

Listed Building Consent Application
at
27 Murrayfield Avenue
Edinburgh
EH12 6BA

Development Quality Sub-Committee
of the Planning Committee

Proposal: Form new openings in boundary wall and install steel gates
Applicant: Mr Thyne
Reference No: 04/02853/LBC

1 Purpose of report

To recommend that the application be **GRANTED** subject to;

Conditions

1. The works hereby permitted shall be commenced no later than five years from the date of this consent.
2. The application shall be referred to the Scottish Ministers prior to determination.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

2 Main report

Site description

The application site is the garden of a sandstone constructed, two-storey, square-plan villa with a conical-roofed turret, dating from circa 1880. The building, which occupies an extensive mature landscaped plot on the corner of Murrayfield Avenue and Henderland Road, is category B listed (Murrayfield Ward) and situated within the Coltbridge and Wester Coates Conservation Area.

Site history

There is no relevant planning history for this site.

Development

The application is for the formation of pedestrian and vehicular openings in the stone boundary wall to Henderland Road. The pedestrian access will be enclosed by black painted steel gates and both openings will be flanked by square section sandstone piers.

The associated planning application is for the erection of a detached, contemporary style, three-storey, family dwelling within a 15 metre wide plot taken from the east side of the garden.

Supporting Statement

A copy of the agent's design statement is available for viewing in the Members' Group Rooms.

Consultations

No consultations undertaken.

Representations

The application was advertised on 13 August 2004. One letter of representation was received from the Cockburn Association objecting to the design of the gates.

Policy

The site is located within the Central Edinburgh Local Plan, in an area of Housing and Compatible Uses.

Relevant Policies:

Policy CD2 (LISTED BUILDINGS) sets out criteria for assessing proposals affecting listed buildings and seeks to safeguard their character and setting.

Non-statutory guidelines 'ALTERATIONS TO LISTED BUILDINGS' provide general guidance for assessing proposals for both internal and external alterations.

3 Conclusions and Recommendations

Determining Issues

The determining issues are:

- Do the proposals preserve the buildings or their settings or any features of special architectural or historic interest which they possess? If they do not, there is a presumption against the granting of consent;
- Do the proposals comply with the development plan?
- If the proposals do comply with the development plan, are there any compelling reasons for not approving them?
- If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

Assessment

To address the determining issues, the Committee needs to consider whether the proposals have an adverse impact on the character of the listed building.

The proposed breaches in the existing wall on Henderland Road are compatible in terms of width to other accesses in the street. The gate piers are of minimal height and match the construction style of the boundary wall. The design, material and colour of the gates reflect those in the adjacent property.

The proposals comply with the development plan and non-statutory policies and have no adverse impact on the character of the listed building.

There are no other material planning considerations which outweigh this conclusion.

It is recommended that the Committee approves this application, subject to the conditions stated.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/Tel Clare Macdonald on 0131 529 3510

Ward affected 15 -Murrayfield

Local Plan Central Edinburgh

**Statutory Development
Plan Provision** Housing and Compatible Uses

File AF

Date registered 11 August 2004

**Drawing numbers/
Scheme** 01, 03 + 05
Scheme 1