

**Full Planning Application**  
**at**  
**42 Raeburn Place**  
**Edinburgh**  
**EH4 1HL**

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

**Proposal:** Single storey extension to the rear of the property  
**Applicant:** Mr + Mrs Dingwall  
**Reference No:** 04/01281/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.
2. Sample/s of the proposed ashlar stonework and lean-to roof glazing system shall be submitted to and approved in writing by the Head of Planning & Strategy before work commences on site.

**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. 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 site is to the rear of a semi-detached villa on the north side of the street. The villa has a stone built utility extension and lean-to store attached to the back of the building. The rear garden is approximately 29 metres in length.

The building is category 'B' listed, dated 1814.

The site is in the New Town Conservation Area.

### **Site history**

December 1991 - Listed building consent granted to replace and form new roof lights (91/1968/LBC).

July 1997 - Planning permission granted to widen existing door opening (97/2094/FUL).

The conterminous application for listed building consent has been approved under delegated powers and is currently being considered by Historic Scotland.

### **Development**

The application is for the demolition of the existing stone and slate outshot containing a utility room and store and constructing a new dining room and garden lounge extension, 10 metres long x 6.5 metres width, maximum. The extension will extend out as far as the building line of the high pitched roof extension next door at no.40.

The extension takes the form of a glazed lean-to link (dining area), off set to one side of the rear elevation, connecting into a square plan form lounge with coursed ashlar stone walls, sliding patio doors and an almost flat lead roof with pyramidal cupola. A small internal courtyard will be formed by the 'L' plan.

### **Consultations**

No consultations undertaken.

### **Representations**

The application was advertised on 30 April 2004. Two letters have been received, one of objection and one of support.

The objection is on the grounds that the alterations to this building of architectural significance affects its integrity and detracts from its merit. The Council has a duty to protect these special buildings from unsuitable alterations.

The letter of support comes from the neighbours who have also lodged an application for work to the outhouses on their half of the semi-detached pair of villas.

## **Policy**

The site is allocated as part of a Primary Shopping Frontage 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 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.

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

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

## **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 have an adverse impact on the building, or its setting.
- c) whether the design and materials are satisfactory given the setting of the site.
- d) whether the proposals are detrimental to residential amenity.

a) The character of the 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."*

The extension will be to the rear and will be screened from public view due to the existing extension next door to the east and by a high wall and extensions to the west. Limited views might be made from the putting green to the rear through the garden trees and vegetation, but would not be significant. The appearance of the conservation area will be unaffected.

The New Town is characterised by stone outshots and whilst this extension is of a significant size and contemporary design, it is considered to complement the character of the area.

The proposals will not adversely affect the character or appearance of the conservation area.

b) The removal of the later additions to the building will be an improvement, exposing the original 1814 rear elevation of the building. The use of a glazed link and a low pitched extension in modern materials will compliment the building and will not alter its inherent setting, which is confined and enclosed at the rear.

c) The design allows for the original rear elevation to be seen through the side of the new structure which employs good quality materials in the form of ashlar stonework, lead and glass. This contemporary extension observes the building line of the adjacent extension and allows an internal courtyard and a glazed link between the old and the new. The design and materials compliment the main building and the massing does not dominate the rear elevation.

The design and materials are satisfactory modern intervention given the setting of the site.

d) The site is enclosed by high walls and adjacent tall extensions which will prevent any loss of privacy to, and overshadowing of, the neighbours' property. The proposals will not cause any loss of residential amenity.

The proposals comply with the development plan, and comply with non-statutory policies; have no adverse impact on the character or appearance of the conservation area or the building and its setting, 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

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**Contact/tel** Duncan Robertson on 0131 529 3560 (FAX 529 3717)

**Ward affected** 17 -Stockbridge

**Local Plan** Central Edinburgh Local Plan

**Statutory Development  
Plan Provision** Primary Shopping Frontage

**File**

**Date registered** 22 April 2004

**Drawing numbers/  
Scheme** 01 - 07  
Scheme 1