infrastructure to support that proposition. The traffic situation in Bath Street is very difficult to negotiate at the moment. I do not support leaving a fake front facade - absolutely no point.
23933	Object	Object	Loss of amenity. Listed building ruined. Lack of parking to support further 21 flats.
24225	Strongly object	Strongly object	
25169	Strongly object	Strongly object	Portobello does not need more flats - the development at Baileyfield alone should put paid to that idea. On its own terms, the proposal is not practical, e.g. car parking for 21 flats on a cramped site with poor access, and Mentone Avenue already suffers from chronic double parking. Balconies etc will simply add noise to a residential area - given a proportion of the flats will probably end up as airbnb lets, users will have little regard to noise/disruption to their neighbours. Portobello does need amenities, such as a cinema or arts centre
25447	Strongly object	Strongly object	The developers have left this building to decay in the hope that the building's neglect and the fatigue of the opposition will allow them to push through their awful proposal. Reject this again
25674	Strongly support	Strongly support	Let's get on with a realistic proposal for this site instead of fanciful unaffordable pie in the sky stuff
25689	Strongly object	Strongly object	We have a beautiful, unique building which could be so much more than flats.
26919	Strongly support	Support	Firstly, I WOULD support the retention of the building to be used as a community cinema and arts centre. It would be a great asset for Portobello and Edinburgh as a whole! However, look at his idea within the context of several other buildings: 1) Portobello Town Hall appears to have recently closed down as an entertainments venue, presumably through lack of funding and in now up for lease. 2) The former Odeon Cinema in Newington closed in 2004 and still no creditable restoration has been completed (despite YEARS of



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			<p>discussions).</p> <p>3) The former Royal High School on Calton Hill has been left empty for about 50 years. Three attempts to convert it into a hotel were rejected as the plans were too controversial. Then there was the valid scheme to make it a music school, which plan now seems dormant. Finally the CEC decided to put it up for sale, perhaps as a last resort after so long!</p> <p>The George looks to have sadly deteriorated further on the outside since the last proposal of conversion to flats was rejected 3 years ago. Photos show a lot of internal decay needing to be remedied as well. In the time since I have seen NO realistic proposals to restore it as a cinema and community centre! The decay continues and in fact it is an eyesore and a building AT RISK, potentially at risk of vandalism including arson.</p> <p>The proposed flats plan does seem to me to rather fabulous, sleek and elegant and a huge upgrade to the area, keeping the art deco details too, which complement the Beach House at the end of the street.</p> <p>I think the CEC Planning Committee should give until the end of this year 2021 for realistic proposals to be put on the table with GUARANTEED FUNDING in place! This could be lottery money, a council grant or some sort of private investment, but bear in mind that it is not likely to yield a high return. Otherwise the flats idea should be allowed to proceed. However, this could and should be under the proviso that much of the decorative detail from the auditorium must be saved and reused in the new foyer to the flats, in particular this seems to involve two stained glass and metal panels on either side of the former screen as well as detailed plasterwork. Maybe a section of this plasterwork could be incorporated into each apartment as a decorative feature!</p> <p>Please let something happen this year- if nothing can be DEFINITELY determined for the cinema and arts centre then let the flats go ahead. The conversion would be miles better than the current situation, especially if it just drags on and on!</p>
27101	Support	Support	<p>I've read in depth the intrusive structural investigations and it is undeniable that restoration of the auditorium would require existing historic features to be stripped out. Partial restoration is better than leaving the building to further decay in its current state, considering those who propose restoration don't own the building and haven't tried fundraising for purchase. If we don't restore the facade sooner rather than later, it too will be beyond repair which would be a massive loss.</p>
27378	Strongly support	Strongly support	<p>Needs to be found a use.</p>
28054	Strongly support	Strongly support	<p>The original objection when the George was first sold related to the loss of the facade on Bath St. This proposal will retain and renovate that which will improve the street. The community needs to be realistic about what can be done with the rest of the building. While I understand that there is some support for renovating the whole building, we would be better putting resources into securing and upgrading the town hall. The plans will open up light for the east end of the Mentone Terrace and aesthetically should be an improvement overall. My concerns relate to increased traffic on what is already a busy parking area - I would rather see this building emphasising public transport links rather than more parking. Ultimately I would prefer this space to be used for housing than have another few</p>



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			years with the building degrading and perhaps becoming unsafe.
28134	Strongly object	Strongly object	I strongly feel that this historic building should be protected and restored in its current form and contribute to the cultural life of Portobello . I feel it is a unique building of its kind.
28213	Strongly object	Strongly object	I dislike the plan and the scheme of the developers. It's a Trojan horse and the development behind the facade is truly ugly.
28595	Strongly object	Strongly object	Hundreds of houses have been built in the Baileyfield area of Portobello recently, surely we don't need any more. It's just a case of greed and profiteering with no thought for local people.
28736	Neutral	Strongly object	<p>I live in the tenant building on mentone avenue, behind the proposed development. The proposed top two floors would block the sun from entering my bedroom and living room.</p> <p>There's also ongoing issues with double parking and lack of parking spaces currently on bath street and Mentone avenue and the plans do not propose sufficient parking capacity for 21 flats.</p> <p>The proposals have had no thought to environmental factors , there's no garden space proposed or plants to attract pollinators and bees.</p> <p>The developers clearly have no regard for the building being listed. They have proposed demolition of all but a tiny fraction of the building's facade.</p> <p>The proposed plans do not add in any way to the character of the area. In my opinion the proposed plan would actively detract from the area as it currently is: more traffic, more double parking, more bins on the street, light blocked for Mentone avenue residents.</p> <p>If the proposed plan had one or even two floors less I would be more supportive.</p>
29744	Strongly object	Strongly object	Should be used as a community space
29791	Strongly object	Strongly object	This building has the potential to be an excellent community asset by being turned back into a cinema. This would be a great resource for children, families, elderly people and all of Portobello, and provide local jobs. Turning it into a small number of flats will do very little to alleviate housing pressures, particularly when much larger developments are already being built in the area. It is also a historic building and important to the history of the area.
30485	Strongly object	Strongly object	The George is a such an iconic cultural asset as well as historic art deco building. I would really support it being restored as a thriving arts cinema and landmark venue which it really could be. There is so much support for this locally I think. The alternative, to convert into flats seems such a shame, and not at all in keeping with its location. With it being one of two lasting landmark buildings (with the kilns) from Portobello's seaside era it feels important it is kept to mark that time. The Art Walk would certainly support working with The George in any way it can.
31246	Strongly object	Strongly object	There is NO NEED to RUIN yet again, another historical Cinema, like they are doing right now, to the STATE CINEMA, GREAT JUNCTION STREET, LEITH. I know BOTH of these buildings very well, and while it's TOO LATE to swave the STATE CINEMA, let's NOT make the same mistake once again and RUIN the fine GEORGE. Portobello9 has already lost much more than its fair share of history, so do NOT let it happen, just for the sake of a few silly flats !



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31627	Strongly object	Strongly object	What Portobello needs are more public spaces, not more flats.
32209	Support	Support	
32487	Strongly support	Strongly support	I think this proposal is great and think the new development would be a bonus to the community. The current site is an eyesore, everyone will be glad to see this site redeveloped and carrying on some elements of the Art Deco facade is a nice idea.
33988	Object	Object	
34482	Neutral	Object	I would love to see the George restored to a Cinema it would add to the community.
34610	Strongly object	Strongly object	Portobello needs more community facilities, not more housing which will place extra pressure on our existing facilities.
34876	Strongly object	Strongly object	
34920	Strongly object	Strongly object	This area cannot sustain more housing and parking in an already very busy area. The community would benefit from this building being restored and used for recreation.
35037	Strongly object	Strongly object	<p>Portobello is rapidly losing community space while increasing residential developments. With the development around the power station, possibility of losing the 5 aside pitches to residential, the Brunstane developments and others where community space has been lost to housing such as the Dalriada we are losing places for the increasing numbers of resident to socialise, and for recreation.</p> <p>While I understand that it may not be appropriate for use as generic "hall" type space, a mixed use development or consideration as a sports facility, arts centre or gym would be a more useful addition.</p> <p>In terms of the specific plans, not enough is retained of the original features and I'd have concerns at that amount of residential causing parking issues around Bath St, especially with the ban on pavement parking and permits being introduced into the area. I'm also concerned that the builders are trying to push this through by leaving the building in a state of disrepair and the site an eyesore</p>
35300	Strongly object	Strongly object	The immediate area cannot support more residences. This space would be better served as a recreational space, ideally the restoration of the actual cinema itself.
36011	Strongly object	Strongly object	<p>Firstly the building should be restored because it is a crucial part of Portobello's heritage, history and personality. Too many of the areas iconic and historical buildings have been demolished and this needs to be protected and restored.</p> <p>It is a travesty that any officials would consider allowing a building contractor to destroy the building and make money whilst ruining the opportunity for the community to benefit from the beauty and history of the iconic site.</p> <p>Secondly Bath Street is already a busy road and adding this number of flats is quite ridiculous in a street where parking is already very difficult. There is a significant amount of building happening in the area so why</p>



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			<p>take a building that could become an amazing resource for the local community and allow a small group of individuals to profit rather than allowing the community to have a wonderfully inspiring building we could all benefit from.</p> <p>The council doesn't realise what an inspiring part of the city Portobello is and it can be more so if it's allowed to retain some of the unique buildings and use them to serve the community and visitors who love to come here.</p> <p>Please, please don't let this amazing building be ruined by greed.</p>
36398	Strongly object	Support	It deserves to be left as is outside. Good idea to make flats inside.
36412	Strongly support	Strongly support	We already have the Wash house, Belfield Street and possibly the town hall. How many more community places for Porty people do we need? This site has been an eyesore for so long let's do something about it.
36495	Strongly object	Strongly object	This has the potential to be a great asset in a burgeoning local community. A local cinema and arts space is much more beneficial to the community than more housing in an already crowded and overpopulated area. With a substantial housing development just along the road, the last thing we need is more flats.
36625	Strongly object	Strongly object	As I understand it, substantial demolition of a listed building is prohibited where there is an alternative viable scheme for retention / restoration. The George has a very viable alternative which will retain this building as a vital part of community life. Allowing something so central to community life to be sold off for private development when we already have a huge amount of housing happening at Baileyfield, to the East and - in time - at Seafield would be complex wrong.
36927	Object	Strongly object	Better asset to the community as cinema/public use rather than multiple residential. Concerns re extra traffic on Bath St too.
36940	Strongly object	Strongly object	Art Deco buildings have been sadly neglected and are very few in Scotland. A restored George could be a local and national gem.
37459	Strongly object	Strongly object	We live on Ramsay Place and I have concerns about the amount of disruption all of this work would cause as the roads next to it are narrow, how are delivery vans still going to drive along the one way system next to the police station and back out at Bath Street?
37811	Object	Strongly object	Too big a development for bath street.
38153	Strongly object	Strongly object	I am keen to see the development of a local cinema and arts venue for Portobello and believe this to be there perfect site. I do not feel that Portobello infrastructure can cope with yet more flat building. This proposal is not in the interests of the community, is not AFFORDABLE housing, which is what Portobello needs, and is designed for profit and greed.
38238	Strongly object	Strongly object	21 more residential flats is far too many for the area. There is already a problem with parking in the area. Emergency services struggle to get up and down Bath Street. There is not the infrastructure in Portobello for more residents, i.e. schools, GP Surgeries, etc.
38623	Strongly	Strongly	I support the plan to reestablish a cinema in the community with the



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	object	object	associated benefits that would bring. I've seen the proposal submitted by the Consortium of OOTB and QMU and think that should be investigated further.
39099	Strongly object	Strongly object	<p>The George is important as one of the last remnants of Portobello in its heyday. With the end of cheap air travel an existential necessity, Portobello will again become a holiday entertainment centre.</p> <p>If The George can be found a custodian such as an arts organisation for a few years, it could survive to be a theatre or cinema in a 21st century Porty connected to the festival city by light rail, but nothing of this scale could be built again if it was lost.</p>
39150	Strongly object	Strongly object	It's listed! We need spaces to do things as a community. Different spaces. There have been lots of new dwellings built in recent years, and more will come onstream at Seafield.
39635	Strongly object	Strongly object	I feel that it would be better used for community and recreational purposes
39946	Strongly object	Strongly object	<p>I strongly object to the proposition put forward to change the use of the former George Cinema into 21 flats.</p> <p>Substantial demolition of a listed building is prohibited where there is an alternative viable scheme for retention and restoration.</p> <p>The George, designed by T Bowhill Gibson, is an important listed building at the heart of our community. It is an architectural gem.</p> <p>A building designed for the people of the city to come together and partake in leisure activities.</p> <p>This is even more crucial now after we have struggled, many people in isolation, through a long period of lockdown.</p> <p>Portobello is a growing, thriving and ever more popular place to live. At the moment we have numerous housing developments under construction and some major construction projects in the pipeline i.e the development behind Milton Road.</p> <p>What NEED are venues for the community to come together.</p> <p>The proposals put forward by Friends of the George show that there is considerable potential for the George to operate as a publicly -accessible, community-run venture.</p> <p>They have given examples of other old cinema's which have been restored and function successfully.</p> <p>The George is a key part of Portobello's identity and we have a chance here to restore it and give the community an amenity it both needs and deserves.</p>
40091	Strongly object	Strongly object	The George is an iconic and beautiful building as it is and should be restored for community use. Once this building has been partially demolished and changed into flats the ability for its potential as a stunning Art Deco film house or similar will be lost forever.
40516	Strongly object	Strongly object	<p>My understanding is that substantial demolition of a listed building is prohibited where there is an alternative viable scheme for retention / restoration and that the retention and reuse of the building is entirely feasible and would not present challenges other than those routinely encountered and dealt with in the context of such architectural conservation projects. The building is a beautiful historical piece of architecture which could be brought back to life and provide a focal point for the community for cinema and local events</p> <p>Links below:</p>



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41285	Strongly object	Strongly object	
41521	Strongly object	Strongly object	The building in question is listed and has been assessed as viable for restoration. The plans do not take account of this listed status and the elements cited for retention essentially create a veneer of the original which does not retain the architectural fabric the building. Third party reports indicate that the building is viable for restoration and there is a local group established to explore viable options for the site which would enhance the area in a very positive way. In terms if the proposals, the site has minimal parking and there is a substantial issue in the area with parking, and with Bath Street being a busy access point for deliveries to beach front businesses and substantial numbers of properties, including tenements with no designated parking. The infrastructure is challenging with regards to school places at the local primary school, with Towerbank being oversubscribed in recent years and the local GP surgery sporadically closing their books to new registrations. The window projections facing Mentone Avenue present a substantial privacy issue for properties overlooked by the proposed side and rear projections.
41976	Strongly support	Strongly support	Better than watching the building rotting and falling apart
42500	Strongly object	Strongly object	This building should be restored and utilised for the benefit of the local community.
43556	Strongly support	Strongly support	
43668	Strongly object	Strongly object	We have plenty of flats . We need more recreational facilities and restoringiti as a cinema makes a great deal of sense
44145	Neutral	Neutral	Although I very much support the retention and repair of the Art Deco facade of the building I think the suggested number of residential units is far too high!
44638	Strongly object	Strongly object	I believe that this is a viable public space, which could be used as a cinema and events space for the benefit of the Portobello and wider community. The substantial demolition of a listed building in a conservation area is unnecessary and not in keeping with the character of the area
44838	Strongly object	Object	This is a stunning piece of architecture which could offer a beautiful space for the community rather than being turned into flats that do not benefit those already living here. The infrastructure of Portobello cannot sustain more new homes but could really benefit from an independent arts/ cinema space that locals can use (& would use) for entertainment and nights out that are not going to the pub. This is a small and special community which is in danger of losing its personality if something isn't done. The George is an institution and has been a centre for social enterprise for many years...cinema, bingo etc. To turn it into flats would be a scandal frankly.
44910	Strongly object	Strongly object	Whilst Portobello has been a forgotten backwater of Edinburgh for many years, interest in the area has recently grown exponentially as demonstrated by the particularly buoyant property market in the suburb. This, combined with the new developments at the west end of the high street and potential developments of the promenade by the car garages



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			<p>and the Dog and Cat Home mean that Portobello is going to have an increasing community which would now support a cinema and community use building. It has also become a destination, particularly during then pandemic, as the residents of Edinburgh have re-discovered their seaside town. The area has long been a hang-out for those with an interest in the arts, and the high street is regenerating with increased footfall. There are excellent opportunities for residential development as previously mentioned to the west of the suburb, and a building that has the potential to contribute to the increasingly vibrant community should be allowed to do so.</p> <p>The structural report makes for interesting reading. It would clearly take a substantial investment to re-instate the cinema. But it is clear from witnessing the demise of the building in the last couple of years that the developers have had no interest in maintaining any vestige of the original structure, and have allowed it to fall into it's current state. One might suggest that remedial work required since the building was bought should be undertaken by the owner regardless of planning outcome, according to a Statutory Repair.</p>
46003	Strongly object	Strongly object	
46318	Strongly object	Strongly object	Return it to a cinema or a community hub for everyone.
46771	Strongly support	Strongly support	<p>The idea of keeping some art deco frontage is a good one. There does not remain a great deal. However, it could not be said to be one of the greatest pieces of the style - it is ok, and a 'nice to have' rather than a sacred piece. The new application is broadly sympathetic.</p> <p>There is still considerable pressure in the area for housing as part of Edinburgh's significantly growing population. As for function there is considerable provision at Kinnaird Park for cinema and the Town Hall has also not yet found re-use. Bellfield Community Hall has barely come on stream, the old old Town Hall (Baptist) is underused. With the recent large additions of flats around Aldi/Standard Life, the plans for the Vardy site at Seafield and the as-yet undecided football and Bumbles site, it may be arguable that residential occupancy is nearing peak levels. However the number of flats in this particular plan is not oppressively burdensome, and would add positively to a burgeoning community.</p>
46803	Object	Strongly object	the building of listed - that means something. More affordable housing needed and traffic around here is already brutal.
46818	Strongly object	Strongly object	
47641	Strongly object	Strongly object	There has been an alternative plan produced showing the destruction of this building is not necessary.
47756	Strongly object	Strongly object	There is no room on bath st for more flats. There is a viable alternative for a community cinema which would avoid demolition (however partial) of a listed building
47845	Strongly object	Strongly object	I love that building and would like to go inside it. Maybe for a gig, maybe for an arts space, maybe to watch a film
47906	Support	Support	Building has laid empty for so long it's better to be used for apartments and enjoyed whilst still retaining some original features.



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48348	Strongly object	Strongly object	<p>Based on the grounds of the previous refusal of planning consent, I understand that this building is structurally sound and its interior is of great historical significance to the locality. We need more community venues especially with the future development of the Seafield area, which will lead to Portobello becoming an area of much higher population density.</p> <p>I would support this building to remain a community resource, and also an income generator for the local community.</p>
48359	Strongly object	Strongly object	
48624	Object	Object	<p>The reason why Portobello has become a more and more desirable place to live is the thriving community, which has a creative and artistic core. The George is the very sort of unique place that will create and develop this core. Once it's gone it's gone. Flats can be anywhere, but The George can't. We need the Planning Department to have vision and confidence to nurture and be proud of Portobello as a place of unique character.</p>
48765	Strongly object	Strongly object	<p>This is a listed building and the proposed application would result in a significant demolition of the building.</p> <p>There is a alternative, viable community and business proposal which would be s significant asset to Portobello and Edinburgh</p>
48779	Strongly object	Strongly object	<p>Would Make a fantastic arts space / theatre for the local area</p>
49064	Support	Support	<p>This building deserves to be used and maintained. It is an eyesore at present and will go to ruin if not preserved for the future - otherwise it risks becoming another Odeon cinema fiasco as in Newington. Please give it life and a future. Better to be residential than a noisy commercial building as in the middle of a residential, busy street already.</p>
49178	Strongly object	Strongly object	<p>I think that an emblematic space for the community would be lost and could be used for other purposes, theater, cinema, exhibition hall, workshops.</p> <p>In Portobello they are betting on housing, but not on common spaces.</p>
49207	Support	Support	<p>We have Bellfield, town hall, tribe party and a community centre. Not sure another venue is sustainable. Wd rather see a refurb of existing town hall.</p>
50496	Strongly object	Strongly object	<p>Having been refused planning previously, the new submission offers very little in the way of change. The vision to revive the George as a publicly-accessible, community-run cinema and arts venue must be reviewed inline with previously acknowledged reports into the viability of the building.</p>
50653	Neutral	Strongly support	<p>Surely we should retain as many features that will enhance Potobello's historic buildings than demolition as part of Edinburgh Seaside, which we do not support enough ,for the many tourists who visit as part of their trip to Edinbugh.</p> <p>No doubt these residential units will be expensive and individuals will continue to make Bath St a welcoming street to visit.I would strongly object to Student accommodation.</p>
50728	Support	Support	<p>It can't be left in its current state and we can't save all buildings for community use.</p>



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51054	Strongly object	Strongly object	
51957	Strongly object	Strongly object	I understand that the proposals fly in the face of Policy Env2, and that they do not comply with the Edinburgh Local Development Plan. With the number of new flats and houses being built in Portobello, all within walking distance of this wonderful community property, thousands of new people require amenities to make their lives fulfilling. Many amenities have been lost in recent years, while the number of people needing community amenities is increasing dramatically. Furthermore, Portobello needs to retain its individuality and a building like the George is part of the character and history of Portobello. Lockdown has brought into focus the need for amenities to be provided locally. Local amenities build community, and community is essential for wellbeing. Having been at the Birks Cinema in Aberfeldy in October 2020, I appreciate even more the joy of a local cinema, with the possibility of a cafe-bar, exhibitions etc. And the George could bring a part of the Edinburgh Film Festival to the Seaside. With all this comes the commercial activity that Portobello needs to thrive economically, too.
52039	Support	Strongly object	Not enough is being retained of this listed building
52385	Strongly object	Strongly object	Living metres away from this building which is full of potential and history which has purposefully been left by the developers to degrade - I have no faith that they have any interest in the community and what it needs. Having lived in bath street for 7 years the last thing the street , the local school and the area needs is more flats- .. what Portobello needs is amenities.
53007	Strongly object	Strongly object	I want the George restored and open for the community. I fully support the vision of the Friends of George and object to the demolition of this historic building.
53058	Strongly object	Strongly object	I think this site would be of huge benefit to the community if it were used as a community space rather than as a block of flats. There has already been a huge expansion of residential housing in portobello with no reciprocal investment in local amenities such as schools, play parks, general practice, pharmacy services. The needs of the existing population should to be prioritised before it is further expanded by building more housing. Therefore this site should be preserved and used for the benefit of the community e.g. arts centre/local independent cinema
53081	Strongly object	Strongly object	
53333	Strongly object	Strongly object	The George is an Art Deco building with significant historical value in Portobello. It should be retained and developed as a cinema or leisure faculty for the benefit of the community. We have enough flats! The gain should be for the community not a private developer.
53436	Support	Strongly support	Whilst this building may have sentimental connections for some, its architectural features do not warrant restoration. The proposal maintains the original deco feel and is far superior in design to the huge number of housing 'boxes' crammed into the area near Aldi which have little architectural merit.
53464	Strongly object	Strongly object	Historic bdg ought not be destroyed for a few flats for a few people. Far better to restore for use for broad spectrum of the community



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53951	Object	Object	This listed building is not in a state that requires demolition and should if possible be returned and restored to non-residential use for the community.
54368	Neutral	Strongly object	Although I would (strongly) like the site to be used rather than continue in the state-of-disrepair it is currently in, I'm not at all convinced the current plans are the way to proceed here. Outside of the somewhat, but not fully kept Art Deco facade, the building looks kinda tacky in general. It is unclear how many people 21 flats corresponds to, and I deeply fear the current plans will just look terrible in what is a very (architecturally) sensitive street.
54757	Support	Support	I cannot think of another practical use for the building. It would give scope for more homes without encroaching on green space
55003	Strongly object	Strongly object	This is a historic building and needs to be restored fir the community and future generations. The proposal is shocking and lacks imagination, creation and heart. I strongly object for the building of flats.
55691	Strongly object	Strongly object	
55835	Strongly object	Strongly object	Too many historical buildings being demolished for gain and profit.
56219	Strongly object	Strongly object	The building should be a cinema or a theatrical space of some sort – not a facade which acts as a Trojan Horse for low quality and ugly development behind. This is one of the few deco buildings in Edinburgh and is or architectural merit in a way which means it should be retained for something approximating its original purpose.
56499	Strongly support	Strongly support	The building is a decrepit eyesore and replacing it with housing is the obvious option given the number of people who want to live in Portobello. The local shops need local support so new homes in the heart of Portobello will contribute to that.
56624	Object	Strongly object	It would be preferred to restore the building as it is, create a local cinema or something for the community
57074	Strongly object	Strongly object	Part of Porty's history
57139	Strongly object	Strongly object	This will constitute overdevelopment, and a significant loss of visual amenity.
57565	Strongly object	Strongly object	I consider that this Cinema should be retained and developed for the use of the people, not as further housing. There has been sufficient in and around Portobello recently.
57633	Strongly object	Strongly object	
57952	Strongly object	Strongly object	His is a historic building of great architectural significance and should be preserved for public use
57977	Strongly object	Strongly object	Bath Street and Mentone area is already a very congested area and this development will exacerbate this issue and impact the residents.
58137	Strongly support	Strongly support	I think Portobello could use some affordable housing as the area has turned into a more affluent area over recent years. This could be a start.



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58208	Object	Object	I'd love for the building to be usable as a community space or unique business, and I strongly object to the provision for parking and Bath St road traffic for another 12 households.
58274	Object	Strongly object	
58277	Strongly object	Strongly object	
58299	Object	Object	I understand that a proposal has been submitted that could keep this building as a cinema, and I further understand that substantial demolition of a listed building is prohibited where there is an alternative viable scheme for retention / restoration. I would not be in favour of more high-cost flats instead of a public-facing amenity.
58978	Strongly object	Strongly object	I strongly object to the repurposing of this iconic local building to residential flats. The community needs amenities which support the local economy and places to gather - not more residential properties squeezed into an ever more crowded space.
59323	Object	Object	
59383	Strongly object	Strongly object	Portobello has a very clear and viable scope for an arts venue. The population are highly engaged with the arts but lack local amenities serving the creative sector and so would greatly benefit from the preservation and reopening of this ideally located architectural gem.
59404	Object	Object	
59432	Object	Object	I think a solution could be restoring a cinema screen area, and providing new apartments, so there is a mix of use, preserving the frontage, and reconfiguring the internal space to provide cinema for community and flats.
59789	Strongly object	Strongly object	The history and potential service to Portobello is too great to lose. Porty has made a great 'recovery' from the old tourist days and the resurgence of an old cinema (similar to the old Hyde Park Picture House in Leeds) would be an asset to the town.
60031	Strongly object	Strongly object	We need quality community resources and services for Portobello not ever more unaffordable housing... there are so many alternative uses for this space. Please don't let it fall to speculative property development. Cinema, shared office space, artists studios, community shop, youth centre, or affordable low-impact social housing... all would be far more preferable!
60413	Strongly object	Strongly object	The addition of 21 flats would put added pressure on local amenities. Living locally I do not wish to see the increase in traffic especially using Mentone Ave as a 'shortcut' to avoid the traffic lights on the Bath St/High St junction. Increase in traffic adds to pressure in parking in an already high density area. This will impact air quality in the immediate area. The added level to the proposal will have negative affects on the lighting of the gardens of the cottages especially in the winter months.
61301	Strongly object	Strongly object	The owners have acted irresponsibly to date by allowing the building roof to collapse. I have no faith that they have the interests of the community in mind. The street is already crammed with housing, as is the whole of Portobello, with no facilities to support these new dwellings.
62017	Strongly	Strongly	The Building has a strong historical value and it is as beautiful as rare. It



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	object	object	should be preserved and not demolished.
62233	Strongly object	Strongly object	This building is iconic with a good history of providing entertainment for the community. Portobello is starting to show signs of regeneration however there is a lack of facilities. The town hall is also up for sale so it would be better in the Council took over this property and made it an asset for the community to enjoy. It could be developed to provide a range of creative possibilities .
62614	Strongly object	Strongly object	we need community spaces not more housing in an already densely populated area struggling for community space. This should be used nay the community as it was originally intended. When I moved to portobello this was a thriving hub for locals to gather (bongo hall) - we absolutely do not need more expensive housing . More kids to go to an already overflowing local primary , more people to go to doctors surgeries (2 in the area) , the dentists long 3 week waiting list - please stop cramming peopel in to make profit and consider ey it was peopel wanted to live here in the first place. We have lost our community hubs - Dalriada bar, St Johns, Town Hall we need this to stay a community building.
63805	Support	Support	Seems the best use of this building as it is never going to be a cinema again (sadly). Design look ok
63917	Strongly object	Strongly object	The local community strongly objects to the loss of this building to residential use.
64572	Neutral	Object	This does not differ greatly to the previous proposals which were firmly refused.
64747	Strongly object	Strongly object	It is important to have this as a community space. It could once again be a tremendous asset to our community. More flats will be detrimental to Portobello if we keep losing spaces that can be shared by everyone.
64993	Strongly object	Strongly object	We should be preserving the cinematic heritage of Portobello, not destroying it
65093	Strongly object	Strongly object	The George was designed by a celebrated architect and is one of Edinburgh's best examples of Art Deco architecture, plus is a listed building and must be restored. We support it's use as a community cinema and arts venue.
65126	Strongly object	Strongly object	It is a really poor scheme. A hotch potch of fake Art Deco & clumsy massing. A better architect could do something worthy of the building, the street & the local community. I would like to see this as a publicly accessible building, but if it ends up as flats at least get a decent scheme / architect. No shortage of good architects in Edinburgh. We should be demanding more in our neighbourhood.
65388	Strongly support	Strongly support	The state of the construction of the auditorium makes it unsuitable for renovation/re-use as a cinema, in terms of the condition of the fabric, the practicalities of repairing the structure safely, and the removal of the asbestos linings, in particular the asbestos roof sheeting. What remains of the front of the building is not worth retaining in my opinion, however if the developers feel the need to retain the street facade I would have no particular objection to this. The likelihood of the building being acquired for public use is very slim given the lack of funding, and Portobello already has a very similar project/facility to this at the Bellfield church. There is also the Town Hall which would be much better suited for conversion to public use than a dilapidated bingo hall. There was very little local interest



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			<p>in the bingo hall until this residential development was proposed. Personally I would like to see this site being used again and would be happy to see new homes built here in the centre of the town.</p> <p>As residents of Portobello I think we have to decide whether we continue to be led by a small but vocal conservation lobby who appear to object to every new development proposal in the town, even if it benefits the community and enhances the built environment, or whether we take a more measured and practical approach to change.</p> <p>Every building in Portobello was new at some point, and no doubt there were those who objected to change whenever their construction was proposed. The development of the town as a pleasant place to live has been hamstrung by the opinions of a vocal few for many years now and it would be refreshing if those in the Community Council and the elected Local Councillors paid equal attention to the views of the rest of the community.</p>
66285	Strongly object	Strongly object	
66514	Strongly object	Strongly object	The conversion to the proposed high density residential use on an already crowded and busy street would be irresponsible and have a significant negative impact on the community. I support restoration of this historic building and use for community purposes, such as the proposed alternative of an arts venue from the Save the George group.
66737	Object	Strongly object	This is a precious building which should be saved, but regardless of that, the increased pressure on the already far overstretched infrastructure on Bath Street, Mentone Avenue and other surrounding streets would be enormous.
66843	Strongly object	Strongly object	The benefits that a cinema/arts venue would bring to Portobello would far outweigh those brought by 21 flats. The changes put forth in this application would mean losing an iconic building with great potential for benefiting the community. Such a change would be a wasted opportunity to say the least, especially when there is a viable, widely supported alternative vision to restore the cinema.
67946	Object	Neutral	I would much prefer to see this property be used for a more creative and community orientated purposes. Restoration into a cinema and/or public community centre would benefit the people nearby.
68107	Strongly object	Strongly object	Should be used as a cinema, not flats, Portobello will become congested... Not happy!!
68127	Support	Support	
68163	Object	Object	
68276	Strongly object	Strongly object	Too much accommodation tightly packed into P
69735	Strongly object	Strongly object	The building should be retained for public use and turned into a cinema or another space that will serve the community. There is a lack of entertainment venues in Portobello; this is a chance to renovate one.
69847	Support	Strongly object	Structure of the building is unique and attractive to look at. Property with parking is essential within Portobello as congested already. Overall I would like this to have become a community building.
69995	Object	Object	I am concerned that the character of this historic landmark will be lost in



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			the residential development. Ideally I would like to see The George restored as a Community Cinema and venue for concerts and conferences. Also, whilst I recognise that there is a housing shortage, I think that cramming 21 flats into this space is excessive. I wonder if this is a proposal that the developers knows will be knocked back so that they can agree to a lower number that is still significant, but is what they really wanted all along. I am also really disappointed that the current owners have let the building fall into significant disrepair. I think that they have a duty of care to look after and maintain the building so it doesn't get any worse, but I wonder if there is an ulterior motive to let it reach the point of no return until demolition is the only option.
71752	Strongly object	Strongly object	Community could benefit massively from it being restored as a cinema instead, which should also encourage more investment in other hospitality ventures eg pubs/restaurants
73386	Support	Object	Too many flats, too high. Would prefer some community use within the building.
73540	Strongly object	Strongly object	Portobello needs an art centre and cinema rather than more flats.
73975	Object	Object	Loss of a beautiful and rare Art Deco building
74405	Support	Object	The site is currently a long term eye sore and needs to progress. The external appearance is unique and so worth preservation as a building of interest to the community. Internal structural alterations have no bearing on anyone not living in the building. Having said that the scale of the development is too large. There are already considerable traffic issues on bath street in both directions and the junction with the high street. This number of dwellings would make that worse. Additionally the scale of the rear development surely will cause overshadowing issues to properties on mentone avenue. A much smaller development would be more welcome.
74500	Strongly object	Strongly object	It is a listed building and they have made no attempt to restore as required by the previous findings. Arguably they have done nothing obvious to protect the fabric of the building. I see no reason for supporting this new planning application as the end point is the same as the previous planning application . The destruction of an Art Deco building is forever and will represent a loss of well preserved interior features reflecting the Art Deco period of cinema in Edinburgh. If the owners had engaged with the local community the plans might have been somewhat different rather than looking to profit speculatively from a residential development. It is important in the social and cultural history of Portobello as a seaside town undoubtedly. We do not need more flats that will add to an already traffic congested area in Portobello.
74593	Object	Strongly object	
75023	Support	Strongly support	
75703	Strongly object	Strongly object	There is a viable alternative which involves retaining and restoring this lovely old Art Deco building and creating a space for community usage. Edinburgh has so few Art Deco buildings left, it retains original period features and it should be a criminal offence to wilfully allow its slow destruction to try to circumnavigate previous council decisions about



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			change of use.
76020	Strongly object	Strongly object	Very poor tokenistic design. Important community asset. There are thousands of new homes being built in this area but no new facilities for this population. Once this asset is gone - it's gone for good. This would be a dreadful decision if the flats are allowed to go ahead.
76644	Strongly object	Strongly object	The proposal destroys almost every aspect of the listed building. The present structure is strong enough to remain.
76658	Strongly support	Strongly support	This design is very smart and in keeping with Art Deco styling
76680	Object	Object	I think this would be a great community asset in public use for the community and those around it. Portobello is becoming overcrowded.
76698	Strongly support	Strongly support	Sat empty long enough. Rather see it built then the whole thing collapse
77354	Strongly object	Strongly object	<p>It doesn't matter how many times these plans are revised, it still the same thing; profit-driven development, nothing more. I am aware the developers live locally and are attempting to dress this up as 'doing something for the community' but that couldn't be further from the truth. And this is not about providing much needed housing. They are "luxury" flats that few could afford.</p> <p>How long is this going to go on? Until everything that makes Portobello unique has been ripped out and we end up living in a sea of architectural blandness and awful pastiche?</p> <p>Meanwhile, the developers will have made their quick buck and will be out the picture and we will be left living with this embarrassment and future generations asking what the hell we were thinking. Who in their right minds would demolish (because, let's face it, that is what is going to happen) an *actual* art deco building, only to replace it with a, frankly vile, representation of an Art Deco building. We can do better. A lot better. And it is feasible.</p>
78178	Strongly object	Strongly object	It should be something that adds & benefits the whole community
78343	Object	Strongly object	With only partial restoration the Art Deco facade will be lost - this would be a travesty for what could be a beautiful building. Portobello needs more amenities such as a cinema rather than small flats.
78735	Strongly object	Strongly object	Portobello as a whole would benefit enormously from a cinema and public arts space. The proposed development of 21 luxury flats would benefit a very few and render this potentially congregational space private from here on in.
79138	Neutral	Object	I do not agree that the principal features of the art deco style have been preserved in this design. Particularly the aesthetic balance is destroyed in the redesign. Specifically the style of the new Windows, and way they have been incorporated into the design.
79341	Strongly object	Strongly object	It should be kept as a local community facility. Plenty flats in Porty we need a social space
79769	Strongly object	Strongly object	Too many residential properties already with no thought of community recreation
79795	Neutral	Strongly object	This is not in keeping with the area or existing building. Parking is not sufficient. The area is already mentally busy. The design is an abomination.



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79839	Strongly object	Strongly object	There is already enough new housing developments in Portobello. The George should be restored to provide a community space (cinema, cafe etc) for the residents of Portobello, thus creating more amenities and jobs for the community.
80102	Object	Object	This is adding 21 more families and potentially vehicles to an already overcrowded residential area and school catchment. The balconies and windows represent an invasion of privacy for neighbours. The height of the building although similar to the existing pitched roof is squared off - therefore making the structure larger and taking more light from surroundings. If a residential conversion is the only option then a smaller one with less residents would be preferable
80136	Object	Object	There has already been a vast increase in housing provision in the Portobello area in the last few years. These new residents will need venues for entertainment, socialising and small scale studio spaces for renting. I therefore favour the plans for the building put forward by the "Save The George" group in partnership with "Out Of The Blue" arts project
80467	Strongly object	Strongly object	This building should be restored and used for community use, preferably a cinema or arts centre
80995	Strongly object	Strongly object	This Building should be re pauperised into a local arts Hub for the community not flats.
81121	Object	Strongly object	Traffic generation, loss of iconic building. With all the new developments in Portobello we need to retain community facilities.
81716	Strongly object	Strongly object	Portobello needs community space, not more housing, and especially not demolition of a historic building to build new flats.
81819	Support	Support	Whilst I support the proposal (that building has ben left to decay for far too long, I question whether it is worthwhile participating in any CEC related consultation as they are (again) likely to simply ignore the views expressed by the residents and then simply do what they want. CEC consultations appear to simply be a of box ticking exercise which they are forced to go through, but which they feel they can safely ignore.
82463	Strongly object	Strongly object	This building is an historic venue within Portobello and the related community, and should be maintained as a community venue. The benefits of community venues are widely recognised and a cinema would be a great addition to the local economy. There is also, no requirement for further flats in the area, given existing overcrowding in the schools and local amenities, with no provision for additional families. The proposals are also for expensive luxury flats which there is no requirement for in the already saturated luxury housing market in Portobello, and does not support the needs of those who may require affordable housing in the area.
82594	Strongly object	Strongly object	There's plenty of flats being built around this area. Why not have cultural/ community spaces there? Also, the visualisation looks terrible.
82630	Strongly object	Strongly object	This is a rare example of art deco architecture that should be properly preserved. In addition, the added strain of 21 additional residential flats on an already overcrowded street would be disastrous.
83119	Strongly	Strongly	This revised proposal is going to give an enhanced resort action of the Art



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	support	support	Deco facade that notgroupthst might want to redevelop the auditorium space could dream of achieving. Since it ceased to be a cinema and the facade was partially dismantled this building has offered nothing aesthetically to its surroundings. Any objections based on notional increased traffic are disingenuous in the extreme, they are straight out of the NIMBY handbook. The back of the building as is is utterly ugly, a new building will reflect the rest of that lane as a residential street. Just as I welcomed the wood and glass residential flats down the Bath Street and the redevelopment of the old Towerbank Annex across the street (which nobody turned a hair about as far as I remember) I welcome this proposal and would be really, really disappointed if it is refused.
83291	Support	Support	The current site is an eyesore, on what is a main Portobello thoroughfare, and if there is nothing else proposed / happening, a housing development would seem to be a productive use
83383	Strongly object	Strongly object	I believe this building should be restored and reinstated to its original purpose as a cinema for the local community.
83415	Strongly object	Strongly object	This is now a built up area. Don't think more flats are needed down this narrow street.
83563	Support	Support	To regenerate an empty building which will rot away if nothing done soon
83739	Strongly object	Strongly object	Life long Portobello resident who would be hugely disappointed to see the building of flats and destruction of this building. The town however would greatly benefit restoring the building and turning it into a creative community space
84002	Object	Strongly object	Substantial demolition of a listed building is prohibited where there is an alternative viable scheme for retention / restoration.
84626	Strongly object	Strongly object	It could become a cinema again with cafe and rooms for the community to use
85113	Strongly object	Strongly object	Portobello has ample housing, with almost every large building that becomes vacant becoming residential. Portobello has a strong sense of Community and a space like this could be a wonderful arts centre, possibly with a cinema, as it was originally. This would be a huge draw for the area, and a much needed injection of culture to complement the burgeoning creative community. Local history should be preserved, rather than stifled with yet more expensive flats.
85482	Strongly object	Strongly object	My principal objection is that substantial demolition of a listed building is prohibited where there is an alternative viable scheme for retention / restoration. I fully support the alternative viable scheme as put forward by Friends of the George. I am planning to relocate to Portobello and once a resident I would ensure I fully support the George as an arts venue in the local economy with my custom and possibly also in a volunteer capacity.
85793	Object	Object	
85903	Neutral	Strongly object	It will block sunlight from my flat which is one of the main reasons I bought the property. It will cause more cars to be parking on my street which is already too busy with cars.
85903	Strongly object	Strongly object	There is already a huge increase in housing within the Portobello area with little or no investment in the local infrastructure. This pandemic has



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			shown that people are living more locally and it is generally expected that this will continue beyond the end of restrictions. Furthermore in "A Culture Strategy for Scotland" the Scottish Government says "(e)veryone should have the opportunity to participate in, develop and enjoy culture which, in turn, helps individuals and communities to thrive in Scotland". 14 Bath Street as envisioned by the "Our George" proposals would provided a much needed local community venue for providing these opportunities to the people of Portobello and beyond.
86133	Strongly object	Strongly object	Portobello has suffered enough new builds in the last few years. Leisure facilities are now required.
86137	Neutral	Strongly object	It represents a major overdevelopment in an area already crowded. It will give rise to even more parking problems in Mentone Avenue and Bath Street. It will result in the loss of well-preserved interior features reflecting the Art Deco period of cinema building in Edinburgh The building is important in the social and cultural history of Portobello as a seaside town.
87080	Strongly object	Strongly object	This iconic structure will lose its architectural character if converted to flats. The parking and traffic congestion on Bath Street is bad enough without this!
87243	Strongly object	Strongly object	<p>A listed building should not be demolished to make way for a few private flats, when there is a viable alternative plan to restore the building and make it for community use.</p> <p>The Friends of the George have put forward a strong case with financial backing to bring this focused project to fruition. Returning the George to a cinema would serve the community of Portobello and make Portobello a destination. The expert reports commissioned by FOTG suggest that the Buckleys (developers) are significantly overstating the case.</p> <p>The plans for the flats serves only the financial gain of the developers and the needs of 21 (wealthy) new residents.</p> <p>There are already massive residential developments underway and proposed at Brunstane and Seafield.</p> <p>We continue to see our community resources under threat - with the loss of the Dalriada to a private home, and the Town Hall project in question. It is imperative, if Portobello is to maintain it's strength of community, to believe in better rather than the greed of an easy development. I urge the committee to strongly oppose the resubmitted plans for the demolition of the George.</p>
87474	Strongly object	Strongly object	This would be a disaster and would result in the sad loss of a local landmark and a beautiful example of Art Deco architecture. Also, there is a severe overdevelopment in the whole of Portobello. Traffic, pollution and parking are already major issues and any more development, even in small, individual bunches, would harm the area further. It is already almost impossible to safely go down Bath Street due to congestion and parking problems. The proposed development will add to that negatively.
87747	Strongly object	Strongly object	Substantial demolition of a listed building is prohibited where there is an alternative viable scheme for retention / restoration.



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88373	Object	Object	prefer communal use rather than residential
88537	Strongly object	Strongly object	These areas of Portobello are all being used for the build of Flats and there is no support for parking and traffic and no consideration is being given to Community and Social build to support the existing Community. The cinema was the best proposal, especially for our young community
89432	Object	Strongly object	The cinema was a gem and could be again as well as providing a focal point for the community.
89740	Object	Strongly object	I recognise the importance of new affordable housing but I don't think this development falls into this category. And a community needs more than housing to be viable. This is a community asset with heritage importance and should be treated as such. It could contribute to vibrant community life and preserve an important part of the community's history. And I don't think it is right that developers are allowed to continually resubmit proposals when the community and planning process have emphatically said this building is not suitable for housing.
89784	Support	Support	It's a beautiful building going to waste
89892	Strongly object	Strongly object	They are not providing enough parking bays for the number of flats
90067	Strongly object	Strongly object	This building was created to be a space for the public and that should be important still, though crucially this site is not suitable for 21 residential properties, which would be jammed in simply so the developers could make enough money from the project
90209	Object	Object	Portobello has so many flats already, particularly new builds (Barrat development at Baileyfield Road, Bridge Street, and now potentially the proposed new development at Seafield) that I am unclear why we need more. What Portobello does need, however, is some evening entertainment which offers an alternative to a restaurant or pub. Having worked at the Cameo cinema on Lothian Road, offering a diverse range of international films, I can see the benefits that it brought to the local community. Given the increasingly diverse population in Portobello, I think it would be a better idea to give the local population a chance to view independent cinema locally. This is especially pertinent now as the only other large public space, the town hall, has ceased functioning as one.
90675	Strongly object	Strongly object	This historical building could serve the community as a cinema/arts space - there is an alternate proposal for this.
90725	Strongly object	Strongly object	When we come out of the present public health emergency communities should have places in which folk foregather to watch motion pictures and enjoy live cultural events. Edinburgh has its Playhouse and Portobello deserves to have its George. George Palmer was a significant figure in the cultural life of Scotland. His iconic, Art Deco listed building should be preserved for the enjoyment of the citizens of Portobello. There are other sites in the town which are suitable for high density social housing.
91143	Strongly object	Strongly object	I'd rather see the building restored in a manner in keeping with its original use and adapted to serve as a cultural hub for the community
91148	Strongly object	Strongly object	I understand there is no need to demolish this listed building and alternative proposals are valid.
91779	Strongly object	Strongly object	I object to residential development in this location as it would result in added pressure to the traffic infrastructure, parking and services specifically Towerbank Primary School all of which are already under



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			enormous pressure. I object to the demolition of part of the building as it is a Listed Building and Structural Reports have shown that it can be retained.
91826	Strongly object	Strongly object	The George Cinema is of great historical and architectural importance to Portobello and the wider community. It is one of the few remaining Art Deco cinemas left in Scotland. It should be restored and used for the benefit of the community and visitors to Portobello. Bath Street is too narrow, too congested, too densely populated to accommodate 21 new flats and their accompanying cars.
92436	Object	Object	I strongly disagree with the statement in the new application that Portobello has a 'surplus of unoccupied civic spaces'. This is so far from the truth. There are unoccupied spaces currently (Wash House and Townhall) but they are only unoccupied because they cannot open due to Covid and as Portobello grows, community spaces will only become more important and to be protected. Additionally it is wrong to destroy a listed building through lack of care when there is another alternative plan in the offing. Buying land based and paying a price based on property redevelopment without planning permission is speculative and a risky business. Just because a high price was paid doesn't justify not maintaining the protected aspects of a building. I don't believe either that these homes will be anything close to 'affordable'.
92566	Object	Object	Would prefer to see this building used differently and to further strengthen the sense of community in Portobello. I think the idea of turning it into a cinema/arts space is brilliant and would be very successful!
92661	Neutral	Strongly object	My preference would be refurbishment as a community facility and cinema. I would consider conversion to residential if done with considerable more sensitivity to the Art Deco design and impact on the neighbourhood and public realm. Most importantly I don't want to see this iconic building lost to neglect. The current residential proposals are over development (particularly to the rear), restrict the public realm , are unsympathetic in terms of height and skyline and pockle the original facade I don't see much difference from the previous applications refused at planning and again at inquiry.
94061	Strongly object	Strongly object	The portobello community would benefit greatly from a cinema/ arts centre/ meeting place.It's there.
94427	Strongly object	Strongly object	First, a use for the existing but improved building should be sought; it has great potential to be an asset to the community and it is visually and historically a part of Portobello. It is difficult to address issues while lockdown is in force, but a fine building for groups of people to gather together should not be demolished. Second, the present proposal for 20 (21?) flats is an overdevelopment. Five flats would be a good number in an already congested part of Portobello, traffic to and from and parking would be greatly increased.. Third, overlooking of the neighbouring houses and flats would be an intrusion.
94885	Strongly object	Strongly object	There is a really good plan to turn this building into a community cinema which would create local jobs and amenity - as well as building resilience and cutting down on (carbon intensive) travel into the city centre. There is a high level of support for this initiative in the community. There are already a LOT of new housing developments happening and planned in Portobello, but few public buildings - and no others that were purpose built



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			as cinemas.
95542	Strongly object	Strongly object	I can't understand why an alternative use cannot be found for such a stunning building. Elsewhere in the UK, such a destructive cinema building would be put back into use as a community venue, which subdivisions under the circle and making full use of the circle as a seated area for community shows/presentations.
96162	Strongly object	Strongly object	The number of flats applied for is excessive. I object to the destruction of original and unique architectural features. The proposal will give rise to parking and traffic problems in Bath Street and Mentone Avenue.
96437	Strongly object	Strongly object	It needs to be kept as a social community space. We have enough housing but not enough community venues. We need a community cinema
96482	Strongly object	Strongly object	Portobello has been extensively developed and I do not wish to see it lose any more of its charm. These flats will undoubtedly be bought by investors to be used as AirBnB/holiday lets and will be too expensive for the people of Portobello. The Portobello community would be better served by a hub for the arts and social enterprises.
96902	Strongly object	Strongly object	There exists a viable alternative to this dreadful proposal. An alternative which retains and reuses a valued heritage asset, as well as bringing benefits - cultural, social and economic - to Portobello and wider North East Edinburgh, significantly beyond that of 21 "luxurious" private apartments.
97092	Strongly object	Strongly object	There are plans already to put housing/flats along seafield front (on part of the land next to the Lothian Bus Depot). We need a community hub / Cinema to help revitalise and bring more people into the area. At the moment we only have Tower Amusements, Orcadia and Porty Baths. IF this building became a venue for various activities, it would also help the increase of footfall and local economy (especially post covid) If the worst comes to worst, make it a restaurant, do something similar like what happened with The Edinburgh Picturehouse - restore and preserve the auditorium and let people enjoy its historic layout whilst having a meal and drink. Cafe and Restaurant format has worked well in portobello recently. Why hasn't that been looked at? Please allow the community to have a go at this. Footfall and Economy will be really important post covid and this facility can play a huge part of it.
97205	Strongly object	Strongly object	The area needs social housing not more expensive flats. There are already new flats being built in the area. Community hub of health and education facilities would better serve the community.
97288	Strongly support	Support	I would prefer a complete demolition with a replacement by an architect of the quality who did the new wooden flats down the street. But if this is the best we can get, then fine. There must be a resolution to this issue - it drags down the whole area.
97337	Strongly object	Strongly object	With the massive expansion of high-density housing in the northern part of Portobello, this is both unnecessary and would add to the unsustainable demand on infrastructure - primary medical care and primary education facilities - which isn't being factored into the rush for development here. Furthermore, there are much better and more appropriate uses this structure could be developed for. We need more community-focused developments that allow the community to properly interact, and converting this building - one of the few Art Deco structures



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			still standing in Edinburgh - into luxury flats does not fulfil that need.
97447	Strongly object	Strongly object	We have already a huge building site for accommodation. We need recreation and cultural facilities. The outcome of the building programmes such as these will determine whether or not Portobello will become a dormitory or a thriving community
97499	Strongly object	Strongly object	This space would serve much more purpose as a recreational space for the community and used as an area to enhance Portobello's reputation for the arts
97930	Support	Support	
98689	Strongly object	Strongly object	Prefer if it were left for community use.
98745	Strongly object	Strongly object	This was a community space and should be made into such again. There is no shortage of housing in portobello, restoration into a community cinema /space should be top priority.
98836	Strongly support	Strongly support	
98924	Strongly object	Strongly object	<p>Reasons: This isn't allocated for housing use in the Local Development Plan. Destruction of significant features of a listed building. Alternative uses being available. Poor design quality, not faithful to the original building.</p> <p>Also there are matters of poor design and placemaking, that are detrimental to the Portobello Conservation Area including the location of the bin store on the corner of Mentone Avenue and Bath St (this should be trees as illustrated by the - misleading- visualisations); there is a lack of a clear and coherent landscape and residential open space plan and; there is a narrow width left for the public pavement (there should be greater public space retained). These details will adversely interface with the community and affect the wider perception of Bath St. Should the Council be minded to consent these matters should be addressed and resolved prior to any consent.</p>
99005	Object	Object	I really feel the building should be maintained as a community space. There is already a lot of new properties being built in the area with no additional infrastructure being provided. Bath Street is already a very busy road with issues around parking and bringing in more flats is only going to exacerbate the problem.
99742	Strongly object	Strongly object	I feel this beautiful building should be preserved and ideally used again as a cinema. I spend a lot of time in Portobello and would use it.