

Listed Building Consent Application
at
104 St Stephen Street
Edinburgh
EH3 5AQ

Development Quality Sub-Committee
of the Planning Committee

Proposal: Extension to the existing flat to form a garden room with shower en-suite and a linked stair to the existing flat
Applicant: Mr + Mrs Black
Reference No: 04/01582/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. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site; Note: samples of the materials may be required.
3. 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 enable the Head of Planning & Strategy to consider this/these matter/s in detail.
 3. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
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2 Main report

Site description

This application relates to a first floor flatted property within a three storey and basement terraced property. The application site includes a large garden to the rear, which is approximately 30m at its longest point. The property is listed category B (A Group) and is within the New Town Conservation Area and World Heritage Site.

Site history

15.04.64 - Consent granted for rear extension for limited period of 15 years.

17.06.98 - Consent granted to alter property and change the use from printing works to nine flats (98/00097/FUL).

19.05.99 - Consent granted to form four flats (99/00705/FUL/LBC).

22.03.2001 - Consent refused for garden room extension ancillary to existing dwelling. (01/00037/FUL/LBC)

21.11.01 - Appeal against planning permission refusal dismissed. The reasons included:

- Design is intrusive.
- Over dominant feature.
- Finishes (zinc roof, steel frame with glazing and cedar cladding) would be unsympathetic to the traditional materials within the area.
- Would overlook other properties and probably result in some overshadowing of the dance school.

Development

This application is for the construction of a garden room extension within the rear garden and building a stair tower over a section of the existing bridge access.

The proposed garden room will be a single storey structure with a two-storey stair tower added to the existing bridge and extension. The proposed stair tower will be finished in natural stone to match the existing building with a flat roof to match the profile of the existing outshoot. The

stair tower will retain an access doorway to the bridge and will have three slot windows.

The proposed garden room will be set at ground level and will face into the applicant's garden. The garden (east) elevation will be largely glazed with natural stone surrounds. The side elevations will be finished in render and stone. A low lying slot window is also proposed for the side (north) elevation. The roof of the garden room will take a barrel vaulted form and will be finished in copper. The existing access gate used by the applicants to access the garden will be covered by the proposed garden room.

The proposed structure will extend 7.3 metres into the garden and will be 3.8 metres deep. The proposed garden room will be approximately 3.2 metres high with the stair tower 6.2 metres high. An area of paving will be laid to the front and side of the garden room.

The drawings were amended to show existing features on survey plans and to correct a dimension.

Consultations

No consultations undertaken.

Representations

The application was advertised on 4 June 2004.

Three letters of representation were received.

Three neighbours objected to the proposals on the following grounds:

- Overshadowing.
- Reduction in open space.
- Interfere with maintenance.
- Conflicts with conservation area status.
- Interfere with amenity.
- Does not comply with house extensions guidelines.

Policy

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

Relevant Policies:

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

Policy CD17 (MATERIALS) sets out requirements for materials in new developments and seeks a greater use of stone, roofing slate and other traditional materials in appropriate cases.

Policy CD19 (BUILDING ALTERATIONS) sets out requirements for the design, form, materials and positioning of alterations and extensions.

Non-statutory guidelines on 'HOUSE EXTENSIONS' set out the design principles against which proposals will be assessed.

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 building or its setting or any features of special architectural or historic interest which it possesses? 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 proposals have been submitted in light of the previous refusal and appeal decision with consideration made to the points raised in these decisions. The proposed garden room has been reduced in height from the previous scheme to show as a single storey room set within the garden with the stair tower at two storeys stepping down from the existing outshoot.

The existing stone bridge, which links the application property with Circus Lane, will remain largely visible with a small section enclosed to allow access to the garden room. Previously the proposals fully enclosed the link bridge, whereas the current proposals allow the majority of this feature to remain exposed, which will respect its overall integrity.

The proposed extension is of a modest scale in keeping with the garden and surrounding buildings. The use of high quality traditional materials such as natural stone, glass, timber, render and copper will compliment the character of the surrounding listed buildings. The proposed extension will be subservient addition to this historic building, will respect the integrity of the listed building and preserve its special character.

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
Head of Planning and Strategy

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Ward affected 18 -New Town

Local Plan CELP

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

File

Date registered 27 May 2004

**Drawing numbers/
Scheme** 05-08
Scheme 2