

**Enforcement Report**  
**6(1F1) Marchmont Road**  
**Edinburgh**  
**EH9 1HZ**

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Development Quality Sub-Committee  
of the Planning Committee

**Owner/s** Grant Management Ltd

**Occupier** Vacant

**Reference No:** 05/00198/E06

## **1. Purpose of Report**

### **Breach of Control**

Unauthorised internal alterations and subdivision of a front room.

### **Recommendation**

That enforcement action be initiated to secure the reinstatement of the front room to its original form.

## **2. The Site and the Development**

The site relates to the south most first floor flat within a four storey tenement block on the west side of Marchmont Road. The property is listed category B and is within the Marchmont and Meadows Conservation Area.

### **Site history**

A complaint was received on 23 March 2005 from a neighbouring resident objecting to the subdivision of the front room to make an extra bedroom.

Grant Management Ltd failed to respond to the Council's letter of 13 April requesting access to the property.

Similar subdivision works were recently carried out by Grant Management Ltd at 26 Marchmont Crescent. This is now the subject of enforcement action.

## **Description of the Development**

The development involves the subdivision of a front room to form two rooms. The ceiling has been lowered and the new partition butts into the window mullion.

## **Representations**

One objection received from a neighbouring resident concerned about the subdivision and its detrimental impact on the character of the property.

## **3. Officer's Assessment and Recommendations**

### **Determining Issues**

The determining issues are whether the development is acceptable with regard to the provisions of the development plan, so far as they are material, to any other material considerations, and in the light of these considerations, whether it is expedient to initiate enforcement action.

For this purpose the Committee needs to consider whether the development has an adverse impact on the character of the listed building.

### **Assessment**

Although access to the property has not been obtained, it is clear from Building Warrant plans and an external visual inspection that the sub-division of the front room has compromised the original character of the property. The lowered ceiling and the partition abutting the window mullion are particularly harmful. The Warrant drawings also show the formation of a new kitchen to the rear of the property. These works are however, acceptable and do not impact on the character of the listed building

The unauthorised development fails to comply with the development plan and non-statutory guidelines and has an adverse impact on the character of the listed building.

It is recommended that Committee authorises the initiation of enforcement action to secure the reinstatement of the front room to its original form.

*Alan Henderson*

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**Alan Henderson**  
Head of Planning and Strategy

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| <b>Contact/tel</b>                     | Callum Aitchison on 0131 529 3946 |
| <b>Ward affected</b>                   | 47-Marchmont                      |
| <b>Local Plan</b>                      | Central Edinburgh                 |
| <b>Statutory Development Provision</b> | <b>Plan</b> Residential           |
| <b>ConsuFile</b>                       | AF                                |
| <b>Date Complaint Received</b>         | 13 April 2005                     |

## **Appendix**

### **Policy**

The site is within an area of Housing and Compatible Uses as identified 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.

Non-statutory guidelines 'ALTERATIONS TO LISTED BUILDINGS' provide general guidance for assessing proposals for both internal and external alterations.