

**Listed Building Consent Application 05/00720/LBC
at
2 Rothesay Terrace
EDINBURGH
EH3 7RY**

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

1 Purpose of report

To consider application 05/00720/LBC, submitted by The Church Of Scotland. The application is for: **Proposed alterations to form new disabled access platform steplift at entrance platt**

It is recommended that this application be **GRANTED** subject to the conditions in Appendix B.

2 The Site and the Proposal

Site description

The site is a flat paved area between the front entrance platts of nos. 1 and 2 Rothesay Terrace and is presently screened off by a return in the railings.

The building is category 'B' listed, circa 1876. 4-storey and basement. 2-storey bows with Corinthian columns at 1st floor.

The site is in the New Town Conservation Area and the Edinburgh World Heritage Site.

Site history

March 1999 - Listed building consent granted to alter the dwelling house (98/3328/LBC).

April 1999 - Listed building application for internal alterations withdrawn (99/155/LBC).

Description of the Proposal

The application is for the insertion of a flat plate wheelchair/disabled persons lift with plain hooped side bars set within the return of the platt railings between no.1 and no.2 Rothesay Terrace and stationed when not in use at one course above pavement level on the flagged area between the steps. It is to be coated with a black anti-slip surface. To gain access to it, a new gate will be formed in the front railings and a further gate in the railings at the side of the entrance platt, all with matching black painted ballusters. A 900mm high metal post will be required in advance of the lift to site a push button control. The edge of the slabs at the front of the site will have to be chamfered to meet the pavement.

3 Officer's Assessment 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.

There are no other properties on this side of the street where this type of lift could be installed, because the other properties do not have paired entrance

platts and have deeper front areas. The proposal therefore represents a unique situation in the street.

The lift will be screened by the matching railing gates and will be difficult to spot except when actually passing the site, because all surfaces will be painted black, including the simple hand grab rail of the lift. The structure will blend visually into the general projection of railings along the street and will therefore not intrude on the appearance of the building. Contrary to the objection made, the integrity of the building will be safeguarded and the character and setting of the buildings in the street will not change.

Conclusion

The proposals comply with the development plan and non-statutory guidelines; are acceptable as being unique; comply with the policies stated and will not adversely 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 railings and equipment being painted black.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Duncan Robertson on 0131 529 3560 (FAX 529 3717)
Ward affected	16 - Dean
Local Plan	Central Edinburgh Local Plan
Statutory Development Plan Provision	Mixed Activities
Date registered	7 March 2005
Drawing numbers/ Scheme	01 - 06 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, Martin Easson on 0131 529 3989. Email: martin.easson@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 Listed Building Consent Application
Application Address: 2 Rothesay Terrace
EDINBURGH
EH3 7RY
Proposal: Proposed alterations to form new disabled access platform
steplift at entrance platt
Reference No: 05/00720/LBC

Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

The application was advertised on 18 March 2005. One letter of objection has been received on the grounds that the changes will destroy the integrity of the building.

Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.

Planning Policy

The site is allocated as part of a Mixed Activities Zone 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.

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.

Appendix B



Application Type Listed Building Consent Application
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Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **GRANTED** subject to the conditions below.

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.
3. All equipment, railings, gates and handrails shall be painted or coated black.

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.
3. In order to safeguard the character of the statutorily listed building.
4. NB This consent is for Listed Building Consent only. Work must not begin until other necessary consents, eg Planning Permission, have been obtained.

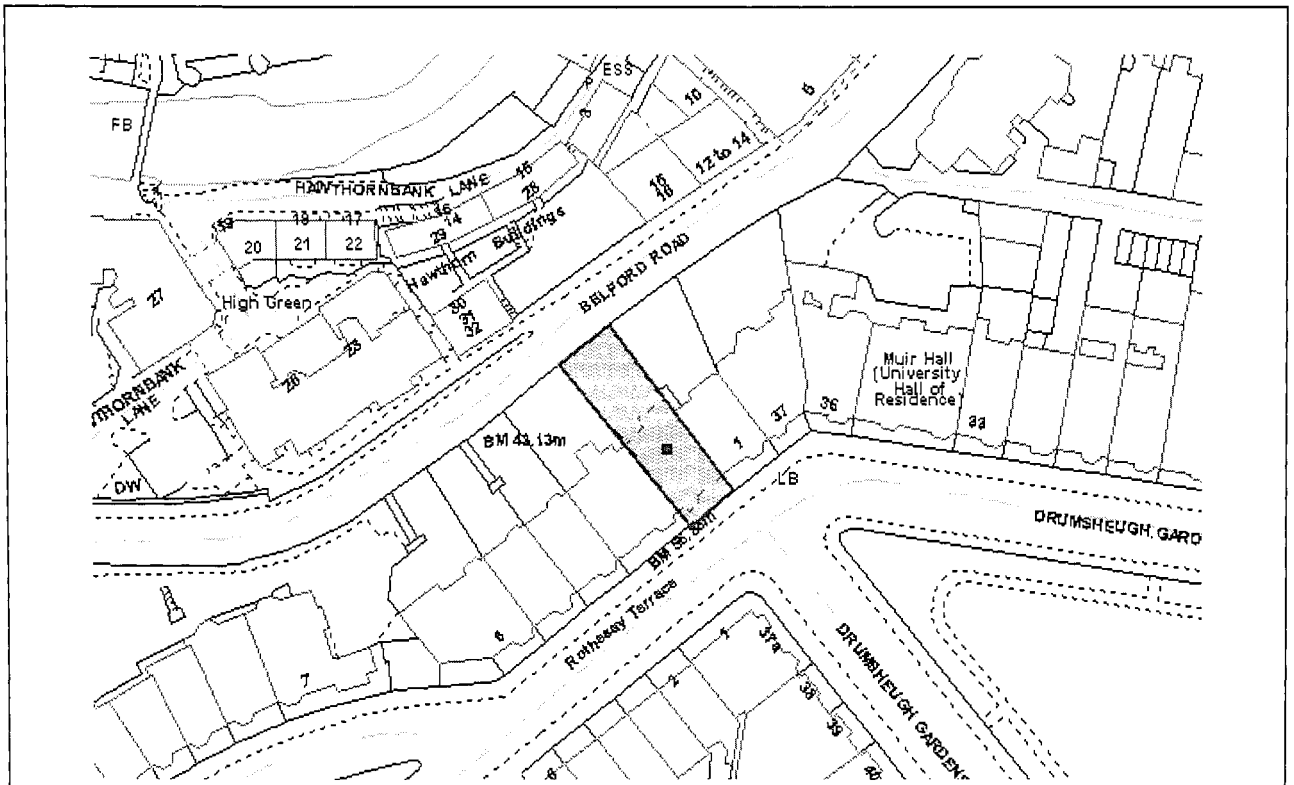
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Location Plan



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