

Listed Building Consent Application
at
53 - 68 South Bridge
Edinburgh
EH1 1LS

Development Quality Sub-Committee
of the Planning Committee

Proposal: Change the number of residential units to the upper floors, add dormer windows and rooflights (as amended).
Applicant: Seaforth Developments Ltd
Reference No: 03/04413/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. The application shall be referred to the Scottish Ministers prior to determination.
3. Details of the proposed roof vents and external services shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site.
4. Details of the proposed dormer windows shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site.

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 enable the Head of Planning & Strategy to consider this/these matter/s in detail.
4. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.

2 Main report

Site description

The application properties occupy the second, third and attic floors of a block on the east side of South Bridge, which runs from Infirmary Street to Drummond Street. This block was constructed circa 1790 and is 3-storey with basement floors to the rear and has 5 individual blocks each 7-windows wide with modern shops at ground floor.

The building is category B listed and is located within the Old Town Conservation Area.

Site history

30.09.1991 - consent granted for change of use from shop/store to public house at 64 South Bridge (91/01372/FUL)

09.07.1993 - consent granted for external fabric repairs; involving stone cleaning, removal of paint to stonework, stone indent repairs, reinstate astragals & chimney at 53-62 South Bridge (93/00074/LBC/FUL)

25.05.1995 - consent granted to install new shopfront at 53 South Bridge (94/02800/FUL)

13.06.2002 - consent granted for a new door at 64 South Bridge (02/01244/LBC/FUL)

20.09.2002 - consent granted for internal alterations to bookshop and ancillary works at basement, ground and 1st floors at 53, 54, 59-62 + 63-64 South Bridge (02/02759/LBC/FUL)

17.10.2002 - consent refused at 53 - 59 South Bridge to install 7no signs with stand off letters and 1no hanging sign. (02/03104/LBC/ADV)

13.11.2002 - consent refused for proposed change of use from shop (newsagents) to extension of Bam-Bou restaurant/public house, situated at 66-67 South Bridge and alteration to shop front (02/03269/FUL)

11.03.2003 - application refused for proposed change of use from shop at 65 South Bridge to form extension of Bam-Bou Restaurant/Public House situated at 66-67 South Bridge and alteration to frontage at 65 South Bridge to form disabled access and disabled toilet (03/00119/FUL)

06.03.2003 - consent granted for alterations to form 18 flats (as amended to incorporate internal vent from No 64 South Bridge). (02/02951/FUL/LBC)

12.06.2003 - consent granted at 53-59 South Bridge - remove existing 'James Thin' signs, erect 7 'Blackwell's' fascia signs, high-level lettering, 2 hanging signs and paint shopfront. (03/00301/LBC/ADV)

16.01.2004 - consent granted to increase the number of residential units to the upper floors to form bedsits. 03/03929/FUL

Development

Scheme 1

The application is for the addition of four bedsits and two three bedroom flats within the attic space of this former tenement building. The proposed alterations include:

- Installing four dormer windows and four rooflights on the rear (east) elevation.
- Increasing the height of the previously approved duct on the rear elevation.
- Internal alterations to form the new accommodation, such as partition walls and bathroom and kitchen fixtures and fittings.

Scheme 2

The proposals were amended to remove the proposed rooflights from the front elevation and to add four further rooflights to the rear elevation.

Consultations

No consultations undertaken.

Representations

The application was advertised on 12 December 2003.

Three letters of representation were received.

The AHSS objected to the proposed rooflights on the front elevation as they would result in the loss of integrity and be detrimental to character.

The Cockburn Association objected to the proposed rooflights as they would be inappropriate to the architectural balance of this building and the South Bridge skyline.

The Southside Community Council objected to the proposals on the grounds of overdevelopment.

Policy

The application property lies within a Mixed Activities Zone of 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 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 on 'SUB-DIVISION OF LISTED BUILDINGS' supplement local plan conservation and design policies, providing guidance on sub-division with the aim of protecting the character and appearance of listed buildings.

3 Conclusions 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.

The proposed alterations have been amended to restrict alterations to the rear (east) elevation and will include the installation of new dormers and rooflights. The dormers will be constructed to match existing dormers on this elevation and the proposed rooflights will be conservation type. The rear elevation of this building is characterised by an informal composition of randomly placed windows of a various sizes, dormer windows, with a mixture of downpipes, rainwater goods and service pipes. The proposals to add four further dormer windows and eight rooflights will respect the existing character of this elevation and be sympathetic to its overall appearance. The previously approved duct on the rear elevation will be increased to the height of the existing chimney pots and will result in a limited change to the appearance of this duct.

The proposed internal alterations will be restricted to the attic level which contains no features of architectural or historic interest. The proposal to subdivide this space into individual units will have no detrimental impact on internal 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

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Ward affected 34 -Holyrood

Local Plan CELP

**Statutory Development
Plan Provision** Mixed Activities

File

Date registered 2 December 2003

**Drawing numbers/
Scheme** 2, 3, 6-8
S2