

Full Planning Application
at
23 Ann Street
Edinburgh
EH4 1PL

Development Quality Sub-Committee
of the Planning Committee

Proposal: Construction of new rear dormer and new access to ground floor at rear and alter front basement area including 2 new windows (as amended).
Applicant: Arboretum Village Property Company.
Reference No: 04/00365/FUL

1 Purpose of report

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

Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site; Note: samples of the materials may be required.
3. All new and/or replacement windows shall be single glazed, timber sash and case.
4. Details of the proposed entrance platt 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 enable the Head of Planning & Strategy to consider this/these matter/s in detail.
3. In order to safeguard the character of the conservation area.
4. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
5. NB This consent is for planning permission only. Work must not begin until other necessary consents, e.g. listed building consent, have been obtained.

2 Main report

Site description

This application relates to a two storey and basement property on the west side of Ann Street. The property is A listed and is within the New Town Conservation Area and World Heritage Site.

Site history

There is no relevant planning history for this site.

Development

The amended proposals involve:

- Removing the underground cellar and excavating beneath the entrance platt to the front elevation.
- Removing a small window and replacing this with a larger window and installing a new window below the entrance platt.
- Installing a dormer on the rear elevation.
- Installing an access stair on the rear elevation.

The proposals were amended to:

- Omit the enlarged door opening and the formation of the elevated timber deck and access stair.
- Reduce the size and form of the proposed dormer window.
- Reduce the amount of excavation to the front basement well and retain the steps to the basement.
- Omit the rooflight on the front elevation.

Consultations

Historic Scotland

Historic Scotland commented on the proposals stating, "The revised scheme represents a great improvement on the plans submitted initially. Historic Scotland does not wish to object to the plans as now submitted."

Representations

The application was advertised on 12 March 2004.

Scheme 1

Seven letters of representation were received from neighbours and one from the Ann Street Society.

The neighbours objected to the proposals on the following grounds:

- Insensitive to character and appearance of conservation area.
- Will destroy internal character.
- The proposed rooflight on the front elevation is undesirable.
- The deck and stair would invade privacy.
- The proposed dormer is large and ugly.
- The excavation to the front will adversely affect character.
- The proposals appear as a sub-division of the property.

The Ann Street Society objected on the following grounds:

- To dig out the basement will fundamentally alter the basement area.
- The metal access stair, timber deck, asymmetrical French window and rooflight are unacceptable.
- The proposed dormer should be reduced in size and match the dormer at 21 Ann Street.

Scheme 2

Four further representations were received. Three neighbours continued to object to the proposals on the following grounds:

- Excavation of the basement is unacceptable.
- Two kitchens imply sub-division.
- Character of interior will be destroyed.

The Ann Street Society withdrew their objection confirming the revised scheme substantially addresses its main concerns.

Policy

The site is within an area of Housing and Compatible Uses of the Central Edinburgh Local Plan

Relevant Policies:

Policy CD19 (BUILDING ALTERATIONS) sets out requirements for the design, form, materials and positioning of alterations and extensions.

Policy CD20 (WINDOW ALTERATIONS) sets out different levels of control for window alterations for listed buildings, non listed buildings in conservation areas and non listed buildings in defined areas of window control.

Policy CD4 (CONSERVATION AREAS) requires that developments in a conservation area retain all features which contribute to the area's character and appearance.

Policy CD5 (CONSERVATION AREAS - REDEVELOPMENT) sets out the criteria against which new development in conservation areas will be assessed, and seeks to preserve or enhance their character and appearance.

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

Non-statutory guidelines on 'HOUSE EXTENSIONS' set out the design principles against which proposals will be assessed.

Non-statutory guidelines on the 'SETTING OF LISTED BUILDINGS' supplement local plan conservation and design policies, providing guidance for the protection and enhancement of the setting of listed buildings.

Non-statutory guidelines on 'WINDOW ALTERATIONS' supplement local plan conservation and design policies, providing additional guidance on window alterations.

3 Conclusions and Recommendations

DETERMINING ISSUES

The determining issues are:

- do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against the granting of permission;

- 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 permission. For the purposes of this issue, "preserve", in relation to a building, means preserve it either in its existing state or subject only to such alterations or extensions as can be carried out without serious detriment to its character;

- 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:

a) whether the proposals have an adverse impact on the building or its setting;

b) whether the proposals have an adverse impact on the character or appearance of the conservation area;

c) whether the design is satisfactory given the setting of the site;

d) whether the proposals are detrimental to residential amenity.

a) The amended design for the rear dormer is sympathetic and will match the one on the adjacent property and others in the immediate area. The proposed access stair and deck on the rear elevation have now been omitted and a set of stone steps with a cast iron handrail will be located on the existing single storey brick extension. An access door will be formed in this later brick extension in place of an existing blocked up window. This proposed steps and doorway will be a sensitive solution to allow ground floor access to the rear garden area.

The amount of excavation to the front elevation basement well has been reduced through the amended plans and will retain the existing stair arrangement and railings. The excavation under the entrance platt will see the removal of the retaining walls which are in a poor condition and hidden from public views. It is also proposed to replace the existing concrete entrance platt with a natural stone finish. The proposed excavation and removal of the retaining walls will retain the setting of the listed building and the installation of a stone entrance platt will enhance the entrance to the house.

The proposed windows on the front elevation will respect the original fenestration and due to their location at basement level will respect the overall character and appearance of this elevation.

The proposals will have no adverse impact on the building or its setting.

b) The character of the New Town Conservation Area is described in the Central Edinburgh Local Plan as follows:

"A planned urban concept of European significance, the New Town has an overriding character of Georgian formality. The First New Town, built to James Craig's 1767 plan, has experienced significant redevelopment, while the Second, Third and Fourth New Towns, which were laid out on estates to the north, east and west retain most of their original buildings. Stone built terrace houses and tenements, built to the highest standards, overlook communal private gardens; to the rear are lanes with mews buildings, many of which are now in housing use. The importance of the area therefore lies in the formal plan layout of buildings, streets, mews and gardens and in the quality of the buildings themselves. Many of the New Town's buildings are listed category 'A' of national importance and the area contains some of the city's finest interiors."

The amended proposals have reduced the amount of intervention proposed for this historic building and will respect the public views of the principal (front) elevation with sympathetic alterations proposed for the rear elevation. The proposals will now have no adverse impact on the character or appearance of the conservation area.

c) The amended design of the rear dormer, both in scale and appearance, represents a more traditional approach and will now sit comfortably on the rear roof plane.

The alterations to the front elevation will respect the original design of the basement area with the proposed windows reflecting the proportion of the fenestration above. A condition is recommended to ensure single glazed units are installed.

d) The amended proposals including the re-location and form of the access steps into the garden from ground floor level will ensure the proposals do not impact on the amenity of neighbours.

Whilst the proposals show a separate kitchen and bathroom at basement level the proposals do not show any physical separation of the basement and upper floors and agent/applicant have stated that they do not intend to sub-divide the property. Sub-division would require further planning permission.

The proposals comply with the development plan and non-statutory policies, have no adverse effect on the character or appearance of the conservation area or the building and its setting and have no detrimental impact on residential amenity

There are no material planning considerations, which outweigh this conclusion.

It is recommended that the Committee approves this application, subject to the conditions stated.



Alan Henderson
Head of Planning and Strategy

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Ward affected 17 -Stockbridge

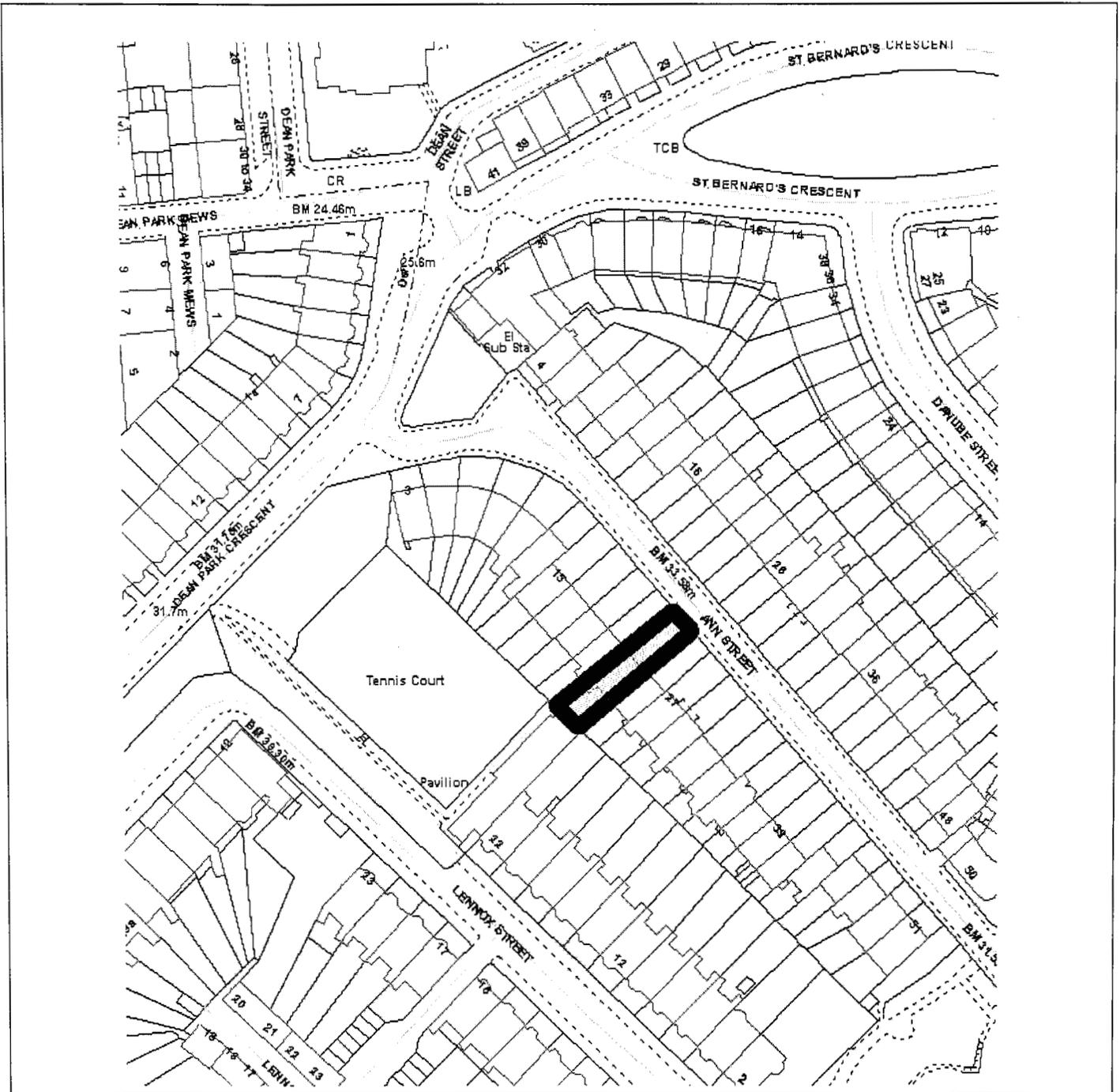
Local Plan Central Edinburgh Local Plan

**Statutory Development
Plan Provision** Housing and Residential Uses

File

Date registered 27 February 2004

**Drawing numbers/
Scheme** 01, 05, 06,
Scheme 2



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PLANNING APPLICATION

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THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			