

**Listed Building Consent Application
at
4 Broughton Street
Edinburgh
EH1 3JR**

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

Proposal: New church hall, meeting room and coffee / book shop
Applicant: Archdiocese Of St Andrews And Edinburgh.
Reference No: 03/02290/LBC

1 Purpose of report

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

Conditions

1. The works hereby permitted shall be commenced no later than five years from the date of this consent.
2. Details of the proposed curtain wall cladding shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site.
3. The application shall be referred to the Scottish Ministers prior to determination.

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.

3. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
 4. NB This consent is for Listed Building Consent only. Work must not begin until other necessary consents, eg Planning Permission, have been obtained.
-

2 Main report

Site description

The site is to the south east side of St Mary's Cathedral, adjacent to Little King Street and Picardy Place/Leith Street to the east. The context of the site is set by an austere, sunken concrete car park, retaining wall and upper car park to Little King Street/ St James Street with the massing of the John Lewis building and multi-storey car park behind, St. Andrews Hall to the west and the original structure of the cathedral rising up to the north.

The building is category 'A' listed, designed by James Gillespie Graham, circa 1813. Formerly a simple 3 x 6-bay perpendicular gothic nave-and-aisles church, it has been added to and altered by John Biggar, 1891; Buchanan & Bennett, 1895; Reid and Forbes, 1932, T Harley Haddow & Partners, 1976-77.

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

Site history

1976-77 - The hexagonal baptistery was added to the south elevation.

June 1995 - Planning permission granted to extend the existing building to form toilets (95/1042/FUL).

Development

The application is to create a linear extension for the building using the majority of the adjacent car park. It is proposed to incorporate a new church hall, meeting room and coffee shop/book shop at ground level, linked to the existing hexagonal baptistery/porch and connecting with the main cathedral 'via dolorosa' through the current north east door and a new door to the 'sacristy' at the south east end. The structure will be approximately 42 metres long and a maximum of 7.8 metres high.

The equivalent of two parking spaces will be provided in the residual car park.

It is proposed to have a second storey element over the new hall to incorporate a double height space, plant and create a diffused illuminated feature. A small blue brick box structure, to match the surrounding retaining walls, will enclose the plant extracts and will be situated at the upper car park level.

Materials: The elevations as a whole will have curtain walling which will be a mix of glazed screen, frosted screen and metal panelling.

Scheme 1

The original scheme had a clear-glazed ground floor with a more solid box structure over the main hall, back lit. The meeting room was set at right angles to the main extension. The flue extract position was towards the front of the extension. The hard landscaping included timber decking.

Consultations

None undertaken

Representations

The application was advertised on 4 July 2002. The revised scheme was advertised on 23 January 2004. No representations have been submitted.

Policy

The site is allocated as Office Core in the Central Edinburgh Local Plan, where office use should be the primary use subject to the retention of other important city centre activities including shopping and hotels.

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

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 proposals will only affect a small part of the fabric of the listed building. One new connecting doorway is proposed into the sacristy, which is a later part of the listed building. A small wall slapping is required plus the loss of a small area of modern dado panelling. The proposal will join with the 1970's hexagonal baptistery/porch and because of its modern design will complement this part of the listed building.

The effect on the setting of the listed building and its massing have been addressed in the corresponding planning application and the proposal will not dominate it to the detriment of its character.

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 18 -New Town

Local Plan Central Edinburgh

**Statutory Development
Plan Provision** Office Core

File A/F

Date registered 20 June 2003

Drawing numbers/ 10-23
Scheme Scheme 2