

Listed Building Consent Application
at
13A Buckingham Terrace
Edinburgh
EH4 3AA

Development Quality Sub-Committee
of the Planning Committee

Proposal: Demolish existing extension, erect new extension and internal alterations
Applicant: Mr + Mrs Dinwoodie
Reference No: 04/01381/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 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, CD10, CD11 and CD17;
- proposed extension is excessive in height and massing and detracts from the B listed building;
- inappropriate design and materials.

The other comments relate to the associated application for planning permission.

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 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 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.

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 on listed buildings.

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 16 -Dean

Local Plan Central Edinburgh

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

File AF

Date registered 4 May 2004

**Drawing numbers/
Scheme** 06-12
Scheme 2