

Full Planning Application 04/04232/FUL

at

21 Torphichen Street

Edinburgh

EH3 8HX

Development Quality Sub-Committee of the Planning Committee

1 Purpose of report

To consider application 04/04232/FUL, submitted by N H S Lothian. The application is for: **Install disabled access ramp at main entrance (in retrospect)**

It is recommend that this application be **REFUSED** for the reasons in Appendix B.

2 The Site and the Proposal

Site description

The application property is an office occupying a three storey attic and basement classical style tenement within a palace fronted terrace by Thomas Bonnar, dating from 1824-31. The building, which is on the north side of the street, is category B listed (Dalry Ward) and situated within the West End Conservation Area and World Heritage Site.

Site history

There is no relevant planning history for this site.

Description of the Proposal

The application is for the installation of a 1:12 gradient metal access ramp with black metal handrails over the original stone entrance platt. There are no fixings into the stonework.

3 Officer's Assessment 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 or road safety.

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

"Georgian and Victorian tenements characterise the eastern side of the conservation area while to the west and south are the domestic Georgian buildings of Grove Street and Gardner's Crescent, the mid 19th Century artisan housing of Rosebank Cottages and the brick built quadrangle of Rosemount Buildings. Further west more Victorian and Georgian tenements lead to Haymarket, defining an inner city urban scale. The area contains much

of the city centre's new commercial development including the completed Saltire Court and site of the Conference Centre."

While the Council encourages improving access to services, this should not be to the detriment of the historic environment.

The character of the affected terrace within the West End Conservation Area is defined by its elegant late Georgian architecture within a palace façade. The proposed metal access ramp would seriously detract from the appearance of the listed building and terrace as a whole, as it would conceal a significant area of the original stone platt and set an undesirable precedent for similar ramps. The metal handrails would visually interfere with the decorative historic railings at either side of the platt and create a cluttered appearance at the main entrance. The unauthorised ramp at 25 Torphichen Street is identical to the proposed ramp and illustrates the detrimental impact which the proposed structure would have on the external appearance of the building.

b) While the proposed installation is fully reversible with no attachments into the stonework, the visual intrusion of the access ramp on the setting of the listed building is unacceptable.

c) There are no residential amenity or road safety concerns.

The proposals do not comply with the development plan and non-statutory policies and have an adverse effect on the character and appearance of the conservation area and setting of the listed building.

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

It is recommended that the Committee refuses this application, for the reasons relating to the setting of the listed building and character and appearance of the conservation area.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Clare Macdonald on 0131 529 3510
Ward affected	30 - Dalry
Local Plan	Central Edinburgh
Statutory Development Plan Provision	Mixed Activities Zone
Date registered	19 November 2004
Drawing numbers/ Scheme	01-04 Scheme 1

Advice to Committee Members and Ward Councillors

The full details of the application are available for viewing on the Planning and Building Control Portal : www.edinburgh.gov.uk/planning.

If you require further information about this application you should contact the following Principal Planner, Nancy Jamieson on 0131 529 3916. Email: nancy.jamieson@edinburgh.gov.uk.

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail blair.ritchie@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 21 Torphichen Street
Edinburgh
EH3 8HX
Proposal: Install disabled access ramp at main entrance (in retrospect)
Reference No: 04/04232/FUL

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

No representations have been received.

Planning Policy

The site is located within the Central Edinburgh Local Plan, in the Mixed Activities Zone.

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 the 'SETTING OF LISTED BUILDINGS' supplement local plan conservation and design policies, providing guidance for the protection and enhancement of the setting of listed buildings.

Non-statutory guidelines 'ACCESS TO THE BUILT ENVIRONMENT' seek to ensure that development proposals and streetscape works take account of the needs of disabled people.

Application Type Full Planning Application
Application Address: 21 Torphichen Street
Edinburgh
EH3 8HX
Proposal: Install disabled access ramp at main entrance (in retrospect)
Reference No: 04/04232/FUL

Conditions/Reasons associated with the Recommendation

Recommendation

To recommend that this application be **Refused** for the following reasons

Reasons

1. The proposal is contrary to Central Edinburgh Local Plan Policy CD2, in respect of Listed Buildings, as the proposed ramp adversely affects the setting of the listed building.
2. The proposal is contrary to Central Edinburgh Local Plan Policy CD4, in respect of Conservation Areas, as the proposed ramp has a detrimental impact on a characteristic feature of the conservation area.
3. The proposal is contrary to Central Edinburgh Local Plan Policy CD5, in respect of Conservation Areas - Redevelopment, as the proposed ramp neither preserves nor enhances the character or appearance of the conservation area.
4. The proposal is contrary to Non Statutory Guidelines in respect of the Setting of Listed Buildings, as the proposed ramp adversely affects the setting of the listed building.
5. The proposal is contrary to the Non-Statutory Guidelines in respect of Access to the Built Environment, as the proposed ramp compromises the character and appearance of the conservation area.

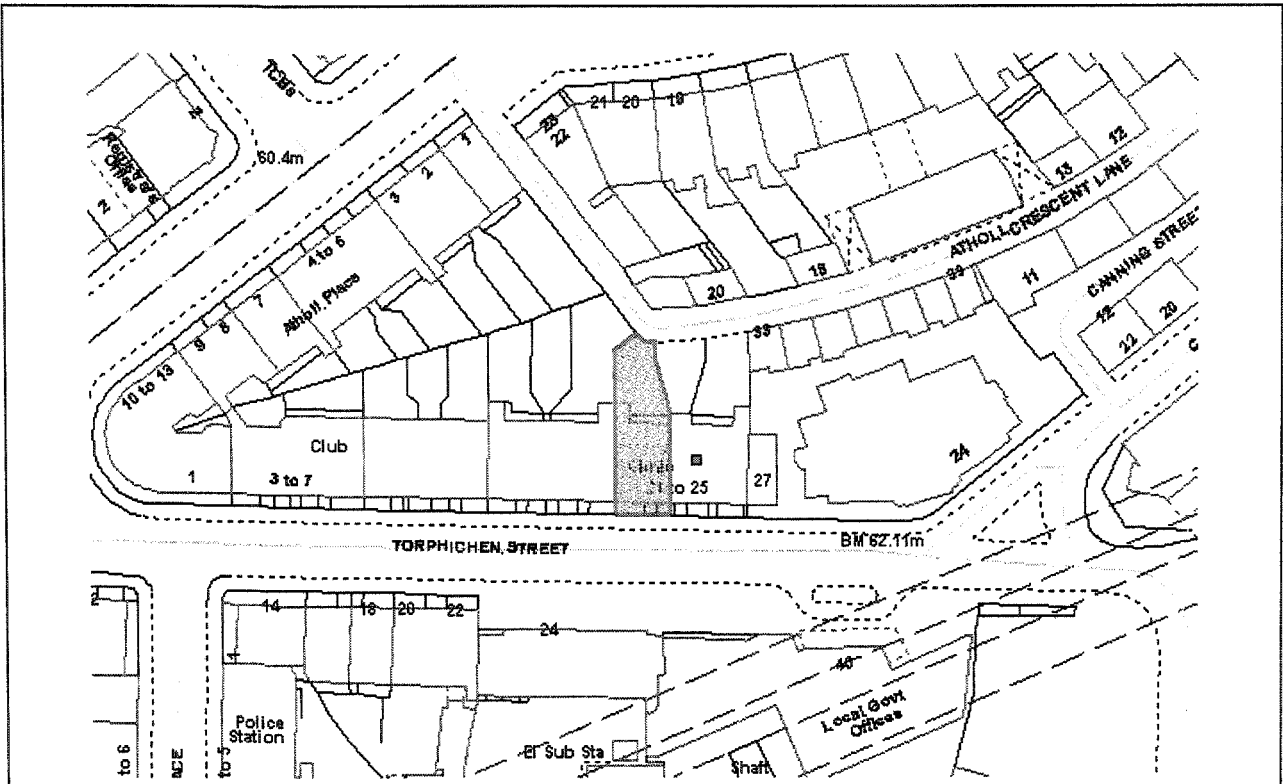
End

Application Type Full Planning Application

Proposal: Install disabled access ramp at main entrance (in retrospect)

Reference No: 04/04232/FUL

Location Plan



Reproduction from the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence Number 100023420 The City of Edinburgh Council 2004.