

**Listed Building Consent Application
at
23B Drumsheugh Gardens
Edinburgh
EH3 7RN**

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

Proposal: Installation of clerestorey windows, construction of new flat roof, construction of mezzanine level internally
Applicant: Mr Milne
Reference No: 03/01924/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. Sample/s of the proposed materials; shall be submitted to and approved in writing by the Head of Planning & Strategy before work commences 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 enable the Head of Planning & Strategy to consider this/these matter/s in detail.
 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.
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2 Main report

Site description

The site is a flatted roofed outbuilding to the rear of the main terrace in Drumsheugh Gardens, on the end of a row of low pitched and slated outbuildings.

The building is part of a category 'B' listed building, designed by John Lessels, 1877.

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

Site history

August 1994 - Application to change the use of the main building from offices to educational building for a temporary period of 5 years, withdrawn (94/1484/FUL).

Development

The application is to raise the flat roof of the building by a maximum of 1.4metres, in order to create a mezzanine sleeping level above the existing ground floor room. The refurbished wing is to be used as ancillary residential accommodation.

Materials: Double glazed steel framed high level windows with integral privacy blinds; horizontal timber boarding; flat lead roof; and horizontally boarded timber door set.

Internally, minor partitioning will be removed and a half-plan mezzanine floor will be installed, served by a new concrete stair with glass block feature wall. The interior of the extension will be lined with veneered plywood panels.

Consultations

Historic Scotland

Informal comments are that the Inspectorate has no objection since the roof sits low enough not to impinge on the general views along the back of the terrace. All the sculleries are sunk down below the road level, which makes them fairly inconspicuous.

Representations

The application was advertised on 20 June 2003. One letter has been received from the West End Residents' Association objecting to the external visual appearance of the works not being in keeping with the World Heritage Site or the listed building. The raised flat roof would not tie in with the roofline of the adjacent structure and would be highly visible from Lynedoch Place.

Policy

The site is allocated as 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 on 'DOOR ALTERATIONS IN LISTED BUILDINGS AND CONSERVATION AREAS' supplement local plan conservation and design policies, providing additional guidance on door alterations.

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 site is set below street level to the rear of a car park at the end of a row of low pitched roof outbuildings. The existing roof is flat and does not conform with the pitched roofs in the area and the felt overlap is unsightly. The extension, although projecting either side of the adjacent hipped roof, will not rise above the adjacent ridge level. It is a modern intervention of modest size which retains the stone character of the building, but adds high quality materials which are acceptable in this corner location without dominating the listed building.

The interior of the building is unremarkable and featureless and its conversion will ensure re-use of this outbuilding. The existing four panelled door is in poor condition and its replacement with a modern example is acceptable. The proposals will not adversely impact on the character of the listed building.

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 16 - Dean

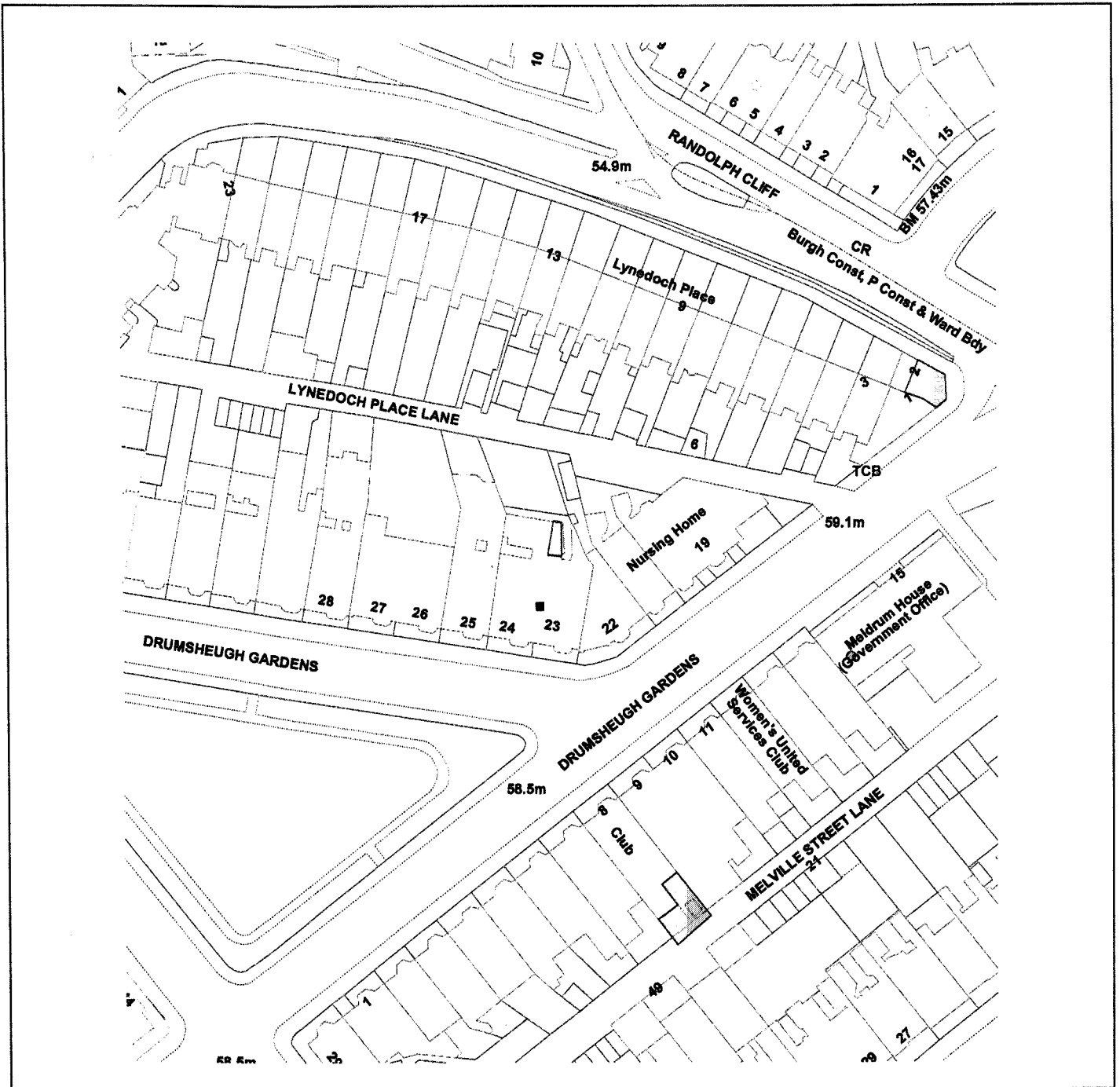
Local Plan Central Edinburgh

**Statutory Development
Plan Provision** Mixed Activities Zone

File

Date registered 4 June 2003

**Drawing numbers/
Scheme** 01 - 02
Scheme 1



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PLANNING APPLICATION

Address	23B Drumsheugh Gardens		
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THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			