

**Full Planning Application  
at  
13A Buckingham Terrace  
Edinburgh  
EH4 3AA**

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**Development Quality Sub-Committee  
of the Planning Committee**

**Proposal:** Demolish existing extension and erect new extension  
**Applicant:** Mr + Mrs Dinwoodie  
**Reference No:** 04/01381/FUL

**1 Purpose of report**

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

**Conditions**

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.

**Reasons**

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. NB This consent is for planning permission only. Work must not begin until other necessary consents, eg listed building consent, have been obtained.

## **2 Main report**

### **Site description**

The application property is a basement flat within a four storey sandstone constructed terraced building by John Chesser, dating from 1860. The building is category B listed (Dean Ward) and situated within the New Town Conservation Area and World Heritage Site.

### **Site history**

There is no relevant planning history for this site.

### **Development**

The application is for the demolition of the existing single storey stone built rear extension and erection of a two storey contemporary style extension, finished in rubble sandstone and zinc cladding with stainless steel framed windows and doors and a monopitch Sarnofil roof.

The original scheme proposed a 0.5m higher roof apex and external finish in timber cladding.

### **Consultations**

No consultations undertaken.

### **Representations**

The application was advertised on 14 May 2004. Six letters of representation were received, including a letter from the AHSS, objecting to the proposals on the following grounds:

- contrary to NPPG 18;
- contrary to local plans policies CD2, CD4, CD5, CD10, CD11, CD15 and CD17;
- proposed extension is excessive in height and massing and detracts from the B listed building, conservation area and World Heritage Site;
- inappropriate design and materials;
- loss of garden space;
- increased noise levels;
- overshadowing.

The objections relating to loss of private views, structural damage and ownership are non-material in planning terms.

## **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.

Policy CD4 (CONSERVATION AREAS) requires that developments in a conservation area retain all features which contribute to the area's character and appearance.

Policy CD5 (CONSERVATION AREAS - REDEVELOPMENT) sets out the criteria against which new development in conservation areas will be assessed, and seeks to preserve or enhance their character and appearance.

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.

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

## **3 Conclusions and Recommendations**

### **Determining Issues**

The determining issues are:

- do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against the granting of permission;
- 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 permission. For the purposes of this issue, "preserve", in relation to a building, means preserve it either in its existing state or subject only to such alterations or extensions as can be carried out without serious detriment to its character;
- 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:

- a) whether the proposals have an adverse impact on the character or appearance of the conservation area;
- b) whether the proposals adversely affect the listed building or its setting;
- c) whether the proposals are detrimental to residential amenity.

a) The character of the New Town Conservation Area is described in the Central Edinburgh Local Plan as follows:

*"A planned urban concept of European significance, the New Town has an overriding character of Georgian formality. The First New Town, built to James Craig's 1767 plan, has experienced significant redevelopment, while the Second, Third and Fourth New Towns, which were laid out on estates to the north, east and west retain most of their original buildings. Stone built terrace houses and tenements, built to the highest standards, overlook communal private gardens; to the rear are lanes with mews buildings, many of which are now in housing use. The importance of the area therefore lies in the formal plan layout of buildings, streets, mews and gardens and in the quality of the buildings themselves. Many of the New Town's buildings are listed category 'A' of national importance and the area contains some of the city's finest interiors."*

As the existing rear outshoot is of no particular historic or architectural merit, its demolition is acceptable in principle. Although the proposed extension is two storeys high internally, the lower storey is below ground level therefore the structure appears to be single storey from external views. The area of the new extension is greater than that of the existing outshoot by 8 square metres. However, this increase in area is not visually significant as the additional area mainly occupies the strip of land between the north elevation of the existing extension and boundary wall. The increase in length is only 0.7 metres. The apex of the proposed structure is only 0.2 metres higher than the existing extension, although the former has a monopitch roof. The box-like form of the new extension will have a greater visual impact than the existing structure. However, its appearance is not considered obtrusive, given that the new build will lie below the level of the ground floor rear windows.

The contemporary design of the proposed structure is of intrinsic architectural merit whilst reflective of traditional extensions in its external finishes of sandstone recycled from the existing outshoot and seamed zinc cladding. High quality modern architecture that acknowledges its historic context is encouraged within the World Heritage Site.

b) The development involves no loss of significant historic fabric and the proposed extension is sympathetic to the Victorian architecture of the listed building in terms of scale, simple geometric form and blend of traditional and appropriate modern materials.

c) The revised height of the new extension addresses concerns regarding visual blockage of the ground floor rear windows. The proposed structure will not result in any significant overshadowing of the adjacent basement property to the north, as the existing outshoot at 14a Buckingham Terrace is only 0.7 metres shorter in projection. The area subject to loss of daylight is the narrow strip of land between the extension at no. 14a and the mutual boundary wall and this is not considered valuable amenity space.

The concerns regarding increased noise levels are not relevant to this application, as the proposed extension is ancillary to the main residential use.

The proposals comply with the development plan and non-statutory policies, have no adverse effect on the character or appearance of the conservation area or the setting of the listed building, and have no detrimental impact on residential amenity.

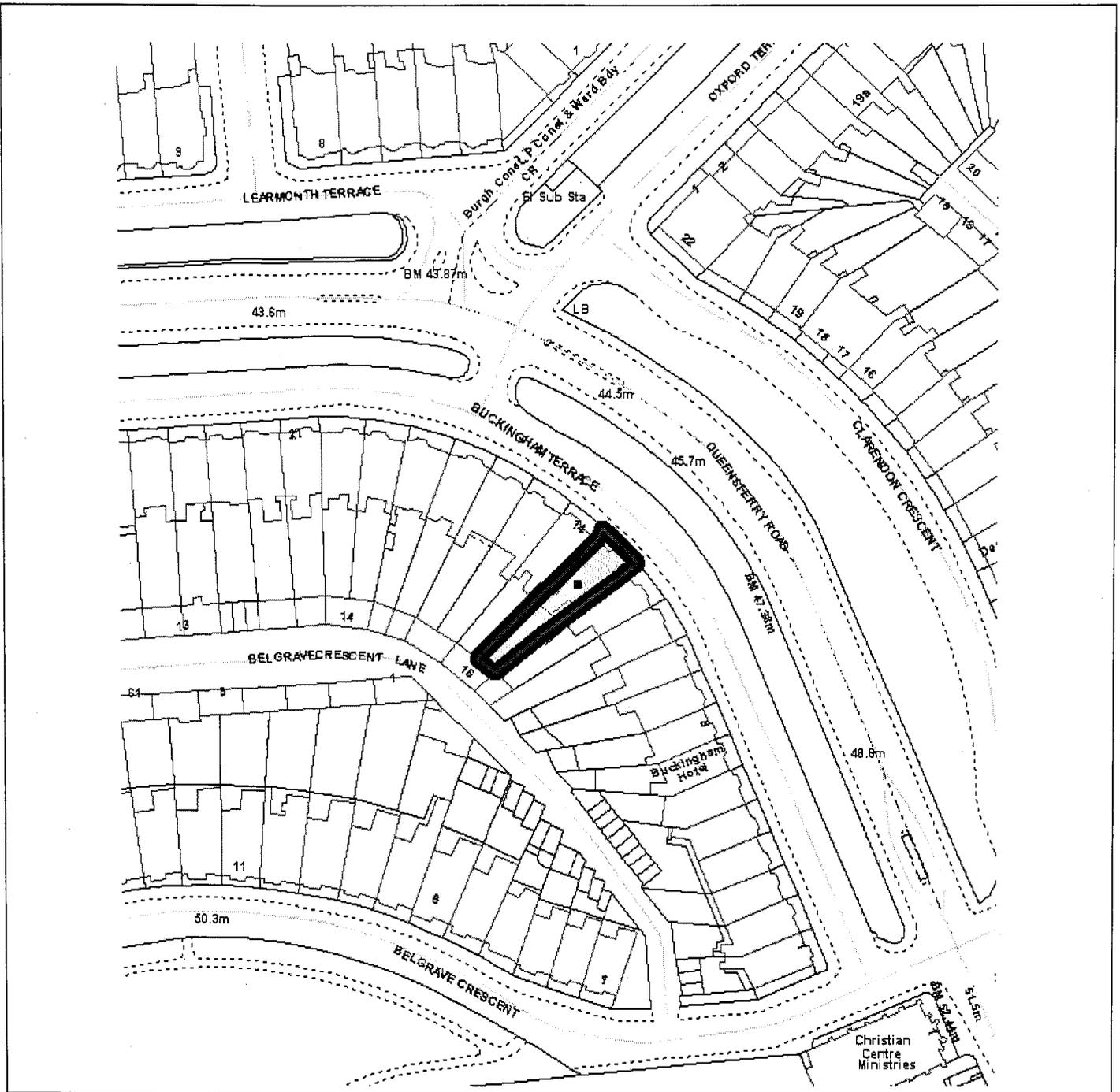
There are no other material planning considerations which outweigh this conclusion.

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

*Alan Henderson*

**Alan Henderson**  
Head of Planning and Strategy

<b>Contact/tel</b>	Clare Macdonald on 0131 529 3510
<b>Ward affected</b>	17 -Stockbridge
<b>Local Plan</b>	Central Edinburgh
<b>Statutory Development Plan Provision</b>	Housing and Compatible Uses
<b>File</b>	AF
<b>Date registered</b>	29 April 2004
<b>Drawing numbers/ Scheme</b>	06-11 Scheme 2



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# PLANNING APPLICATION

<b>Address</b>	<b>13A Buckingham Terrace, Edinburgh, EH4 3AA</b>		
<b>Proposal</b>	<b>Demolish existing extension and erect new extension</b>		
<b>Application number:</b>	<b>04/01381/FUL</b>	<b>WARD</b>	<b>17- Stockbridge</b>
<b>THE CITY OF EDINBURGH COUNCIL</b>			
<b>THE CITY DEVELOPMENT DEPARTMENT- PLANNING &amp; STRATEGY</b>			