

**Listed Building Consent Application  
at  
11 Ettrick Road  
Edinburgh  
EH10 5BJ**

---

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

**Proposal:** Infilling pend space between extension and boundary wall  
**Applicant:** Mr Salway  
**Reference No:** 04/01267/LBC

**1 Purpose of report**

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

**Conditions**

1. The application shall be referred to the Scottish Ministers prior to determination.
2. The corridor extension shall be reduced back to the building line shown in drawing 919/21 Rev.A within two months of the date of this consent

**Reasons**

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

## **2 Main report**

### **Site description**

The site is the front part of a stone built villa on the east side of the street. The villa has previously been sub-divided into three units, extended, and a dwelling built in the back garden.

The building is category 'B listed (Merchiston Ward) and was designed by Robert Raeburn in 1875 with an 'L' plan, two storeys and an attic.

The site is in the Merchiston and Greenhill Conservation Area.

### **Site history**

March 1998 - Planning permission and listed building consent granted to increase the height of the existing stone wall to the front elevation (3155/97/FUL).

August 1998 - Planning permission and listed building consent granted to alter and extend the dwellinghouse (single storey side extension for a kitchen/breakfast room with slate and lead roof, stone to front and render with stone detailing to rear) (860/98).

May 1999 - Planning and listed building Enforcement Notices served for the removal of a timber boundary fence (473.97).

August 2002 - Planning and listed building consent granted for alterations to consent for extension to side of house, formation of timber decked area to rear with glass roof over table garden (02/2131/FUL/LBC)

### **Development**

This is a retrospective application to fill in the area between the existing extension and the boundary walls to the south-east and the north-east. This has been done by forming a sloping lead roof over the south-east section and a glazed roof over the north-east section. A stone screen wall with a fully glazed door has been formed to the front between the extension and the boundary wall.

The applicant wishes to keep as much of the corridor/link for storage as possible but is willing to reduce the corridor back behind the building line by 1.7 metres and alter the stone door screen with lead coping to a vertically boarded timber screen with gate, which will appear more like a side garden gate and screen with the more solid structure behind it. The majority of the corridor is screened to the south by the neighbour's garage.

## **Consultations**

No consultations undertaken.

## **Representations**

The application was advertised on 23 April 2004. One letter has been received from the neighbour stating that the wall coping no longer matches and the chimney air/vent is more appropriate to a child's fairy story.

## **Policy**

The site is allocated as 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 '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 infilling of this area between the boundary walls has a minimal impact on the character of the listed building. From the front of the villa there will still be a gap between the extension and the south boundary wall which will preserve the detached character of the building. This had been accentuated by the revised proposal which sets the front line of the infill further back and creates a front door which appears as a garden gate.

The alterations affect mainly the new extension structure and not the original building fabric. The impact on the listed boundary wall is minimal

In response to the neighbours comments, the copings match in texture and semi-circular shape, but appear paler than those previously used. Weathering may address this and remains to be seen. The new 'hatted' flue is quirky but does not affect the character of the listed building.

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** Duncan Robertson on 0131 529 3560 (FAX 529 3717)

**Ward affected** 45 -Merchiston

**Local Plan** CELP

**Statutory Development  
Plan Provision** Residential Uses

**File**

**Date registered** 6 April 2004

**Drawing numbers/  
Scheme** 01 + 03  
Scheme 2